STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy - gross	$ 1,138,612				$ 1,138,601
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,068	$ 1,086,428	$ -	$ 1,086,428	1,093,057
Interest	1,000	7,221	-	7,221	1,000
Miscellaneous	5,000	5,995	-	5,995	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,068	1,099,644	2,000	1,101,644	1,101,057
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	800	3,000	3,800	6,000
Payroll taxes	459	62	230	292	459
Management/recording/accounting	43,655	21,828	21,827	43,655	44,528
Legal	20,000	5,105	4,500	9,605	20,000
Engineering	10,000	1,679	5,200	6,879	10,000
Audit	7,100	-	7,100	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	194	1,806	2,000	2,000
Legal advertising	1,225	133	1,092	1,225	3,600
Office supplies	300	367	-	367	300
Other current charges	1,500	510	990	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,939	-	7,939	8,733
Property taxes	178	-	-	-	-
Total professional & administrative	116,655	46,514	53,586	100,100	119,958

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field Operations					
Landscape maintenance	101,613	68,511	33,102	101,613	101,613
Landscape replacement	10,000	5,335	4,665	10,000	10,000
Tree maintenance	-	8,525	-	8,525	-
Lake plant maintenance	8,800	8,150	8,150	16,300	24,450
Irrigation Repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	500	500	1,500
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	441	559	1,000	1,000
Lake maintenance	26,681	11,744	14,937	26,681	28,015
Aeration maintenance	9,000	-	-	-	3,000
Aeration utilities	12,000	-	300	300	1,500
Lake bank degradation	106,657	-	-	-	392,000
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	8,175	8,175	8,175	16,350	16,350
Animal control	1,500	810	825	1,635	1,500
Operating supplies	-	905	-	905	-
Total field operations	299,426	112,596	79,213	191,809	593,428
Clubhouse					
Telephone	3,480	-	3,480	3,480	6,678
Utilities	63,000	25,405	37,295	62,700	54,000
Insurance property	28,901	22,702	-	22,702	25,653
Flood Insurance	4,037	-	6,922	6,922	6,922
Alarm monitoring	720	383	337	720	720
Fire monitoring	540	270	270	540	540
Pool attendant	7,906	-	-	-	7,906
Pool maintenance	15,000	14,280	6,900	21,180	15,000
Pool health inspections	750	-	750	750	750
Air conditioning R&M	1,000	7,611	-	7,611	1,000
Clubhouse operation and management:					
Clubhouse mgmt	250,467	125,233	119,234	244,467	260,486
Special events	35,000	32,547	-	32,547	35,000
Gym maintenance	1,500	-	-	-	1,500
Gym equipment lease	8,400	-	-	-	43,000
Office supplies	4,000	1,331	2,669	4,000	4,000
Repairs and maintenance	15,000	3,039	19,961	23,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,132	8,868	10,000	10,000
Pool system upgrade	275,000	-	-	-	242,500
Pool permit inspection & repair	-	4,500	-	4,500	-
Pressure cleaning	1,000	1,113	-	1,113	1,000
Janitorial supplies	15,700	4,038	11,662	15,700	15,700
Stormdrain cleanout	7,000	-	-	-	7,000
Unbudgeted - roof replacement	-	-	102,000	102,000	-
Contingencies	9,000	884	8,116	9,000	9,000
Total clubhouse	759,401	244,468	330,464	574,932	765,355

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Infrastructure Reinvestment					
Capital Outlay					
General	15,000	-	20,488	20,488	21,500
Total capital outlay	15,000	-	20,488	20,488	21,500
Other fees and charges					
Property appraiser & tax collector	11,386	10,852	534	11,386	11,386
Total other fees and charges	11,386	10,852	534	11,386	11,386
Total expenditures	1,201,868	414,430	484,285	898,715	1,511,627
Excess/(deficiency) of revenues over/(under) expenditures	(100,800)	685,214	(482,285)	202,930	(410,570)
Fund balance - beginning (unaudited)	972,840	986,497	1,671,711	986,497	1,189,427
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement	155,000	155,000	155,000	-	-
Assigned					
3 months working capital	296,717	303,227	296,717	296,717	372,532
Disaster	225,000	225,000	225,000	225,000	225,000
Unassigned	195,323	988,484	512,710	667,710	181,325
Fund balance - ending (projected)	$ 872,040	$ 1,671,711	$1,189,427	$ 1,189,427	$ 778,857

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES		
Professional and Administrative Services		
Supervisors	$	6,000
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		
Payroll Taxes		459
FICA payroll taxes.		
Management/recording/accounting		44,528
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.		
Legal		20,000
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.		
Engineering		10,000
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.		
Audit		7,100
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.		
Assessment roll preparation		5,332
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.		
Arbitrage rebate calculation		1,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		
Dissemination agent		1,051
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.		
Trustee		6,500
Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.		
Website and E-blast Communication		1,220
Constant Contact for Eblast Communication $60/month and Website enhancement $500 annually.		
ADA website compliance		210

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Postage	2,000
Staff agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	3,600
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	8,733
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.	
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	24,450
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	28,015
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	3,000
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	1,500
1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Lake bank degradation	392,000
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	16,350
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	6,678
Telephone, cable and internet is consolidated to this booking.	
Utilities	54,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	25,653
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	6,922
Due to FEMAs 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	260,486
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	43,000
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	242,500
Pool construction project	
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	21,500
Other fees and charges	
Property appraiser & tax collector	11,386
The property appraiser and tax collector fees are 0.5% each.	
Total expenditures	$ 1,511,627

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy - gross	$625,948				$621,738
Allowable discounts	(25,038)				(24,870)
Assessment levy - net	$600,910	$ 473,106	$127,804	$ 600,910	596,868
Interest	-	6,290	-	6,290	-
Assessment prepayments	-	4,121	-	4,121	-
Total revenue	600,910	483,517	127,804	611,321	596,868
EXPENDITURES					
Debt service					
Principal 5/1	350,000	-	350,000	350,000	360,000
Interest 11/1	122,325	122,325	-	122,325	115,325
Interest 5/1	122,325	-	122,325	122,325	115,325
Total debt service	594,650	122,325	472,325	594,650	590,650
Other fees & charges					
Property appraiser & tax collector	6,260	4,726	1,534	6,260	6,218
Total other fees & charges	6,260	4,726	1,534	6,260	6,218
Total expenditures	600,910	127,051	473,859	600,910	596,868
Net increase/(decrease) in fund balance	-	356,466	(346,055)	10,411	-
Beginning fund balance (unaudited)	160,429	179,249	535,715	179,249	189,660
Ending fund balance (projected)	$ 160,429	$ 535,715	$189,660	$ 189,660	189,660
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2025					(108,125)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 56,535

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUE					
Assessment levy - gross	$ 335,792				$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	$ 253,800	$ 68,560	$ 322,360	322,360
Interest	-	10,513	-	10,513	-
Assessment prepayments	-	3,624	-	3,624	-
Total revenue	322,360	267,937	68,560	336,497	322,360
EXPENDITURES					
Debt service					
Principal 5/1	195,000	5,000	190,000	195,000	205,000
Principal prepayment	-	-	-	-	10,000
Interest 11/1	60,225	60,225	-	60,225	57,300
Interest 5/1	60,225	-	60,225	60,225	57,150
Total debt service	315,450	65,225	250,225	315,450	329,450
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,535	-	2,535	1,679
Total other fees & charges	3,358	2,535	1,679	4,214	3,358
Total expenditures	318,808	67,760	251,904	319,664	332,808
Net increase/(decrease) in fund balance	3,552	200,177	(183,344)	16,833	(10,448)
Beginning fund balance (unaudited)	370,040	388,166	588,343	388,166	404,999
Ending fund balance (projected)	$373,592	$ 588,343	$ 404,999	$ 404,999	394,551
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2025					(54,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 180,976

Stonegate
Community Development District
Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,150.00	262,150.00
11/01/2025	-	-	54,075.00	54,075.00
05/01/2026	210,000.00	3.000%	54,075.00	264,075.00
11/01/2026	-	-	50,925.00	50,925.00
05/01/2027	215,000.00	3.000%	50,925.00	265,925.00
11/01/2027	-	-	47,700.00	47,700.00
05/01/2028	225,000.00	3.000%	47,700.00	272,700.00
11/01/2028	-	-	44,325.00	44,325.00
05/01/2029	230,000.00	3.000%	44,325.00	274,325.00
11/01/2029	-	-	40,875.00	40,875.00
05/01/2030	235,000.00	3.000%	40,875.00	275,875.00
11/01/2030	-	-	37,350.00	37,350.00
05/01/2031	245,000.00	3.000%	37,350.00	282,350.00
11/01/2031	-	-	33,675.00	33,675.00
05/01/2032	250,000.00	3.000%	33,675.00	283,675.00
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	**$3,810,000.00**	**-**	**$978,600.00**	**$4,788,600.00**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

Product	Total Projected Units	Proposed FY 2025 Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	% Change FY 24' to FY 25'
Monterey at Malibu Bay	240	$ 546.89	$ 318.55	$ 1,079.24	$ 1,944.68	-0.19%
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60	-0.20%
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.24	1,119.40	0.00%
Villas at Carmel Condos	384	546.89	318.55	1,079.24	1,944.68	-0.19%
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.23	-0.22%
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.47	-0.23%
	1,055					

Product	Total Projected Units	Adopted FY 2024 - Detail 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
Ventura at Malibu Bay	179	590.78	318.55	1,079.25	1,988.59
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.25	1,119.41
Villas at Carmel Condos	384	550.59	318.55	1,079.25	1,948.39
Sonara at Malibu Bay	108	692.09	318.55	1,079.25	2,089.90
Estates at Mendocino	143	712.47	318.55	1,079.25	2,110.27
	1,055				