

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2022**

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
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**Stonegate  
Community Development District  
GENERAL FUND BUDGET  
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy - gross	\$ 746,735				\$ 817,730
Allowable discounts	(29,869)				(32,709)
Assessment levy - net	716,866	\$ 624,032	\$ 92,834	\$ 716,866	785,021
Interest	1,000	1,016	1,400	2,416	1,000
Miscellaneous	5,000	1,100	3,900	5,000	5,000
Clubhouse rental fees	1,092	660	-	660	1,092
Total revenues	<u>723,958</u>	<u>626,808</u>	<u>98,134</u>	<u>724,942</u>	<u>792,113</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,000	2,000	4,000	6,000	6,000
Payroll Taxes	459	153	306	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	42,590
Legal	20,000	10,400	9,600	20,000	20,000
Engineering	1,000	-	1,000	1,000	10,000
Audit	6,730	2,000	4,730	6,730	6,900
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	-	6,500	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	-	-	210
Postage	2,000	204	150	354	2,000
Legal advertising	1,225	171	-	171	1,225
Office supplies	300	33	267	300	300
Other current charges	1,500	1,058	442	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,950	6,895	-	6,895	7,585
Property taxes	178	-	178	178	178
Total professional & administrative	<u>104,670</u>	<u>47,575</u>	<u>54,130</u>	<u>101,705</u>	<u>114,475</u>

**Stonegate  
Community Development District  
GENERAL FUND BUDGET  
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
<b>Field Operations</b>					
Landscape maintenance	77,158	48,625	28,533	77,158	81,868
Landscape replacement	10,000	8,940	1,060	10,000	10,000
Tree Maintenance	-	-	-	-	10,000
Irrigation Repairs	6,000	605	5,395	6,000	3,000
Playground maintenance	3,000	-	3,000	3,000	1,500
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	3,000	-	3,000	3,000	1,000
Lake maintenance	20,000	10,802	9,198	20,000	22,050
Aeration maintenance	1,700	-	1,700	1,700	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	3,810	3,690	7,500	7,500
Operating supplies	2,000	-	2,000	2,000	2,000
Total field operations	<u>154,208</u>	<u>79,957</u>	<u>74,251</u>	<u>154,208</u>	<u>164,468</u>
<b>Clubhouse</b>					
Telephone	7,200	2,599	4,601	7,200	2,160
Utilities	63,000	20,962	42,038	63,000	63,000
Insurance property	14,575	16,922	-	16,922	18,614
Flood Insurance	2,819	-	2,819	2,819	4,037
Alarm monitoring	1,775	1,296	479	1,775	720
Fire monitoring	540	211	329	540	540
Pool maintenance	24,600	17,425	7,175	24,600	30,000
Pool repair	7,500	2,103	5,397	7,500	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	4,500	850	3,650	4,500	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	194,103	53,567	134,250	187,817	243,171
Special events	25,000	300	24,700	25,000	25,000
Gym maintenance	5,500	3,326	2,174	5,500	5,000
Office supplies	1,800	315	1,485	1,800	1,800
Repairs and maintenance	15,000	23,276	10,000	33,276	15,000
New access yearly fee	-	-	-	-	2,000
Wall paint and repairs	-	-	-	-	10,000
Storage shed and landscape	-	-	-	-	15,000
Wifi system upgrade & camera	-	-	-	-	-
Pressure cleaning	3,000	2,510	490	3,000	1,000
Janitorial supplies	15,700	4,708	10,992	15,700	15,700
Contingencies	9,000	-	19,000	19,000	9,000
Total clubhouse	<u>396,362</u>	<u>150,370</u>	<u>270,329</u>	<u>420,699</u>	<u>474,992</u>

**Stonegate  
Community Development District  
GENERAL FUND BUDGET  
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
<b>Infrastructure Reinvestment</b>					
<b>Capital Outlay</b>					
General	60,000	10,946	25,000	35,946	30,000
Total capital outlay	<u>60,000</u>	<u>10,946</u>	<u>25,000</u>	<u>35,946</u>	<u>30,000</u>
<b>Other fees and charges</b>					
Property appraiser & tax collector	7,468	6,240	1,228	7,468	8,178
Total other fees and charges	<u>7,468</u>	<u>6,240</u>	<u>1,228</u>	<u>7,468</u>	<u>8,178</u>
Total expenditures	<u>722,708</u>	<u>295,088</u>	<u>424,938</u>	<u>720,026</u>	<u>792,113</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	331,720	(326,804)	4,916	-
Fund balance - beginning (unaudited)	781,759	829,223	1,160,943	829,223	834,139
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement <sup>1</sup>	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital <sup>2</sup>	165,674	159,023	165,674	165,674	190,528
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	-	-	-	-	175,000
Unassigned	<u>236,085</u>	<u>621,920</u>	<u>236,085</u>	<u>288,465</u>	<u>88,611</u>
Fund balance - ending (projected)	<u>\$ 781,759</u>	<u>\$ 1,160,943</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>

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

<sup>2</sup>This 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	42,590
<p style="padding-left: 20px;"><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; 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	6,900
<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;"><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; 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	7,585
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.	
<b>Field Operations</b>	
Landscape maintenance	81,868
Armando Garcia Land Service, Inc. 9/14/2021 amendment to agreement October 1, 2019 through September 30, 2022 for increase. The current scope of general landscaping services provided is as follows:	
Lawn Cutting - 29x/yr	
Fertilize - 3x/yr, Weed Control 2x/yr	
Pest Control - 2x/yr	
Plant Annuals, 1280 4.5" plants 4x per yr	
Mulch, 2097 bags 2x per yr	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	10,000
Tree trimming 1/xyr	
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	22,050
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	1,700
Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.	
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	7,500
The District anticipates engaging a vendor to remove ducks and rodents.	
Operating supplies	2,000
Supplies necessary for operating the clubhouse.	
<b>Clubhouse</b>	
Telephone	2,160
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	18,614
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	243,171
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	5,000
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
Storage shed and landscape	15,000
Wifi system upgrade & camera	-
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

30,000

**Other fees and charges**

Property appraiser & tax collector

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

8,178

Total expenditures

\$ 792,113

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
<b>REVENUE</b>					
Assessment levy - gross	\$626,579				\$624,052
Allowable discounts	(25,063)				(24,962)
Assessment levy - net	601,516	\$ 525,041	\$ 76,475	\$ 601,516	599,090
Interest	-	11	-	11	-
Total revenue	601,516	525,052	76,475	601,527	599,090
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	310,000	-	310,000	310,000	320,000
Principal prepayment	-	-	20,000	20,000	-
Interest 11/1	142,625	142,625	-	142,625	136,425
Interest 5/1	142,625	-	149,225	149,225	136,425
*Total debt service	595,250	142,625	479,225	621,850	592,850
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	6,266	5,250	1,016	6,266	6,240
Total other fees & charges	6,266	5,250	1,016	6,266	6,240
*Total expenditures	601,516	147,875	480,241	628,116	599,090
Net increase/(decrease) in fund balance	-	377,177	(403,766)	(26,589)	-
Beginning fund balance (unaudited)	173,351	182,045	559,222	182,045	155,456
Ending fund balance (projected)	\$ 173,351	\$ 559,222	\$155,456	\$ 155,456	155,456
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2022					(130,025)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 431

## Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
<b>Total</b>	<b>\$5,730,000.00</b>	<b>-</b>	<b>\$2,176,200.00</b>	<b>\$7,906,200.00</b>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2022**

	Fiscal Year 2021			Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	
<b>REVENUE</b>				
Assessment levy - gross	\$ 335,792			\$ 335,792
Allowable discounts (4%)	(13,432)			(13,432)
Assessment levy - net	322,360	\$ 281,343	\$ 40,978	\$ 322,321
Interest	-	12	-	12
Total revenue	322,360	281,355	40,978	322,333
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal 5/1	180,000	-	180,000	180,000
Interest 11/1	95,694	95,694	-	95,694
Interest 5/1	68,625	-	68,625	68,625
Total debt service	344,319	95,694	248,625	344,319
<b>Other fees &amp; charges</b>				
Property appraiser	1,679	-	1,679	1,679
Tax collector	1,679	2,814	-	2,814
Transfer in	-	-	672	672
Total other fees & charges	3,358	2,814	1,679	4,493
Total expenditures	347,677	98,508	250,304	348,812
Net increase/(decrease) in fund balance	(25,317)	182,847	(209,326)	(26,479)
Beginning fund balance (unaudited)	322,765	381,908	564,755	381,908
Ending fund balance (projected)	\$297,448	\$ 564,755	\$ 355,429	\$ 355,429
Use of fund balance:				
Debt service reserve account balance (required)				(159,500)
Interest expense - November 1, 2022				(63,075)
Projected fund balance surplus/(deficit) as of September 30, 2022				\$ 130,006

## Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
<b>Total</b>	<b>\$4,395,000.00</b>	<b>-</b>	<b>\$1,359,000.00</b>	<b>\$5,754,000.00</b>

**STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2022				% Change FY 21' to FY 22'
		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	4.21%
Ventura at Malibu Bay	179	588.99	318.55	775.10	1,682.64	4.09%
Ventura at Malibu Bay-PrePay	1	-	40.16	775.10	815.26	9.18%
Villas at Carmel Condos	384	548.92	318.55	775.10	1,642.57	4.21%
Sonara at Malibu Bay	108	690.00	318.55	775.10	1,783.65	3.83%
Estates at Mendocino	143	710.31	318.55	775.10	1,803.96	3.78%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2021 - Detail			
		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	\$ 1,576.26
Ventura at Malibu Bay	179	591.38	318.55	706.56	1,616.49
Ventura at Malibu Bay-PrePay	1	-	40.16	706.56	746.72
Villas at Carmel Condos	384	551.15	318.55	706.56	1,576.26
Sonara at Malibu Bay	108	692.79	318.55	706.56	1,717.90
Estates at Mendocino	143	713.18	318.55	706.56	1,738.29
	<u>1,055</u>				