



Rizzetta & Company

Stoneybrook South Community Development District

<http://stoneybrooksouthcdd.org>

Approved Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

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Approved Budget
Stoneybrook South Community Development District
General Fund - Fiscal Year 2017/2018
Adopted August 7, 2017

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll*	\$ 819,890
Off Roll*	\$ 25,217
TOTAL REVENUES	\$ 845,107
Balance Forward from Prior Year(s)	\$ 18,750
TOTAL REVENUES AND BALANCE FORWARD	\$ 863,857
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 4,800
Financial & Administrative	
District Management	\$ 32,500
District Engineer	\$ 15,000
Disclosure Report	\$ 6,500
Trustees Fees	\$ 7,550
Assessment Roll/Administration	\$ 5,000
Auditing Services	\$ 4,200
Arbitrage Rebate Calculation	\$ 1,000
Public Officials Liability Insurance	\$ 3,057
Legal Advertising	\$ 2,500
Dues, Licenses & Fees	\$ 750
Website Hosting, Maintenance, Backup	\$ 1,250
Legal Counsel	
District Counsel	\$ 15,000
Administrative Subtotal	\$ 99,107
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 43,000
Street Lights	\$ 136,500
Water-Sewer Combination Services	
Utility - Reclaimed	\$ 177,000
Stormwater Control	
Aquatic Maintenance	\$ 2,000
Fountain Service Repairs & Maintenance	\$ 5,500
Miscellaneous Expense	\$ 5,000
Other Physical Environment	
General Liability/Property Insurance	\$ 13,750
Entry & Walls Maintenance	\$ 4,500
Landscape Maintenance	\$ 300,000
Irrigation Repairs	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000
Annual Mulching	\$ 15,000
Tree Trimming Services	\$ 5,000
Field Services	\$ 15,000
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 5,000
Roadway Repair & Maintenance - Storm Gutters	\$ 2,500
Contingency	
Miscellaneous Contingency	\$ 20,000
Field Operations Subtotal	\$ 764,750
TOTAL EXPENDITURES	\$ 863,857
EXCESS OF REVENUES OVER EXPENDITURES	\$ 0

Budget Template
Stoneybrook South Community Development District
Debt Service
Fiscal Year 2017/2018

Chart of Accounts Classification	Series 2013	Series 2014	Budget for 2017/2018
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$729,047.55	\$1,000,629.00	\$1,729,676.55
TOTAL REVENUES	\$729,047.55	\$1,000,629.00	\$1,729,676.55
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			
Debt Service Obligation	\$729,047.55	\$1,000,629.00	\$1,729,676.55
Administrative Subtotal	\$729,047.55	\$1,000,629.00	\$1,729,676.55
TOTAL EXPENDITURES	\$729,047.55	\$1,000,629.00	\$1,729,676.55
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county: 6.00%

Gross assessments \$ 1,838,516.74

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.

STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$845,107.00
Osceola County 6% Collection Cost:	\$53,943.00
2017/2018 Total:	<u>\$899,050.00</u>
2016/2017 O&M Budget	\$879,814.00
2017/2018 O&M Budget	\$845,107.00
Total Difference:	<u><u>-\$34,707.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Series 2013 Debt Service - Apartments	\$150.00	\$150.00	\$0.00	0.00%
Operations/Maintenance - Apartments (Admin & Global O&M)	\$11.76	\$11.53	-\$0.23	-1.96%
Total	\$161.76	\$161.53	-\$0.23	-0.14%
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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	\$342.96	\$0.00	0.00%
Total	\$1,332.54	\$1,332.54	\$0.00	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)	\$823.08	\$823.08	\$0.00	0.00%
Total	\$2,333.50	\$2,333.50	\$0.00	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%

STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT										PER UNIT ASSESSMENTS										
LOT SIZE	O&M	SERIES 2013 DEBT SERVICE ⁽¹⁾	SERIES 2014 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL ADMINISTRATIVE BUDGET					TOTAL GLOBAL FIELD BUDGET					TOTAL FIELD BUDGET					SERIES 2013				SERIES 2014	TOTAL
					ADMIN	TOTAL	% TOTAL	ADMIN	ADMIN	TOTAL	TOTAL	% TOTAL	FIELD	FIELD	TOTAL	TOTAL	% TOTAL	FIELD	FIELD	O&M	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾			
					UNITS	EAU's	EAU's	PER PARCEL	PER LOT	UNITS	EAU's	EAU's	PER PARCEL	PER LOT	UNITS	EAU's	EAU's	PER PARCEL	PER LOT	O&M	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾	TOTAL		
Apartment	304	304		0.1	304	30.40	2.28%	\$2,398.98	\$7.89	304	30.40	2.28%	\$1,107.42	\$3.84	0	0.00	0.00%	\$0.00	\$0.00	\$11.93	\$160.00	\$0.00	\$181.93		
Condominium	168	162		0.6	168	84.00	6.29%	\$4,628.77	\$30.49	168	84.00	6.29%	\$3,059.09	\$18.22	185	84.00	6.43%	\$47,826.73	\$265.28	\$342.88	\$989.58	\$0.00	\$1,332.46		
Single Family 50'	207	207		1	207	207.00	15.49%	\$16,395.19	\$78.81	207	207.00	15.49%	\$7,540.59	\$36.43	207	207.00	15.85%	\$118,105.15	\$570.56	\$985.00	\$1,408.25	\$0.00	\$2,602.25		
Single Family 60'	197	197		1.2	197	238.40	17.99%	\$18,855.26	\$94.70	197	238.40	17.80%	\$8,811.58	\$43.71	197	238.40	18.11%	\$134,879.30	\$684.87	\$823.08	\$1,519.42	\$0.00	\$2,333.50		
Single Family 80'	85		65	1.8	85	104.00	7.78%	\$8,207.05	\$128.26	85	104.00	7.78%	\$3,788.58	\$58.29	85	104.00	7.97%	\$56,237.85	\$612.89	\$1,027.44	\$0.00	\$1,718.75	\$2,819.14		
Single Family 50'	144		144	1	144	144.00	10.76%	\$17,203.81	\$78.81	144	144.00	10.76%	\$5,245.89	\$38.43	144	144.00	11.03%	\$82,180.10	\$570.56	\$885.00	\$0.00	\$1,468.25	\$2,092.81		
Single Family 50'	136		136	1	136	136.00	10.18%	\$10,732.30	\$78.81	136	136.00	10.18%	\$4,954.27	\$38.43	136	136.00	10.42%	\$77,595.85	\$570.56	\$685.00	\$0.00	\$1,408.25	\$2,092.81		
Single Family 50'	211		211	1	211	211.00	15.79%	\$16,650.84	\$78.81	211	211.00	15.79%	\$7,689.40	\$38.43	211	211.00	18.10%	\$120,387.38	\$570.56	\$985.00	\$0.00	\$1,408.25	\$2,092.81		
Townhouse	181		181	0.65	181	117.95	8.81%	\$9,284.23	\$51.29	181	117.85	8.81%	\$4,285.81	\$23.88	181	117.85	9.01%	\$67,125.05	\$370.87	\$445.84	\$0.00	\$1,093.75	\$1,639.59		
Single Family 40'	82		82	0.8	82	65.60	4.81%	\$5,178.76	\$63.13	82	65.80	4.81%	\$2,389.71	\$29.14	82	65.60	5.02%	\$37,428.49	\$458.45	\$448.72	\$0.00	\$1,302.88	\$1,850.10		
1885	870	819			1885	1338.05	100.00%	\$105,432.88		1885	1338.05	100.00%	\$48,870.21		1381	1305.85	100.00%	\$744,848.61							

(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 2017 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.