

***Stoneybrook South***  
***Community Development District***

***Proposed Budget***  
***FY2026***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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# Stoneybrook South

## Community Development District

### Proposed Budget

#### FY2026

#### General Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 845,101	\$ 760,144	\$ 84,958	\$ 845,101	\$ 845,101
Interest	12,000	5,810	8,000	13,810	12,000
Carry Forward Surplus	-	-	-	-	12,765
<b>Total Revenues</b>	<b>\$ 857,101</b>	<b>\$ 765,954</b>	<b>\$ 92,958</b>	<b>\$ 858,911</b>	<b>\$ 869,866</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 8,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 8,000
FICA Expense	612	230	230	459	612
Engineering Fees	10,000	2,113	5,388	7,500	10,000
Attorney	15,000	938	4,063	5,000	15,000
Arbitrage	1,100	-	1,100	1,100	1,100
Dissemination	6,300	2,625	3,675	6,300	6,489
Annual Audit	4,650	-	3,600	3,600	3,700
Trustee Fees	8,500	-	8,500	8,500	9,350
Assessment Administration	6,300	6,300	-	6,300	6,489
Management Fees	45,000	18,750	26,250	45,000	46,350
Information Technology	1,890	788	1,103	1,890	1,947
Website Maintenance	1,260	525	735	1,260	1,298
Telephone	50	-	25	25	50
Postage	500	69	181	250	500
Printing & Binding	400	131	119	250	400
Insurance	7,055	6,861	-	6,861	7,547
Legal Advertising	2,500	703	1,797	2,500	2,500
Other Current Charges	1,200	235	525	760	1,200
Office Supplies	100	11	14	25	100
Property Appraiser Fee	700	437	-	437	700
Property Taxes	50	1	-	1	50
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 121,342</b>	<b>\$ 43,891</b>	<b>\$ 60,302</b>	<b>\$ 104,194</b>	<b>\$ 123,557</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 18,434	\$ 7,681	\$ 10,753	\$ 18,434	\$ 18,987
Property Insurance	15,362	14,646	-	14,646	16,874
Electric	57,108	18,547	25,200	43,747	52,998
Streetlights	149,038	69,824	91,000	160,824	170,028
Reclaimed Water	156,688	65,365	120,150	185,515	172,818
Landscape Maintenance	219,427	109,557	126,137	235,694	236,184
Landscape Contingency	30,940	2,129	10,339	12,467	18,434
Tree Trimming	2,304	-	1,150	1,150	2,304
Aquatic Maintenance	5,069	1,640	2,296	3,936	4,822
Irrigation Repairs	20,738	2,145	8,205	10,350	16,130
Entry & Walls Maintenance	6,913	338	3,295	3,633	4,608
Fountain Repair & Maintenance	3,456	4,897	819	5,716	6,913
Miscellaneous - Stormwater Control	2,304	856	524	1,380	2,304
Mitigation Monitoring & Maintenance	6,495	2,972	1,980	4,952	6,775
Pressure Washing	2,304	391	759	1,150	2,304
Repairs & Maintenance	4,608	662	1,638	2,300	4,608
Sidewalk Repair & Maintenance	2,304	-	1,150	1,150	2,304
Roadway Repair & Maintenance - Storm Gutters	2,304	-	1,150	1,150	2,304
Contingency	6,913	-	3,450	3,450	4,608
Hurricane Expenses	-	3,257	-	3,257	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 712,713</b>	<b>\$ 304,907</b>	<b>\$ 409,994</b>	<b>\$ 714,901</b>	<b>\$ 746,309</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
<b>Total Reserves</b>	<b>\$ 23,046</b>	<b>\$ 23,046</b>	<b>\$ -</b>	<b>\$ 23,046</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 857,101</b>	<b>\$ 371,845</b>	<b>\$ 470,296</b>	<b>\$ 842,141</b>	<b>\$ 869,866</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>	<b>\$ 394,109</b>	<b>\$ (377,338)</b>	<b>\$ 16,770</b>	<b>\$ 0</b>

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

# Stoneybrook South

## Community Development District

### Gross Per Unit Assessment Comparison Chart

#### FY2026

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
<b>Total</b>	<b>1695</b>		<b>\$899,044</b>

#### FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
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<b>Total</b>	<b>1695</b>		<b>\$899,044</b>

#### 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
<b>Total</b>	<b>1695</b>			<b>\$0</b>

#### Shared Costs

Operations & Maintenance Descriptions	FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	SS CDD 46%	SSC CDD 54%
	1 Field Services	\$40,000	\$40,000	\$41,200	\$18,987
2 Property Insurance	\$33,335	\$31,839	\$36,615	\$16,874	\$19,741
3 Electric	\$123,920	\$94,081	\$115,000	\$52,998	\$62,002
4 Streetlights	\$323,400	\$345,335	\$368,946	\$170,028	\$198,918
5 Water & Sewer	\$340,000	\$401,225	\$375,000	\$172,818	\$202,182
6 Landscape Maintenance	\$476,138	\$512,382	\$512,498	\$236,184	\$276,314
7 Landscape Contingency	\$67,138	\$27,499	\$40,000	\$18,434	\$21,566
8 Tree Trimming	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$11,000	\$8,872	\$10,464	\$4,822	\$5,642
10 Irrigation Repairs	\$45,000	\$22,500	\$35,000	\$16,130	\$18,870
11 Entry & Walls Maintenance	\$15,000	\$7,500	\$10,000	\$4,608	\$5,392
12 Fountain Repair & Maintenance	\$7,500	\$12,746	\$15,000	\$6,913	\$8,087
13 Miscellaneous - Stormwater Control	\$5,000	\$3,000	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,093	\$10,449	\$14,701	\$6,775	\$7,926
15 Pressure Washing	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$5,000	\$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	\$10,000	\$4,608	\$5,392
<b>Total</b>	<b>\$1,546,524</b>	<b>\$1,539,930</b>	<b>\$1,619,424</b>	<b>\$746,309</b>	<b>\$873,115</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.

### Interest

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

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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.

#### 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 and Associates, 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 2014 Special Assessment Bonds Assessment Area Two-A Project 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 Grau and Associates 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 FY26 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 2026. 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	\$1,170	\$14,040
9100 8717 4371	14381 Mickelson Ct., Fountain	\$470	\$5,640
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,175	\$14,100
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$45	\$540
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	\$590	\$7,080
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	\$510	\$6,120
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
<b>9100 8577 8408</b>	<b>1521 Olympic Club Blvd, Entrance Lights</b>	<b>\$50</b>	<b>\$600</b>
<b>9100 8581 1139</b>	<b>60401 Whistling Straits Blvd, Gate</b>	<b>\$100</b>	<b>\$1,200</b>
<b>9100 8581 2255</b>	<b>90191 Leopard Creek Drive, Irrigation</b>	<b>\$35</b>	<b>\$420</b>
<b>9101 2416 4654</b>	<b>11891 S Westside Blvd</b>	<b>\$500</b>	<b>\$6,000</b>
<b>9101 2415 3809</b>	<b>87251 Bella Citta Blvd</b>	<b>\$575</b>	<b>\$6,900</b>
<b>9101 2774 0771</b>	<b>11351 Whistling Straits</b>	<b>\$650</b>	<b>\$7,800</b>
<b>9101 4599 8975</b>	<b>87831 Beth page Ln</b>	<b>\$520</b>	<b>\$6,240</b>
<b>9101 4602 1723</b>	<b>88251 Falling Oak Dr</b>	<b>\$180</b>	<b>\$2,160</b>
<b>9101 4624 1484</b>	<b>11981 Trappers Loop</b>	<b>\$375</b>	<b>\$4,500</b>
<b>9101 6521 6893</b>	<b>14561 Olympic Club Blvd</b>	<b>\$255</b>	<b>\$3,060</b>
<b>9101 6548 7109</b>	<b>10971 Blackwolf Run Rd Fontain</b>	<b>\$220</b>	<b>\$2,640</b>
	Contingency		\$11,500
<b>Total</b>			<b>\$115,000</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	\$470	\$5,640
9100 8723 8643	000 Westside Blvd Lite, SL	\$720	\$8,640
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$740	\$8,880
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$660	\$7,920
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$1,040	\$12,480
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$500	\$6,000
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$2,800	\$33,600
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$500	\$6,000
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,125	\$13,500
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$550	\$6,600
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$310	\$3,720
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,585	\$19,020
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$470	\$5,640
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$985	\$11,820
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,370	\$16,440
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$630	\$7,560
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$440	\$5,280
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,875	\$22,500
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$765	\$9,180
<b>9100 8577 8680</b>	<b>000 Tri County Rd, N Parcel Entry</b>	<b>\$960</b>	<b>\$11,520</b>
<b>9100 8581 2560</b>	<b>0000 Whistling Straits Blvd Lite</b>	<b>\$1,830</b>	<b>\$21,960</b>
<b>9100 8577 8185</b>	<b>000 Westside Blvd Lite, SB Tract K SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8577 8911</b>	<b>0 Westside Blvd Lite, Fox Prop West Blvd SL</b>	<b>\$795</b>	<b>\$9,540</b>
<b>9100 8581 1402</b>	<b>000 Bella Citta Blvd Lite</b>	<b>\$765</b>	<b>\$9,180</b>
<b>9100 8581 1600</b>	<b>000 Westside Blvd Lite, SS Tract K PH3 SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8581 1874</b>	<b>000 Westside Blvd Lite, SS Tract K PH2 SL</b>	<b>\$685</b>	<b>\$8,220</b>
<b>9100 8581 2099</b>	<b>00000 Westside Blvd Lite Fox Prop PH2C1</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 4906 9762</b>	<b>0000 Westside Blvd Lite, Fox Prop PH3b SL</b>	<b>\$515</b>	<b>\$6,180</b>
<b>9101 4907 2057</b>	<b>000 Westside Blvd Lite, Lite Fox Prop PH3A SL</b>	<b>\$1,055</b>	<b>\$12,660</b>
<b>9101 6872 8662</b>	<b>00 Whistling Straits Blvd Lit, Fox Prop X SL</b>	<b>\$1,965</b>	<b>\$23,580</b>
<b>9101 7466 6458</b>	<b>0000 Bella Citta Blvd Lite</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 7471 8825</b>	<b>00 Bella Citta Blvd Lite</b>	<b>\$525</b>	<b>\$6,300</b>
	Contingency		\$10,746
<b>Total</b>			<b>\$368,946</b>

# 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	\$3,800	\$45,600
2166394-1188670	9100 E Stoneybrook South Blk#6	\$9,760	\$117,120
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,650	\$31,800
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$4,000	\$48,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$30	\$360
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$80	\$960
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
<b>2627512-33111069</b>	<b>1500 Olympic Club Blvd. Meter A</b>	<b>\$2,500</b>	<b>\$30,000</b>
<b>2627512-33169919</b>	<b>1000 Whistling Straits Blvd Block</b>	<b>\$85</b>	<b>\$1,020</b>
<b>2627512-33254859</b>	<b>1000 Westside Block ODD Blvd 2" RM</b>	<b>\$6,900</b>	<b>\$82,800</b>
<b>2627512-33319269</b>	<b>8703 Bella Cita Blvd</b>	<b>\$250</b>	<b>\$3,000</b>
	Contingency		\$13,440
<b>Total</b>			<b>\$375,000</b>

### 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 2, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
<b>Total</b>		<b>\$512,498</b>

### 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 - SS	\$192	\$2,304
Pond Maintenance - SSC	\$680	\$8,160
<b>Total</b>		<b>\$10,464</b>

*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 Tigris Aquatic Services LLC 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
<b>Total</b>	<b>\$7,100</b>

Description	Monthly	Annual
Cogon Grass Treatment	\$615	\$7,380
Contingency		\$221
<b>Total</b>		<b>\$7,601</b>

**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**  
**Proposed Budget**  
**FY2026**  
**Capital Reserve Fund**

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Transfer In	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Interest	60,000	24,315	29,750	54,065	48,000
<b>Total Revenues</b>	<b>\$ 83,046</b>	<b>\$ 47,361</b>	<b>\$ 29,750</b>	<b>\$ 77,111</b>	<b>\$ 48,000</b>
<b>Expenditures:</b>					
Contingency	\$ 600	\$ -	\$ 300	\$ 300	\$ 600
Capital Outlay	61,139	-	\$27,651	27,651	\$49,617
<b>Total Expenditures</b>	<b>\$ 61,739</b>	<b>\$ -</b>	<b>\$ 27,951</b>	<b>\$ 27,951</b>	<b>\$ 50,217</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 21,307</b>	<b>\$ 47,361</b>	<b>\$ 1,799</b>	<b>\$ 49,160</b>	<b>\$ (2,217)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,379,192</b>	<b>\$ 1,366,128</b>	<b>\$ -</b>	<b>\$ 1,366,128</b>	<b>\$ 1,415,288</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,400,499</b>	<b>\$ 1,413,489</b>	<b>\$ 1,799</b>	<b>\$ 1,415,288</b>	<b>\$ 1,413,070</b>

FY2025 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Installation of Fountain at Pond	\$35,000	\$16,130	\$18,870
<b>Total</b>	<b>\$60,000</b>	<b>\$27,651</b>	<b>\$32,349</b>

FY2026 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
<b>Total</b>	<b>\$107,665</b>	<b>\$49,617</b>	<b>\$58,048</b>

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2026**  
**Debt Service Fund**  
**Series 2014**

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
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**Revenues:**

Special Assessments	\$ 1,040,511	\$ 935,909	\$ 104,602	\$ 1,040,511	\$ 1,040,511
Interest	85,000	35,311	49,000	84,311	84,000
Carry Forward Surplus	1,332,396	1,354,457	-	1,354,457	1,488,279

<b>Total Revenues</b>	<b>\$ 2,457,908</b>	<b>\$ 2,325,677</b>	<b>\$ 153,602</b>	<b>\$ 2,479,279</b>	<b>\$ 2,612,790</b>
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**Expenditures:**

**Series 2014**

Interest - 11/01	\$ 329,538	\$ 329,538	\$ -	\$ 329,538	\$ 321,463
Principal - 11/01	340,000	340,000	-	340,000	355,000
Interest - 05/01	321,463	-	321,463	321,463	312,366

<b>Total Expenditures</b>	<b>\$ 991,000</b>	<b>\$ 669,538</b>	<b>\$ 321,463</b>	<b>\$ 991,000</b>	<b>\$ 988,828</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,466,908</b>	<b>\$ 1,656,139</b>	<b>\$ (167,861)</b>	<b>\$ 1,488,279</b>	<b>\$ 1,623,962</b>
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Principal - 11/1/2026	<b>\$370,000</b>
Interest - 11/1/2026	<b>\$312,366</b>
<b>Total</b>	<b>\$682,366</b>

Net Assessment	<b>\$1,040,511</b>
Collection Cost (6%)	<b>\$66,416</b>
<b>Gross Assessment</b>	<b>\$1,106,927</b>

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
<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**

Date	Balance	Principal	Interest	Annual
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>\$ 11,995,000</b>	<b>\$ 7,946,281</b>	<b>\$ 19,941,281.25</b>

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2026**  
**Debt Service Fund**  
**Series 2023**

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 581,771	\$ 523,285	\$ 58,485	\$ 581,770	\$ 581,771
Interest	12,000	5,233	7,000	12,233	12,000
Carry Forward Surplus	228,020	239,147	-	239,147	246,111
<b>Total Revenues</b>	<b>\$ 821,791</b>	<b>\$ 767,665</b>	<b>\$ 65,485</b>	<b>\$ 833,150</b>	<b>\$ 839,882</b>
<b>Expenditures:</b>					
<b>Series 2023</b>					
Interest - 11/01	\$ 151,520	\$ 151,520	\$ -	\$ 151,520	\$ 144,491
Principal - 05/01	284,000	-	284,000	284,000	296,000
Interest - 05/01	151,520	-	151,520	151,520	144,491
<b>Total Expenditures</b>	<b>\$ 587,039</b>	<b>\$ 151,520</b>	<b>\$ 435,520</b>	<b>\$ 587,039</b>	<b>\$ 584,981</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 234,752</b>	<b>\$ 616,145</b>	<b>\$ (370,034)</b>	<b>\$ 246,111</b>	<b>\$ 254,901</b>

<b>Interest - 11/1/2026</b>	<b>\$137,165</b>
<b>Total</b>	<b>\$137,165</b>
<b>Net Assessment</b>	<b>\$581,771</b>
<b>Collection Cost (6%)</b>	<b>\$37,134</b>
<b>Gross Assessment</b>	<b>\$618,905</b>

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
<b>Total</b>	<b>870</b>		<b>\$618,905</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>			<b>\$ 6,122,000</b>	<b>\$ 2,548,607</b>	<b>\$ 8,670,606.50</b>