

Stoneybrook South
Community Development District

Adopted Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-10	General Fund Narrative
11	Capital Reserve Fund
12	Debt Service Fund Series 2014
13	Amortization Schedule Series 2014
14	Debt Service Fund Series 2023
15	Amortization Schedule Series 2023

Stoneybrook South

Community Development District

Adopted Budget

FY2025

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 845,101	\$ 803,451	\$ 41,650	\$ 845,101	\$ 845,101
Interest	\$ 5,000	\$ 10,991	\$ 6,000	\$ 16,991	\$ 12,000
Miscellaneous Income	\$ -	\$ 5,738	\$ -	\$ 5,738	\$ -
Total Revenues	\$ 850,101	\$ 820,181	\$ 47,650	\$ 867,831	\$ 857,101
Expenditures:					
Administrative:					
Supervisor Fees	\$ 8,000	\$ 2,800	\$ 2,000	\$ 4,800	\$ 8,000
FICA Expense	\$ 612	\$ 214	\$ 153	\$ 367	\$ 612
Engineering Fees	\$ 10,000	\$ 1,111	\$ 2,889	\$ 4,000	\$ 10,000
Attorney	\$ 15,000	\$ 1,339	\$ 3,661	\$ 5,000	\$ 15,000
Arbitrage	\$ 1,100	\$ -	\$ 1,100	\$ 1,100	\$ 1,100
Dissemination	\$ 6,000	\$ 3,500	\$ 2,500	\$ 6,000	\$ 6,300
Annual Audit	\$ 4,650	\$ -	\$ 4,650	\$ 4,650	\$ 4,650
Trustee Fees	\$ 8,500	\$ 4,246	\$ 4,148	\$ 8,395	\$ 8,500
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,300
Management Fees	\$ 40,000	\$ 23,333	\$ 16,667	\$ 40,000	\$ 45,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Postage	\$ 500	\$ 116	\$ 109	\$ 225	\$ 500
Printing & Binding	\$ 400	\$ 33	\$ 117	\$ 150	\$ 400
Insurance	\$ 6,825	\$ 6,413	\$ -	\$ 6,413	\$ 7,055
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 500	\$ 754	\$ 250	\$ 1,004	\$ 1,200
Office Supplies	\$ 100	\$ 17	\$ 33	\$ 50	\$ 100
Property Appraiser Fee	\$ 700	\$ 589	\$ -	\$ 589	\$ 700
Property Taxes	\$ 50	\$ 1	\$ -	\$ 1	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 114,662	\$ 52,391	\$ 42,052	\$ 94,443	\$ 121,342
Operations & Maintenance					
Field Services	\$ 15,663	\$ 9,137	\$ 6,526	\$ 15,663	\$ 18,434
Property Insurance	\$ 13,412	\$ 13,865	\$ -	\$ 13,865	\$ 15,362
Electric	\$ 57,816	\$ 22,808	\$ 17,500	\$ 40,308	\$ 57,108
Streetlights	\$ 150,884	\$ 83,866	\$ 62,500	\$ 146,366	\$ 149,038
Water & Sewer	\$ 128,070	\$ 107,257	\$ 54,480	\$ 161,737	\$ 156,688
Landscape Maintenance	\$ 239,861	\$ 112,796	\$ 82,503	\$ 195,299	\$ 219,427
Landscape Contingency	\$ 25,661	\$ 22,185	\$ 2,350	\$ 24,535	\$ 30,940
Tree Trimming	\$ 2,333	\$ -	\$ 2,350	\$ 2,350	\$ 2,304
Lake Maintenance	\$ 4,773	\$ 2,685	\$ 1,638	\$ 4,323	\$ 5,069
Irrigation Repairs	\$ 20,995	\$ 11,890	\$ 5,875	\$ 17,765	\$ 20,738
Entry & Walls Maintenance	\$ 6,998	\$ 13,890	\$ -	\$ 13,890	\$ 6,913
Fountain Repair & Maintenance	\$ 3,499	\$ 15,200	\$ 564	\$ 15,764	\$ 3,456
Miscellaneous - Stormwater Control	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 4,850	\$ 2,808	\$ 7,658	\$ 6,495
Pressure Washing	\$ 2,333	\$ 1,028	\$ 1,175	\$ 2,203	\$ 2,304
Repairs & Maintenance	\$ 4,666	\$ 2,350	\$ 2,000	\$ 4,350	\$ 4,608
Sidewalk Repair & Maintenance	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Contingency	\$ 6,998	\$ -	\$ 3,525	\$ 3,525	\$ 6,913
Total Operations & Maintenance:	\$ 697,536	\$ 423,808	\$ 249,319	\$ 673,126	\$ 712,713
Reserves					
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 23,046
Total Reserves	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 23,046
Total Expenditures	\$ 850,101	\$ 514,102	\$ 291,371	\$ 805,472	\$ 857,101
Excess Revenues (Expenditures)	\$ -	\$ 306,080	\$ (243,721)	\$ 62,359	\$ 0

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

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

FY2024

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

Variance Chart

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Apartment	304	0%	\$0.00	\$0
Condo	168	0%	\$0.00	\$0
Townhome	181	0%	\$0.00	\$0
Single Family 40'	82	0%	\$0.00	\$0
Single Family 50'	698	0%	\$0.00	\$0
Single Family 60'	197	0%	\$0.00	\$0
Single Family 80'	65	0%	\$0.00	\$0
Total	1695			\$0

Shared Costs

Operations & Maintenance Descriptions	FY2024	FY2024	Total Adopted	SS CDD	SS CDD
	Budget	Projections	2025 Budget	46%	54%
1 Field Services	\$33,572	\$33,572	\$40,000	\$18,434	\$21,566
2 Property Insurance	\$28,747	\$29,500	\$33,335	\$15,362	\$17,973
3 Electric	\$123,920	\$85,317	\$123,920	\$57,108	\$66,812
4 Streetlights	\$323,400	\$309,302	\$323,400	\$149,038	\$174,362
5 Water & Sewer	\$274,500	\$341,542	\$340,000	\$156,688	\$183,312
6 Landscape Maintenance	\$514,110	\$415,529	\$476,138	\$219,427	\$256,711
7 Landscape Contingency	\$55,000	\$57,580	\$67,138	\$30,940	\$36,198
8 Tree Trimming	\$5,000	\$5,000	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$10,230	\$9,183	\$11,000	\$5,069	\$5,931
10 Irrigation Repairs	\$45,000	\$37,799	\$45,000	\$20,738	\$24,262
11 Entry & Walls Maintenance	\$15,000	\$23,316	\$15,000	\$6,913	\$8,087
12 Fountain Repair & Maintenance	\$7,500	\$33,541	\$7,500	\$3,456	\$4,044
13 Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,093	\$16,519	\$14,093	\$6,495	\$7,598
15 Pressure Washing	\$5,000	\$4,701	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$9,255	\$10,000	\$4,608	\$5,392
17 Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18 Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19 Contingency	\$15,000	\$7,500	\$15,000	\$6,913	\$8,087
Total	\$1,495,072	\$1,426,658	\$1,546,524	\$712,713	\$833,811

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.

Interest

The District will invest surplus funds with State Board of Administration.

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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Kimley-Horn, 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 2014 Special Assessment Bonds Assessment Area Two-A Project Series 2023 Special Assessment Refunding Bonds and the Series 2023 Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

Stoneybrook South Community Development District

GENERAL FUND BUDGET

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 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds.

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 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds 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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

Stoneybrook South Community Development District

GENERAL FUND BUDGET

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.

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 Appraiser Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Field:

The District is proposing for FY25 a shared cost for a maintenance costs. 46% of the maintenance costs will be allocated to Stoneybrook South and 54% will be allocated to Stoneybrook South at ChampionsGate during Fiscal Year 2025. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South and Stoneybrook South at ChampionsGate regarding the joint maintenance.

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

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.

Electric

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

Account #	Description	Monthly	Annual
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	\$1,250	\$15,000
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$50	\$600
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$750	\$9,000
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$500	\$6,000
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling	\$650	\$7,800
	Contingency - 5 Fountains		\$39,440
Total			\$123,920

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 Blvd 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
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$25,080
Total			\$323,400

Stoneybrook South Community Development District

GENERAL FUND BUDGET

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	\$6,500	\$78,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,600	\$31,200
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,500	\$78,000
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	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$3,000	\$36,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$5,800	\$69,600
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$4,900
Total			\$340,000

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 Floralawn, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$22,352	\$268,224
Landscape Maintenance - SSC CDD	\$16,441	\$197,292
Contingency - FY25 Increase (3%)		\$8,047
Contingency - Fuel Surcharge		\$2,575
Total		\$476,138

Landscape Contingency

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.

Tree Trimming

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

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
Pond Maintenance	\$172	\$2,064
Pond Maintenance - 7 Ponds	\$541	\$6,492
X Tract Pond	\$160	\$1,920
Contingency		\$524
Total		\$11,000

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

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

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.

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and American Ecosystems, Inc. for the cogon grass treatments.

Description	Annual
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
Total	\$7,100

Description	Monthly	Annual
Cogon Grass Treatment	\$555	\$6,660
Contingency		\$333
Total		\$6,993

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

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

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by 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.

Stoneybrook South
Community Development District
Adopted Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Transfer In	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 23,046
Interest	\$ 7,500	\$ 38,488	\$ 26,750	\$ 65,238	\$ 60,000
Total Revenues	\$ 45,403	\$ 76,391	\$ 26,750	\$ 103,141	\$ 83,046
Expenditures:					
Contingency	\$ -	\$ -	\$ 200	\$ 200	\$ 600
Capital Outlay	\$ 25,000	\$ 34,563	\$ -	\$ 34,563	\$ 61,139
Total Expenditures	\$ 25,000	\$ 34,563	\$ 200	\$ 34,763	\$ 61,739
Excess Revenues (Expenditures)	\$ 20,403	\$ 41,828	\$ 26,550	\$ 68,378	\$ 21,307
Fund Balance - Beginning	\$ 1,242,046	\$ 1,310,814	\$ -	\$ 1,310,814	\$ 1,379,192
Fund Balance - Ending	\$ 1,262,449	\$ 1,352,642	\$ 26,550	\$ 1,379,192	\$ 1,400,499

FY2024 Updated Expenses			
Description	Total Amount	SS CDD 47%	SSC CDD 53%
Monument Repainting & Architectural Fountain Repair	\$11,773	\$5,533	\$6,240
ChampionsGate West Side Entrance - Install Plant Material	\$14,856	\$6,982	\$7,874
ChampionsGate 27 Entrance - Install Plant Material	\$16,696	\$7,847	\$8,849
Installation of Fountains at Pond #6 & Pond #10	\$30,214	\$14,201	\$16,013
Total	\$73,539	\$34,563	\$38,976

FY2025 Adopted Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
Total	\$132,665	\$61,139	\$71,527

Stoneybrook South
Community Development District
Adopted Budget
FY2025
Debt Service Fund
Series 2014

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 1,040,511	\$ 989,231	\$ 51,280	\$ 1,040,511	\$ 1,040,511
Interest	\$ 1,500	\$ 54,357	\$ 37,500	\$ 91,857	\$ 85,000
Carry Forward Surplus	\$ 1,037,104	\$ 1,191,822	\$ -	\$ 1,191,822	\$ 1,332,396
Total Revenues	\$ 2,079,115	\$ 2,235,410	\$ 88,780	\$ 2,324,190	\$ 2,457,908

Expenditures:

Series 2014

Interest - 11/01	\$ 337,256	\$ 337,256	\$ -	\$ 337,256	\$ 329,538
Principal - 11/01	\$ 325,000	\$ 325,000	\$ -	\$ 325,000	\$ 340,000
Interest - 05/01	\$ 329,538	\$ -	\$ 329,538	\$ 329,538	\$ 321,463
Total Expenditures	\$ 991,794	\$ 662,256	\$ 329,538	\$ 991,794	\$ 991,000

Excess Revenues (Expenditures)	\$ 1,087,321	\$ 1,573,154	\$ (240,757)	\$ 1,332,396	\$ 1,466,908
---------------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Principal - 11/1/2025	\$355,000
Interest - 11/1/2025	\$321,463
Total	\$676,463
Net Assessment	\$1,040,511
Collection Cost (6%)	\$66,416
Gross Assessment	\$1,106,927

Property Type	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	\$1,719	\$111,719
Total	819		\$1,106,927

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 12,335,000	\$ 8,605,356	\$ 20,940,356.25

Stoneybrook South
Community Development District
Adopted Budget
FY2025
Debt Service Fund
Series 2023

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Special Assessments	\$ 581,771	\$ 553,102	\$ 28,672	\$ 581,774	\$ 581,771
Interest	\$ 1,000	\$ 10,120	\$ 5,000	\$ 15,120	\$ 12,000
Carry Forward Surplus	\$ 201,480	\$ 213,508	\$ -	\$ 213,508	\$ 228,020
Total Revenues	\$ 784,251	\$ 776,730	\$ 33,672	\$ 810,402	\$ 821,791
Expenditures:					
Series 2023					
Interest - 11/01	\$ 158,252	\$ 158,252	\$ -	\$ 158,252	\$ 151,520
Principal - 05/01	\$ 272,000	\$ -	\$ 272,000	\$ 272,000	\$ 284,000
Interest - 05/01	\$ 158,252	\$ -	\$ 158,252	\$ 158,252	\$ 151,520
Total Expenditures	\$ 588,503	\$ 158,252	\$ 430,252	\$ 588,503	\$ 587,039
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 6,122	\$ -	\$ 6,122	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 6,122	\$ -	\$ 6,122	\$ -
Excess Revenues (Expenditures)	\$ 195,748	\$ 624,600	\$ (396,579)	\$ 228,020	\$ 234,752

Interest - 11/1/2025	<u>\$144,491</u>
Total	<u><u>\$144,491</u></u>
Net Assessment	<u>\$581,771</u>
Collection Cost (6%)	<u>\$37,134</u>
Gross Assessment	<u><u>\$618,905</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Apartment	304	\$117	\$35,519
Condo **	162	\$771	\$124,871
Single Family 50'	207	\$1,095	\$226,742
Single Family 60'	197	\$1,177	\$231,773
Total	870		\$618,905

Stoneybrook South Community Development District
Series 2023, Special Assessment Refunding Bonds
Assessment Area One Project
(Term Bonds Due 5/1/2039)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
5/1/24	\$ 6,394,000	4.950%	\$ 272,000	\$ 158,251.50	\$ -
11/1/24	\$ 6,122,000	4.950%	\$ -	\$ 151,519.50	\$ 581,771.00
5/1/25	\$ 6,122,000	4.950%	\$ 284,000	\$ 151,519.50	\$ -
11/1/25	\$ 5,838,000	4.950%	\$ -	\$ 144,490.50	\$ 580,010.00
5/1/26	\$ 5,838,000	4.950%	\$ 296,000	\$ 144,490.50	\$ -
11/1/26	\$ 5,542,000	4.950%	\$ -	\$ 137,164.50	\$ 577,655.00
5/1/27	\$ 5,542,000	4.950%	\$ 311,000	\$ 137,164.50	\$ -
11/1/27	\$ 5,231,000	4.950%	\$ -	\$ 129,467.25	\$ 577,631.75
5/1/28	\$ 5,231,000	4.950%	\$ 329,000	\$ 129,467.25	\$ -
11/1/28	\$ 4,902,000	4.950%	\$ -	\$ 121,324.50	\$ 579,791.75
5/1/29	\$ 4,902,000	4.950%	\$ 343,000	\$ 121,324.50	\$ -
11/1/29	\$ 4,559,000	4.950%	\$ -	\$ 112,835.25	\$ 577,159.75
5/1/30	\$ 4,559,000	4.950%	\$ 361,000	\$ 112,835.25	\$ -
11/1/30	\$ 4,198,000	4.950%	\$ -	\$ 103,900.50	\$ 577,735.75
5/1/31	\$ 4,198,000	4.950%	\$ 382,000	\$ 103,900.50	\$ -
11/1/31	\$ 3,816,000	4.950%	\$ -	\$ 94,446.00	\$ 580,346.50
5/1/32	\$ 3,816,000	4.950%	\$ 399,000	\$ 94,446.00	\$ -
11/1/32	\$ 3,417,000	4.950%	\$ -	\$ 84,570.75	\$ 578,016.75
5/1/33	\$ 3,417,000	4.950%	\$ 419,000	\$ 84,570.75	\$ -
11/1/33	\$ 2,998,000	4.950%	\$ -	\$ 74,200.50	\$ 577,771.25
5/1/34	\$ 2,998,000	4.950%	\$ 439,000	\$ 74,200.50	\$ -
11/1/34	\$ 2,559,000	4.950%	\$ -	\$ 63,335.25	\$ 576,535.75
5/1/35	\$ 2,559,000	4.950%	\$ 462,000	\$ 63,335.25	\$ -
11/1/35	\$ 2,097,000	4.950%	\$ -	\$ 51,900.75	\$ 577,236.00
5/1/36	\$ 2,097,000	4.950%	\$ 489,000	\$ 51,900.75	\$ -
11/1/36	\$ 1,608,000	4.950%	\$ -	\$ 39,798.00	\$ 580,698.75
5/1/37	\$ 1,608,000	4.950%	\$ 510,000	\$ 39,798.00	\$ -
11/1/37	\$ 1,098,000	4.950%	\$ -	\$ 27,175.50	\$ 576,973.50
5/1/38	\$ 1,098,000	4.950%	\$ 535,000	\$ 27,175.50	\$ -
11/1/38	\$ 563,000	4.950%	\$ -	\$ 13,934.25	\$ 576,109.75
5/1/39	\$ 563,000	4.950%	\$ 563,000	\$ 13,934.25	\$ -
11/1/39	\$ -	4.950%	\$ -	\$ -	\$ 576,934.25
Totals			\$ 6,394,000	\$ 2,858,378	\$ 9,252,377.50