

***Stoneybrook West***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2026***



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**Stoneybrook West**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments - Tax Roll	\$ 494,752	\$ 454,741	\$ 40,013	\$ 494,754	\$ 491,623
Interest Income	12,000	11,770	7,000	18,770	14,000
Carry Forward Surplus	-	10,375	-	10,375	16,971
<b>TOTAL REVENUES</b>	<b>\$ 506,752</b>	<b>\$ 476,887</b>	<b>\$ 47,013</b>	<b>\$ 523,900</b>	<b>\$ 522,594</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 5,000	\$ 1,800	\$ 2,000	\$ 3,800	\$ 5,000
PR-FICA	383	138	153	291	383
Arbitrage Rebate	600	-	-	-	-
Engineering	6,500	2,470	7,030	9,500	10,000
Attorney	20,000	11,799	9,201	21,000	23,000
Management Fees	39,375	22,969	16,406	39,375	40,556
Assessment Administration	5,250	5,250	-	5,250	5,408
Trustee Fees	7,200	7,004	-	7,004	7,686
Annual Audit	4,500	3,800	-	3,800	3,900
Website Maintenance	1,200	700	500	1,200	1,236
Postage & Delivery	650	9	441	450	300
Insurance General Liability	7,370	7,476	-	7,476	7,228
Printing & Binding	1,500	52	448	500	1,000
Legal Advertising	1,500	-	1,500	1,500	1,400
Information Technology	1,800	1,050	750	1,800	1,854
Office Supplies	750	0	400	400	700
Property Taxes	5,250	-	5,250	5,250	5,250
Other Current Charges	750	634	525	1,159	2,231
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 109,753</b>	<b>\$ 65,326</b>	<b>\$ 44,604</b>	<b>\$ 109,930</b>	<b>\$ 117,306</b>
<b><u>Operations &amp; Maintenance</u></b>					
<b><u>Field Expenditures</u></b>					
Field Management	\$ 15,750	\$ 9,188	\$ 6,563	\$ 15,750	\$ 16,223
Insurance Property	-	-	-	-	996
Landscape - Contract	56,772	31,500	25,272	56,772	54,000
Landscape - Other	-	3,250	1,750	5,000	5,000
Pest Control	65,148	36,984	28,164	65,148	65,500
Lake and Wetland	39,060	22,785	16,275	39,060	39,060
Fountain - Contract	4,200	2,100	2,100	4,200	4,200
Fountain - R&M	-	2,928	2,072	5,000	5,000
General Maintenance	18,000	-	8,000	8,000	10,000
Utility - Electric	12,500	6,006	6,494	12,500	13,125
Stormwater Drainage Maintenance	2,680	2,010	670	2,680	2,680
Misc - Contingency	10,543	-	10,543	10,543	19,004
Capital Outlay	60,000	-	60,000	60,000	60,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 284,653</b>	<b>\$ 116,751</b>	<b>\$ 167,902</b>	<b>\$ 284,653</b>	<b>\$ 294,788</b>
<b><u>Reserves</u></b>					
Reserves - Emergency	\$ 27,346	\$ 27,346	\$ -	\$ 27,346	\$ 25,500
Reserves - Ponds	85,000	85,000	-	85,000	85,000
<b>TOTAL RESERVES</b>	<b>\$ 112,346</b>	<b>\$ 112,346</b>	<b>\$ -</b>	<b>\$ 112,346</b>	<b>\$ 110,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 506,752</b>	<b>\$ 294,423</b>	<b>\$ 212,506</b>	<b>\$ 506,929</b>	<b>\$ 522,594</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 182,464</b>	<b>\$ (165,493)</b>	<b>\$ 16,971</b>	<b>\$ -</b>

**Stoneybrook West**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

<b>REVENUES</b>
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**Special Assessments - Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

<b>Expenditures - Administrative</b>
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**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Assessment Administration**

Expenditures with Governmental Management Services related to administration of the District's Assessment Roll.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on an estimate from the insurance provider.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Stoneybrook West**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Property Taxes**

The District anticipates to pay property taxes on parcels.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures – Field**

**Field Management**

The District will contract management services for the operation of the Property and its contractors.

**Insurance Property**

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Landscape - Contract**

The District currently has a contract with Blade Runners Commercial Landscaping Orlando, LLC. to maintain landscaping throughout the District.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$4,500	\$54,000

**Landscape - Other**

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance not covered under the landscape vendor contract.

**Pest Control**

The District currently has a contract with Sitex Aquatics to provide pest control services throughout the District.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
MIDGE FLY LARVICIDE	\$2,205	\$26,460
MOSQUITO FOGGING SVCS	\$2,976	\$35,712
ADDITIONAL SVCS		\$3,328
		<hr/> \$65,500

**Lake and Wetland**

Scheduled maintenance consists of inspections and treatment of CDD lakes and ponds. Herbiciding will consist of chemical treatments. Algae control will include removal and chemical treatments by Sitex Aquatics.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LAKE & WATERWAYS MAINTENANCE	\$3,255	\$39,060

**Fountain - Contract**

The District currently has a contract with Sitex Aquatics to maintain and repair the fountain.

DESCRIPTION	BI-MONTHLY	ANNUAL AMOUNT
LAKE & WATERWAYS MAINTENANCE	\$700	\$4,200

**Fountain - R&M**

The District incurs additional expenses to maintain, repairs and or replace the fountains.

**General Maintenance**

The District incurs general maintenance expenses for the daily operations.

**Stoneybrook West**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures – Field (continued)**

**Utility - Electric**

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features, fountain and pool house. Duke Energy provides this service.

ACCOUNT #'s:	DESCRIPTION	MONTHLY AVG	ANNUAL AVG AMOUNT
910083549516	Fountain	\$100	\$1,200
910083550048	Fountain	\$95	\$1,140
910083550494	Fountain	\$195	\$2,340
910083550733	Fountain	\$100	\$1,200
910083549780	Fountain	\$76	\$912
910083550270	Fountain	\$280	\$3,360
910164567906	Irrigation	\$85	\$1,020
910164571241	Irrigation	\$82	\$984
910164605129	Irrigation	\$80	\$969
			<b>\$13,125</b>

**Stormwater Drainage Maintenance**

The District incurs repairs and maintenance which could include vacuum, clearing, desilting, dredging, and repair services with respect to certain District drainage structures. Sitex Aquatics provides this service.

DESCRIPTION	QUARTERLY	ANNUAL AMOUNT
STORMWATER DRAINAGE	\$670	\$2,680

**Misc. Contingency**

This includes any other miscellaneous expenses incurred during the year.

**Capital Outlay**

Major expenses or asset acquisitions the District may incur throughout the year.

**Reserves**

**Reserves - Emergency**

The District has put aside this fund for any emergency expenditures that may arise.

**Reserves - Ponds**

This Reserve fund is assigned for future pond project that the District anticipates.

**Stoneybrook West**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Interest Income	\$ 4,800	\$ 3,806	\$ 1,500	\$ 5,306	\$ 4,500
Emergency Reserve Funding - Transfer In	27,346	27,346	-	27,346	25,500
Pond Reserve Funding - Transfer In	85,000	85,000	-	85,000	85,000
Carry Forward Balance	108,184	-	108,184	108,184	225,236
<b>TOTAL REVENUES</b>	<b>\$ 225,330</b>	<b>\$ 116,152</b>	<b>\$ 109,684</b>	<b>\$ 225,836</b>	<b>\$ 340,236</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	540	390	210	600	600
<b>TOTAL EXPENDITURES</b>	<b>\$ 540</b>	<b>\$ 390</b>	<b>\$ 210</b>	<b>\$ 600</b>	<b>\$ 600</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 224,790</b>	<b>\$ 115,762</b>	<b>\$ 109,474</b>	<b>\$ 225,236</b>	<b>\$ 339,636</b>

**Stoneybrook West**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2018 Special Assessment Bonds**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments-On Roll	\$ 497,688	\$ 457,438	\$ 40,251	\$ 497,689	\$ 497,688
Interest Earnings	5,000	6,407	2,500	8,907	5,000
Carry Forward Surplus <sup>(1)</sup>	142,646	144,743	-	144,743	148,016
<b>TOTAL REVENUES</b>	<b>\$ 645,334</b>	<b>\$ 608,588</b>	<b>\$ 42,751</b>	<b>\$ 651,339</b>	<b>\$ 650,704</b>
<b><u>EXPENDITURES:</u></b>					
Interest A1	\$ 16,962	\$ 8,481	\$ 8,481	\$ 16,962	\$ 15,688
Interest A2	110,360	55,180	55,180	110,360	98,220
Principal A1	35,000	-	35,000	35,000	36,000
Principal A2	341,000	-	341,000	341,000	353,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 503,322</b>	<b>\$ 63,661</b>	<b>\$ 439,661</b>	<b>\$ 503,322</b>	<b>\$ 502,909</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 142,012</b>	<b>\$ 544,927</b>	<b>\$ (396,911)</b>	<b>\$ 148,016</b>	<b>\$ 147,796</b>
 <sup>(1)</sup> Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/26	\$ 50,015.80
					<u>\$ 50,015.80</u>



**Stoneybrook West**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018 Special Assessment Bonds A-1**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$ 500,000	3.640%	\$ -	\$ 9,100	\$ 9,100
05/01/24	500,000	3.640%	34,000	9,100	
11/01/24	466,000	3.640%	-	8,481	51,581
05/01/25	466,000	3.640%	35,000	8,481	
11/01/25	431,000	3.640%	-	7,844	51,325
05/01/26	431,000	3.640%	36,000	7,844	
11/01/26	395,000	3.640%	-	7,189	51,033
05/01/27	395,000	3.640%	38,000	7,189	
11/01/27	357,000	3.640%	-	6,497	51,686
05/01/28	357,000	3.640%	39,000	6,497	
11/01/28	318,000	3.640%	-	5,788	51,285
05/01/29	318,000	3.640%	41,000	5,788	
11/01/29	277,000	3.640%	-	5,041	51,829
05/01/30	277,000	3.640%	42,000	5,041	
11/01/30	235,000	3.640%	-	4,277	51,318
05/01/31	235,000	3.640%	44,000	4,277	
11/01/31	191,000	3.640%	-	3,476	51,753
05/01/32	191,000	3.640%	45,000	3,476	
11/01/32	146,000	3.640%	-	2,657	51,133
05/01/33	146,000	3.640%	47,000	2,657	
11/01/33	99,000	3.640%	-	1,802	51,459
05/01/34	99,000	3.640%	49,000	1,802	
11/01/34	50,000	3.640%	-	910	51,712
05/01/35	50,000	3.640%	50,000	910	50,910
<b>Total</b>			<b>\$ 500,000</b>	<b>\$ 126,126</b>	<b>\$ 626,126</b>

**Stoneybrook West**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018 Special Assessment Bonds A-2**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$ 3,429,000	3.560%	\$ -	\$ 61,036	\$ 61,036
05/01/24	3,429,000	3.560%	329,000	61,036	
11/01/24	3,100,000	3.560%	-	55,180	445,216
05/01/25	3,100,000	3.560%	341,000	55,180	
11/01/25	2,759,000	3.560%	-	49,110	445,290
05/01/26	2,759,000	3.560%	353,000	49,110	
11/01/26	2,406,000	3.560%	-	42,827	444,937
05/01/27	2,406,000	3.560%	366,000	42,827	
11/01/27	2,040,000	3.560%	-	36,312	445,139
05/01/28	2,040,000	3.560%	380,000	36,312	
11/01/28	1,660,000	3.560%	-	29,548	445,860
05/01/29	1,660,000	3.560%	393,000	29,548	
11/01/29	1,267,000	3.560%	-	22,553	445,101
05/01/30	1,267,000	3.560%	407,000	22,553	
11/01/30	860,000	3.560%	-	15,308	444,861
05/01/31	860,000	3.560%	422,000	15,308	
11/01/31	438,000	3.560%	-	7,796	445,104
05/01/32	438,000	3.560%	438,000	7,796	445,796
<b>Total</b>			<b>\$ 3,429,000</b>	<b>\$ 639,340</b>	<b>\$ 4,068,340</b>

**Stoneybrook West**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood Type	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
TH	186	186	<b>\$195.55</b>	\$195.81	<b>-\$0.26</b>	<b>\$185.65</b>	\$185.65	<b>\$0.00</b>	<b>\$381.20</b>	\$381.46	<b>-\$0.26</b>
40	350	350	<b>\$199.17</b>	\$199.50	<b>-\$0.33</b>	<b>\$194.49</b>	\$194.49	<b>\$0.00</b>	<b>\$393.66</b>	\$393.99	<b>-\$0.33</b>
40.5	112	111	<b>\$181.17</b>	\$181.17	<b>\$0.00</b>	<b>\$185.65</b>	\$185.65	<b>\$0.00</b>	<b>\$366.82</b>	\$366.82	<b>\$0.00</b>
50	589	588	<b>\$294.32</b>	\$296.38	<b>-\$2.06</b>	<b>\$267.65</b>	\$267.65	<b>\$0.00</b>	<b>\$561.97</b>	\$564.03	<b>-\$2.06</b>
60	472	472	<b>\$339.97</b>	\$342.85	<b>-\$2.88</b>	<b>\$350.62</b>	\$350.62	<b>\$0.00</b>	<b>\$690.59</b>	\$693.47	<b>-\$2.88</b>
75	138	138	<b>\$374.41</b>	\$377.91	<b>-\$3.50</b>	<b>\$475.52</b>	\$475.52	<b>\$0.00</b>	<b>\$849.93</b>	\$853.43	<b>-\$3.50</b>
90	27	27	<b>\$412.59</b>	\$416.78	<b>-\$4.19</b>	<b>\$657.53</b>	\$657.53	<b>\$0.00</b>	<b>\$1,070.12</b>	\$1,074.31	<b>-\$4.19</b>
Total	1874	1872									