

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-8
Debt Service Fund Budget - Series 2013 (refunded Series 2004)	9
Debt Service Schedule - Series 2013	10
Debt Service Fund Budget - Series 2020	11
Debt Service Schedule - Series 2020	12
Proposed Assessments	13

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 945,726				\$ 1,138,612
Allowable discounts	(37,829)				(45,544)
Assessment levy - net	907,897	\$ 815,470	\$ 92,427	\$ 907,897	1,093,068
Interest	1000	1,069	-	1,069	1,000
Miscellaneous	5000	1,905	3,095	5,000	5,000
Clubhouse rental fees	2000	-	2,000	2,000	2,000
Total revenues	915,897	818,444	97,522	915,966	1,101,068
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,000	3,000	4,000	6,000
Payroll taxes	459	76	230	306	459
Management/recording/accounting	43,655	21,828	21,827	43,655	43,655
Legal	20,000	3,553	6,000	9,553	20,000
Engineering	10,000	368	3,000	3,368	10,000
Audit	7,100	2,500	4,600	7,100	7,100
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	4,031	2,469	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	210	210	210
Postage	2,000	131	1,869	2,000	2,000
Legal advertising	1,225	-	1,225	1,225	1,225
Office supplies	300	-	300	300	300
Other current charges	1,500	1,124	376	1,500	1,500
Annual special district fee	200	175	-	175	175
Insurance	8,563	7,671	-	7,671	8,500
Property taxes	178	-	178	178	178
Total professional & administrative	116,743	46,148	50,446	96,594	116,655

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field Operations					
Landscape maintenance	109,018	87,191	21,827	109,018	101,613
Landscape replacement	10,000	1,650	8,350	10,000	10,000
Tree maintenance	10,000	-	10,000	10,000	-
Lake plant maintenance	-	-	-	-	8,800
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	1,500	1,500	1,500
Pump maintenance/repair	4,500	825	3,675	4,500	4,500
Electrical repairs	1,000	-	1,000	1,000	1,000
Lake maintenance	24,255	10,320	13,935	24,255	26,681
Aeration maintenance	9,700	-	4,500	4,500	9,000
Aeration utilities	12,000	-	6,000	6,000	12,000
Lake bank degradation	-	-	-	-	106,657
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	1,000	8,175	8,175
Animal control	3,000	675	825	1,500	1,500
Operating supplies	2,000	-	2,000	2,000	-
Total field operations	<u>209,323</u>	<u>107,836</u>	<u>82,612</u>	<u>190,448</u>	<u>299,426</u>
Clubhouse					
Telephone	3,480	298	3,182	3,480	3,480
Utilities	63,000	27,887	35,113	63,000	63,000
Insurance property	21,017	19,267	-	19,267	28,901
Flood Insurance	4,037	-	4,037	4,037	4,037
Alarm monitoring	720	348	372	720	720
Fire monitoring	540	270	270	540	540
Pool attendant	-	-	-	-	7,906
Pool maintenance	30,000	13,800	16,200	30,000	15,000
Pool repair	7,500	570	6,930	7,500	-
Pool health inspections	750	-	750	750	750
Air conditioning R&M	5,000	1,400	500	1,900	1,000
Clubhouse operation and management:					
Clubhouse mgmt	254,034	123,813	124,221	248,034	250,467
Special events	25,000	22,952	2,048	25,000	35,000
Gym maintenance	3,000	-	3,000	3,000	1,500
Gym equipment lease	-	-	-	-	8,400
Office supplies	1,800	1,639	161	1,800	4,000
Repairs and maintenance	15,000	2,773	12,227	15,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	3,864	6,136	10,000	10,000
Pool system upgrade	50,000	-	-	-	275,000
Wifi system upgrade & camera	-	1,830	-	1,830	-
Pressure cleaning	1,000	296	704	1,000	1,000
Janitorial supplies	15,700	2,802	12,898	15,700	15,700
Stormdrain cleanout	-	-	-	-	7,000
Contingencies	9,000	-	9,000	9,000	9,000
Total clubhouse	<u>522,578</u>	<u>223,809</u>	<u>239,749</u>	<u>463,558</u>	<u>759,401</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Infrastructure Reinvestment					
Capital Outlay					
General	60,000	20,210	39,790	60,000	15,000
Total capital outlay	<u>60,000</u>	<u>20,210</u>	<u>39,790</u>	<u>60,000</u>	<u>15,000</u>
Other fees and charges					
Property appraiser & tax collector	9,458	8,150	1,308	9,458	11,386
Total other fees and charges	<u>9,458</u>	<u>8,150</u>	<u>1,308</u>	<u>9,458</u>	<u>11,386</u>
Total expenditures	<u>918,102</u>	<u>406,153</u>	<u>413,905</u>	<u>820,058</u>	<u>1,201,868</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,205)	412,291	(316,383)	95,908	(100,800)
Fund balance - beginning (unaudited)	835,827	876,932	1,289,223	876,932	972,840
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	214,526	214,526	214,526	214,526	296,717
Disaster	225,000	225,000	225,000	225,000	225,000
Lake 4 and 6 degradation	45,000	45,000	45,000	45,000	-
Unassigned	194,096	649,697	333,314	333,314	195,323
Fund balance - ending (projected)	<u>\$ 833,622</u>	<u>\$ 1,289,223</u>	<u>\$ 972,840</u>	<u>\$ 972,840</u>	<u>\$ 872,040</u>

¹This item represents fund balance that is being accumulated for replacement of the clubhouse roof

²This item represents fund balance that will be needed to cover expenditures from 10/1 through 12/31 (excluding capital outlay, which is scheduled for the nine months following). Note, fiscal year assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in subsequent fiscal years.

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

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 6,000
<p style="padding-left: 20px;">Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.</p>	
Payroll Taxes	459
<p style="padding-left: 20px;">FICA payroll taxes.</p>	
Management/recording/accounting	43,655
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	20,000
<p style="padding-left: 20px;">Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	10,000
<p style="padding-left: 20px;">Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,100
<p style="padding-left: 20px;">The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p>	
Assessment roll preparation	5,332
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p>	
Arbitrage rebate calculation	1,250
<p style="padding-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,051
<p style="padding-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.</p>	
Trustee	6,500
<p style="padding-left: 20px;">Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.</p>	
Website and E-blast Communication	1,220
<p style="padding-left: 20px;">Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 annually.</p>	
ADA website compliance	210

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

EXPENDITURES (continued)

Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,225
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,500
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes	178
Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	
Field Operations	
Landscape maintenance	101,613
Armando Garcia Land Service, Inc. 10.1.2023 third amendment to agreement	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Lake plant maintenance	8,800
Planting cuts for Lake 3 and Lake 5; as per Armando 2nd Amendment Agreement. Board agreed in 9/2023 for only as-requested cuts as opposed to scheduled cuts	
Irrigation Repairs	3,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	1,500
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

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

EXPENDITURES (continued)

Pump maintenance/repair	4,500
The District uses vendors for irrigation pump preventative maintenance. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	1,000
Represents electrical repairs on District owned facilities needed from time to time.	
Lake maintenance	26,681
Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.	
Aeration maintenance	9,000
The aerator units require semiannual maintenance at \$250/unit. There are 16 units in lakes 3-6. An additional \$1,000 included for repairs to aerator units.	
Aeration utilities	12,000
4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation	
Lake bank degradation	106,657
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	8,175
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	1,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Clubhouse	
Telephone	3,480
Telephone, cable and internet is consolidated to this booking.	
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	28,901
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,037
Due to FEMA's high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,737, which includes an assumed 10% CPI adjustment.	
Alarm monitoring	720
ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.	

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

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540)	
Pool attendant	7,906
67 days of two pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance	15,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew at one additional year increments at same price. \$2,050/month	
Pool Health Inspection	
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	750
Air conditioning inspections	1,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse mgmt	250,467
Clubhouse operation and management:	
UNUS Property Management: Pricing from the October 1, 2021 First Amendment is as follows: 10/1/2021 - 9/30/2022 (\$243,171.20), 2/1/2023 - 1/31/2024 (3% increase), 2/1/2024 - 1/31/2025. The agreement can renew at 1 year increments under mutual agreement. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	35,000
Gym maintenance	1,500
Gym equipment lease	8,400
Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies	4,000
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to coffee, copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access yearly fee	2,000
Annual maintenance fee	
Wall paint and repairs	10,000
Pool system upgrade	275,000
Pressure cleaning	1,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Stormdrain cleanout	7,000
25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis so 100% cleaned out every five years. \$35,000 amount as per 2019 Allstate Management contract	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

15,000

Other fees and charges

Property appraiser & tax collector

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

11,386

Total expenditures

\$ 1,201,868

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$626,369				\$625,948
Allowable discounts	(25,055)				(25,038)
Assessment levy - net	\$601,314	\$ 540,098	\$61,216	\$ 601,314	600,910
Interest	-	5,003	-	5,003	-
Total revenue	601,314	545,101	61,216	606,317	600,910
EXPENDITURES					
Debt service					
Principal 5/1	335,000	-	335,000	335,000	350,000
Principal prepayment	-	25,000	15,000	40,000	-
Interest 11/1	130,025	130,025	-	130,025	122,325
Interest 5/1	130,025	-	130,025	130,025	122,325
Total debt service	595,050	155,025	480,025	635,050	594,650
Other fees & charges					
Property appraiser & tax collector	6,264	5,398	866	6,264	6,260
Total other fees & charges	6,264	5,398	866	6,264	6,260
Total expenditures	601,314	160,423	480,891	641,314	600,910
Net increase/(decrease) in fund balance	-	384,678	(419,675)	(34,997)	-
Beginning fund balance (unaudited)	176,027	195,426	580,104	195,426	160,429
Ending fund balance (projected)	\$ 176,027	\$ 580,104	\$160,429	\$ 160,429	160,429
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2024					(115,325)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 20,104

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	122,325.00	122,325.00
05/01/2024	350,000.00	4.000%	122,325.00	472,325.00
11/01/2024	-	-	115,325.00	115,325.00
05/01/2025	360,000.00	4.000%	115,325.00	475,325.00
11/01/2025	-	-	108,125.00	108,125.00
05/01/2026	390,000.00	5.000%	108,125.00	498,125.00
11/01/2026	-	-	98,375.00	98,375.00
05/01/2027	410,000.00	5.000%	98,375.00	508,375.00
11/01/2027	-	-	88,125.00	88,125.00
05/01/2028	430,000.00	5.000%	88,125.00	518,125.00
11/01/2028	-	-	77,375.00	77,375.00
05/01/2029	455,000.00	5.000%	77,375.00	532,375.00
11/01/2029	-	-	66,000.00	66,000.00
05/01/2030	475,000.00	5.000%	66,000.00	541,000.00
11/01/2030	-	-	54,125.00	54,125.00
05/01/2031	500,000.00	5.000%	54,125.00	554,125.00
11/01/2031	-	-	41,625.00	41,625.00
05/01/2032	525,000.00	5.000%	41,625.00	566,625.00
11/01/2032	-	-	28,500.00	28,500.00
05/01/2033	555,000.00	5.000%	28,500.00	583,500.00
11/01/2033	-	-	14,625.00	14,625.00
05/01/2034	585,000.00	5.000%	14,625.00	599,625.00
Total	\$5,035,000.00	-	\$1,629,050.00	\$6,664,050.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 289,544	\$ 32,816	\$ 322,360	322,360
Interest	-	6,831	-	6,831	-
Total revenue	322,360	296,375	32,816	329,191	322,360
EXPENDITURES					
Debt service					
Principal 5/1	190,000	-	190,000	190,000	195,000
Interest 11/1	63,075	63,075	-	63,075	60,225
Interest 5/1	63,075	-	63,075	63,075	60,225
Total debt service	316,150	63,075	253,075	316,150	315,450
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,894	-	2,894	1,679
Total other fees & charges	3,358	2,894	1,679	4,573	3,358
Total expenditures	319,508	65,969	254,754	320,723	318,808
Net increase/(decrease) in fund balance	2,852	230,406	(221,938)	8,468	3,552
Beginning fund balance (unaudited)	356,136	361,572	591,978	361,572	370,040
Ending fund balance (projected)	<u>\$358,988</u>	<u>\$ 591,978</u>	<u>\$ 370,040</u>	<u>\$ 370,040</u>	<u>373,592</u>
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2024					(57,300)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 156,792</u>

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2023	-	-	60,225.00	60,225.00
05/01/2024	195,000.00	3.000%	60,225.00	255,225.00
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,300.00	262,300.00
11/01/2025	-	-	54,225.00	54,225.00
05/01/2026	210,000.00	3.000%	54,225.00	264,225.00
11/01/2026	-	-	51,075.00	51,075.00
05/01/2027	215,000.00	3.000%	51,075.00	266,075.00
11/01/2027	-	-	47,850.00	47,850.00
05/01/2028	225,000.00	3.000%	47,850.00	272,850.00
11/01/2028	-	-	44,475.00	44,475.00
05/01/2029	230,000.00	3.000%	44,475.00	274,475.00
11/01/2029	-	-	41,025.00	41,025.00
05/01/2030	240,000.00	3.000%	41,025.00	281,025.00
11/01/2030	-	-	37,425.00	37,425.00
05/01/2031	245,000.00	3.000%	37,425.00	282,425.00
11/01/2031	-	-	33,750.00	33,750.00
05/01/2032	255,000.00	3.000%	33,750.00	288,750.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$4,015,000.00	-	\$1,101,000.00	\$5,116,000.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2024				% Change FY 23' to FY 24'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 550.59	\$ 318.55	\$ 1,079.25	\$ 1,948.39	10.33%
Ventura at Malibu Bay	179	590.78	318.55	1,079.25	1,988.59	10.10%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.25	1,119.41	19.52%
Villas at Carmel Condos	384	550.59	318.55	1,079.25	1,948.39	10.33%
Sonara at Malibu Bay	108	692.09	318.55	1,079.25	2,089.90	9.56%
Estates at Mendocino	143	712.47	318.55	1,079.25	2,110.27	9.46%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2023 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 550.96	\$ 318.55	\$ 896.42	\$ 1,765.93
Ventura at Malibu Bay	179	591.18	318.55	896.42	1,806.15
Ventura at Malibu Bay-PrePay	1	-	40.16	896.42	936.58
Villas at Carmel Condos	384	550.96	318.55	896.42	1,765.93
Sonara at Malibu Bay	108	692.56	318.55	896.42	1,907.53
Estates at Mendocino	143	712.94	318.55	896.42	1,927.92
	<u>1,055</u>				