



Rizzetta & Company

Stonegate Preserve Community Development District

Board of Supervisors' Meeting November 20, 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**

November 12, 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, November 20, 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 October 23, 2025 Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for October 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. None
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 3
 - D. Field Inspection Services Report Tab 4
 - E. District Manager..... Tab 5
 - i. Presentation of Website Compliance Report Tab 6
- 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, October 23, 2025, at 11:45 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans

Lori Campagna

Chris Hall

Ben Gainer

Chairman

Vice Chairman

Assistant Secretary

Assistant Secretary

Also present were:

Scott Brizendine

Angela Savinon

K.C. Hopkinson

Hunter Mimbs

District Manager, Rizzetta & Company, Inc.

District Manager, Rizzetta & Company, Inc.

District Counsel, Straley, Robin, & Vericker

Landscape Inspection Services, Rizzetta & Company, Inc.

Audience

None

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 September 25, 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 September 25, 2025, as presented, for Stonegate Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
September 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 September 2025 (\$81,085.94), for Stonegate Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Steadfast Plant
Replacement Proposal**

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

SIXTH ORDER OF BUSINESS

**Ratification of GIG Fiber Agreement
(under separate cover)**

This item was tabled.

SEVENTH 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 presented the Website Compliance Report and advised that the next meeting date is November 20, 2025, at 11:00 a.m.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

October 23, 2025 - Minutes of Meeting

Page 3

79
80 Mr. Brizendine presented the website compliance report.
81
82

On a motion by Ms. Evans, seconded by Compagna, with all in favor, the Board approved the Rizzetta & Company, Landscape Inspections Services proposal in the amount of \$750.00 per month starting in November 2025, for Stonegate Preserve Community Development District.

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84 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

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86 There were no Supervisor Requests put forward.
87

88 **NINTH ORDER OF BUSINESS**

Adjournment

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90 On a motion by Mr. Gainer, seconded by Ms. Campagna, the Board unanimously adjourned the meeting at 11:56 a.m. for Stonegate Preserve Community Development District.
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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 October 2025 For Board Approval

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

The total items being presented: **\$83,937.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Arbitrage Rebate Counselors, LLC	100237	100325 S2023	Arbitrage Assessment S2023 11/28/23-11/28/24	\$ 400.00
Egis Insurance Advisors, LLC	100241	29597-10-25	Policy# 100125978 10/01/25-10/01/26	\$ 28,097.00
Florida Department of Commerce	20251027-1	93627 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Power & Light Company	100238	08142-18111 09/25	6610 114TH ST E (Irrigation) 09/25	\$ 1,039.09
Florida Power & Light Company	100238	42417-07225 09/25	7773 114th St E (Irrigation) 09/25	\$ 1,094.70
Gig Fiber, LLC	100233	5405	Solar Equipment Lease 10/25	\$ 10,918.00
Manatee County Utilities Department	100239	Monthly Summary 09/25 677	Water Services 09/25	\$ 2,407.03
Rizzetta & Company, Inc.	100232	INV0000103623	District Management Fees 10/25	\$ 4,997.50
Rizzetta & Company, Inc.	100231	INV0000103732	Assessment Roll FY25/26	\$ 5,150.00
Sitex Aquatics, LLC	100234	10291-b	Monthly Lake Maintenance 10/25	\$ 2,400.00
Steadfast Contractors Alliance, LLC	100235	SA-15753	Landscape Maintenance 10/25	\$ 25,834.67
Straley Robin Vericker	100240	27289	Legal Services 09/25	<u>\$ 1,425.00</u>
Report Total				<u>\$ 83,937.99</u>

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 3, 2025

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

Re: \$9,555,000
Stonegate Preserve Community Development District
(Manatee County, Florida)
Special Assessment Bonds, Series 2023 (2023 Project Area)
Annual Arbitrage Report for the period November 28, 2023 to November 28, 2024

INVOICE

Preparation of Annual Arbitrage Report for
the above-referenced Series 2023.....\$ 400.00

RECEIVED
10-03-2025

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

INVOICE



Customer	Stonegate Preserve Community Development District
Acct #	1294
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 28,097.00
Payment Amount	\$28,097.00
Payment for:	Invoice#29597
100125978	

Thank You

Please detach and return with payment



Customer: Stonegate Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
29597	10/01/2025	Renew policy	Policy #100125978 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025 General Liability \$3,244.00 Property \$22,199.00 Public Officials Liability \$2,654.00	28,097.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
09-26-2025

Total
\$ 28,097.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/18/2025

Date Invoiced: 10/01/2025				Invoice No: 93627
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Stonegate Preserve Community Development District

Mr. William J. Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: stonegatepreserveccdd.net
8. County(ies): Manatee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 06/20/2022
11. Creation Document on File: 06/20/2022
12. Date Established: 05/09/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: Manatee County
15. Creation Document(s): County Ordinance 22-37
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

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

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

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

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

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

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

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

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

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

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

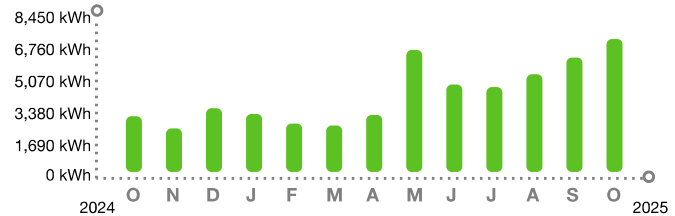
STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

**Electric Bill Statement****For:** Sep 11, 2025 to Oct 13, 2025 (32 days)**Statement Date:** Oct 13, 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****\$1,039.09**

TOTAL AMOUNT YOU OWE

Nov 3, 2025

NEW CHARGES DUE BY

Pay \$626.48 instead
of \$1,039.09 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	894.66
Payments received	-894.66
Balance before new charges	0.00
Total new charges	1,039.09
Total amount you owe	\$1,039.09

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$626.48 by your due date instead of \$1,039.09. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after January 02, 2026 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
10-14-2025Customer 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

62648 5208081421811169093010000

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

\$1,039.09

TOTAL AMOUNT YOU OWE

Nov 3, 2025

NEW CHARGES DUE BY

\$ **1,039.09**

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 08142-18111

BILL DETAILS

Amount of your last bill	894.66
Payment received - Thank you	-894.66
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) \$735.07

Fuel: (\$0.027180 per kWh) \$207.90

Electric service amount 955.84

Gross receipts tax (State tax) 24.53

Franchise fee (Reqd local fee) 57.84

Taxes and charges 82.37

Regulatory fee (State fee) 0.88

Total new charges \$1,039.09

Total amount you owe \$1,039.09

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	91467		83818		7649

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 13, 2025	Sep 11, 2025	Oct 10, 2024
kWh Used	7649	6584	3199
Service days	32	30	29
kWh/day	239	219	110
Amount	\$1,039.09	\$894.66	\$402.53

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 save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

[Download now](#)

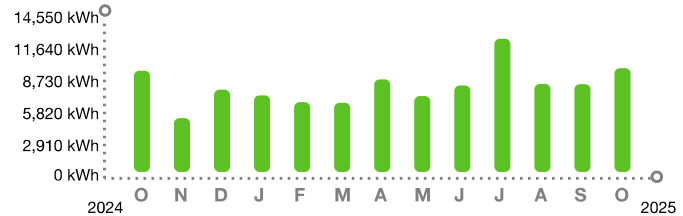
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 11, 2025 to Oct 13, 2025 (32 days)**Statement Date:** Oct 13, 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****\$1,094.70**

TOTAL AMOUNT YOU OWE

Nov 3, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	973.32
Payments received	-973.32
Balance before new charges	0.00
Total new charges	1,094.70
Total amount you owe	\$1,094.70

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 02, 2026 is considered LATE; a late payment charge of 1% will apply.

RECEIVED
10-14-2025Customer 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

5208424170722540749010000

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

\$1,094.70

TOTAL AMOUNT YOU OWE

Nov 3, 2025

NEW CHARGES DUE BY

\$ **1,094.70**

AMOUNT ENCLOSED



Customer Name: STONE GATE PRESERVE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 42417-07225

BILL DETAILS

Amount of your last bill	973.32
Payment received - Thank you	-973.32
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$348.46

Fuel: (\$0.027180 per kWh) \$279.46

Demand: (\$13.41 per KW) \$348.66

Electric service amount 1,006.99

Gross receipts tax (State tax) 25.84

Franchise fee (Reqd local fee) 60.94

Taxes and charges 86.78

Regulatory fee (State fee) 0.93

Total new charges \$1,094.70

Total amount you owe \$1,094.70

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	43835		33553		10282
Demand KW	25.50				26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 13, 2025	Sep 11, 2025	Oct 10, 2024
kWh Used	10282	8701	10038
Service days	32	30	29
kWh/day	321	290	346
Amount	\$1,094.70	\$973.32	\$1,381.28

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 save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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.

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

INVOICE



Invoice #: 5405
Invoice Date: 10/01/25
Amount Due: \$10,918.00

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
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Stonegate Preserve CDD_Oct 2025	212	\$51.50	\$10,918.00

Subtotal:	\$10,918.00
Sales Tax:	\$0.00
Total:	\$10,918.00
Payments:	\$0.00
Amount Due:	\$10,918.00

Make Payable to Gig Fiber LLC

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

RECEIVED
10-03-2025

Stonegate Preserve CDD
Manatee County Utilities Department
Month: 09/25 Dated: 09/30/25
Due: 10/21/25

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
100227716	11571 72nd Place East	53600-4301	\$ 1,144.35
100227721	11564 71st Terrace East	53600-4301	\$ 73.58
100227726	11803 72nd Place East	53600-4301	\$ 377.41
100227728	11916 71st Place East	53600-4301	\$ 75.36
100227732	6919 116th Court East	53600-4301	\$ 73.58
100227734	11590 69th Place East	53600-4301	\$ 589.17
100227738	7004 113th Court East	53600-4301	\$ 73.58
100242489	7919 119th Gln E	53600-4301	\$ -

Summary

001-53600-4301 \$ 2,407.03

Total

\$ 2,407.03

RECEIVED
10-01-2025



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	\$1,217.93
Please Pay By	21-Oct-2025
Account Number	100227716

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$73.58
Payments Received	\$0.00
Past Due Amount	\$73.58
Contract Charges	\$1,144.35
Total Amount Due	\$1,217.93

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449668				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	15	08/21	1876	186.1 kgal
08/22	1876	09/22	3356	148 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 07/23 - 09/22 (62 Days)
Auto Flush Permanent (Meter # 70449668) (07/23 - 09/22)		
Auto Flush Base Rate	2.07 x \$73.58	\$152.07
Auto Flush Consumption	186.1 kgal x \$2.97	\$552.72
Auto Flush Consumption	148 kgal x \$2.97	\$439.56
Total New Charges		\$1,144.35
Past Due Amount		-\$73.58
Total Amount Due		-\$1,217.93

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-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$1,217.93

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

AMOUNT PAID

\$1,144.35

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

100227716Z000012179300000000



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	\$147.16
Please Pay By	21-Oct-2025
Account Number	100227721

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$568.60
Payments Received	-\$495.02
Past Due Amount	\$73.58
Contract Charges	\$73.58
Total Amount Due	\$147.16

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449651				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	1419	09/22	1419	0 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449651) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Past Due Amount		-\$73.58
Total Amount Due		-\$147.16

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-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$147.16

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

AMOUNT PAID **\$73.58**

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

100227721Z000001471600000000



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	\$951.73
Please Pay By	21-Oct-2025
Account Number	100227726

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$1,554.34
Payments Received	-\$980.02
Past Due Amount	\$574.32
Contract Charges	\$377.41
Total Amount Due	\$951.73

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449650				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	6384	09/22	7407	102.3 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449650) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Auto Flush Consumption	102.3 kgal x \$2.97	\$303.83
Total New Charges		\$377.41
Past Due Amount		-\$574.32
Total Amount Due		-\$951.73

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	30-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$951.73

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

AMOUNT PAID **\$377.41**

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

100227726Z000009517300000000



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	\$410.00
Please Pay By	21-Oct-2025
Account Number	100227728

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$632.16
Payments Received	-\$297.52
Past Due Amount	\$334.64
Contract Charges	\$75.36
Total Amount Due	\$410.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449656				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	1761	09/22	1767	0.6 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449656) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Auto Flush Consumption	0.6 kgal x \$2.97	\$1.78
Total New Charges		\$75.36
Past Due Amount		-\$334.64
Total Amount Due		-\$410.00

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-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$410.00

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

AMOUNT PAID **\$75.36**

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

100227728Z000004100000000000



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	\$344.67
Please Pay By	21-Oct-2025
Account Number	100227732

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$1,198.55
Payments Received	-\$927.46
Past Due Amount	\$271.09
Contract Charges	\$73.58
Total Amount Due	\$344.67

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449654				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption
08/22	4621	09/22	4621	0 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449654) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Past Due Amount		-\$271.09
Total Amount Due		-\$344.67

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

SERVICE ADDRESS	6919 116TH CT E
ACCOUNT NUMBER	100227732
BILLING DATE	30-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$344.67

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

AMOUNT PAID **\$73.58**

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

100227732Z000003446700000000



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	\$908.96
Please Pay By	21-Oct-2025
Account Number	100227734

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$878.37
Payments Received	-\$558.58
Past Due Amount	\$319.79
Contract Charges	\$589.17
Total Amount Due	\$908.96

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449657				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	3398	09/22	5134	173.6 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449657) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Auto Flush Consumption	173.6 kgal x \$2.97	\$515.59
Total New Charges		\$589.17
Past Due Amount		\$319.79
Total Amount Due		\$908.96

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	30-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$908.96

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

AMOUNT PAID **\$589.17**

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

100227734200000908960000000



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	\$157.56
Please Pay By	21-Oct-2025
Account Number	100227738

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary	
Previous Amount Due	\$162.91
Payments Received	-\$78.93
Past Due Amount	\$83.98
Contract Charges	\$73.58
Total Amount Due	\$157.56

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449671				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	65	09/22	65	0 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Auto Flush Permanent (Meter # 70449671) (08/22 - 09/22)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Past Due Amount		-\$83.98
Total Amount Due		-\$157.56

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

SERVICE ADDRESS	7004 113TH CT E
ACCOUNT NUMBER	100227738
BILLING DATE	30-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$157.56

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

AMOUNT PAID **\$73.58**

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

100227738Z000001575600000000

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

Invoice

Date	Invoice #
10/2/2025	INV0000103623

Bill To:

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,648.00	\$1,648.00
Administrative Services	1.00	\$360.50	\$360.50
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections Services	1.00	\$309.00	\$309.00
Management Services	1.00	\$2,403.33	\$2,403.33
Website Compliance & Management	1.00	\$110.00	\$110.00
<div> <div>RECEIVED</div> <div>09-29-2025</div> </div>	Subtotal		\$4,997.50
	Total		\$4,997.50

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

Invoice

Date	Invoice #
10/3/2025	INV0000103732

Bill To:

Stonegate Preserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,150.00	\$5,150.00
		Subtotal	\$5,150.00
		Total	\$5,150.00

RECEIVED
09-29-2025

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.: 10291-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	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
10-01-2025

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

October 07, 2025

Client: 001626

Matter: 000001

Invoice #: 27289

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/16/2025	KCH	EMAIL WITH L. CAMPAGNA REGARDING TRANSFER ERP TO O&M REQUEST.	0.1	\$37.50
9/18/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/19/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR AUGUST 31, 2025.	0.3	\$112.50
9/23/2025	KCH	REVIEW UPDATED AGREEMENT WITH RIZZETTA FOR DISTRICT MANAGEMENT SERVICES.	0.3	\$112.50
9/25/2025	KCH	ATTEND BOS MEETING IN PERSON.	1.5	\$562.50
9/25/2025	KCH	PREPARE ADDENDUM FOR REVISED GRAU AND ASSOCIATES ENGAGEMENT LETTER; PREPARE ADDENDUM FOR ENGAGEMENT LETTER WITH ARBITRAGE REBATE COUNSELORS FOR SERIES 2023 AND SERIES 2025 BONDS.	1.2	\$450.00
Total Professional Services			3.8	\$1,425.00

October 07, 2025
Client: 001626
Matter: 000001
Invoice #: 27289

Page: 2

Total Services	\$1,425.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,425.00
Previous Balance		\$1,311.00
Less Payments		(\$1,311.00)
PAY THIS AMOUNT		\$1,425.00

RECEIVED
10-13-2025

Please Include Invoice Number on all Correspondence

Tab 3

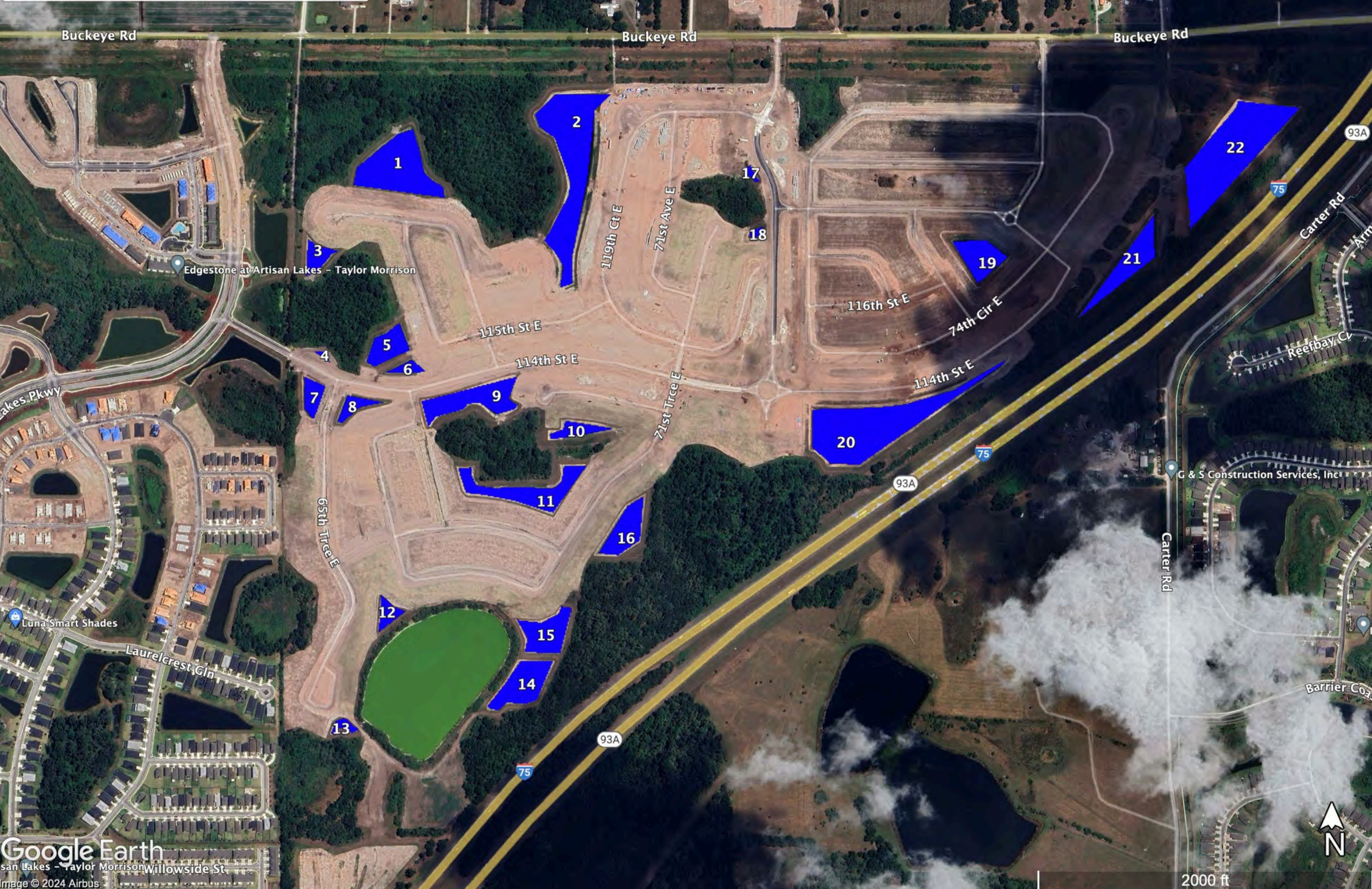


MONTHLY REPORT

NOVEMBER, 2025



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



Prepared for:

Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae 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 4

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



November 12, 2025

Rizzetta & Company

John Toborg/Hunter Mimbs/Matthew Mironchik– Landscape Specialists
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Buckeye Rd./73rd Ave.

General Updates, Recent & Upcoming Maintenance Events

- Foxtail Palms throughout property are yellowing. Please check the fertilizer program to see if these were included during last treatment.
- Turf areas are weak and weedy. Please make sure there is a plan for next season to correct these issues.

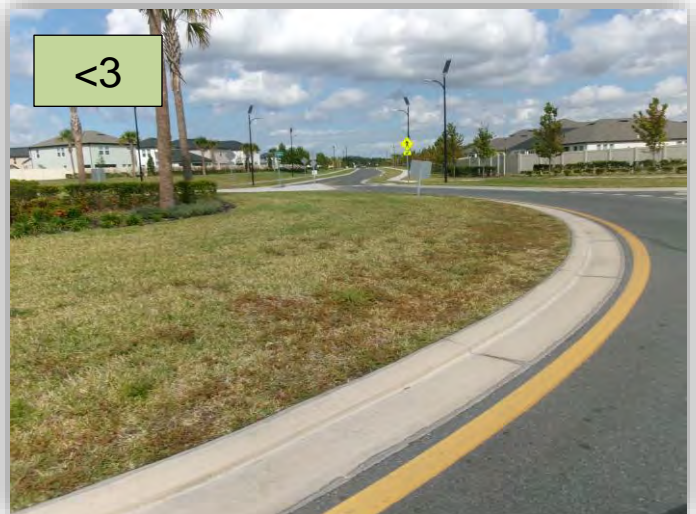
The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. Account Manager, please instruct mow crews to try and avoid blowing grass clippings into beds and tree rings. If this is unavoidable, they must blow clipping from bed spaces afterwards.
4. Along 73rd Ave. Southbound, just past 119th Ct., there is a dead Foxtail Palm that should be removed and replaced.(pic.4)

2. There is a large brush pile behind the bed along 73rd Ave, Northbound between 119th Ct. E and Buckeye Rd.. It is visible from the road and should be removed.(pic.2)



3. St. Augustine turf areas throughout CDD maintained areas are spotty and have heavy weed pressure. Please review the fertilizer program and make sure we are hitting our target dates for timely applications. There are treatment placards present, but do not have dates on them. Please instruct applicators to write dates on these placards so we can track progress.(pic.3>)



Prosperity Lakes Blvd./Rte.301

5. Throughout property, irrigation valve boxes are missing lids. I found a lid for a valve box on 73rd Ave, 30 feet from the valve box. Please instruct crew members to report any valve boxes with missing or broken lids to their manager or irrigation team to be proactive in making sure these are kept closed as to not damage the valves. If lids are loose, please stop to secure them.(pic.5a,5b)



6. Along 73rd Ave. Southbound, there is a small cut through that leads to the Cul-de-sac on 72nd Place. In the open field area, the Southern Magnolias look weak. These trees require a lot of water. Irrigation technician should make sure these trees are receiving adequate amounts of water to thrive.(pic.6)



7. In the same area, along 73rd Ave. Southbound, several shrubs along the back of the bed line have died and should be removed and replaced in the Spring.(pic.7)

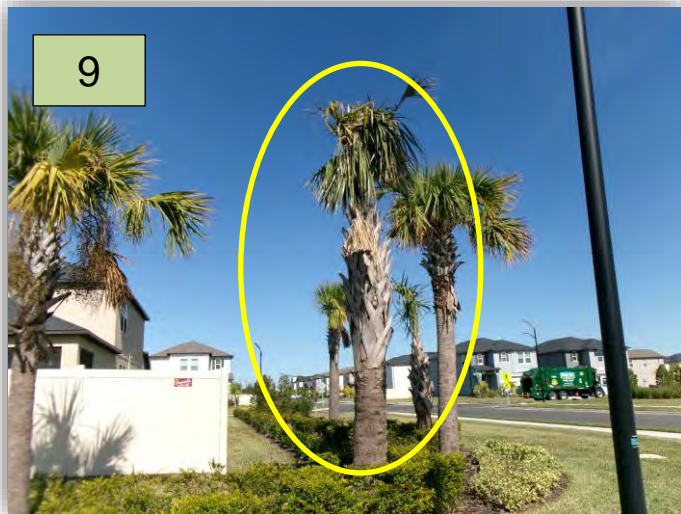


Prosperity Lakes Blvd./Rte. 301

8. Heading West on 114th St., just before 71st Terrace, there is a dead Sabal Palm that should be removed and replaced.(pic.8)



9. On the opposite side of the intersection, still heading West, there is another Sabal Palm that is not dead, but is not looking great. I will continue to monitor this for signs of decline in the future.(pic.9)



10. Heading West just past this intersection, there is a hedge of Duranta 'Gold Mound' that start out strong and peter out as the hedge continues. [Please have irrigation check this bed.\(pic.10>\)](#)

11. Detail crews should be instructed to alert managers of any areas that look like they are struggling during their detail events.

12. Along 114th St. heading Westbound, between 71st Terrace and 69th Place, there is a small 'Pocket Park' area that opens into a small grassy area. A Sabal Palm at the entrance to this area looks slightly off and should be monitored for future decline.(pic.12)



13. Plant material in the border beds that run parallel to 114th St on the Westbound side do not look like they are thriving. [Please have irrigation make sure these areas are being adjusted for the season change.](#)

14. Detail crews should be instructed to remove all nursery tags and other plastic ribbons from trees during detail events(pic.14>>)



Prosperity Lakes Blvd.

15. Copper Leaf beds along 114th St, near 65th Terrace are looking weak in some areas. Beds look wet, so this may be a case of too much water. [Please have irrigation confirm.\(pic.15\)](#)



16. Along 114th St. Westbound, across from 65th Terrace, there are two (2) dead Sabal Palms that should be removed and replaced.(pic.15>)

17. The Perennial Peanut in the entrance bed at 114th St and Artisan Lakes Parkway is fairly weak and weedy. I recommend replacing this small area with turf next Spring for ease of maintenance.(pic.17>)



18. The Duranta 'Gold Mound' in the beds along 114th St. heading East look weak, and some are dead. It looks like some have been removed already. These should be removed as well, and a new count should be made in the Spring for replacement plants.(pic.18>>)

19. At 114th St. Eastbound at 67th Ave, there is a drip irrigation hi pressure leak that should be repaired to keep the water in the bed.(pic.19>>)

20. Please instruct mow crews to make sure they are cleaning up after themselves when repairing equipment.(pic.20>>)



Prosperity Lakes Blvd.

<<18



21. Just past 67th Avenue, Eastbound on 114th St, there is an irrigation line cut/rupture that needs to be repaired as soon as possible.(pic.19)

21



<<19



22. Along 114th St. Eastbound, just past 69th Place, there is another Copper Leaf bed that starts out strong and progressively get weaker down the line. Please check this bed and diagnose.(pic.22)

22



<<20



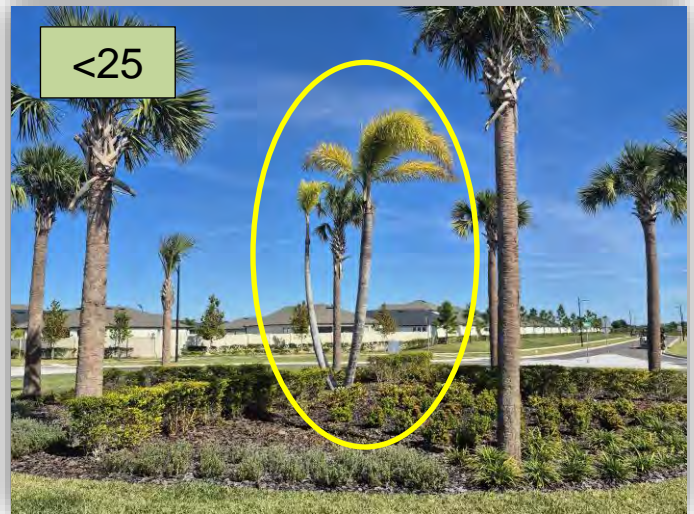
23. On 71st Terrace, where the Welcome Center is located, the Foxtail Palms are very yellow. Again, please check if these are included in the fertilizer program. If not, they should be added moving forward and have a winter application.(pic.23>>)



Rizzetta & Company
Professionals in Community Management

Sunset Sapphire Ct./Prosperity Lakes Blvd.

24. The Viburnum hedge around the Welcome Center parking area is very weak and many are dead. This area should be replanted in the Spring to keep this area looking neat and tidy.(pic.24)



25. Foxtail Palm is the Roundabout Center bed is also yellowing.(pic.25>)

26. From the Roundabout, heading North onto 73rd Ave, there is a section of planting bed that has been disturbed. If construction in this area is complete, it should b restored to its original form.(pic.26>)

27. One of the Oleander beds along 73rd Ave, looks weak. Please have irrigation check this area.(pic.27)



Proposals

1. Remove and replace Foxtail Palm on 73rd Ave.. Item # 4.(pic.1)



4. Replace Perennial Peanut at the entrance of Artisan Lake Blvd. and 114th St. with turf for ease of maintenance. Item #17.(pic.4)



2. Remove and replace Sabal Palms on 114th St.. Items #8 and #16.(pic.2a,2b>)



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 18, 2025 @ 11:00am

District Manager's Report

November 20,

2025

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FINANCIAL SUMMARY

09/30/2025

General Fund Cash & Investment Balance:	\$97,500
Debt Service Fund Cash & Investment Balance:	\$1,203,008
Capital Projects Fund Invest. Balance:	<u>\$ 45,367</u>
Total Cash and Investment Balances:	\$1,345,875

General Fund Expense Variance: **\$156,188** **Under Budget**



Rizzetta & Company

- There remains a balance of \$21,165 in the construction account of the Series 2023 Bonds.
- There remains a balance of \$19,202 in the construction account of the Series 2025 Bonds.

Tab 6



Quarterly Compliance Audit Report

Stonegate Preserve of Manatee County

Date: October 2025 - 3rd 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**

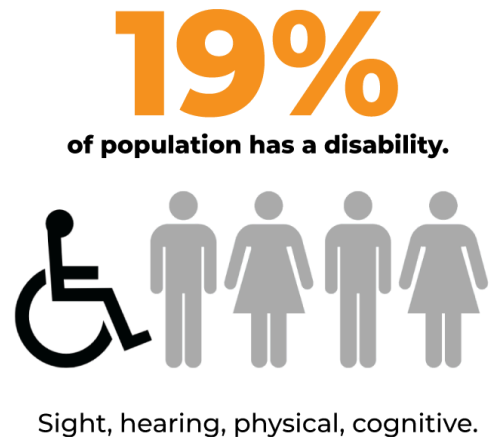
Compliance Criteria

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