

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 202,436				\$ 311,265
Allowable discounts (4%)	(8,097)				(12,451)
Assessment levy: on-roll - net	194,339	\$192,232	\$ 2,107	\$ 194,339	298,814
Total revenues	194,339	192,232	2,107	194,339	298,814
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	7,500	395	7,105	7,500	7,500
Engineering	2,400	35,151	-	35,151	2,400
Audit	4,000	-	4,300	4,300	4,300
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software services	1,500	1,000	500	1,500	1,500
Trustee	4,100	4,246	-	4,246	4,100
Telephone	400	200	200	400	400
Postage	750	12	350	362	750
Printing & binding	750	375	375	750	750
Legal advertising	1,000	77	923	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,050	6,163	-	6,163	7,050
Contingencies/bank charges	1,000	1,078	-	1,078	1,000
Lake erosion repair 2026 note repayment	109,000	-	50,000	50,000	211,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	145	145	210
Property appraiser and tax collector	4,049	929	3,120	4,049	6,225
Total expenditures	194,339	74,301	92,973	167,274	298,815
Net increase/(decrease) of fund balance	-	117,931	(90,866)	27,065	(1)
Fund balance - beginning (unaudited)	14,915	15,642	133,573	15,642	42,707
Fund balance - ending (projected)	\$ 14,915	\$ 133,573	\$ 42,707	\$ 42,707	\$ 42,706

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	7,500
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,400
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,300
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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 &amp; Associates serves as dissemination agent.</p>	
EMMA software services	1,500
Trustee	4,100
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,050
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,000
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Lake erosion repair 2026 note repayment	211,000
<p>It is anticipated that the District will issue a 5 year note in 2026 to address lake bank erosion repairs. This amount was intended to cover the annual principle and interest obligations.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and tax collector	6,225
Total expenditures	<u><u>\$298,815</u></u>

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BOND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 409,041				\$ 409,041
Allowable discounts (4%)	(16,362)				(16,362)
Net assessment levy - on-roll	392,679	\$ 387,138	\$ 5,541	\$ 392,679	392,679
Interest	-	5,873	-	5,873	-
Total revenues	392,679	393,011	5,541	398,552	392,679
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	155,000	155,000	-	155,000	160,000
Interest	230,554	116,149	114,405	230,554	227,010
Total expenditures	385,554	271,149	114,405	385,554	387,010
Excess/(deficiency) of revenues over/(under) expenditures	7,125	121,862	(108,864)	12,998	5,669
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	12,180	-	12,180	
Transfers out	-	(621)	-	(621)	-
Total other financing sources/(uses)	-	11,559	-	11,559	-
Fund balance:					
Net increase/(decrease) in fund balance	7,125	133,421	(108,864)	24,557	5,669
Beginning fund balance (unaudited)	402,413	412,522	545,943	412,522	437,079
Ending fund balance (projected)	<u>\$ 409,538</u>	<u>\$ 545,943</u>	<u>\$ 437,079</u>	<u>\$ 437,079</u>	<u>442,748</u>
Use of fund balance:					
Debt service reserve account balance (required)					(97,956)
Principal expense - November 1, 2027					(165,000)
Interest expense - November 1, 2027					(112,605)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 67,187</u>

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	155,000.00	2.250%	116,148.75	271,148.75	6,410,000.00
05/01/26			114,405.00	114,405.00	6,410,000.00
11/01/26	160,000.00	2.250%	114,405.00	274,405.00	6,250,000.00
05/01/27			112,605.00	112,605.00	6,250,000.00
11/01/27	165,000.00	3.000%	112,605.00	277,605.00	6,085,000.00
05/01/28			110,130.00	110,130.00	6,085,000.00
11/01/28	170,000.00	3.000%	110,130.00	280,130.00	5,915,000.00
05/01/29			107,580.00	107,580.00	5,915,000.00
11/01/29	175,000.00	3.000%	107,580.00	282,580.00	5,740,000.00
05/01/30			104,955.00	104,955.00	5,740,000.00
11/01/30	180,000.00	3.000%	104,955.00	284,955.00	5,560,000.00
05/01/31			102,255.00	102,255.00	5,560,000.00
11/01/31	185,000.00	3.000%	102,255.00	287,255.00	5,375,000.00
05/01/32			99,480.00	99,480.00	5,375,000.00
11/01/32	190,000.00	3.000%	99,480.00	289,480.00	5,185,000.00
05/01/33			96,630.00	96,630.00	5,185,000.00
11/01/33	195,000.00	3.300%	96,630.00	291,630.00	4,990,000.00
05/01/34			93,412.50	93,412.50	4,990,000.00
11/01/34	205,000.00	3.300%	93,412.50	298,412.50	4,785,000.00
05/01/35			90,030.00	90,030.00	4,785,000.00
11/01/35	210,000.00	3.300%	90,030.00	300,030.00	4,575,000.00
05/01/36			86,565.00	86,565.00	4,575,000.00
11/01/36	215,000.00	3.300%	86,565.00	301,565.00	4,360,000.00
05/01/37			83,017.50	83,017.50	4,360,000.00
11/01/37	225,000.00	3.300%	83,017.50	308,017.50	4,135,000.00
05/01/38			79,305.00	79,305.00	4,135,000.00
11/01/38	230,000.00	3.300%	79,305.00	309,305.00	3,905,000.00
05/01/39			75,510.00	75,510.00	3,905,000.00
11/01/39	240,000.00	3.300%	75,510.00	315,510.00	3,665,000.00
05/01/40			71,550.00	71,550.00	3,665,000.00
11/01/40	245,000.00	3.300%	71,550.00	316,550.00	3,420,000.00
05/01/41			67,507.50	67,507.50	3,420,000.00
11/01/41	255,000.00	3.300%	67,507.50	322,507.50	3,165,000.00
05/01/42			63,300.00	63,300.00	3,165,000.00
11/01/42	265,000.00	4.000%	63,300.00	328,300.00	2,900,000.00
05/01/43			58,000.00	58,000.00	2,900,000.00
11/01/43	275,000.00	4.000%	58,000.00	333,000.00	2,625,000.00
05/01/44			52,500.00	52,500.00	2,625,000.00
11/01/44	285,000.00	4.000%	52,500.00	337,500.00	2,340,000.00

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/45			46,800.00	46,800.00	2,340,000.00
11/01/45	295,000.00	4.000%	46,800.00	341,800.00	2,045,000.00
05/01/46			40,900.00	40,900.00	2,045,000.00
11/01/46	310,000.00	4.000%	40,900.00	350,900.00	1,735,000.00
05/01/47			34,700.00	34,700.00	1,735,000.00
11/01/47	320,000.00	4.000%	34,700.00	354,700.00	1,415,000.00
05/01/48			28,300.00	28,300.00	1,415,000.00
11/01/48	335,000.00	4.000%	28,300.00	363,300.00	1,080,000.00
05/01/49			21,600.00	21,600.00	1,080,000.00
11/01/49	345,000.00	4.000%	21,600.00	366,600.00	735,000.00
05/01/50			14,700.00	14,700.00	735,000.00
11/01/50	360,000.00	4.000%	14,700.00	374,700.00	375,000.00
05/01/51			7,500.00	7,500.00	375,000.00
11/01/51	375,000.00	4.000%	7,500.00	382,500.00	-
<b>Total</b>	<b>6,565,000.00</b>		<b>3,842,623.75</b>	<b>10,407,623.75</b>	

**STONEWATER  
 COMMUNITY DEVELOPMENT DISTRICT  
 ASSESSMENT COMPARISON  
 PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-roll Assessments</b>
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<b>Unity Type</b>	<b>Units</b>	<b>FY 2027 O&amp;M Assessment per Unit</b>	<b>FY 2027 DS Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
Single-Family	327	\$ 951.88	\$ 1,250.89	\$ 2,202.77	\$ 1,869.96
<b>Total</b>	<b>327</b>				