



# **Stoneybrook South Community Development District**

**Adopted Budget  
FY 2022**



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# Stoneybrook South

## Community Development District

Fiscal Year 2022  
General Fund

Description	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
<b>Revenues</b>					
Special Assessments - Tax Roll	\$845,101	\$852,887	\$0	\$852,887	\$845,101
Interest	\$0	\$986	\$300	\$1,286	\$100
Carry Forward Surplus	\$204,173	\$1,522,284	\$0	\$1,522,284	\$1,314,737
<b>Total Revenues</b>	<b>\$1,049,274</b>	<b>\$2,376,157</b>	<b>\$300</b>	<b>\$2,376,457</b>	<b>\$2,159,938</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisors Fees	\$8,000	\$4,800	\$1,000	\$5,800	\$8,000
FICA Expense	\$612	\$367	\$77	\$444	\$612
Engineering	\$15,000	\$1,148	\$852	\$2,000	\$15,000
Attorney	\$15,000	\$2,634	\$1,866	\$4,500	\$15,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Dissemination	\$6,500	\$3,850	\$1,250	\$5,100	\$5,000
Annual Audit	\$3,475	\$3,475	\$0	\$3,475	\$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	\$32,500	\$24,375	\$8,125	\$32,500	\$33,475
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$200	\$269	\$81	\$350	\$500
Printing & Binding	\$400	\$172	\$78	\$250	\$400
Insurance	\$3,057	\$5,569	\$0	\$5,569	\$6,200
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$350	\$8	\$24	\$32	\$300
Office Supplies	\$75	\$3	\$22	\$25	\$100
Property Taxes	\$5	\$1	\$0	\$1	\$5
Property Appraiser	\$545	\$378	\$0	\$378	\$545
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$104,044</b>	<b>\$60,446</b>	<b>\$18,274</b>	<b>\$78,720</b>	<b>\$107,562</b>
<i>Operation &amp; Maintenance</i>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,450
Electric	\$35,000	\$29,708	\$11,559	\$41,267	\$55,000
Streetlights	\$177,000	\$126,476	\$43,885	\$170,361	\$177,000
Reclaimed Water	\$300,000	\$83,631	\$36,182	\$119,813	\$250,000
Property Insurance	\$13,750	\$10,678	\$0	\$10,678	\$11,750
Entry & Walls Maintenance	\$15,000	\$926	\$6,574	\$7,500	\$15,000
Landscape Maintenance	\$255,480	\$191,610	\$63,870	\$255,480	\$255,480
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	\$6,349	\$13,651	\$20,000	\$40,000
Tree Trimming	\$10,000	\$0	\$2,500	\$2,500	\$5,000
Irrigation Repairs	\$10,000	\$8,843	\$3,157	\$12,000	\$15,000
Aquatic Maintenance	\$10,000	\$6,282	\$2,094	\$8,376	\$10,000
Fountain Repair & Maintenance	\$7,500	\$4,340	\$720	\$5,060	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$1,625	\$1,625	\$6,500
Miscellaneous - Stormwater Control	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Pressuring Washing	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Sidewalk Repair & Maintenance	\$10,000	\$376	\$2,124	\$2,500	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Capital Outlay	\$15,000	\$49,595	\$0	\$49,595	\$0
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$1,153,696
<b>Operation &amp; Maintenance Expenses</b>	<b>\$945,230</b>	<b>\$530,064</b>	<b>\$199,191</b>	<b>\$729,255</b>	<b>\$2,052,376</b>
<b>Total Expenditures</b>	<b>\$1,049,274</b>	<b>\$590,511</b>	<b>\$217,464</b>	<b>\$807,975</b>	<b>\$2,159,938</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$1,785,646</b>	<b>(\$217,164)</b>	<b>\$1,568,482</b>	<b>(\$0)</b>

\*Less Carry Forward Surplus less 1st Quarter Operating

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

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.

#### *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.

# **Stoneybrook South Community Development District**

GENERAL FUND BUDGET

## 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

Represents 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

Represents 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.

## 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.

# Stoneybrook South Community Development District

GENERAL FUND BUDGET

## 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

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>
02594 43466	1300 Stoneybrook Blvd S, Fountain	\$950	\$11,400
19999 08478	14381 Mickelson Ct., Fountain	\$425	\$5,100
22303 31158	100 Double Eagle Dr, Sign/Lighting	\$1,150	\$13,800
30328 57027	1400 Deuce Cir, Entry Monument	\$20	\$240
34187 74421	8900 Leaderboard Ln, Lighting	\$50	\$600
39104 86219	15511 Oasis Club Blvd, Gatehouse Lighting	\$20	\$240
42942 76505	1200 Oasis Club Blvd, Meter B	\$20	\$240
44221 12556	9160 Tri County Rd, Irrigation 1	\$20	\$240
44858 16595	14431 Bunker Drive, Fountain	\$425	\$5,100
60596 41580	1500 Rolling Fairway Dr, Entry Monument	\$20	\$240
65971 86373	1300 Stoneybrook Blvd S, 000 Blk	\$20	\$240
66516 22094	1400 Stoneybrook Blvd S, Sign	\$20	\$240
68692 27114	15101 Mulligan Blvd, West Entry	\$20	\$240
69594 02456	1500 Flange Dr, Entry Monument Light	\$20	\$240
71314 04162	9100 Iron Drive	\$20	\$240
72079 05312	1200 Stoneybrook Blvd S, Pump, Fountains	\$175	\$2,100
72875 23172	9160 Tri County Rd, Irrigation 2	\$20	\$240
80294 95143	13241 Westside Blvd. South, Fountain	\$425	\$5,100
80906 57317	14471 Mickelson Ct., Fountain	\$425	\$5,100
87148 64390	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
90281 90444	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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
07257 37351	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$390	\$4,680
08875 69404	000 Westside Blvd Lite, SL	\$750	\$9,000
11752 29410	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$615	\$7,380
11808 28292	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$550	\$6,600
14919 28503	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$865	\$10,380
22281 23548	000 Westside Blvd Lite, WS Blvd Ext	\$650	\$7,800
26124 79555	000 Stoneybrook Blvd S Lite, Tract H	\$1,450	\$17,400
27410 39423	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$415	\$4,980
35201 95218	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$930	\$11,160
44390 00276	000 Stoneybrook Blvd S Lite Tract 01	\$455	\$5,460
44494 20468	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$250	\$3,000
64398 26101	000 Stoneybrook BLVD S Lite, Tract G123	\$1,325	\$15,900
66164 22136	1300 Stoneybrook Blvd S, Lite	\$390	\$4,680
70509 49273	000 Stoneybrook Blvdd S Lite, Tract C	\$820	\$9,840
78921 66127	000 Oasis Club Blvd Lite, SL	\$1,160	\$13,920
80754 43522	000 Stoneybrook Blvd S Lite, Tract C1B	\$525	\$6,300
88564 50441	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$365	\$4,380
89880 84491	0 Stoneybrook Blvd S Lite, Lights	\$1,830	\$21,960
91695 13490	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$535	\$6,420
	Contingency		\$5,760
<b>Total</b>			<b>\$177,000</b>

Reclaimed Water

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,500	\$42,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$5,500	\$66,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$5,000	\$60,000
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,000	\$72,000
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	\$325	\$3,900
	Contingency		\$4,600
<b>Total</b>			<b>\$250,000</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 Stahl Ross and Associates, Inc. Stahl Ross and Associates, Inc. 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
<b>Total</b>		<b>\$255,480</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. The District has also contracted with American Ecosystem, Inc. for the treatments to control cogon grass within the District's 10 wetland areas.

Description	Monthly	Annual
The Lake Doctos, Inc.	\$163	\$1,956
American Ecosystems, Inc.	\$535	\$6,420
Contingency		\$1,624
<b>Total</b>		<b>\$10,000</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.

Wetland Monitoring & Maintenance

Represents estimated cost for the nuisance vegetation treatment of nuisance/exotic plant species with the wetland areas within the District. This service is provided by Ecological Consulting Solutions, Inc.

Miscellaneous – Stormwater Control

Represents estimated costs for any unforeseen 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 2022 Capital Reserve Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Transfer In	\$0	\$0	\$0	\$0	\$1,153,696
Interest Income	\$0	\$0	\$0	\$0	\$1,000
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,154,696</b>

**Expenses**

Capital Outlay	\$0	\$0	\$0	\$0	\$25,000
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,129,696</b>

# Stoneybrook South

## Community Development District

### Fiscal Year 2022 Series 2013 Debt Service Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Special Assessments - Tax Roll	\$746,885	\$753,766	\$0	\$753,766	\$746,885
Interest Income	\$10,000	\$254	\$26	\$280	\$200
Carry Forward Surplus	\$402,130	\$407,447	\$0	\$407,447	\$430,943

<b>Total Revenues</b>	<b>\$1,159,015</b>	<b>\$1,161,467</b>	<b>\$26</b>	<b>\$1,161,493</b>	<b>\$1,178,028</b>
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**Expenses**

Interest - 11/1	\$252,775	\$252,775	\$0	\$252,775	\$246,588
Principal - 5/1	\$225,000	\$225,000	\$0	\$225,000	\$240,000
Interest - 5/1	\$252,775	\$252,775	\$0	\$252,775	\$246,588

<b>Total Expenditures</b>	<b>\$730,550</b>	<b>\$730,550</b>	<b>\$0</b>	<b>\$730,550</b>	<b>\$733,175</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$428,465</b>	<b>\$430,917</b>	<b>\$26</b>	<b>\$430,943</b>	<b>\$444,853</b>
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<b>Interest - 11/1/2022</b>	<b>\$239,988</b>
<b>Total</b>	<b>\$239,988</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>
5/1/21	\$ 7,930,000	\$ 225,000	\$ 252,775.00	\$ -
11/1/21	\$ 7,705,000	\$ -	\$ 246,587.50	\$ 724,362.50
5/1/22	\$ 7,705,000	\$ 240,000	\$ 246,587.50	\$ -
11/1/22	\$ 7,465,000	\$ -	\$ 239,987.50	\$ 726,575.00
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>\$ 7,930,000</b>	<b>\$ 5,837,575</b>	<b>\$ 13,767,575.00</b>

# Stoneybrook South

## Community Development District

**Fiscal Year 2022  
Series 2014  
Debt Service Fund**

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Special Assessments - Tax Roll	\$1,040,511	\$1,050,097	\$0	\$1,050,097	\$1,040,511
Interest Income	\$10,000	\$305	\$30	\$335	\$250
Carry Forward Surplus	\$917,646	\$931,676	\$0	\$931,676	\$987,070
<b>Total Revenues</b>	<b>\$1,968,157</b>	<b>\$1,982,078</b>	<b>\$30</b>	<b>\$1,982,108</b>	<b>\$2,027,831</b>

**Expenses**

Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$358,413	\$358,413	\$0	\$358,413	\$351,625
Principal - 11/1	\$280,000	\$280,000	\$0	\$280,000	\$295,000
Interest - 5/1	\$351,763	\$351,625	\$0	\$351,625	\$344,619
<b>Total Expenditures</b>	<b>\$990,175</b>	<b>\$995,038</b>	<b>\$0</b>	<b>\$995,038</b>	<b>\$991,244</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$977,982</b>	<b>\$987,040</b>	<b>\$30</b>	<b>\$987,070</b>	<b>\$1,036,588</b>

Principal - 11/1/2021	<b>\$310,000</b>
Interest - 11/1/2021	<b>\$344,619</b>
<b>Total</b>	<b>\$654,619</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>
5/1/21	\$ 13,265,000	\$ -	\$ 351,625.00	\$ -
11/1/21	\$ 13,265,000	\$ 295,000	\$ 351,625.00	\$ 998,250.00
5/1/22	\$ 12,970,000	\$ -	\$ 344,618.75	\$ -
11/1/22	\$ 12,970,000	\$ 310,000	\$ 344,618.75	\$ 999,237.50
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>\$ 13,265,000</b>	<b>\$ 10,672,356</b>	<b>\$ 23,937,356.25</b>