STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy - gross	$ 1,138,601				$ 1,138,595
Allowable discounts	(45,544)				(45,544)
Assessment levy - net	1,093,057	$ 973,127	$ 119,930	$ 1,093,057	1,093,052
Interest	1,000	20,335	-	20,335	1,000
Miscellaneous	5,000	3,380	1,620	5,000	5,000
Clubhouse rental fees	2,000	-	2,000	2,000	2,000
Total revenues	1,101,057	996,842	123,550	1,120,392	1,101,052
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,000	5,000	6,000	6,000
Payroll taxes	459	76	383	459	459
Management/recording/accounting	44,528	22,264	22,264	44,528	45,419
Legal	20,000	8,500	11,500	20,000	15,000
Engineering	10,000	3,679	6,321	10,000	15,000
Audit	7,100	-	7,100	7,100	7,200
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	700	550	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	322	1,678	2,000	2,000
Legal advertising	3,600	672	2,928	3,600	3,600
Office supplies	300	385	-	385	425
Other current charges- banking	1,500	628	872	1,500	1,400
Annual special district fee	175	175	-	175	175
Insurance	8,733	8,495	-	8,495	10,057
Property taxes	-	110	-	110	110
Total professional & administrative	119,958	54,228	65,687	119,915	122,408

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field Operations					
Landscape maintenance	101,613	52,651	54,512	107,163	112,923
Landscape replacement	10,000	-	10,000	10,000	10,000
Tree maintenance	-	-	-	-	10,000
Lake plant maintenance	24,450	16,300	8,150	24,450	24,450
Irrigation repairs	3,000	-	3,000	3,000	3,000
Playground maintenance	1,500	-	-	-	750
Pump maintenance/repair	4,500	-	-	-	4,500
Electrical repairs	1,000	-	250	250	500
Lake maintenance	28,015	13,467	14,548	28,015	21,000
Aeration maintenance	3,000	-	1,000	1,000	2,000
Aeration utilities	1,500	4,135	-	4,135	2,000
Lake bank degradation	392,000	337,387	79,000	416,387	-
Drainage Repairs	-	-	-	-	25,000
Contingency	5,000	-	1,000	1,000	6,000
Holiday decorations	16,350	16,350	-	16,350	17,350
Animal control	1,500	675	825	1,500	1,285
Storage units			5,280	5,280	54,720
Roof replacement	-	76,290	29,560	105,850	-
Total field operations	593,428	517,255	207,125	724,380	295,478
Clubhouse					
Telephone	6,678	3,792	2,886	6,678	6,789
Utilities	54,000	17,252	18,000	35,252	35,252
Insurance property	25,653	23,325	-	23,325	25,191
Flood Insurance	6,922	-	6,922	6,922	8,162
Alarm monitoring	720	545	175	720	720
Fire monitoring	540	337	203	540	540
Pool attendant	7,906	-	-	-	13,860
Pool maintenance	15,000	13,800	4,640	18,440	18,560
Pool health inspections	750	375	375	375	-
Air conditioning R&M	1,000	-	1,000	1,000	3,000
Clubhouse operation and management:					
Clubhouse mgmt	260,486	130,244	130,242	260,486	265,908
Special events	35,000	26,798	8,202	35,000	45,000
Gym maintenance	1,500	-	250	250	260
Gym equipment lease	43,000	14,456	28,544	43,000	43,000
Office supplies	4,000	1,299	1,350	2,649	3,000
Repairs and maintenance	15,000	2,351	4,500	6,851	14,745
New access yearly fee	2,000	-	2,000	2,000	2,000
Wall paint and repairs	10,000	1,775	3,500	5,275	10,000
Pool system upgrade	242,500	-	242,500	242,500	354,947
Pressure cleaning	1,000	-	1,000	1,000	1,000
Janitorial supplies	15,700	1,377	4,200	5,577	15,250
Stormdrain Maintenance Plan	7,000	-	7,000	7,000	26,395
Contingencies	9,000	13,429	-	13,429	9,000
Total clubhouse	765,355	251,155	467,489	718,269	902,579

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Infrastructure Reinvestment					
Capital Outlay					
General	21,500	-	21,500	21,500	-
Total capital outlay	21,500	-	21,500	21,500	-
Other fees and charges					
Property appraiser & tax collector	11,386	9,738	-	9,738	11,386
Total other fees and charges	11,386	9,738	-	9,738	11,386
Total expenditures	1,511,627	832,376	761,801	1,593,802	1,331,851
Excess/(deficiency) of revenues over/(under) expenditures	(410,570)	164,466	(638,251)	(473,410)	(230,799)
Fund balance - beginning (unaudited)	1,189,427	1,291,572	1,456,038	1,291,572	818,162
Fund balance - ending (projected)					
Assigned					
3 months working capital	372,532	372,532	372,532	372,532	332,963
Disaster Fund	225,000	225,000	225,000	225,000	100,000
Unassigned	181,325	858,506	220,255	220,630	154,400
Fund balance - ending (projected)	$ 778,857	$ 1,456,038	$ 817,787	$ 818,162	$ 587,363

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	
Payroll Taxes		459
	FICA payroll taxes.	
Management/recording/accounting		45,419
	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	
Legal		15,000
	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	
Engineering		15,000
	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	
Audit		7,200
	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	
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		425
	Accounting and administrative supplies.	
Other current charges- banking		1,400
	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		10,057
	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		110
	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		
	Estimated cost of annual street lighting cost paid to Withlacoochee River	
Landscape maintenance		112,923
	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.	
Tree maintenance		10,000
	Tree Trimming and cutting back of any maintenance needed through out	
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	
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		750
	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	
Electrical repairs		500
	Represents electrical repairs on District owned facilities needed from time to	
Lake maintenance		21,000
	Ecoblue new vendor contract starting new year. 1750 per month. All testing, cleaning and chemicals included.	
Aeration maintenance		2,000
	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		2,000
	1 Fountain and 4 compressor systems. Using estimate of 15 cents per kWh at 24/7 operation for electric	
Drainage Repairs		25,000
	Lake 4 outfall repair	
Contingency		6,000
	This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.	
Holiday decorations		17,350
	VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2021 through Sept. 30, 2022 (1 year)	
Animal control		1,285
	The District anticipates engaging a vendor to remove ducks and rodents.	
Storage units		54,720
Clubhouse		
Telephone		6,789
	Telephone, cable and internet is consolidated to this booking.	
Utilities		35,252
	The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,	
Insurance property		25,191
	Includes property insurance for the District's clubhouse and physical assets.	
Flood Insurance		8,162
	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 attendant		13,860
	67 days of two pool attendant in Summer provided by Unus Property Mgmt.	
Pool maintenance		18,560
	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		
Air conditioning inspections		3,000
	For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse mgmt		265,908
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		45,000
Gym maintenance		260
Gym equipment lease		43,000
	Lease purchase of new gym equipment 2023. 5.99% interest for 60 months	
Office supplies		3,000
	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	
Repairs and maintenance		14,745
	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		354,947
	Pool construction project	
Pressure cleaning		1,000
	Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies		15,250
	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 Maintenance Plan		26,395
	25% of stormdrain cleanout annually as per 20 yr stormwater needs analysis. Contract for Raptor Vac for POD B, Class V permit-2150 and contigency	
Contingencies		9,000

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Other fees and charges	
Property appraiser & tax collector	11,386
The property appraiser and tax collector fees are 0.5% each.	
Total expenditures	$ 1,331,851

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUE					
Assessment levy - gross	$621,738				$ 621,738
Allowable discounts	(24,870)				(24,870)
Assessment levy - net	$596,868	$ 530,310	$66,558	$ 596,868	596,868
Interest	-	6,080	-	6,080	-
Total revenue	596,868	536,390	66,558	602,948	596,868
EXPENDITURES					
Debt service					
Principal 5/1	360,000	-	360,000	360,000	390,000
Interest 11/1	115,325	115,325	-	115,325	108,125
Interest 5/1	115,325	-	115,325	115,325	108,125
Total debt service	590,650	115,325	475,325	590,650	606,250
Other fees & charges					
Property appraiser & tax collector	6,218	5,307	911	6,218	6,218
Total other fees & charges	6,218	5,307	911	6,218	6,218
Total expenditures	596,868	120,632	476,236	596,868	612,468
Net increase/(decrease) in fund balance	-	415,758	(409,678)	6,080	(15,600)
Beginning fund balance (unaudited)	189,660	198,470	614,228	198,470	204,550
Ending fund balance (projected)	$ 189,660	$ 614,228	$204,550	$ 204,550	188,950
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2026					(98,375)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 65,575

Stonegate
Community Development District
Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	**$4,325,000.00**	**-**	**$1,153,750.00**	**$5,478,750.00**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUE					
Assessment levy - gross	$ 335,792				$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	$ 286,447	$ 35,913	$ 322,360	322,360
Interest	-	9,707	-	9,707	-
Total revenue	322,360	296,154	35,913	332,067	322,360
EXPENDITURES					
Debt service					
Principal 5/1	205,000	-	205,000	205,000	210,000
Principal prepayment	10,000	-	10,000	10,000	-
Interest 11/1	57,300	57,150	150	57,300	54,075
Interest 5/1	57,150	-	57,150	57,150	54,075
Total debt service	329,450	57,150	272,300	329,450	318,150
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,866	-	2,866	1,679
Total other fees & charges	3,358	2,866	1,679	4,545	3,358
Total expenditures	332,808	60,016	273,979	333,995	321,508
Net increase/(decrease) in fund balance	(10,448)	236,138	(238,066)	(1,928)	852
Beginning fund balance (unaudited)	404,999	410,177	646,315	410,177	408,249
Ending fund balance (projected)	$394,551	$ 646,315	$ 408,249	$ 408,249	409,101
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2026					(50,925)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 198,676

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	**$3,605,000.00**	**-**	**$864,150.00**	**$4,469,150.00**

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Product	Total Projected Units	Proposed FY 2026 Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	% Change FY 25' to FY 26'
Monterey at Malibu Bay	240	$ 546.89	$ 318.55	$ 1,079.24	$ 1,944.68	0.00%
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60	0.00%
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	0.00%
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.23	0.00%
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.46	0.00%
	1,055					

Product	Total Projected Units	Adopted FY 2025 - Detail Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	$ 546.89	$ 318.55	$ 1,079.24	$ 1,944.68
Ventura at Malibu Bay	179	586.81	318.55	1,079.24	1,984.60
Ventura at Malibu Bay-PrePay	1	-	40.16	1,079.24	1,119.40
Villas at Carmel Condos	384	546.89	318.55	1,079.24	1,944.68
Sonara at Malibu Bay	108	687.44	318.55	1,079.24	2,085.23
Estates at Mendocino	143	707.67	318.55	1,079.24	2,105.47
	1,055				