



Rizzetta & Company

Stoneybrook South Community Development District

**Final Budget Packet for Fiscal Year 2016/2017
Adopted August 15, 2016
Presented by: Rizzetta & Company, Inc.**

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**Stoneybrook South Community Development District
General Fund - Fiscal Year 2016/2017**

Adopted August 15, 2016

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ 808,287
Off Roll*	\$ 71,527
TOTAL REVENUES	\$ 879,814
Balance Forward from Prior Year	
TOTAL REVENUES AND BALANCE	\$ 879,814
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 4,800
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 30,300
District Engineer	\$ 15,000
Disclosure Report	\$ 6,500
Trustees Fees	\$ 8,500
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 5,000
Accounting Services	\$ 17,000
Auditing Services	\$ 4,500
Arbitrage Rebate Calculation	\$ 1,000
Public Officials Liability Insurance	\$ 4,320
Legal Advertising	\$ 5,000
Dues, Licenses & Fees	\$ 675
Website Fees & Maintenance	\$ 2,280
Legal Counsel	
District Counsel	\$ 25,000
Administrative Subtotal	\$ 139,375
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 40,000

**Stoneybrook South Community Development District
General Fund - Fiscal Year 2016/2017**

Adopted August 15, 2016

Chart of Accounts Classification	Budget for 2016/2017
Street Lights	\$ 150,000
Water-Sewer Combination Services	
Utility - Reclaimed	\$ 110,000
Stormwater Control	
Fountain Service Repairs & Maintenance	\$ 4,000
Aquatic Maintenance	\$ 10,740
Wetland Monitoring & Mitigation	\$ 5,950
Miscellaneous Expense	\$ 7,749
Other Physical Environment	
General Liability/Property/Etc.	\$ 20,000
Entry & Walls Maintenance	\$ 4,500
Landscape Maintenance	\$ 300,000
Irrigation Repairs	\$ 10,000
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000
Annual Mulching	\$ 20,000
Tree Trimming Services	\$ 5,000
Landscape Miscellaneous - Bella Cita Blvd.	\$ 6,500
Field Operations	\$ 6,000
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 5,000
Roadway Repair & Maintenance - Storm Gutters	\$ 5,000
Contingency	
Miscellaneous Contingency	\$ 20,000
Field Operations Subtotal	\$ 740,439
TOTAL EXPENDITURES	\$ 879,814
EXCESS OF REVENUES OVER	\$ -

Budget Template
Stoneybrook South Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2013	Series 2014	Budget for 2016/2017
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$729,047.48	\$1,041,397.00	\$1,770,444.48
TOTAL REVENUES	\$729,047.48	\$1,041,397.00	\$1,770,444.48
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			
Debt Service Obligation	\$729,047.48	\$1,041,397.00	\$1,770,444.48
Administrative Subtotal	\$729,047.48	\$1,041,397.00	\$1,770,444.48
TOTAL EXPENDITURES	\$729,047.48	\$1,041,397.00	\$1,770,444.48
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county:

6.00%

Gross assessments

\$ 1,881,850.00

Notes:

Tax Roll Collection Costs for Osceola County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Stoneybrook South Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$879,814.00
Osceola Co. 6% Collection Cost:	\$56,158.34
2016/2017 Total:	<u>\$935,972.34</u>
2015/2016 O&M Budget	\$880,712.00
2016/2017 O&M Budget	\$879,814.00
Total Difference:	<u><u>-\$898.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Series 2013 Debt Service - Apartments	\$150.00	\$150.00	\$0.00	0.00%
Operations/Maintenance - Apartments (Admin & Global O&M)	\$14.91	\$11.76	-\$3.15	-21.13%
Total	\$164.91	\$161.76	-\$3.15	-1.91%
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Series 2013 Debt Service - Condominium	\$989.58	\$989.58	\$0.00	0.00%
Operations/Maintenance - Condominium (Admin, Global & Field O&M)	\$342.96	\$342.95	-\$0.01	0.00%
Total	\$1,332.54	\$1,332.53	-\$0.01	0.00%
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Series 2013 Debt Service -Single Family 50'	\$1,406.25	\$1,406.25	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (Admin, Global & Field O&M)	\$685.90	\$685.90	\$0.00	0.00%
Total	\$2,092.15	\$2,092.15	\$0.00	0.00%
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Series 2013 Debt Service -Single Family 60'	\$1,510.42	\$1,510.42	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (Admin, Global & Field O&M)	\$823.09	\$823.08	-\$0.01	0.00%
Total	\$2,333.51	\$2,333.50	-\$0.01	0.00%
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Series 2014 Debt Service -Townhouse	\$1,093.75	\$1,093.75	\$0.00	0.00%
Operations/Maintenance - Townhouse (Admin, Global & Field O&M)	\$445.84	\$445.84	\$0.00	0.00%
Total	\$1,539.59	\$1,539.59	\$0.00	0.00%
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Series 2014 Debt Service - Single Family 40'	\$1,302.08	\$1,302.08	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (Admin, Global & Field O&M)	\$548.72	\$548.72	\$0.00	0.00%
Total	\$1,850.80	\$1,850.80	\$0.00	0.00%
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Series 2014 Debt Service - Single Family 50'	\$1,406.25	\$1,406.25	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (Admin, Global & Field O&M)	\$685.90	\$685.90	\$0.00	0.00%
Total	\$2,092.15	\$2,092.15	\$0.00	0.00%
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Series 2014 Debt Service - Single Family 80'	\$1,718.75	\$1,718.75	\$0.00	0.00%
Operations/Maintenance - Single Family 80' (Admin, Global & Field O&M)	\$1,097.44	\$1,097.44	\$0.00	0.00%
Total	\$2,816.19	\$2,816.19	\$0.00	0.00%
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Debt Service - Condominium	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Condominium (Admin O&M)	\$33.92	\$33.92	\$0.00	0.00%
Total	\$33.92	\$33.92	\$0.00	0.00%
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Debt Service - Golf Clubhouse/Facilities	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Golf Clubhouse/Facilities (Admin O&M)	\$678.31	\$678.31	\$0.00	0.00%
Total	\$678.31	\$678.31	\$0.00	0.00%

STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

UNITS ASSESSED					TOTAL ADMINISTRATIVE BUDGET					TOTAL GLOBAL FIELD BUDGET					TOTAL FIELD BUDGET					PER UNIT ASSESSMENTS							
LOT SIZE	O&M	UNITS ASSESSED	UNITS ASSESSED	EAU FACTOR	COLLECTION COSTS @ 6.0%		TOTAL O&M ASSESSMENT		TOTAL GLOBAL FIELD BUDGET		COLLECTION COSTS @ 6.0%		TOTAL O&M ASSESSMENT		TOTAL FIELD BUDGET		COLLECTION COSTS @ 6.0%		TOTAL O&M ASSESSMENT		PER UNIT ASSESSMENTS						
		SERIES 2013 DEBT SERVICE (1)	SERIES 2014 DEBT SERVICE (2)		ADMIN	TOTAL	% TOTAL	ADMIN	ADMIN	TOTAL	% TOTAL	FIELD	FIELD	TOTAL	% TOTAL	FIELD	FIELD	TOTAL	% TOTAL	FIELD	FIELD	O&M	DEBT SERVICE (2)	DEBT SERVICE (4)	TOTAL (5)		
Apartment	304	304		0.1	304	30.40	1.39%	\$2,062.06	\$6.78	304	30.40	2.33%	\$1,514.72	\$4.98	0	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Condominium	168	162		0.5	168	84.00	3.84%	\$5,697.78	\$33.92	168	84.00	6.45%	\$4,185.40	\$24.91	168	84.00	6.60%	\$47,732.57	\$284.12	\$342.95	\$989.58	\$0.00	\$1,332.53	\$11.76	\$150.00	\$0.00	\$161.76
Single Family 50'	207	207		1	207	207.00	9.47%	\$14,040.97	\$67.83	207	207.00	15.89%	\$10,314.02	\$49.83	207	207.00	16.27%	\$117,626.68	\$568.24	\$685.90	\$1,406.25	\$0.00	\$2,092.15	\$685.90	\$1,406.25	\$0.00	\$2,092.15
Single Family 60'	197	197		1.2	197	236.40	10.81%	\$16,035.19	\$81.40	197	236.40	18.15%	\$11,778.91	\$59.79	197	236.40	18.58%	\$134,333.08	\$681.89	\$823.08	\$1,510.42	\$0.00	\$2,333.50	\$823.08	\$1,510.42	\$0.00	\$2,333.50
Single Family 80'	65		65	1.6	65	104.00	4.76%	\$7,054.40	\$108.53	65	104.00	7.99%	\$5,181.92	\$79.72	65	104.00	8.18%	\$59,097.46	\$909.19	\$1,097.44	\$0.00	\$1,718.75	\$2,816.19	\$1,097.44	\$0.00	\$1,718.75	\$2,816.19
Single Family 50'	135		135	1	135	135.00	6.18%	\$9,157.15	\$67.83	135	135.00	10.37%	\$6,726.53	\$49.83	135	135.00	10.61%	\$76,713.05	\$568.24	\$685.90	\$0.00	\$1,406.25	\$2,092.15	\$685.90	\$0.00	\$1,406.25	\$2,092.15
Single Family 50'	136		136	1	136	136.00	6.22%	\$9,224.98	\$67.83	136	136.00	10.44%	\$6,776.36	\$49.83	136	136.00	10.69%	\$77,281.30	\$568.24	\$685.90	\$0.00	\$1,406.25	\$2,092.15	\$685.90	\$0.00	\$1,406.25	\$2,092.15
Single Family 50'	163		163	1	163	163.00	7.46%	\$11,056.42	\$67.83	163	163.00	12.52%	\$8,121.67	\$49.83	163	163.00	12.81%	\$92,623.91	\$568.24	\$685.90	\$0.00	\$1,406.25	\$2,092.15	\$685.90	\$0.00	\$1,406.25	\$2,092.15
Townhouse	148		148	0.65	148	96.20	4.40%	\$6,525.32	\$44.09	148	96.20	7.39%	\$4,793.28	\$32.39	148	96.20	7.56%	\$54,665.15	\$369.36	\$445.84	\$0.00	\$1,093.75	\$1,539.59	\$445.84	\$0.00	\$1,093.75	\$1,539.59
Single Family 40'	138		138	0.8	138	110.40	5.05%	\$7,488.52	\$54.26	138	110.40	8.48%	\$5,500.81	\$39.86	138	110.40	8.68%	\$62,734.23	\$454.60	\$548.72	\$0.00	\$1,302.08	\$1,850.80	\$548.72	\$0.00	\$1,302.08	\$1,850.80
Condominium - FD	600			0.5	600	300.00	13.72%	\$20,349.23	\$33.92	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$33.92	\$0.00	\$0.00	\$33.92	\$33.92	\$0.00	\$0.00	\$33.92
Condominium - FD	510			0.5	510	255.00	11.67%	\$17,296.85	\$33.92	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$33.92	\$0.00	\$0.00	\$33.92	\$33.92	\$0.00	\$0.00	\$33.92
Townhouse - FD	490			0.65	490	318.50	14.57%	\$21,604.10	\$44.09	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$44.09	\$0.00	\$0.00	\$44.09	\$44.09	\$0.00	\$0.00	\$44.09
Golf Clubhouse/Facilities	1			10	1	10.00	0.46%	\$678.31	\$678.31	0	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$678.31	\$0.00	\$0.00	\$678.31	\$678.31	\$0.00	\$0.00	\$678.31
	<u>3262</u>	<u>870</u>	<u>785</u>		<u>3262</u>	<u>2185.90</u>	<u>100.00%</u>	<u>\$148,271.28</u>		<u>1661</u>	<u>1302.40</u>	<u>100.00%</u>	<u>\$64,893.62</u>		<u>1357</u>	<u>1272.00</u>	<u>100.00%</u>	<u>\$722,807.45</u>									

(1) Reflects the number of total lots with Series 2013 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2013 bond issue. Annual assessment includes principal and interest.

(3) Reflects the number of total lots with Series 2014 debt outstanding.

(4) Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal and interest.

(5) Annual assessment that will appear on November 2016 Osceola County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.