



Rizzetta & Company

Stonegate Preserve Community Development District

**Board of Supervisors' Meeting
May 28, 2026**

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

Stonegatepresvecdd.net

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

www.stonegatepresvecdd.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	KC Hopkinson	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**

May 20, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Stonegate Preserve Community Development District will be held on **Thursday, May 28, 2026, 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 April 30, 2026..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for April 2026..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026-2027 Proposed Budget Tab 3
 - i. Consideration of Resolution 2026-02; Approving Fiscal Year 2026-2027 Proposed Budget and Setting Public Hearing..... Tab 4
 - B. Consideration of Resolution 2026-03; Setting Landowner Election Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 6
 - D. Community Asset Management Report Tab 7
 - i. Presentation of Contractors Response Report..... Tab 8
 - ii. Steadfast Landscape Reports Tab 9
 - E. District Manager
 - i. Presentation of Website Compliance Report Tab 10
 - ii. Presentation of Registered Voter Count..... Tab 11

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, April 30, 2026, at 11:54 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.
K.C. Hopkinson	District Counsel, Straley, Robin, & Vericker
John Toborg	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Aimee Brodeen	Landscape Inspection Specialist, Rizzetta & Company, Inc.

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 audience members present.

45 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
46 **of Supervisors Regular Meeting Held**
47 **on March 26, 2026**
48

On a motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on March 26, 2026, for Stonegate Preserve Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**
50 **Maintenance Expenditures for March**
51 **2026**
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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 March 2026 (\$58,725.27), for Stonegate Preserve Community Development District.

54 **FIFTH ORDER OF BUSINESS** **Discussion of Supervisor Fees**
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A discussion was held regarding supervisor's compensation for meeting attendance.

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board approved that payroll taxes are taken out of their checks starting with the April 30, 2026, CDD meeting, for Stonegate Preserve Community Development District.

59 **SIXTH ORDER OF BUSINESS** **Ratification of Special Warranty Deeds**
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On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board ratified the Special Warranty Deeds for Tracts C-1, C-2, C-3 (1A), Tracts B-1, B-2, B-3, B-4, B-5, B-6, B-7, C-1 C-2, D-1 Phase 1B-1 and 1B-2, Tracts B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, C-1, C-2, C-3, C-4, C-5, C-6, C-7, D-1, D-2, D-3, D-4, D-5, D-6, D-7, U-1, U-2, U-3, U-4 for Phases IIB-1, IIB-2 and IIB-3, Tracts B-1, B-2, C-1, C-2 Phase IIA, for Stonegate Preserve Community Development District.

63 **SEVENTH ORDER OF BUSINESS** **Ratification of Sitex Addendum No. 1**
64 **Trash Removal**
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Mr. Brizendine & Ms. Hopkinson explained the addendum. The charge will be \$500.00 per month for Sitex to remove trash in the ponds while they are on property for treatments.

On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board ratified the Sitex Addendum No. 1 Trash Removal, for Stonegate Preserve Community Development District.

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EIGHTH ORDER OF BUSINESS

**Ratification of Sitex Addendum No. 2
Fuel Surcharge**

Ms. Hopkinson reviewed the addendum for the 3% surcharge and explained that it has a built-in terminate date of September 30, 2026. Additionally, the surcharge expires if AAA Florida average reaches or drops below \$3.50 per gallon for at least thirty (30) days.

On a motion by Mr. Hall, seconded by Mr. Gainer, with all in favor, the Board ratified the Sitex Addendum No. 2, Fuel Surcharge, for Stonegate Preserve Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Aquatic Reports

The Board reviewed the aquatic report. Mr. Brizendine informed the Board that management requested Sitex to add the dates of midge fly treatments going forward on their reports and any issues with the midges they would like to bring to the Board's attention.

D. Field Inspection Report

Mr. Toborg introduced Ms. Brodeen to the Board and explained that she will be taking over as the lead Inspector going forward. Ms. Evans asked if Ms. Brodeen conducted the inspection report that is in the agenda; Ms. Brodeen responded that she did not, but she reviewed the report with Ms. Pryor and is comfortable with its contents. Ms. Brodeen reviewed the report for the Board.

The Board reviewed the Contractor Response Report and Contractor landscape reports.

E. District Manager

Mr. Brizendine reviewed the District Manager's report and advised that the next meeting date is May 28, 2026, at 11:00 a.m.

TENTH ORDER OF BUSINESS

Supervisor Requests

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There were no supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Hall, seconded by Mr. Gainer, the Board unanimously adjourned the meeting at 12:05 p.m. for Stonegate Preserve Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

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

April 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,822.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Drilling Solutions, LLC	100312	i7443	Aquatic Maintenance 01/26	\$ 720.00
Accurate Drilling Solutions, LLC	100312	i7532	Aquatic Maintenance 02/26	\$ 720.00
Accurate Drilling Solutions, LLC	100312	i7623	Aquatic Maintenance 03/26	\$ 720.00
Accurate Drilling Solutions, LLC	100317	i7739	Aquatic Maintenance 04/26	\$ 720.00
Accurate Drilling Solutions, LLC	100317	i7740	Aquatic Maintenance 03/26	\$ 720.00
Accurate Drilling Solutions, LLC	100317	i7741	Aquatic Maintenance 02/26	\$ 720.00
Accurate Drilling Solutions, LLC	100317	i7742	Aquatic Maintenance 01/26	\$ 720.00
Florida Power & Light Company	100320	0814218111-041026	Electric Services 03/26	\$ 937.94
Florida Power & Light Company	100320	4241707225-041026	Electric Services 03/26	\$ 1,096.04
Gig Fiber, LLC	100313	6747	Solar Equipment Lease 04/26	\$ 15,398.50
Gig Fiber, LLC	100318	6748	Solar Equipment Lease 04/26	\$ 500.00

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	100314	100227716-033126	Water Services 03/26	\$ 73.58
Manatee County Utilities Department	100314	100227721-033126	Water Services 03/26	\$ 73.58
Manatee County Utilities Department	100314	100227726-033126	Water Services 03/26	\$ 861.52
Manatee County Utilities Department	100314	100227728-033126	Water Services 03/26	\$ 73.58
Manatee County Utilities Department	100314	100227732-033126	Water Services 03/26	\$ 73.58
Manatee County Utilities Department	100314	100227734-033126	Water Services 03/26	\$ 73.88
Manatee County Utilities Department	100314	100227738-033126	Water Services 03/26	\$ 73.58
Rizzetta & Company, Inc.	100310	INV0000108105	Accounting Services 04/26	\$ 5,747.50
School Now	100321	INV-SN-1398	Website Compliance & Management 04/26	\$ 1,537.50
Sitex Aquatics, LLC	100315	10906-b	Lake Maintenance 04/26	\$ 2,472.00
Steadfast Contractors Alliance, LLC	100316	SA-21300	Irrigation Repair 03/26	\$ 182.73

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100311	SA-21632	Irrigation Repair 04/26	\$ 25,834.67
Straley Robin Vericker	100322	28258	Legal Services 03/26	\$ 2,700.30
The Observer Group, Inc.	100319	26-00542M	Legal Advertising 04/26	<u>\$ 72.19</u>
Report Total				<u>\$ 62,822.67</u>

Tab 3



Rizzetta & Company

Stonegate Preserve Community Development District

stonegatepreserveccd.org

**Proposed Budget for
Fiscal Year 2026-2027**

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Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 1,005,490	\$ 1,005,490	\$ 975,485	\$ 30,005	\$ 975,485	\$ -
6							
7	Assessment Revenue Subtotal	\$ 1,005,490	\$ 1,005,490	\$ 975,485	\$ 30,005	\$ 975,485	\$ -
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	<i>Contributions & Donations from Private Sources</i>						
14	Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	<i>Other Miscellaneous Revenues</i>						
16	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17							
18	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19							
20	TOTAL REVENUES	\$ 1,005,490	\$ 1,005,490	\$ 975,485	\$ 30,005	\$ 975,485	\$ -
21							
22	EXPENDITURES - ADMINISTRATIVE						
23							
24	<i>Legislative</i>						
25	Employee Payroll Processing Fee	\$ -	\$ 325	\$ -	\$ (325)	\$ 2,300	\$ 2,300
26	Employee Payroll Taxes	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 950	\$ 950

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
27	Supervisor Fees	\$ 4,400	\$ 8,800	\$ 12,000	\$ 3,200	\$ 12,000	\$ -
28	Supervisor Workers Comp Insurance	\$ -	\$ 879	\$ -	\$ (879)	\$ 1,582	\$ 1,582
29	Financial & Administrative						
30	Accounting Services	\$ 9,888	\$ 19,776	\$ 19,776	\$ -	\$ 20,369	\$ 593
31	Administrative Services	\$ 2,163	\$ 4,326	\$ 4,326	\$ -	\$ 4,456	\$ 130
32	Arbitrage Rebate Calculation	\$ 400	\$ 400	\$ 450	\$ 50	\$ 800	\$ 350
33	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,305	\$ 155
34	Auditing Services	\$ -	\$ 6,300	\$ 5,500	\$ (800)	\$ 6,400	\$ 900
35	Bank Fees	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)
36	Disclosure Report	\$ 3,375	\$ 4,375	\$ 3,500	\$ (875)	\$ 7,000	\$ 3,500
37	District Engineer	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 12,000	\$ (3,000)
38	District Management	\$ 14,420	\$ 28,840	\$ 28,840	\$ -	\$ 29,705	\$ 865
39	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
40	Financial & Revenue Collections	\$ 1,854	\$ 3,708	\$ 3,708	\$ -	\$ 3,819	\$ 111
41	Legal Advertising	\$ -	\$ 1,500	\$ 2,500	\$ 1,000	\$ 2,000	\$ (500)
42	Miscellaneous Mailings	\$ -	\$ -	\$ 2,200	\$ 2,200	\$ -	\$ (2,200)
43	Public Officials Liability Insurance	\$ 3,244	\$ 3,244	\$ 2,817	\$ (427)	\$ 3,568	\$ 751
44	Trustees Fees	\$ 4,600	\$ 4,600	\$ 5,000	\$ 400	\$ 9,000	\$ 4,000
45	Website Hosting, Maintenance, Backup (and Email)	\$ 660	\$ 2,858	\$ 3,000	\$ 142	\$ 2,858	\$ (142)
46	Legal Counsel						
47	District Counsel	\$ 8,517	\$ 17,034	\$ 30,000	\$ 12,966	\$ 20,000	\$ (10,000)
48							
49	Administrative Subtotal	\$ 58,846	\$ 113,290	\$ 144,442	\$ 31,152	\$ 144,287	\$ (155)
50							
51	EXPENDITURES - FIELD OPERATIONS						
52							

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
53	Electric Utility Services						
54	Utility - Irrigation	\$ 12,803	\$ 25,606	\$ 10,000	\$ (15,606)	\$ 27,600	\$ 17,600
55	Utility - Street Lights	\$ 77,168	\$ 154,336	\$ 182,000	\$ 27,664	\$ 187,797	\$ 5,797
56	Utility Services	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ (6,000)
57	Water-Sewer Combination Services						
58	Utility Services	\$ 10,844	\$ 21,688	\$ -	\$ (21,688)	\$ 25,000	\$ 25,000
59	Stormwater Control						
60	Aquatic Maintenance	\$ 18,720	\$ 28,800	\$ 22,800	\$ (6,000)	\$ 28,800	\$ 6,000
61	Wetland Monitoring & Maintenance - Wetland Buffer	\$ -	\$ -	\$ 42,500	\$ 42,500	\$ 20,000	\$ (22,500)
62	Wetland Nuisance/Exotic Species Removal	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 10,000	\$ (10,000)
63	Other Physical Environment						
64	Entry & Walls Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
65	Fence Repairs	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ (15,000)
66	General Liability Insurance	\$ 2,654	\$ 2,654	\$ 3,443	\$ 789	\$ 2,920	\$ (523)
67	Irrigation Repairs	\$ 7,190	\$ 14,380	\$ 12,000	\$ (2,380)	\$ 25,000	\$ 13,000
68	Landscape - Mulch	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 20,000	\$ (10,000)
69	Landscape Inspection Services	\$ 3,750	\$ 7,500	\$ 9,000	\$ 1,500	\$ 9,000	\$ -
70	Landscape and Irrigation Maintenance	\$ 155,008	\$ 310,016	\$ 327,588	\$ 17,572	\$ 355,266	\$ 27,678
71	Landscape Replacement Plants, Shrubs, Trees	\$ 9,402	\$ 18,804	\$ 35,000	\$ 16,196	\$ 35,000	\$ -
72	Property Insurance	\$ 22,199	\$ 22,199	\$ 40,000	\$ 17,801	\$ 24,374	\$ (15,626)
73	Road,Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ (7,500)
74	Street Sign Repair & Replacement	\$ 2,975	\$ 5,950	\$ 7,500	\$ 1,550	\$ 7,500	\$ -
75	Water Management (Irrigation and Wells)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
76	Well Maintenance	\$ -	\$ -	\$ 16,940	\$ 16,940	\$ 16,940	\$ -
77	Contingency						
78	Miscellaneous Contingency	\$ -	\$ -	\$ 23,772	\$ 23,772	\$ 16,000	\$ (7,772)

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
79							
80	Field Operations Subtotal	\$ 322,713	\$ 611,933	\$ 831,043	\$ 219,110	\$ 831,198	\$ 155
81							
82	TOTAL EXPENDITURES	\$ 381,559	\$ 725,223	\$ 975,485	\$ 250,262	\$ 975,485	\$ -
83							
84	EXCESS OF REVENUES OVER EXPENDITURES	\$ 623,931	\$ 280,267	\$ -	\$ 280,267	\$ -	\$ -
85							

Stonegate Preserve Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Series 2025	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$699,168.96	\$691,225.09	\$1,390,394.05
TOTAL REVENUES	\$699,168.96	\$691,225.09	\$1,390,394.05
EXPENDITURES			
Administrative			
Debt Service Obligation	\$699,168.96	\$691,225.09	\$1,390,394.05
Administrative Subtotal	\$699,168.96	\$691,225.09	\$1,390,394.05
TOTAL EXPENDITURES	\$699,168.96	\$691,225.09	\$1,390,394.05
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$1,495,047.37

Notes:

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$975,485.00	2025/2026 O&M Budget:	\$975,485.00
Collection Costs:	3%	\$31,467.26	2026/2027 O&M Budget:	\$975,485.00
Early Payment Discounts:	4%	\$41,956.34		
2026/2027 Total:		\$1,048,908.60	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Phase 1A, 1B1, 2B1					
Single Family 50'	Series 2023 Debt Service	\$1,827.88	\$1,827.88	\$0.00	0.00%
	Operations/Maintenance	\$1,293.83	\$1,293.83	\$0.00	0.00%
	Total	\$3,121.71	\$3,121.71	\$0.00	0.00%
Single Family 55'	Series 2023 Debt Service	\$2,010.66	\$2,010.66	\$0.00	0.00%
	Operations/Maintenance	\$1,423.21	\$1,423.21	\$0.00	0.00%
	Total	\$3,433.87	\$3,433.87	\$0.00	0.00%
Single Family 65'	Series 2023 Debt Service	\$2,376.24	\$2,376.24	\$0.00	0.00%
	Operations/Maintenance	\$1,681.98	\$1,681.98	\$0.00	0.00%
	Total	\$4,058.22	\$4,058.22	\$0.00	0.00%
Phase 3					
Townhomes	Series 2023 Debt Service	\$838.67	\$838.67	\$0.00	0.00%
	Operations/Maintenance	\$517.53	\$517.53	\$0.00	0.00%
	Total	\$1,356.20	\$1,356.20	\$0.00	0.00%
Phases 1B2, 2A, 2B2 & 2B3					
Single Family 55'	Series 2025 Debt Service	\$2,010.27	\$2,010.27	\$0.00	0.00%
	Operations/Maintenance	\$1,423.21	\$1,423.21	\$0.00	0.00%
	Total	\$3,433.48	\$3,433.48	\$0.00	0.00%
Single Family 65'	Series 2025 Debt Service	\$2,375.78	\$2,375.78	\$0.00	0.00%
	Operations/Maintenance	\$1,681.98	\$1,681.98	\$0.00	0.00%
	Total	\$4,057.76	\$4,057.76	\$0.00	0.00%

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$975,485.00
COLLECTION COSTS @	3%	\$31,467.26
EARLY PAYMENT DISCOUNT @	4%	\$41,956.34
TOTAL O&M ASSESSMENT		\$1,048,908.60

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2025 DEBT SERVICE ⁽¹⁾
<i>Phase 1A, 1B1, 2B1</i>			
Single Family 50'	161	161	0
Single Family 55'	125	125	0
Single Family 65'	43	43	0
<i>Phase 3</i>			
Townhomes	124	124	0
<i>Phases 1B2, 2A, 2B2 & 2B3</i>			
Single Family 55'	157	0	157
Single Family 65'	180	0	180
Total Community	790	453	337

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M ASSESSMENT
1.00	161.00	19.86%	\$208,306.75
1.10	137.50	16.96%	\$177,901.73
1.30	55.90	6.90%	\$72,325.14
0.40	49.60	6.12%	\$64,174.01
1.10	172.70	21.30%	\$223,444.57
1.30	234.00	28.86%	\$302,756.40
	810.70	100%	\$1,048,908.60

PER LOT ANNUAL ASSESSMENT			
O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	SERIES 2025 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,293.83	\$1,827.88	\$0.00	\$3,121.71
\$1,423.21	\$2,010.66	\$0.00	\$3,433.87
\$1,681.98	\$2,376.24	\$0.00	\$4,058.22
\$517.53	\$838.67	\$0.00	\$1,356.20
\$1,423.21	\$0.00	\$2,010.27	\$3,433.48
\$1,681.98	\$0.00	\$2,375.78	\$4,057.76

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(**\$73,423.60**)

Net Revenue to be Collected:

\$975,485.00

⁽¹⁾ Reflects the number of total lots with Series 2023 and Series 2025 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 and Series 2025 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Workers compensation insurance for District employees.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These 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, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: 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, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the Stonegate Preserve Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, July 30, 2026, at 11:00 a.m. at the Harrison Ranch Clubhouse is located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 28, 2026.

Attested By:

**Stonegate Preserve
Community Development District**

Print Name: _____
Title: Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stonegate Preserve Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on May 10, 2022, by Ordinance No. 22-37 of the Manatee County Board of County Commissioners;

WHEREAS, the terms for Board **Seat 1, Seat 2, and Seat 4** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect three (3) members of the Board, **Seat 1, Seat 2, and Seat 4**, will be held on **Thursday, November 19, 2026, at 11:00 a.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.**

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 28, 2026.

Attest:

**Stonegate Preserve
Community Development District**

Name: _____
Title: Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Stonegate Preserve Community Development District**

Notice is hereby given to the public and all landowners within the Stonegate Preserve Community Development District (the "**District**"), comprised of approximately 417.765 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 19, 2026
Time: 11:00 a.m.
Place: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at the Offices of Rizzetta. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 533-2950 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Scott Brizendine and Sam Stevens, District Managers
Run Date(s): October 23, 2026, and October 30, 2026

**Instructions Relating to Landowners' Meeting
of the Stonegate Preserve Community Development District
for the Election of Members of the Board of Supervisors**

Date: Thursday, November 19, 2026
Time: 11:00 a.m.
Location: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the “**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (the “**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Stonegate Preserve Community Development District Landowners' Meeting – November 19, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (the “Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Stonegate Preserve Community Development District to be held at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Stonegate Preserve Community Development District Landowners' Meeting – November 19, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Stonegate Preserve Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 4	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Stonegate Preserve Community Development District Landowners' Meeting – November 19, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Stonegate Preserve Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____
Total Number of Un-platted Acreage _____
Total Number of Platted Lots _____
Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 4	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 6



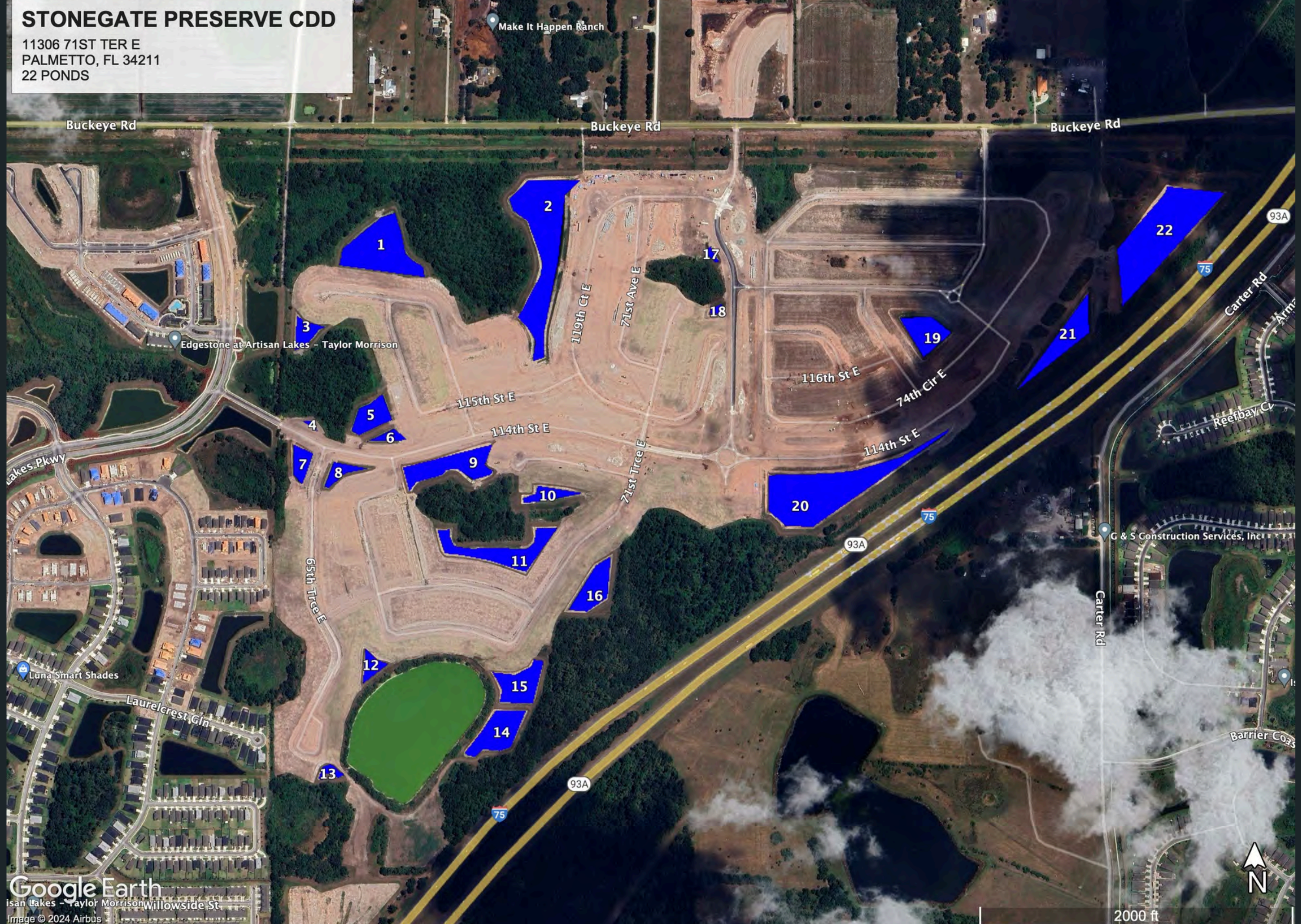
MONTHLY REPORT

MAY, 2026



STONEGATE PRESERVE CDD

11306 71ST TER E
PALMETTO, FL 34211
22 PONDS



Google Earth

Image © 2024 Airbus

SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #1 Treated for Algae and 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 Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

Tab 7

Prosperity Lakes

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Prosperity Lakes Blvd

General Updates, Recent & Upcoming Maintenance Events

- Due to ongoing construction and early establishment conditions, several landscape issues were observed, including stressed and improperly planted trees, turf damage and weed pressure, maintenance inconsistencies, and emerging pond maintenance concerns. Timely corrective actions and improved oversight are recommended to reduce long-term replacement costs, improve site appearance, and mitigate risks as the landscape continues to develop.

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

- 1. Prosperity Lakes Entrance:** With the ongoing construction and/or repairs, please ensure the team rakes away all soil debris around existing structures. Additionally, on the west side of the street, rake away soil buildup around the irrigation lids, as accumulated soil may lead to turf dieback. (Pic 1)



- 3. Flax Lilies:** Please check on the flax lilies, as there are signs of possible rust spotting. This may be indicative of transplant shock; however, the plants should be monitored to confirm whether treatment is necessary.
- 4. Irrigation Lids:** Remind the crew to always line-trim around all irrigation covers, including electrical boxes.
- 5. Root Balls:** After inspecting several newly planted trees to ensure they were not planted too deep, mulch was pulled back and burlap sacks and rope were found still intact around the root balls. While this practice is common, it is strongly recommended that, moving forward, all newly planted trees...(Nxt pg)

- 2. Prosperity Lakes Entrance:** Along the west side of the entrance, has this turf area been fertilized and/or treated for weeds? Several sections of the turf are becoming overrun with turf weeds, indicating a potential need for fertilizer application and/or weed control treatment. (Pic 2>)



Prosperity Lakes Blvd, Buckeye Rd

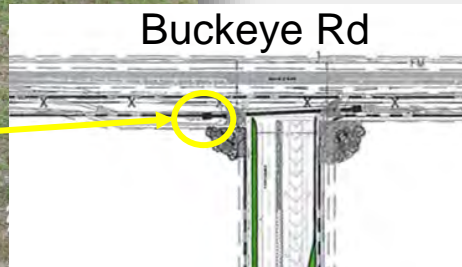
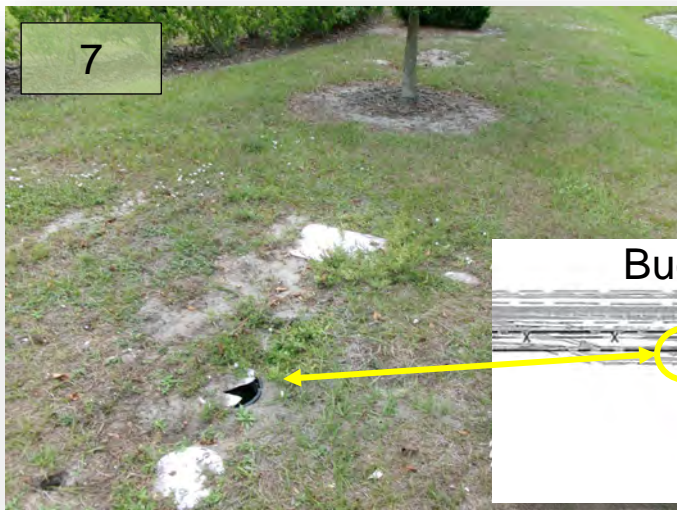
(#5 Cont.)...have the rope cut and most burlap removed around the top, and that wire baskets are cut as well. Removing these materials has been shown to promote healthier, more vigorous root growth and encourage better-developed root systems.

6. Prosperity Lakes Entrance – Buckeye Rd:

Along Buckeye, several trees appear to have been missed during the mulching installation, and a few did not receive a properly defined tree ring edge. In particular, the tree shown in the photo is planted too deep and did not receive a tree ring or mulch. These items need to be addressed to support proper tree establishment and long-term health. (Pic 6)



7. Same Area as Above: Replace the broken irrigation lid.



8. Monument at Buckeye Rd & Prosperity Lakes:

Behind the monument, the viburnum shrubs have several broken branches (most likely caused by an animal). Prune and limb out all broken or damaged branches to improve plant health and appearance. (Pic 8)



9. Prosperity Lakes – West Side of Street:

Remove the bamboo stake from the tree, as it is broken and no longer providing proper support.

10. Prosperity Lakes:

After the crew completed their daily maintenance, the turf edging did not meet expected standards. Additional attention is needed to ensure all turf areas are properly edged during routine maintenance.

11. Prosperity Lakes– Median Trees:

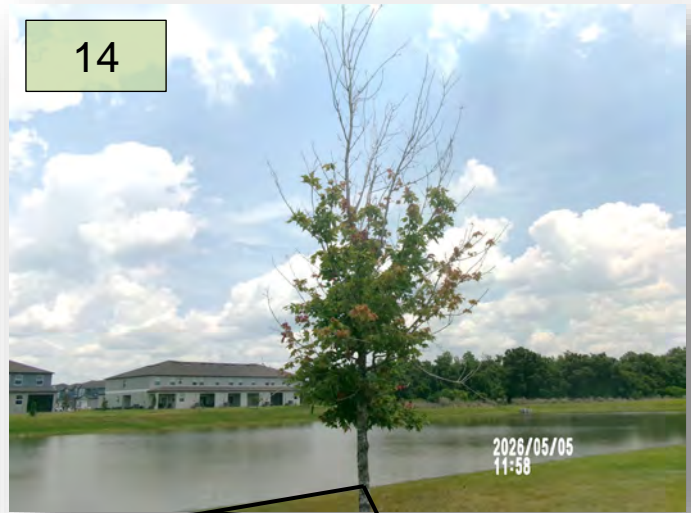
Limb up the lower branches on the trees located in the median. The current limb height is low enough to strike personnel operating mowers, creating a safety concern. Raising the canopy will improve clearance and reduce the risk of injury or equipment damage.

Sunset Sapphire Ct

12. Sunset Sapphire Ct: The elm tree's main leader is snapped in half. This tree should be scheduled for removal and replacement once a few rain days are in the forecast to support proper establishment of the replacement tree. (Pic 12)



(#14 Cont.)...heavily infested with carpenter ants, indicating advanced stress and possible internal decay. Replacement of this tree is requested, after we see more rain in the forecast. (Pic 14)



13. Same Area as Above: Another elm tree appears to have been flush cut at the tree ring but is still producing new growth. One of the following actions should be taken: either treat the remaining stump to prevent regrowth or completely remove the stump to allow for proper replacement with a new tree. (Pic 13)



15. Same Area as Above: The elm tree's trunk is splitting and showing signs of significant stress, including excessive basal growth. Based on its condition and decline, replacement of this tree is requested. (Pic 15)



14. Same Area as Above: The red maple is showing signs of decline, which appears consistent with being planted too deep and the presence of girdling roots. Upon inspection, the trunk was found to be....

Sunset Sapphire Ct, Buckeye Rd, Prosperity Lakes Blvd

16. Mower Tracks: After the crew completed work, tire tracks were noted on the sidewalk. These marks should be brushed off the concrete. If brushing is unsuccessful, the affected areas should be power washed. (Pic 16)



(#20 Cont.)...depth, there is a possibility these trees were planted too deep. Given their young age, they should be evaluated for correction, and if necessary, lifted to expose the root flare to support proper establishment and long-term health. (Pic 20)



17. Same Area: The right-of-way (ROW) turf has a significant divot, most likely caused by soil settling. It is highly recommended to remove the affected turf, properly backfill and compact the area, and then re-lay sod to restore a level surface and prevent further settling. Circled in Pic 16.

21. Median Turf: In selective spots the turf in the median is very uneven and heavily infested with weeds. Fertilizer application indicators were spotted in the area; however, please confirm whether this section was recently treated and, if so, what products and timing were used.

18. Buckeye Rd: The newly planted pine trees have several broken branches, most likely caused during transportation or installation. All broken and damaged branches should be properly limbed out to promote healthy structure and reduce stress on the trees. (Pic 18>)

22. Prosperity Lakes: Red maples are highly sensitive to being planted too deep and tend to show signs of stress quickly when planted improperly. These trees should....(Nxt pg)

19. Buckeye Rd – Pond 40: At the time of inspection, the pond bank had not been mowed. Please confirm whether this area has been officially handed over for maintenance responsibility.

20. Pond 40: The cypress trees surrounding the pond bank are exhibiting signs of stress, including basal growth. While this is not always indicative of improper planting....



Prosperity Lakes Blvd, Pond 9, Pond 20

(#22 Cont.)....be evaluated for planting depth, and adjustments should be made accordingly if they have not been in the ground for an extended period, particularly by correcting depth and exposing the root flare where feasible.

23. Prosperity Lakes – Pond 9: Behind the large viburnum hedges along Pond 9, there is a triangular section of turf that needs to be replaced. Steadfast, please provide a proposal to replace the existing Bahia turf in this area. (Pic 23)



24. Pond 9: With water levels now lower, increased trash accumulation and visible pond algae are becoming apparent. During the construction phase, it may be necessary for the pond maintenance contractor (SiteX) to increase service frequency to at least twice per month to address debris removal and algae management.

25. Prosperity Lakes – Near Pond 9: The turf in this area is heavily infested with turf weeds. No recent treatment indicators were observed. Weed control treatment is needed to address the infestation and improve turf health and appearance. (Pic 25)

26. Pond 9: One tree located along the viburnum hedges is leaning and requires adjustment.....

(#26 Cont.)....Please straighten the tree and properly reset and adjust the staking straps to ensure adequate support and proper growth. (Pic 26)



27. Ant Mounds: Ant mounds continue to be an issue along turf edge lines. Please remind maintenance crews to treat ant activity during each visit and to rake away any debris once the mounds are inactive to maintain clean edges and prevent reoccurrence.

28. Pond 20: The Bahia turf located behind the viburnum shrubs is becoming patchy. Once the rainy season begins, overseeding is recommended unless the Bahia shows signs of recovery and improved vigor prior to that time.



Blue Diamond Trail, Prosperity Lakes Blvd, Fort Hamer Rd

29. Blue Diamond & Prosperity Lakes: At the southwest corner, the turf has been scalped, most likely due to a small slope in this area. Unless regrading is an option, maintenance crews should use extra caution when mowing this section. Continued careful mowing is necessary to prevent recurring scalping and turf damage. (Pic 29)



30. Blue Diamond & Prosperity Lakes: Just east of the sump pump, all of the oak trees are exhibiting some degree of dieback. The number of trees showing this type of stress is higher than expected. These trees should continue to be monitored throughout the growing season, and during the cooler months, we can evaluate the need to prune out any confirmed deadwood, if present. (Pic 30)



31. Fort Hamer & Buckeye Entrance: Board, it is recommended that the pebble creek gravel along the sidewalk be glued in place. Without stabilization, this material is likely to be displaced by blowers during routine cleanup after mowing and edging. Securing the gravel will help maintain the intended appearance and reduce ongoing maintenance issues. (Pic 31)



32. Fort Hamer – Median: The red maple in the median is planted too deep. After pulling back the mulch, the root flare could not be located. The trunk is already showing noticeable moss and lichen buildup, which may be an early indicator of stress. (Pic 32)



Fort Hamer Way

33. Note – Median Trees: Any leaning trees located in the median should be straightened and properly reset. With hurricane season approaching, uncorrected lean increases the risk of trees being lifted or uprooted during high winds. Prompt adjustment will help ensure stability and long-term survivability.

34. Fort Hamer – Median Turf: South of the entrance, the median and the ROW turf areas should be evaluated. A section appears to be declining, with symptoms consistent with a possible fungal issue. Further inspection and, if necessary, treatment are recommended before the affected area expands.
(Pic 34a, 34b)



Tab 8

Stonegate Preserve

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- Due to ongoing construction and early establishment conditions, several landscape issues were reported, including stressed turf and weed pressure, and maintenance inconsistencies. Timely corrective actions and improved oversight are recommended to reduce long-term replacement costs, improve site appearance, and mitigate risks as the landscape continues to develop.

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

- 1. 77th Ave & Buckeye Rd – Foxtail Palms:** Fronds exhibiting yellowing consistent with potential water stress; verify irrigation system functionality and coverage in this area to ensure adequate delivery. (Pic 1)



- 4. Tree Straps:** Ongoing maintenance item; ensure crews repair or replace any broke tree straps while detailing landscape beds.
- 5. Stressed Turf:** Due to water restrictions, maintaining optimal turf color is challenging; however, areas showing dead patches are present and should be identified, addressed, and restored to a healthy condition. (Pic 5)





- 2. Palms – Fertilization (March–April):** Confirm whether all palms received scheduled fertilization during March and/or April and specify the fertilizer products applied.
- 3. 74th St – Shrub Hedge:** Noted dieback to ground with basal regrowth present; continue monitoring and confirm adequate irrigation coverage in this area, especially under current water restrictions.


- 6. Turf Weeds:** Weed presence along walkways is increasing compared to the previous report; confirm whether treatments are being applied and provide the current treatment frequency.
- 7. 114th Ave & 71st – Palm Trees:** Palms in this area are showing visible signs of stress; ensure adequate irrigation is being....(Nxt pg)


Summary of Comments on Slide 1


Page: 2


-  Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:35:16 AM
Some trees are established and no longer require straps. We will replace and restrap any trees in need.

-  Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:18:00 AM
Currently there are water restrictions that watering can only be done once a week.

-  Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:36:22 AM
We have been making progress with fertilizer, and running irrigation when we are able.

-  Number: 4 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:32:48 AM
Palms get fertilized with an 8-2-12. Only specialty palms are fertilized such as Canary, and Medjools.

-  Number: 5 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:38:48 AM
Weeds were treated approximately three weeks ago. Horticulture is scheduled to treat again Wed. 5/20. Drought is causing the current weed species.

-  Number: 6 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 8:33:52 AM
Irrigation is working fine once a week. A lot of damage is still evident from frost in early February.

(#7 Cont.)....provided to support establishment and root development.

8. **74th Cir & 118th St – Shrubs:** On the east side just south of the circle, a few shrubs are confirmed dead; recommend deferring replacement until rainfall is forecasted. Document and track these for future replacement.

9. **114th St E – Wax Myrtle Area:** Newly installed tree noted with inadequate detailing and no defined tree ring; schedule this area for proper detailing and ring establishment on the next maintenance visit. Additionally, have the crew check on the myrtles back here too. I noticed a few struggling shrubs and a couple dead, and would like a second pair of eyes to help monitor. (Pic 9a, 9b>)



12. **114th St – Maintenance Items:** Remove broken straps from the pine tree and address the cocoplums that appear to have been missed during the last detailing. Confirm whether detailing crews are currently servicing this area twice per month. (Pic 12)








10. **Mulched Tree Rings:** In multiple turf areas, mower discharge is being directed into tree rings; ensure crews adjust mowing practices to prevent debris from accumulating in rings.


11. **Tree Plantings:** Several newly installed trees are planted too deep; ensure the root flare is exposed at grade and mulch is properly concaved to prevent girdling and allow water to infiltrate to the root zone rather than run off.


13. **74th Cir – East End (Cul-de-Sac):** Repair the broken tree strap; the tree is currently leaning and beginning to develop a bend in the trunk. (Pic 13>)


14. **114th St E – Front Entrance Beds:** Landscape beds require detailing; weeds and vine growth are present within plant materials and should be removed.


15. **114th St E – Japanese Blueberry Shrubs:** Confirm whether treatments have....(Nxt pg)


	Number: 1	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:39:58 AM
This is the same as item 1. Water restrictions.				
	Number: 2	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:42:47 AM
Detail is done once a month. This will be added to next detail service.				
	Number: 3	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:40:47 AM
When rainfall and/or water restrictions permit.				
	Number: 4	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:42:06 AM
Noted for next detail service.				
	Number: 5	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:49:58 AM
Crew will correct this next service.				
	Number: 6	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:43:29 AM
Noted to review with mowing crew.				
	Number: 7	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:50:20 AM
Next detail service.				
	Number: 8	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:49:20 AM
There are no new trees on the property. Please provide locations.				


(#15 Cont.)...been applied for black sooty mold; recent rainfall may assist in washing off residual buildup, but continued monitoring and treatment verification are recommended. 

21. Wax Myrtles: Trim out dead limbs along the row, redefine bed edges, and remove turf grass encroaching into the planting areas. (Pic 21a, 21b) 

16. Crew Sanitation Reminder – Sooty Mold: Crews must sanitize tools after working on any plants affected by black sooty mold; proper tool cleaning is required to prevent the spread of disease between plant materials. 







17. 77th Ave & Buckeye Rd – Mulch Areas: Weeds are encroaching within the long mulch strip; continue treatment and remove weeds after dieback to maintain control and appearance. 

18. 69th Place & 114th St – Palm Maintenance: Several palm fronds are brown and hanging; schedule removal to maintain tree health and appearance. 

19. New Tree Installations: If branches are damaged or broken during transport, ensure they are properly pruned at installation to prevent insect infestation and reduce stress on the tree. 

20. Pond Areas: Pond edges are well maintained with clean mowing patterns; overall appearance is in good condition.



	Number: 1	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:51:03 AM
No confirmation at this time.				
	Number: 2	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:54:44 AM
Noted for detail.				
	Number: 3	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:51:30 AM
Noted for crew.				
	Number: 4	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:52:09 AM
Area to be edged and treated.				
	Number: 5	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:53:20 AM
Palms were recently trimmed. We will address any new frond issues next detail service.				
	Number: 6	Author: cwilbur	Subject: Sticky Note	Date: 5/13/2026 8:54:17 AM
No new trees have been installed. We will look for branches that need trimming next detail service.				

Stonegate Preserve

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- Due to ongoing construction and early establishment conditions, several landscape issues were reported, including stressed turf and weed pressure, and maintenance inconsistencies. Timely corrective actions and improved oversight are recommended to reduce long-term replacement costs, improve site appearance, and mitigate risks as the landscape continues to develop.

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

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- 4. Tree Straps:** Ongoing maintenance item; ensure crews repair or replace any broken tree straps while detailing landscape beds.

- 5. Stressed Turf:** Due to water restrictions, maintaining optimal turf color is challenging; however, areas showing dead patches are present and should be identified, addressed, and restored to a healthy condition. (Pic 5)



- 2. Palms – Fertilization (March–April):** Confirm whether palms received scheduled fertilization during March and/or April and specify the fertilizer products applied.

- 3. 74th St – Shrub Hedge:** Noted dieback to ground with basal regrowth present; continue monitoring and confirm adequate irrigation coverage in this area, especially under current water restrictions.

- 6. Turf Weeds:** Weed presence along walkways is increasing compared to the previous report; confirm whether treatments are being applied and provide the current treatment frequency.

- 7. 114th Ave & 71st – Palm Trees:** Palms in this area are showing visible signs of stress; ensure adequate irrigation is being....(Nxt pg)

Summary of Comments on Slide 1

Page: 2

Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 10:53:36 PM

Turf will be receiving a complete granular fertilizer application.

Turf will also be receiving a spray application that will include micro nutrients as well as contact and systemic insecticides as well as a Selective herbicide application.

Turf is dealing with salt intrusion issue.

Salt intrusion occurs when saltwater or excess salts enter the soil, often from coastal flooding, storm surge, reclaimed water, or over-irrigation with poor-quality water. In St. Augustine grass, salt intrusion can cause yellowing, browning, thinning turf, burned leaf tips, weak root development, and overall decline due to the turf's reduced ability to absorb water and nutrients.

Steadfast has battled salt intrusion issues at nearby properties and has worked closely with their team at Terrapin to develop a recovery plan with proven success.

While recovery is not overnight, improvements can be achieved through consistent special applications of gypsum and sulfur to help displace excess salts, improve soil structure, and restore nutrient availability within the root zone. Salt intrusion requires patience and multiple gypsum applications over time, combined with proper irrigation management, to gradually rehabilitate stressed St. Augustine grass and encourage healthy recovery.

Number: 2 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 10:58:33 PM

Palms were fertilized with a slow release complete granular fertilizer. 8-0-10. Palms were fertilized during last service on March 26th 2026.

Next service is scheduled for May 20th & 21st. Palms will be fertilized again with slow release fertilizer before nitrogen ban June 1st.

Will also be doing root drenches on palms directly around bases that include micro-nutrients as well as systemic insecticides.

Number: 3 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 10:54:48 PM

Selective herbicides will be applied on upcoming service throughout entire district. Service is scheduled for May 20th-21st

Number: 4 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 10:48:31 PM

Will push with complete granular fertilizer as well as curatives and preventatives including contact and systemic insecticides as well as Micro-Nutrients.

(#7 Cont.)....provided to support establishment and root development.

8. 74th Cir & 118th St – Shrubs: On the east side just south of the circle, a few shrubs are confirmed dead; recommend deferring replacement until rainfall is forecasted. Document and track these for future replacement.

9. 114th St E – Wax Myrtle Area: Newly installed tree noted with inadequate detailing and no defined tree ring; schedule this area for proper detailing and ring establishment on the next maintenance visit. Additionally, have the crew check on the myrtles back here too. I noticed a few struggling shrubs and a couple dead, and would like a second pair of eyes to help monitor. (Pic 9a, 9b>)



10. Mulched Tree Rings: In multiple turf areas, mower discharge is being directed into tree rings; ensure crews adjust mowing practices to prevent debris from accumulating in rings.

11. Tree Plantings: Several newly installed trees are planted too deep; ensure the root flare is exposed at grade and mulch is properly concaved to prevent girdling and allow water to infiltrate to the root zone rather than run off.


12. 114th St – Maintenance Items: Remove broken straps from the pine tree and address the cocoplums that appear to have been missed during the last detailing. Confirm whether detailing crews are currently servicing this area twice per month. (Pic 12)




13. 74th Cir – East End (Cul-de-Sac): Repair the broken tree strap; the tree is currently leaning and beginning to develop a bend in the trunk. (Pic 13>)

14. 114th St E – Front Entrance Beds: Landscape beds require detailing; weeds and vine growth are present within plant materials and should be removed.

15. 114th St E – Japanese Blueberry Shrubs: Confirm whether treatments have....(Nxt pg)

 Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 10:59:18 PM
Palms will be fertilized again with slow release fertilizer before nitrogen ban June 1st.

Will also be doing root drenches on palms directly around bases that include micro-nutrients as well as systemic insecticides.

 Number: 2 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:02:18 PM
Will have all shrubs along shrub rows fertilized as well as foliage spray consisting micro nutrients and insecticides.

(#15 Cont.)...been applied for black sooty mold; recent rainfall may assist in washing off residual buildup, but continued monitoring and treatment verification are recommended.

16. Crew Sanitation Reminder – Sooty Mold:

Crews must sanitize tools after working on any plants affected by black sooty mold; proper tool cleaning is required to prevent the spread of disease between plant materials.

17. 77th Ave & Buckeye Rd – Mulch Areas:

Weeds are encroaching within the long mulch strip; continue treatment and remove weeds after dieback to maintain control and appearance.

18. 69th Place & 114th St – Palm Maintenance:

Several palm fronds are brown and hanging; schedule removal to maintain tree health and appearance.

19. New Tree Installations: If branches are damaged or broken during transport, ensure they are properly pruned at installation to prevent insect infestation and reduce stress on the tree.

20. Pond Areas: Pond edges are well maintained with clean mowing patterns; overall appearance is in good condition.

21. Wax Myrtles: Trim out dead limbs along the row, redefine bed edges, and remove turf grass encroaching into the planting areas. (Pic 21a, 21b)



Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:06:35 PM

Blueberries were treated during March services all throughout the district. Contact and systemic insecticides applied by foliar spray and drenching.

Sooty mold is dry and flaking off as stated in report, will wash off with coming rains. Will continue to monitor recovery.

Number: 2 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:14:02 PM

Will check palms. Treat as needed and monitor recovery.

Wide varieties of palms & plant material were affected in the past year from natural events. Extreme storms followed by abnormally low temperatures this past winter. Very rough winter on plant material.

The landscape throughout the district is still in a state of recovery from these events as well as issue with high salt levels in the watering source and will need to be continually be monitored.

Rejuvenation pruning have been completed in Spring and most plants have pushed through and have matured through the spring.

Tab 9



Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 11, 2026

Job: SM1170 Stonegate CDD

Title:

Added By: Brigida Crespo

Log Notes:

Maintenance mowing service

Weather Conditions:

Mostly sunny

Mon, May 11, 2026, 4:17 PM



Wind: 11 mph
Humidity: 100%
Total Precip: 0"

Attachments: 8





Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 14, 2026

Job: SM1170 Stonegate CDD

Title:

Added By: Martina Venegas

Log Notes:

Stonegate Ponds Service

Weather Conditions:

Partly cloudy with showers

Thu, May 14, 2026, 4:05 PM



88°F

58°F

Wind: 14 mph
Humidity: 100%
Total Precip: 0"

Attachments: 14





Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 14, 2026

Job: SM1170 Stonegate CDD

Title:

Added By: Zaqueo Baza

Log Notes:

Helped pond crew mow an area back to the Preserve.

Weather Conditions:

Partly cloudy with showers

Thu, May 14, 2026, 12:00 AM



87°F

57°F

Wind: 8 mph
Humidity: 100%
Total Precip: 0"

Attachments: 7



Tab 10



Quarterly Compliance Audit Report

Stonegate Preserve of Manatee County

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

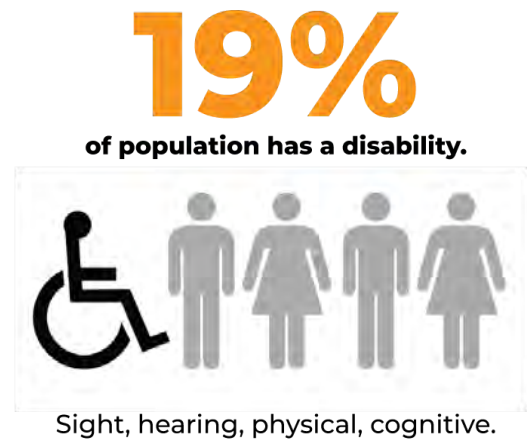
Compliance Criteria

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
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	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

Tab 11

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 16, 2026

Stonegate Preserve Community Development District
Attn: Sam Stevens
3434 Colwell Ave Suite 200
Tampa FL 33614

Dear Mr. Stevens:

We are in receipt of your request for the number of registered voters in the Stonegate Preserve Community Development District of April 15, 2026. According to our records, there were 301 persons registered in the Stonelake Preserve Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular border.

Scott Farrington
Supervisor of Elections

SF/sas