

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 817,730				\$ 945,726
Allowable discounts	(32,709)				(37,829)
Assessment levy - net	785,021	\$ 695,234	\$ 89,787	\$ 785,021	907,897
Interest	1000	956	1,400	2,356	1,000
Miscellaneous	5000	2,160	2,840	5,000	5,000
Clubhouse rental fees	1092	390	700	1,090	2,000
Total revenues	792,113	698,740	94,727	793,467	915,897
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,800	4,000	5,800	6,000
Payroll Taxes	459	138	321	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	43,655
Legal	20,000	3,580	7,000	10,580	20,000
Engineering	10,000	2,718	7,282	10,000	10,000
Audit	6,900	-	6,900	6,900	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	199	-	199	210
Postage	2,000	123	150	273	2,000
Legal advertising	1,225	95	-	95	1,225
Office supplies	300	-	300	300	300
Other current charges	1,500	968	532	1,500	1,500
Annual special district fee	175	200	-	200	200
Insurance	7,585	7,136	-	7,136	8,563
Property taxes	178	-	178	178	178
Total professional & administrative	114,475	45,974	55,589	101,563	116,743

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	
Field Operations					
Landscape maintenance	81,868	46,500	35,368	81,868	109,018
Landscape replacement	10,000	3,723	6,277	10,000	10,000
Tree Maintenance	10,000	-	10,000	10,000	10,000
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	-	4,500	4,500	4,500
Electrical repairs	1,000	1,086	350	1,436	1,000
Lake maintenance	22,050	9,845	12,205	22,050	24,255
Aeration maintenance	1,700	-	-	-	9,700
Aeration utilities	-	-	-	-	12,000
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	2,675	1,500	4,175	3,000
Operating supplies	2,000	293	1,707	2,000	2,000
Total field operations	<u>164,468</u>	<u>71,297</u>	<u>88,582</u>	<u>159,879</u>	<u>209,323</u>
Clubhouse					
Telephone	2,160	2,204	1,800	4,004	3,480
Utilities	63,000	22,052	40,948	63,000	63,000
Insurance property	18,614	17,514	-	17,514	21,017
Flood Insurance	4,037	-	4,037	4,037	4,037
Alarm monitoring	720	439	281	720	720
Fire monitoring	540	896	-	896	540
Pool maintenance	30,000	14,200	15,800	30,000	30,000
Pool repair	7,500	160	-	160	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	5,000	15,706	1,000	16,706	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	243,171	121,586	134,250	255,836	254,034
Special events	25,000	7,960	17,040	25,000	25,000
Gym maintenance	5,000	1,817	1,000	2,817	3,000
Office supplies	1,800	-	1,800	1,800	1,800
Repairs and maintenance	15,000	4,223	10,777	15,000	15,000
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	429	9,571	10,000	10,000
Storage shed and landscape	15,000	1,274	13,726	15,000	-
Pool system upgrade	-	4,435	-	4,435	50,000
Pool permit inspection & repair	-	12,546	1,000	13,546	-
Wifi system upgrade & camera	-	-	25,000	25,000	-
Pressure cleaning	1,000	-	1,000	1,000	1,000
Janitorial supplies	15,700	1,982	7,000	8,982	15,700
Contingencies	9,000	-	9,000	9,000	9,000
Total clubhouse	<u>474,992</u>	<u>229,423</u>	<u>297,780</u>	<u>527,203</u>	<u>522,578</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022		
Infrastructure Reinvestment					
Capital Outlay					
General	30,000	-	30,000	30,000	60,000
Total capital outlay	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>30,000</u>	<u>60,000</u>
Other fees and charges					
Property appraiser & tax collector	8,178	6,953	1,225	8,178	9,458
Total other fees and charges	<u>8,178</u>	<u>6,953</u>	<u>1,225</u>	<u>8,178</u>	<u>9,458</u>
Total expenditures	<u>792,113</u>	<u>353,647</u>	<u>473,176</u>	<u>826,823</u>	<u>918,102</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	345,093	(378,449)	(33,356)	(2,205)
Fund balance - beginning (unaudited)	834,139	869,183	1,214,276	869,183	835,827
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	190,528	190,528	190,528	190,528	214,526
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	175,000	175,000	175,000	175,000	-
Lake 4 and 6 degradation	-	-	-	-	45,000
Unassigned	88,611	468,748	90,299	90,299	194,096
Fund balance - ending (projected)	<u>\$ 834,139</u>	<u>\$ 1,214,276</u>	<u>\$ 835,827</u>	<u>\$ 835,827</u>	<u>\$ 833,622</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	200
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,563
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	109,018
Armando Garcia Land Service, Inc. 4/13/2022 second amendment to agreement October 1, 2019 through September 30, 2022 to include planting maintenance to lakes 3 and 5.	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	10,000
Tree trimming 1/yr	
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr	
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 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	24,255
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	9,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
Aeration utilities	12,000
Contingency	5,000
This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations	14,350
VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control	3,000
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies	2,000
Supplies necessary for operating the clubhouse.	
Clubhouse	
Telephone	3,480
The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.	
Utilities	63,000
The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property	21,017
Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance	4,037
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 annually). This amount includes UL certification and monitoring.	
Pool maintenance	30,000
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 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	5,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	254,034
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	25,000
Gym maintenance	3,000
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.	
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	50,000
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.	
Contingencies	9,000

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

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

60,000

Other fees and charges

Property appraiser & tax collector

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

9,458

Total expenditures

\$ 918,102

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	
REVENUE				
Assessment levy - gross	\$624,052			\$626,369
Allowable discounts	(24,962)			(25,055)
Assessment levy - net	\$599,090	\$ 530,566	\$ 68,524	\$ 599,090
Interest	-	9	-	9
Total revenue	599,090	530,575	68,524	599,099
EXPENDITURES				
Debt service				
Principal 5/1	320,000	-	320,000	320,000
Interest 11/1	136,425	136,425	-	136,425
Interest 5/1	136,425	-	149,225	149,225
*Total debt service	592,850	136,425	469,225	605,650
Other fees & charges				
Property appraiser & tax collector	6,240	5,305	935	6,240
Total other fees & charges	6,240	5,305	935	6,240
*Total expenditures	599,090	141,730	470,160	611,890
Net increase/(decrease) in fund balance	-	388,845	(401,636)	(12,791)
Beginning fund balance (unaudited)	155,456	188,818	577,663	188,818
Ending fund balance (projected)	\$ 155,456	\$ 577,663	\$176,027	\$ 176,027
Use of fund balance:				
Debt service reserve account balance (required)				(25,000)
Interest expense - November 1, 2023				(123,325)
Projected fund balance surplus/(deficit) as of September 30, 2023				<u>\$ 27,702</u>

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$5,410,000.00	-	\$1,903,350.00	\$7,313,350.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 285,490	\$ 36,831	\$ 322,321	322,360
Interest	-	6	-	6	-
Total revenue	322,360	285,496	36,831	322,327	322,360
EXPENDITURES					
Debt service					
Principal 5/1	190,000	-	190,000	190,000	190,000
Interest 11/1	65,925	65,925	-	65,925	63,075
Interest 5/1	65,925	-	65,925	65,925	63,075
Total debt service	321,850	65,925	255,925	321,850	316,150
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,855	-	2,855	1,679
Transfer in	-	-	672	672	-
Total other fees & charges	3,358	2,855	1,679	4,534	3,358
Total expenditures	325,208	68,780	257,604	326,384	319,508
Net increase/(decrease) in fund balance	(2,848)	216,716	(220,773)	(4,057)	2,852
Beginning fund balance (unaudited)	355,429	360,193	576,909	360,193	356,136
Ending fund balance (projected)	\$352,581	\$ 576,909	\$ 356,136	\$ 356,136	358,988
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2023					(60,225)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 139,263

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$4,205,000.00	-	\$1,227,150.00	\$5,432,150.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2023				% Change FY 22' to FY 23'
		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	7.51%
Ventura at Malibu Bay	179	591.18	318.55	896.42	1,806.15	7.34%
Ventura at Malibu Bay-PrePay	1	-	40.16	896.42	936.58	14.88%
Villas at Carmel Condos	384	550.96	318.55	896.42	1,765.93	7.51%
Sonara at Malibu Bay	108	692.56	318.55	896.42	1,907.53	6.95%
Estates at Mendocino	143	712.94	318.55	896.42	1,927.92	6.87%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2022 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 548.92	\$ 318.55	\$ 775.10	\$ 1,642.57
Ventura at Malibu Bay	179	588.99	318.55	775.10	1,682.64
Ventura at Malibu Bay-PrePay	1	-	40.16	775.10	815.26
Villas at Carmel Condos	384	548.92	318.55	775.10	1,642.57
Sonara at Malibu Bay	108	690.00	318.55	775.10	1,783.65
Estates at Mendocino	143	710.31	318.55	775.10	1,803.96
	<u>1,055</u>				