



# **Stoneybrook South Community Development District**

**Adopted Budget  
FY 2023**



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# Stoneybrook South

## Community Development District

Fiscal Year 2023  
General Fund

Description	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Special Assessments - Tax Roll	\$845,101	\$850,969	\$0	\$850,969	\$845,101
Interest	\$100	\$855	\$145	\$1,000	\$750
Carry Forward Surplus	\$1,314,737	\$1,350,014 *	\$0	\$1,350,014	\$210,572
<b>Total Revenues</b>	<b>\$2,159,938</b>	<b>\$2,201,838</b>	<b>\$145</b>	<b>\$2,201,983</b>	<b>\$1,056,424</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisors Fees	\$8,000	\$3,800	\$1,000	\$4,800	\$8,000
FICA Expense	\$612	\$291	\$77	\$367	\$612
Engineering	\$15,000	\$6,025	\$2,145	\$8,170	\$15,000
Attorney	\$15,000	\$2,987	\$2,013	\$5,000	\$15,000
Arbitrage	\$1,100	\$0	\$1,100	\$1,100	\$1,100
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$5,000
Annual Audit	\$3,650	\$3,650	\$0	\$3,650	\$3,650
Trustee Fees	\$8,300	\$6,223	\$2,074	\$8,297	\$8,300
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$33,475	\$25,106	\$8,369	\$33,475	\$35,149
Information Technology	\$1,050	\$788	\$263	\$1,050	\$1,300
Website Maintenance	\$600	\$450	\$150	\$600	\$800
Telephone	\$50	\$0	\$13	\$13	\$50
Postage	\$500	\$105	\$145	\$250	\$500
Printing & Binding	\$400	\$103	\$147	\$250	\$400
Insurance	\$6,200	\$5,764	\$0	\$5,764	\$6,350
Legal Advertising	\$2,500	\$200	\$2,300	\$2,500	\$2,500
Other Current Charges	\$300	\$375	\$116	\$492	\$300
Office Supplies	\$100	\$3	\$1	\$4	\$100
Property Taxes	\$5	\$1	\$0	\$1	\$5
Property Appraiser	\$545	\$612	\$0	\$612	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$107,562</b>	<b>\$65,408</b>	<b>\$21,162</b>	<b>\$86,570</b>	<b>\$109,916</b>
<i>Operation &amp; Maintenance</i>					
Field Services	\$15,450	\$11,588	\$3,863	\$15,450	\$16,223
Electric	\$55,000	\$36,702	\$14,054	\$50,757	\$55,000
Streetlights	\$177,000	\$137,753	\$48,900	\$186,653	\$200,000
Reclaimed Water	\$250,000	\$118,183	\$41,976	\$160,159	\$180,000
Property Insurance	\$11,750	\$11,403	\$0	\$11,403	\$12,550
Entry & Walls Maintenance	\$15,000	\$2,293	\$5,207	\$7,500	\$15,000
Landscape Maintenance	\$255,480	\$191,610	\$63,870	\$255,480	\$268,254
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	\$1,520	\$18,480	\$20,000	\$40,000
Tree Trimming	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Irrigation Repairs	\$15,000	\$5,486	\$4,514	\$10,000	\$15,000
Aquatic Maintenance	\$10,000	\$1,304	\$652	\$1,956	\$3,000
Fountain Repair & Maintenance	\$7,500	\$4,566	\$720	\$5,286	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$0	\$0	\$0
Miscellaneous - Stormwater Control	\$5,000	\$0	\$15,000	\$15,000	\$5,000
Pressuring Washing	\$5,000	\$4,500	\$0	\$4,500	\$5,000
Sidewalk Repair & Maintenance	\$10,000	\$0	\$250	\$250	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$0	\$1,750	\$1,750	\$5,000
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Transfer Out - Capital Reserve	\$1,153,696	\$1,153,696	\$0	\$1,153,696	\$93,981
<b>Operation &amp; Maintenance Expenses</b>	<b>\$2,052,376</b>	<b>\$1,680,604</b>	<b>\$224,236</b>	<b>\$1,904,840</b>	<b>\$946,508</b>
<b>Total Expenditures</b>	<b>\$2,159,938</b>	<b>\$1,746,012</b>	<b>\$245,398</b>	<b>\$1,991,410</b>	<b>\$1,056,423</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$455,825</b>	<b>(\$245,253)</b>	<b>\$210,572</b>	<b>\$0</b>

\*Less Carry Forward Surplus less 1st Quarter Operating

Net Assessment	\$845,101
Collection Cost (6%)	\$53,943
Gross Assessment	<u>\$899,044</u>

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$12	\$3,496
Condo	168	\$343	\$57,617
Townhome	181	\$446	\$80,697
Single Family 40'	82	\$549	\$44,995
Single Family 50'	698	\$686	\$478,758
Single Family 60'	197	\$823	\$162,147
Single Family 80'	65	\$1,097	\$71,334
<b>Total</b>	<b>1695</b>		<b>\$899,044</b>

**Stoneybrook South**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments – Tax Collector*

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on the tax bills.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 8 monthly Board meetings.

*Engineering*

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel, Straley, Robin & Vericker, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project. The District has contracted with LLS Tax Solutions, Inc. for this service.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project.

# **Stoneybrook South Community Development District**

GENERAL FUND BUDGET

## Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

## Trustee Fees

The District will pay annual trustee fees for the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project that are deposited with a Trustee at USBank.

## Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

## Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

## Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing service, cloud storage services and servers, security, accounting software, etc.

## Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Telephone

Telephone and fax machine.

## Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

## Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Stoneybrook South**  
**Community Development District**  
GENERAL FUND BUDGET

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector's Office for all assessable property within the District.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Field:**

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

**Stoneybrook South  
Community Development District**  
GENERAL FUND BUDGET

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$950	\$11,400
9100 8717 4371	14381 Mickelson Ct., Fountain	\$425	\$5,100
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,150	\$13,800
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$20	\$240
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$50	\$600
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$20	\$240
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$20	\$240
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$20	\$240
9100 8720 9755	14431 Bunker Drive, Fountain	\$425	\$5,100
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$20	\$240
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$20	\$240
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$20	\$240
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$20	\$240
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$20	\$240
9100 8723 6039	9100 Iron Drive	\$20	\$240
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$175	\$2,100
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$20	\$240
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$425	\$5,100
9100 8723 7957	14471 Mickelson Ct., Fountain	\$425	\$5,100
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$20	\$240
	Contingency		\$3,220
<b>Total</b>			<b>\$55,000</b>

**Stoneybrook South**  
**Community Development District**  
GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$430	\$5,160
9100 8723 8643	000 Westside Blvd Lite, SL	\$760	\$9,120
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$700	\$8,400
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$625	\$7,500
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$950	\$11,400
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$625	\$7,500
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$1,600	\$19,200
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$460	\$5,520
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,050	\$12,600
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$510	\$6,120
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$300	\$3,600
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,450	\$17,400
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$430	\$5,160
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$900	\$10,800
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,275	\$15,300
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$580	\$6,960
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$410	\$4,920
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,725	\$20,700
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$630	\$7,560
	Contingency		\$15,080
<b>Total</b>			<b>\$200,000</b>

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,000	\$36,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$5,000	\$60,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,600	\$31,200
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$2,750	\$33,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$50	\$600
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$75	\$900
2166394-33016799	1600 Even Moon Valley Drive	\$125	\$1,500
	Contingency		\$16,800
<b>Total</b>			<b>\$180,000</b>



# Stoneybrook South Community Development District

GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$21,290	\$255,480
Contingency		\$12,774
<b>Total</b>		<b>\$268,254</b>

Landscape Replacement – Plants, Shrubs, Trees

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Annual Mulching

Represents estimated cost for the annual installation of mulch to areas within the District.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors, Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

Description	Monthly	Annual
The Lake Doctors, Inc.	\$163	\$1,956
Contingency		\$1,044
<b>Total</b>		<b>\$3,000</b>

**Stoneybrook South**  
**Community Development District**  
GENERAL FUND BUDGET

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

# Stoneybrook South

## Community Development District

### Fiscal Year 2023 Capital Reserve Fund

	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Transfer In	\$1,153,696	\$1,153,696	\$0	\$1,153,696	\$93,981
Interest Income	\$1,000	\$3,016	\$984	\$4,000	\$3,000
<b>Total Revenues</b>	<b>\$1,154,696</b>	<b>\$1,156,712</b>	<b>\$984</b>	<b>\$1,157,696</b>	<b>\$96,981</b>
<b>Expenses</b>					
Capital Outlay	\$25,000	\$0	\$0	\$0	\$25,000
<b>Total Expenditures</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,129,696</b>	<b>\$1,156,712</b>	<b>\$984</b>	<b>\$1,157,696</b>	<b>\$71,981</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,157,696</b>
<b>Fund Balance - Ending</b>	<b>\$0</b>	<b>\$1,156,712</b>	<b>\$984</b>	<b>\$1,157,696</b>	<b>\$1,229,677</b>

# Stoneybrook South

## Community Development District

### Fiscal Year 2023 Series 2013 Debt Service Fund

Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2023
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**Revenues**

Special Assessments - Tax Roll	\$746,885	\$752,071	\$0	\$752,071	\$746,885
Interest Income	\$200	\$1,040	\$210	\$1,250	\$1,000
Carry Forward Surplus	\$430,943	\$436,388	\$0	\$436,388	\$456,535

<b>Total Revenues</b>	<b>\$1,178,028</b>	<b>\$1,189,500</b>	<b>\$210</b>	<b>\$1,189,710</b>	<b>\$1,204,420</b>
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**Expenses**

Interest - 11/1	\$246,588	\$246,588	\$0	\$246,588	\$239,988
Principal - 5/1	\$240,000	\$240,000	\$0	\$240,000	\$255,000
Interest - 5/1	\$246,588	\$246,588	\$0	\$246,588	\$239,988

<b>Total Expenditures</b>	<b>\$733,175</b>	<b>\$733,175</b>	<b>\$0</b>	<b>\$733,175</b>	<b>\$734,975</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$444,853</b>	<b>\$456,325</b>	<b>\$210</b>	<b>\$456,535</b>	<b>\$469,445</b>
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<b>Interest - 11/1/2023</b>	<b>\$232,975</b>
<b>Total</b>	<b>\$232,975</b>
<b>Net Assessment</b>	<b>\$746,885</b>
<b>Collection Cost (6%)</b>	<b>\$47,674</b>
<b>Gross Assessment</b>	<b>\$794,558</b>

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$150	\$45,600
Condo **	162	\$990	\$160,312
Single Family 50'	207	\$1,406	\$291,094
Single Family 60'	197	1510.42	\$297,553
<b>Total</b>	<b>870</b>		<b>\$794,558</b>

\*\*6 Condo units have prepaid their debt service assessment

**Stoneybrook South Community Development District  
Series 2013, Special Assessment Revenue Refunding Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/22	\$ 7,465,000	\$ -	\$ 239,987.50	\$ 239,987.50
5/1/23	\$ 7,465,000	\$ 255,000	\$ 239,987.50	\$ -
11/1/23	\$ 7,210,000	\$ -	\$ 232,975.00	\$ 727,962.50
5/1/24	\$ 7,210,000	\$ 270,000	\$ 232,975.00	\$ -
11/1/24	\$ 6,940,000	\$ -	\$ 225,550.00	\$ 728,525.00
5/1/25	\$ 6,940,000	\$ 285,000	\$ 225,550.00	\$ -
11/1/25	\$ 6,655,000	\$ -	\$ 216,287.50	\$ 726,837.50
5/1/26	\$ 6,655,000	\$ 300,000	\$ 216,287.50	\$ -
11/1/26	\$ 6,355,000	\$ -	\$ 206,537.50	\$ 722,825.00
5/1/27	\$ 6,355,000	\$ 320,000	\$ 206,537.50	\$ -
11/1/27	\$ 6,035,000	\$ -	\$ 196,137.50	\$ 722,675.00
5/1/28	\$ 6,035,000	\$ 345,000	\$ 196,137.50	\$ -
11/1/28	\$ 5,690,000	\$ -	\$ 184,925.00	\$ 726,062.50
5/1/29	\$ 5,690,000	\$ 365,000	\$ 184,925.00	\$ -
11/1/29	\$ 5,325,000	\$ -	\$ 173,062.50	\$ 722,987.50
5/1/30	\$ 5,325,000	\$ 390,000	\$ 173,062.50	\$ -
11/1/30	\$ 4,935,000	\$ -	\$ 160,387.50	\$ 723,450.00
5/1/31	\$ 4,935,000	\$ 420,000	\$ 160,387.50	\$ -
11/1/31	\$ 4,515,000	\$ -	\$ 146,737.50	\$ 727,125.00
5/1/32	\$ 4,515,000	\$ 445,000	\$ 146,737.50	\$ -
11/1/32	\$ 4,070,000	\$ -	\$ 132,275.00	\$ 724,012.50
5/1/33	\$ 4,070,000	\$ 475,000	\$ 132,275.00	\$ -
11/1/33	\$ 3,595,000	\$ -	\$ 116,837.50	\$ 724,112.50
5/1/34	\$ 3,595,000	\$ 505,000	\$ 116,837.50	\$ -
11/1/34	\$ 3,090,000	\$ -	\$ 100,425.00	\$ 722,262.50
5/1/35	\$ 3,090,000	\$ 540,000	\$ 100,425.00	\$ -
11/1/35	\$ 2,550,000	\$ -	\$ 82,875.00	\$ 723,300.00
5/1/36	\$ 2,550,000	\$ 580,000	\$ 82,875.00	\$ -
11/1/36	\$ 1,970,000	\$ -	\$ 64,025.00	\$ 726,900.00
5/1/37	\$ 1,970,000	\$ 615,000	\$ 64,025.00	\$ -
11/1/37	\$ 1,355,000	\$ -	\$ 44,037.50	\$ 723,062.50
5/1/38	\$ 1,355,000	\$ 655,000	\$ 44,037.50	\$ -
11/1/38	\$ 700,000	\$ -	\$ 22,750.00	\$ 721,787.50
5/1/39	\$ 700,000	\$ 700,000	\$ 22,750.00	\$ 722,750.00
<b>Totals</b>		<b>\$ 7,465,000</b>	<b>\$ 5,091,625</b>	<b>\$ 12,556,625.00</b>

# Stoneybrook South

## Community Development District

**Fiscal Year 2023  
Series 2014  
Debt Service Fund**

Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2023
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**Revenues**

Special Assessments - Tax Roll	\$1,040,511	\$1,047,736	\$0	\$1,047,736	\$1,040,511
Interest Income	\$250	\$1,345	\$655	\$2,000	\$1,500
Carry Forward Surplus	\$987,070	\$994,694	\$0	\$994,694	\$1,053,185
<b>Total Revenues</b>	<b>\$2,027,831</b>	<b>\$2,043,774</b>	<b>\$655</b>	<b>\$2,044,429</b>	<b>\$2,095,197</b>

**Expenses**

Interest - 11/1	\$351,625	\$351,625	\$0	\$351,625	\$344,619
Principal - 11/1	\$295,000	\$295,000	\$0	\$295,000	\$310,000
Interest - 5/1	\$344,619	\$344,619	\$0	\$344,619	\$337,256
<b>Total Expenditures</b>	<b>\$991,244</b>	<b>\$991,244</b>	<b>\$0</b>	<b>\$991,244</b>	<b>\$991,875</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,036,587</b>	<b>\$1,052,530</b>	<b>\$655</b>	<b>\$1,053,185</b>	<b>\$1,103,322</b>

Principal - 11/1/2023	<b>\$325,000</b>
Interest - 11/1/2023	<b>\$337,256</b>
<b>Total</b>	<b>\$662,256</b>
Net Assessment	\$1,040,511
Collection Cost (6%)	\$66,416
<b>Gross Assessment</b>	<b>\$1,106,927</b>

Property Type	Platted Units	Gross Per Unit	Gross Total
Townhome	181	\$1,094	\$197,969
Single Family 40"	82	\$1,302	\$106,771
Single Family 50"	491	\$1,406	\$690,469
Single Family 80"	65	1718.75	\$111,719
<b>Total</b>	<b>819</b>		<b>\$1,106,927</b>

**Stoneybrook South Community Development District  
Series 2014, Special Assessment Bonds  
Assessment Area Two-A Project  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/22	\$ 12,970,000	\$ 310,000	\$ 344,618.75	\$ 654,618.75
5/1/23	\$ 12,660,000	\$ -	\$ 337,256.25	\$ -
11/1/23	\$ 12,660,000	\$ 325,000	\$ 337,256.25	\$ 999,512.50
5/1/24	\$ 12,335,000	\$ -	\$ 329,537.50	\$ -
11/1/24	\$ 12,335,000	\$ 340,000	\$ 329,537.50	\$ 999,075.00
5/1/25	\$ 11,995,000	\$ -	\$ 321,462.50	\$ -
11/1/25	\$ 11,995,000	\$ 355,000	\$ 321,462.50	\$ 997,925.00
5/1/26	\$ 11,640,000	\$ -	\$ 312,365.63	\$ -
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 994,731.25
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
<b>Totals</b>		<b>\$ 12,970,000</b>	<b>\$ 9,624,488</b>	<b>\$ 22,594,487.50</b>