

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED APRIL 16, 2020**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

Fiscal Year 2020

	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
REVENUES					
Assessment levy - gross	\$ 746,735				\$ 745,419
Allowable discounts	(29,869)				(29,817)
Assessment levy - net	716,866	\$ 606,166	\$ 110,700	\$ 716,866	715,602
Interest	1,000	1,659	1,400	3,059	1,000
Miscellaneous	5,000	1,420	3,580	5,000	5,000
Clubhouse rental fees	1,092	4,705	-	4,705	1,092
Total revenues	<u>723,958</u>	<u>613,950</u>	<u>115,680</u>	<u>729,630</u>	<u>722,694</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	2,400	3,600	6,000	6,000
Payroll Taxes	459	184	275	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	42,590
Legal	12,000	12,987	8,000	20,987	20,000
Engineering	1,000	278	722	1,000	1,000
Audit	6,430	6,430	-	6,430	6,730
Assessment roll preparation	5,202	2,601	2,601	5,202	5,332
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,025	513	512	1,025	1,051
Trustee	6,500	3,500	3,000	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	200	199	-	199	210
Postage	1,500	1,862	150	2,012	2,000
Legal advertising	1,000	1,223	-	1,223	1,225
Office supplies	300	189	111	300	300
Other current charges	1,000	1,407	-	1,407	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,950	6,670	280	6,950	6,950
Property taxes	178	-	178	178	178
Total professional & administrative	<u>94,979</u>	<u>61,913</u>	<u>43,194</u>	<u>105,107</u>	<u>104,670</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

Fiscal Year 2020

	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
Field Operations					
Landscape maintenance	77,158	45,879	31,279	77,158	77,158
Landscape replacement	10,000	7,881	2,119	10,000	10,000
Irrigation Repairs	6,000	-	6,000	6,000	6,000
Playground maintenance	3,000	-	3,000	3,000	3,000
Pump maintenance/repair	4,000	1,782	2,218	4,000	4,500
Electrical repairs	3,000	665	2,335	3,000	3,000
Lake maintenance	39,144	11,211	27,933	39,144	20,000
Aeration maintenance	1,432	-	1,432	1,432	1,700
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	3,675	3,825	7,500	7,500
Operating supplies	2,000	-	2,000	2,000	2,000
Total field operations	<u>172,584</u>	<u>78,268</u>	<u>94,316</u>	<u>172,584</u>	<u>154,208</u>
Clubhouse					
Telephone	4,800	3,676	1,124	4,800	7,200
Utilities	44,000	24,255	19,745	44,000	63,000
Insurance property	14,575	14,173	402	14,575	14,575
Flood Insurance	2,819	-	2,819	2,819	2,819
Alarm monitoring	1,775	818	957	1,775	1,775
Video surveillance	-	-	-	-	-
Fire monitoring	540	195	345	540	540
Pool maintenance	24,600	10,644	13,956	24,600	24,600
Pool repair	7,500	4,245	3,255	7,500	7,500
Pool health inspections	750	150	600	750	750
Air conditioning R&M	4,500	215	4,285	4,500	4,500
Clubhouse operation and management:					
Clubhouse Mgmt: GAPA Property Mgmt Corp	219,103	91,293	127,810	219,103	194,103
Special events	-	-	-	-	25,000
Fitness equipment maintenance	5,500	3,164	2,336	5,500	5,500
Office supplies	1,800	-	1,800	1,800	1,800
Repairs and maintenance	15,000	7,116	7,884	15,000	15,000
Pressure cleaning	3,000	2,110	890	3,000	3,000
Janitorial supplies	5,700	5,559	141	5,700	15,700
Contingencies	5,100	-	5,100	5,100	9,000
Total clubhouse	<u>361,062</u>	<u>167,613</u>	<u>193,449</u>	<u>361,062</u>	<u>396,362</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020		
Infrastructure Reinvestment					
Capital Outlay					
General	33,625	31,490	2,135	33,625	60,000
Lake bank erosion	54,240	-	54,240	54,240	-
Total capital outlay	<u>87,865</u>	<u>31,490</u>	<u>56,375</u>	<u>87,865</u>	<u>60,000</u>
Other fees and charges					
Property appraiser & tax collector	7,468	6,058	1,410	7,468	7,454
Total other fees and charges	<u>7,468</u>	<u>6,058</u>	<u>1,410</u>	<u>7,468</u>	<u>7,454</u>
Total expenditures	<u>723,958</u>	<u>345,342</u>	<u>388,744</u>	<u>734,086</u>	<u>722,694</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	268,608	(273,064)	(4,456)	-
Fund balance - beginning (unaudited)	830,325	786,215	1,054,823	786,215	781,759
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	130,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	159,023	159,023	159,023	159,023	165,674
Disaster	225,000	225,000	225,000	225,000	225,000
Unassigned	291,302	540,800	291,302	242,736	236,085
Fund balance - ending (projected)	<u>\$ 830,325</u>	<u>\$ 1,054,823</u>	<u>\$ 781,759</u>	<u>\$ 781,759</u>	<u>\$ 781,759</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
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.	
Payroll Taxes	459
FICA payroll taxes.	
Management/recording/accounting	42,590
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	1,000
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	6,730
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 month.	
ADA website compliance	210
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.	

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

EXPENDITURES (continued)

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	6,950
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	77,158
Armando Garcia Land Service, Inc. agreement October 1, 2019 through September 30, 2022. The current scope of general landscaping services provided is as follows:	
Lawn Cutting - 29X/year, \$1066.56/cut	
Fertilize - 3X/year, \$1650/application, Weed Control 2x/yr. \$1850/application	
Pest Control - 2X/year, \$1325/application	
Plant Annuals, 1280 4.5" plants @ \$3.75/ea 4x per year	
Mulch, 2097 bags @ \$3.75/bag, 2X per year	
Subtotal of 2008 contract	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Irrigation Repairs	6,000
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	3,000
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	
Pump maintenance/repair	4,500
The District uses Hoover Pumping Systems for preventative maintenance. The agreement includes 24/7 remote automatic online monitoring of the irrigation and pump system, plus 2 site visits per year. \$2,290/per year. this is an annual agreement, automatically renewable for 1 year. Additional \$ money has been included in this amount for any repairs needed to the pump.	
Electrical repairs	3,000
Represents electrical repairs on District owned facilities needed from time to time.	

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

EXPENDITURES (continued)

Lake maintenance	20,000
<p>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.</p>	
Aeration maintenance	1,700
<p>Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.</p>	
Holiday decorations	14,350
<p>VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2019 through Sept. 30, 2020 (1 year)</p>	
Animal control	7,500
<p>The District anticipates engaging a vendor to remove ducks and rodents.</p>	
Operating supplies	2,000
<p>Supplies necessary for operating the clubhouse.</p>	
Clubhouse	
Telephone	7,200
<p>The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.</p>	
Utilities	63,000
<p>The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,</p>	
Insurance property	14,575
<p>Includes property insurance for the District's clubhouse and physical assets.</p>	
Flood Insurance	2,819
<p>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 \$3,402, which includes an assumed 10% CPI adjustment.</p>	
Alarm monitoring	1,775
<p>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.</p>	

**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 annually). This amount includes UL certification and monitoring.	
Pool maintenance	24,600
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew for one additional year at same price...through Sept. 30 2021. \$2,050/month	
Pool repair	7,500
Costs for repairs to the clubhouse pool and wading pool.	
Pool Health Inspection	750
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	
Air conditioning inspections	4,500
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt: GAPA Property Mgmt Corp	194,103
Clubhouse operation and management:	
Gapa Property Management: Pricing from the amendment in 2017 is as follows: FY 2017 \$209,506.03, FY 2018 \$212,791.21, FY 2019 \$216,174.94. The agreement can auto renew 1 additional year until September 30, 2020 under the same pricing and conditions. 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	25,000
Fitness equipment maintenance	5,500
Fitness Source, provides preventative maintenance on gym exercise equipment 2x month, \$180 per visit, (\$360/month or \$4,320 annually).	
Office supplies	1,800
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	

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

EXPENDITURES (continued)

Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
Pressure cleaning	3,000
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.	
Contingencies	9,000
Clubhouse renewal & replacement	
Capital Outlay	
General	60,000
Other fees and charges	
Property appraiser & tax collector	7,454
The property appraiser and tax collector fees are 0.5% each.	
Total expenditures	<u><u>\$ 722,694</u></u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2008
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 456,515				\$ -
Allowable discounts (4%)	(18,261)				-
Assessment levy - net	438,254	\$ 370,683	\$ -	\$ 370,683	-
Interest	-	5,137	-	5,137	-
Assessment prepayments	-	3,924	-	3,924	-
Total revenue	438,254	379,744	-	379,744	-
EXPENDITURES					
Debt service					
Principal 5/1	90,000	-	-	-	-
Interest 11/1	171,844	171,844	-	171,844	-
Interest 5/1	171,844	-	-	-	-
Total debt service	433,688	171,844	-	171,844	-
Other fees & charges					
Property appraiser	2,283	-	-	-	-
Tax collector	2,283	3,705	-	3,705	-
Transfer out	-	917,397	672	918,069	-
Total other fees & charges	4,566	921,102	-	921,774	-
Total expenditures	438,254	1,092,946	-	1,093,618	-
Net increase/(decrease) in fund balance	-	(713,202)	-	(713,874)	-
Beginning fund balance (unaudited)	704,004	713,874	672	713,874	-
Ending fund balance (projected)	\$704,004	\$ 672	\$ 672	\$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2021					-
Projected fund balance surplus/(deficit) as of September 30, 2021					\$ -

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$634,894				\$626,579
Allowable discounts	(25,396)				(25,063)
Assessment levy - net	609,498	\$ 515,435	\$ 94,063	\$ 609,498	601,516
Interest	-	1,609	-	1,609	-
Assessment prepayments	-	5,719	-	5,719	-
Total revenue	609,498	522,763	94,063	616,826	601,516
EXPENDITURES					
Debt service					
Principal 5/1	305,000	-	305,000	305,000	310,000
Principal prepayment	-	-	20,000	20,000	-
Interest 11/1	149,075	149,225	-	149,225	142,625
Interest 5/1	149,075	-	149,225	149,225	142,625
*Total debt service	603,150	149,225	474,225	623,450	595,250
Other fees & charges					
Property appraiser & tax collector	6,348	5,152	1,196	6,348	6,266
Total other fees & charges	6,348	5,152	1,196	6,348	6,266
*Total expenditures	609,498	154,377	475,421	629,798	601,516
Net increase/(decrease) in fund balance	-	368,386	(381,358)	(12,972)	-
Beginning fund balance (unaudited)	324,782	186,323	554,709	186,323	173,351
Ending fund balance (projected)	\$ 324,782	\$ 554,709	\$173,351	\$ 173,351	173,351
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2021					(136,425)
Projected fund balance surplus/(deficit) as of September 30, 2021					\$ 11,926

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	-	-	142,625.00	142,625.00
05/01/2021	310,000.00	4.000%	142,625.00	452,625.00
11/01/2021	-	-	136,425.00	136,425.00
05/01/2022	320,000.00	4.000%	136,425.00	456,425.00
11/01/2022	-	-	130,025.00	130,025.00
05/01/2023	335,000.00	4.000%	130,025.00	465,025.00
11/01/2023	-	-	123,325.00	123,325.00
05/01/2024	350,000.00	4.000%	123,325.00	473,325.00
11/01/2024	-	-	116,325.00	116,325.00
05/01/2025	360,000.00	4.000%	116,325.00	476,325.00
11/01/2025	-	-	109,125.00	109,125.00
05/01/2026	395,000.00	5.000%	109,125.00	504,125.00
11/01/2026	-	-	99,250.00	99,250.00
05/01/2027	415,000.00	5.000%	99,250.00	514,250.00
11/01/2027	-	-	88,875.00	88,875.00
05/01/2028	435,000.00	5.000%	88,875.00	523,875.00
11/01/2028	-	-	78,000.00	78,000.00
05/01/2029	455,000.00	5.000%	78,000.00	533,000.00
11/01/2029	-	-	66,625.00	66,625.00
05/01/2030	480,000.00	5.000%	66,625.00	546,625.00
11/01/2030	-	-	54,625.00	54,625.00
05/01/2031	505,000.00	5.000%	54,625.00	559,625.00
11/01/2031	-	-	42,000.00	42,000.00
05/01/2032	530,000.00	5.000%	42,000.00	572,000.00
11/01/2032	-	-	28,750.00	28,750.00
05/01/2033	560,000.00	5.000%	28,750.00	588,750.00
11/01/2033	-	-	14,750.00	14,750.00
05/01/2034	590,000.00	5.000%	14,750.00	604,750.00
Total	\$6,040,000.00	-	\$2,461,450.00	\$8,501,450.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ -				\$ 335,792
Allowable discounts (4%)	-				(13,432)
Assessment levy - net	-	\$ -	\$ 67,571	\$ 67,571	322,360
Total revenue	-	-	67,571	67,571	322,360
EXPENDITURES					
Debt service					
Principal 5/1	-	-	-	-	180,000
Interest 11/1	-	-	-	-	95,694
Interest 5/1	-	-	-	-	68,625
Total debt service	-	-	-	-	344,319
Other fees & charges					
Property appraiser	-	-	-	-	1,679
Tax collector	-	-	-	-	1,679
Transfer in	-	-	672	672	-
Total other fees & charges	-	-	-	-	3,358
Total expenditures	-	-	-	-	347,677
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	255,194	-	255,194	
Total other financing sources/(uses)	-	255,194	-	255,194	-
Net increase/(decrease) in fund balance	-	255,194	67,571	322,765	(25,317)
Beginning fund balance (unaudited)	-	-	255,194	-	322,765
Ending fund balance (projected)	\$ -	\$ 255,194	\$ 322,765	\$ 322,765	297,448
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2021					(65,925)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 72,023</u>

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	-	-	95,693.75	95,693.75
05/01/2021	180,000.00	3.000%	68,625.00	248,625.00
11/01/2021	-	-	65,925.00	65,925.00
05/01/2022	190,000.00	3.000%	65,925.00	255,925.00
11/01/2022	-	-	63,075.00	63,075.00
05/01/2023	190,000.00	3.000%	63,075.00	253,075.00
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	\$4,575,000.00	-	\$1,523,318.75	\$6,098,318.75

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2021				% Change FY 20' to FY 21'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 551.15	\$ 318.55	\$ 706.56	\$ 1,576.25	-7.19%
Ventura at Malibu Bay	179	591.38	318.55	706.56	1,616.49	-7.05%
Ventura at Malibu Bay-PrePay	1	-	40.16	706.56	746.72	-57.07%
Villas at Carmel Condos	384	551.15	318.55	706.56	1,576.25	-7.19%
Sonara at Malibu Bay	108	692.79	318.55	706.56	1,717.90	-6.73%
Estates at Mendocino	143	713.18	318.55	706.56	1,738.29	-6.67%

1,055

Product	Total Projected Units	Adopted FY 2020 - Detail			
		Series 2013 Debt Service Assessment	Series 2008 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 557.93	\$ 432.72	\$ 707.81	\$ 1,698.46
Ventura at Malibu Bay	180	598.66	432.72	707.81	1,739.18
Villas at Carmel Condos	384	557.93	432.72	707.81	1,698.46
Sonara at Malibu Bay	108	701.32	432.72	707.81	1,841.84
Estates at Mendocino	143	721.97	432.72	707.81	1,862.49

1,055

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN
EXHIBIT A
Revised 05-13-2019**

Priority	Type	Planned Projects for FY2020	Location	Budget
M	B	Lake Bank Restoration Project-Year 1 of 2	Lake 3	54,240
M	B	Installation of Aerators, Lake 3	Lake 3	15,000
M	B	Other Projects not yet assigned	-	18,625
<u>Future Capital Projects</u>				
W		Playground-improvements	Playground	-
M		Clubhouse roof replacement	Clubhouse	-
M		Replace air conditioners	Clubhouse	-
W		Computer software upgrades/computers	Clubhouse	-
M		Gym Equipment/Upgrades	Fitness Center	-
M		Lake Bank Restoration Project	Lake 1	-
M		Lake Bank Restoration Project	Lake 2	-
M		Lake Bank Restoration Project	Lake 3	-
W		Walkway/Path around Clubhouse Lake Beautification	Lake 3	-
M		Lake Bank Restoration Project	Lake 4	-
M		Lake Bank Restoration Project	Lake 6	-
W		Landscape improvement project	District Wide	-
M		Parking lot pavement resurfacing	Clubhouse	-
Total capital projects for FY2018				\$ 87,865
Minus (-) total committed fund balance being used for FY2020 CIP projects				-
Equals (=) amount needed to be funded by Infrastructure Reinvestment Assessments				\$ 87,865

<u>Type of Project</u>		<u>10 Year CIP Outlook</u>	
M	Must Do	FY 2019	\$ 129,500
W	Want to Do	FY 2020	131,443
<u>Priority</u>		FY 2021	133,415
A	Safety & health	FY 2022	135,416
B	Capital Improvement/preservation of infrastructure	FY 2023	137,447
C	Cost savings	FY 2024	139,509
D	Request	FY 2025	141,602
		FY 2026	143,726
		FY 2027	145,882
		FY 2028	148,070
			<u>\$ 1,386,010</u>