

9/1/2026

Manatee County Board of County
Commissioners

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571

Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

www.prosperitylakescdd.org

August 10, 2026

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

Re: Prosperity Lakes Community Development District
Final Adopted Fiscal Year 2026/2027 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2026/2027 budget ("Final Adopted Budget") approved by the Board of Supervisors (the "Board") of the Prosperity Lakes Community Development District. Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Sam Stevens

Sam Stevens
District Manager



Rizzetta & Company

Prosperity Lakes Community Development District

prosperitylakescdd.org

**Adopted
Budget for Fiscal
Year 2026-2027**

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Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification

**Budget for
2026/2027**

ASSESSMENT REVENUES		
<i>Special Assessments</i>		
Tax Roll	\$	1,915,785
Off Roll	\$	99,203
Assessment Revenue Subtotal	\$	2,014,988
OTHER REVENUES		
<i>Interest Earnings</i>		
Interest Earnings	\$	10,000
Other Revenue Subtotal	\$	10,000
TOTAL REVENUES	\$	2,024,988
EXPENDITURES - ADMINISTRATIVE		
<i>Legislative</i>		
Payroll Processing Fees	\$	2,300
Payroll Taxes	\$	950
Supervisor Fees	\$	12,000
Supervisor Workers Comp Insurance	\$	1,582
<i>Financial & Administrative</i>		
Accounting Services	\$	20,765
Administrative Services	\$	4,542
Arbitrage Rebate Calculation	\$	1,000
Assessment Roll	\$	5,408

Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification	Budget for 2026/2027
Auditing Services	\$ 6,000
Disclosure Report	\$ 7,500
District Engineer	\$ 12,000
District Management	\$ 22,712
Dues, Licenses & Fees	\$ 175
Financial & Revenue Collections	\$ 5,093
Legal Advertising	\$ 1,500
Miscellaneous Fees	\$ 2,500
Miscellaneous Mailings	\$ 250
Public Officials Liability Insurance	\$ 3,140
Trustee Fees	\$ 8,500
Website Hosting, Maintenance, Backup (and Email)	\$ 2,858
Legal Counsel	
District Counsel	\$ 20,000
Administrative Subtotal	\$ 140,775
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility - Irrigation	\$ 50,000
Utility - Street Lights	\$ 345,000
Utility Services	\$ 10,000
Water-Sewer Combination Services	
Utility - Reclaimed	\$ 65,000
Well Maintenance	\$ 10,000
Stormwater Control	
Aquatic Maintenance	\$ 93,360
Midge Fly Treatment	\$ 60,000

Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification	Budget for 2026/2027
Pond Bank Repairs	\$ 50,000
Wetland Nuisance/Exotic Species Control	\$ 10,000
<i>Other Physical Environment</i>	
Entry & Walls Maintenance & Repair	\$ 25,000
Fence Repairs	\$ 20,000
General Liability Insurance	\$ 3,835
Irrigation Maintenance & Repair	\$ 25,000
Landscape & Irrigation Maintenance	\$ 600,000
Landscape - Annuals/Flowers	\$ 20,000
Landscape - Mulch	\$ 45,000
Landscape Inspection Services	\$ 10,200
Landscape Replacement Plants, Shrubs, Trees	\$ 50,000
Property Insurance	\$ 45,938
Road, Sidewalk Repair & Maintenance	\$ 30,000
Street Sign Repair & Replacement	\$ 15,000
Water Management	\$ 50,880
<i>Contingency</i>	
Miscellaneous Contingency	\$ 250,000
Field Operations Subtotal	\$ 1,884,213
TOTAL EXPENDITURES	\$ 2,024,988
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Prosperity Lakes Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$631,155.43	\$631,155.43
TOTAL REVENUES	\$631,155.43	\$631,155.43
EXPENDITURES		
Administrative		
Debt Service Obligation	\$631,155.43	\$631,155.43
Administrative Subtotal	\$631,155.43	\$631,155.43
TOTAL EXPENDITURES	\$631,155.43	\$631,155.43
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$678,661.75

Notes:

Tax Roll County Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,014,988.00	2025/2026 O&M Budget:	\$2,078,948.00
Collection Costs:	3%	\$64,999.61	2026/2027 O&M Budget:	\$2,014,988.00
Early Payment Discounts:	4%	\$86,666.15		
2026/2027 Total:		<u>\$2,166,653.76</u>	Total Difference:	<u>-\$63,960.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
PLATTED					
Phase 1					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$1,784.38	\$1,689.10	-\$95.28	-5.34%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$3,052.76	\$2,879.54	-\$173.22	-5.67%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$3,815.94	\$3,599.41	-\$216.53	-5.67%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$4,579.13	\$4,319.30	-\$259.83	-5.67%
Villa (AA)	Operations & Maintenance	\$1,375.67	\$1,237.09	-\$138.58	-10.07%
	Total	\$1,375.67	\$1,237.09	-\$138.58	-10.07%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phase 2					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$1,784.38	\$1,689.10	-\$95.28	-5.34%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$3,052.76	\$2,879.54	-\$173.22	-5.67%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$3,815.94	\$3,599.41	-\$216.53	-5.67%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$4,579.13	\$4,319.30	-\$259.83	-5.67%
Villa (AA)	Operations & Maintenance	\$1,375.67	\$1,237.09	-\$138.58	-10.07%
	Total	\$1,375.67	\$1,237.09	-\$138.58	-10.07%

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,014,988.00	2025/2026 O&M Budget:	\$2,078,948.00
Collection Costs:	3%	\$64,999.61	2026/2027 O&M Budget:	\$2,014,988.00
Early Payment Discounts:	4%	\$86,666.15		
2026/2027 Total:		<u>\$2,166,653.76</u>	Total Difference:	<u>-\$63,960.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phases 3A & 3B					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$1,784.38	\$1,689.10	-\$95.28	-5.34%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$3,052.76	\$2,879.54	-\$173.22	-5.67%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$3,815.94	\$3,599.41	-\$216.53	-5.67%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$4,579.13	\$4,319.30	-\$259.83	-5.67%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phase 4					
Townhomes	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$945.77	\$850.49	-\$95.28	-10.07%
Single Family 40'	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
Single Family 50'	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60'	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget: \$2,014,988.00
Collection Costs: 3% \$64,999.61
Early Payment Discounts: 4% \$86,666.15
2026/2027 Total: \$2,166,653.76

2025/2026 O&M Budget: \$2,078,948.00
2026/2027 O&M Budget: \$2,014,988.00
Total Difference: -\$63,960.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phase 5A-1 & 5B-1					
Single Family 40'	Operations & Maintenance	\$54.26	\$1,546.36	\$1,492.10	(1)
	Total	\$54.26	\$1,546.36	\$1,492.10	(1)
Single Family 50'	Operations & Maintenance	\$67.82	\$1,932.94	\$1,865.12	(1)
	Total	\$67.82	\$1,932.94	\$1,865.12	(1)
Villa (AA)	Operations & Maintenance	\$43.41	\$1,237.09	\$1,193.68	(1)
	Total	\$43.41	\$1,237.09	\$1,193.68	(1)
UNPLATTED					
Phases 5B-10					
Single Family 40'	Operations & Maintenance	\$54.26	\$59.23	\$4.97	9.16%
	Total	\$54.26	\$59.23	\$4.97	9.16%
Single Family 50'	Operations & Maintenance	\$67.82	\$74.03	\$6.21	9.16%
	Total	\$67.82	\$74.03	\$6.21	9.16%
Single Family 60'	Operations & Maintenance	\$81.39	\$88.84	\$7.45	9.15%
	Total	\$81.39	\$88.84	\$7.45	9.15%
Single Family 50' (AA)	Operations & Maintenance	\$67.82	\$74.03	\$6.21	9.16%
	Total	\$67.82	\$74.03	\$6.21	9.16%
Single Family 60' (AA)	Operations & Maintenance	\$81.39	\$88.84	\$7.45	9.15%
	Total	\$81.39	\$88.84	\$7.45	9.15%

⁽¹⁾ Previously unplatted lots were assessed administrative expenses only for FY 2025-2026.

PROPERTY TAXES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2027 O&M AND QOTI SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET	3%	\$446,678.61
COLLECTION COSTS @		\$4,613.70
EARLY PAYMENT DISCOUNT @	4%	\$9,624.64
TOTAL O&M ASSESSMENT		\$150,623.45

TOTAL FIELD BUDGET	3%	\$1,274,988.19
COLLECTION COSTS @		\$66,483.91
EARLY PAYMENT DISCOUNT @	4%	\$86,414.71
TOTAL O&M ASSESSMENT		\$2,161,003.31

UNITS ASSESSED	Q&M	SERIES 2023 DEBT SERVICE ⁽¹⁾
PLATTED		
Phase 1		
Townhomes	24	24
Single Family 40'	41	41
Single Family 50'	40	40
Single Family 60'	42	42
Villa (AA)	24	0
Single Family 50' (AA)	57	0
Single Family 60' (AA)	34	0
Phase 2		
Townhomes	54	54
Single Family 40'	39	39
Single Family 50'	33	33
Single Family 60'	39	39
Villa (AA)	76	0
Single Family 50' (AA)	57	0
Single Family 60' (AA)	6	0
Phase 3A & 3B		
Townhomes	60	60
Single Family 40'	38	38
Single Family 50'	30	30
Single Family 60'	38	38
Villa (AA)	56	0
Single Family 50' (AA)	60	0
Single Family 60' (AA)		
Phase 4		
Townhomes	54	0
Single Family 40'	38	0
Single Family 50'	31	0
Single Family 60'	37	0
Villa (AA)	76	0
Single Family 50' (AA)	35	0
Single Family 60' (AA)		
Phase 5A1 & B-1		
Single Family 40'	10	0
Single Family 50'	19	0
Single Family 60'	86	0
Villa (AA)		
Total Platted	1234	478
UNPLATTED		
Phase 5B - 1B		
Single Family 40'	213	0
Single Family 50'	148	0
Single Family 60'	225	0
Villa (AA)	228	0
Single Family 50' (AA)	113	0
Single Family 60' (AA)		
Total Unplatted	925	0
Total Community	2169	478

ALLOCATION OF ADMIN O&M ASSESSMENT	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL ADMIN BUDGET	PER UNIT
	24	0.44	10.56	0.52%	\$791.80	\$32.57
	41	0.80	32.80	1.81%	\$2,439.31	\$59.23
	40	1.00	40.00	1.87%	\$2,891.36	\$72.03
	42	1.20	50.40	2.48%	\$3,731.31	\$88.84
	24	0.64	15.36	0.75%	\$1,137.16	\$47.38
	57	1.00	57.00	2.80%	\$4,219.93	\$74.03
	34	1.20	40.80	2.01%	\$3,020.58	\$88.84
	54	0.44	23.76	1.17%	\$1,759.05	\$32.57
	39	0.80	31.20	1.53%	\$2,369.86	\$59.23
	33	1.00	33.00	1.82%	\$2,443.12	\$74.03
	39	1.20	46.80	2.30%	\$3,664.79	\$93.84
	76	0.64	48.64	2.30%	\$3,601.01	\$47.38
	57	1.00	57.00	2.80%	\$4,219.93	\$74.03
	6	1.20	7.20	0.35%	\$533.04	\$88.84
	60	0.44	26.40	1.30%	\$1,854.49	\$32.57
	38	0.80	30.40	1.49%	\$2,250.63	\$59.23
	30	1.00	30.00	1.47%	\$2,227.02	\$74.03
	38	1.20	45.60	2.24%	\$3,375.56	\$88.84
	56	1.00	56.00	2.75%	\$4,146.00	\$74.03
	60	1.20	72.00	3.54%	\$5,329.44	\$88.84
	54	0.44	23.76	1.17%	\$1,759.05	\$32.57
	38	0.80	30.40	1.49%	\$2,250.63	\$59.23
	31	1.00	31.00	1.52%	\$2,296.05	\$74.03
	37	1.20	44.40	2.18%	\$3,287.11	\$86.84
	76	1.00	76.00	3.74%	\$5,829.59	\$74.03
	35	1.20	42.00	2.08%	\$3,109.42	\$88.84
	10	0.80	8.00	0.36%	\$592.27	\$59.23
	19	1.00	19.00	0.85%	\$1,408.64	\$74.03
	86	0.64	55.04	2.71%	\$4,074.83	\$47.38
	1234		1884.52	53.31%	\$85,291.25	
					\$70,332.31	
					\$150,623.45	
	2169		2034.52	100%	\$150,623.45	

PER LOT ANNUAL ASSESSMENT	Q&M	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54	\$1,988.78	\$4,305.30
	\$1,237.09	\$0.00	\$1,237.09
	\$1,832.84	\$0.00	\$1,832.84
	\$2,316.54	\$0.00	\$2,316.54
	\$50.49	\$236.61	\$1,689.10
	\$1,646.36	\$1,333.18	\$2,678.54
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	\$1,832.84	\$1,689.47	\$3,528.41
	\$2,316.54		

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571

Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

www.stonegatepreserveccd.net

August 10, 2026

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

Re: Stonegate Preserve Community Development District
Final Adopted Fiscal Year 2026/2027 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2026/2027 budget ("Final Adopted Budget") approved by the Board of Supervisors (the "Board") of the Stonegate Preserve Community Development District. Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Sam Stevens

Sam Stevens
District Manager

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification

Budget for 2026/2027

ASSESSMENT REVENUES	
<i>Special Assessments</i>	
Tax Roll	\$ 975,484
Assessment Revenue Subtotal	\$ 975,484
TOTAL REVENUES	\$ 975,484
EXPENDITURES - ADMINISTRATIVE	
<i>Legislative</i>	
Employee Payroll Processing Fee	\$ 2,300
Employee Payroll Taxes	\$ 950
Supervisor Fees	\$ 12,000
Supervisor Workers Comp Insurance	\$ 1,582
<i>Financial & Administrative</i>	
Accounting Services	\$ 20,369
Administrative Services	\$ 4,456
Arbitrage Rebate Calculation	\$ 800
Assessment Roll	\$ 5,305
Auditing Services	\$ 6,400
Disclosure Report	\$ 7,000

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification

Budget for 2026/2027

District Engineer	\$	12,000
District Management	\$	29,705
Dues, Licenses & Fees	\$	175
Financial & Revenue Collections	\$	3,819
Legal Advertising	\$	2,000
Public Officials Liability Insurance	\$	3,568
Trustees Fees	\$	9,000
Website Hosting, Maintenance, Backup (and Email)	\$	2,858
<i>Legal Counsel</i>		
District Counsel	\$	20,000
Administrative Subtotal	\$	144,287
EXPENDITURES - FIELD OPERATIONS		
<i>Electric Utility Services</i>		
Utility - Irrigation	\$	27,600
Utility - Street Lights	\$	187,797
<i>Water-Sewer Combination Services</i>		
Utility Services	\$	25,000
<i>Stormwater Control</i>		
Aquatic Maintenance	\$	28,800
Wetland Monitoring & Maintenance - Wetland Buffer	\$	20,000
Wetland Nuisance/Exotic Species Removal	\$	10,000
<i>Other Physical Environment</i>		

Proposed Budget
Stonegate Preserve Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification

Budget for 2026/2027

Entry & Walls Maintenance	\$	10,000
Fence Repairs	\$	10,000
General Liability Insurance	\$	2,920
Irrigation Repairs	\$	25,000
Landscape - Mulch	\$	20,000
Landscape Inspection Services	\$	9,000
Landscape and Irrigation Maintenance	\$	355,266
Landscape Replacement Plants, Shrubs, Trees	\$	35,000
Property Insurance	\$	24,374
Street Sign Repair & Replacement	\$	7,500
Well Maintenance	\$	16,940
Contingency		
Miscellaneous Contingency	\$	16,000
Field Operations Subtotal	\$	831,197
TOTAL EXPENDITURES	\$	975,484
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

Stonegate Preserve Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Series 2025	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$699,168.96	\$691,225.09	\$1,390,394.05
TOTAL REVENUES	\$699,168.96	\$691,225.09	\$1,390,394.05
EXPENDITURES			
Administrative			
Debt Service Obligation	\$699,168.96	\$691,225.09	\$1,390,394.05
Administrative Subtotal	\$699,168.96	\$691,225.09	\$1,390,394.05
TOTAL EXPENDITURES	\$699,168.96	\$691,225.09	\$1,390,394.05
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$1,495,047.37

Notes:

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$975,484.00	2025/2026 O&M Budget:	\$975,485.00
Collection Costs:	3%	\$31,467.23	2026/2027 O&M Budget:	\$975,484.00
Early Payment Discounts:	4%	\$41,956.30		
2026/2027 Total:		<u>\$1,048,907.53</u>	Total Difference:	<u>-\$1.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Phase 1A, 1B1, 2B1					
Single Family 50'	Series 2023 Debt Service	\$1,827.88	\$1,827.88	\$0.00	0.00%
	Operations/Maintenance	\$1,293.83	\$1,293.83	\$0.00	0.00%
	Total	\$3,121.71	\$3,121.71	\$0.00	0.00%
Single Family 55'	Series 2023 Debt Service	\$2,010.66	\$2,010.66	\$0.00	0.00%
	Operations/Maintenance	\$1,423.21	\$1,423.21	\$0.00	0.00%
	Total	\$3,433.87	\$3,433.87	\$0.00	0.00%
Single Family 65'	Series 2023 Debt Service	\$2,376.24	\$2,376.24	\$0.00	0.00%
	Operations/Maintenance	\$1,681.98	\$1,681.98	\$0.00	0.00%
	Total	\$4,058.22	\$4,058.22	\$0.00	0.00%
Phase 3					
Townhomes	Series 2023 Debt Service	\$838.67	\$838.67	\$0.00	0.00%
	Operations/Maintenance	\$517.53	\$517.53	\$0.00	0.00%
	Total	\$1,356.20	\$1,356.20	\$0.00	0.00%
Phases 1B2, 2A, 2B2 & 2B3					
Single Family 55'	Series 2025 Debt Service	\$2,010.27	\$2,010.27	\$0.00	0.00%
	Operations/Maintenance	\$1,423.21	\$1,423.21	\$0.00	0.00%
	Total	\$3,433.48	\$3,433.48	\$0.00	0.00%
Single Family 65'	Series 2025 Debt Service	\$2,375.78	\$2,375.78	\$0.00	0.00%
	Operations/Maintenance	\$1,681.98	\$1,681.98	\$0.00	0.00%
	Total	\$4,057.76	\$4,057.76	\$0.00	0.00%

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$975,484.00
COLLECTION COSTS @	\$31,423.53
EARLY PAYMENT DISCOUNT @	\$41,956.39
TOTAL O&M ASSESSMENT	\$1,046,907.53

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M ASSESSMENT
1.00	161.00	18.86%	\$208,306.54
1.10	137.50	16.36%	\$177,901.55
1.30	55.90	6.50%	\$72,325.07
0.40	46.60	5.12%	\$64,173.94
1.10	172.70	21.30%	\$223,444.34
1.30	234.00	28.89%	\$302,756.09
	810.70	100%	\$1,046,907.53

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2025 DEBT SERVICE ⁽¹⁾
Phase 1A, 1B1, 2B1			
Single Family 50'	161	161	0
Single Family 55'	125	125	0
Single Family 65'	43	43	0
Phase 3			
Townhomes	124	124	0
Phases 1B2, 2A, 2B2 & 2B3			
Single Family 55'	157	0	157
Single Family 65'	180	0	180
Total Community	780	453	337

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

Net Revenue to be Collected:

(\$73,423.53)
\$975,484.00

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	SERIES 2025 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
\$1,280.83	\$1,827.88	\$0.00	\$3,121.71	
\$1,423.21	\$2,010.86	\$0.00	\$3,433.87	
\$1,681.98	\$2,376.24	\$0.00	\$4,058.22	
\$517.53	\$838.67	\$0.00	\$1,356.20	
\$1,423.21	\$0.00	\$2,010.27	\$3,433.48	
\$1,681.98	\$0.00	\$2,375.78	\$4,057.76	

⁽¹⁾ Reflects the number of total lots with Series 2023 and Series 2025 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 and Series 2025 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).