

Stoneybrook West
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6	<u>Capital Reserve Fund</u>
7	<u>Debt Service Fund Series 2018</u>
8-9	<u>Series 2018 Amortization Schedule</u>
10	<u>Assessment Schedule</u>

Stoneybrook West
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 494,752	\$ 479,183	\$ 15,571	\$ 494,754	\$ 494,754
Interest Income	12,000	15,411	2,671	18,082	14,000
Carry Forward Surplus	-	-	-	-	13,839
TOTAL REVENUES	\$ 506,752	\$ 494,594	\$ 18,242	\$ 512,836	\$ 522,593

EXPENDITURES:

Administrative

Supervisor Fees	\$ 5,000	\$ 2,600	\$ 1,000	\$ 3,600	\$ 5,000
PR-FICA	383	199	77	275	383
Arbitrage Rebate	600	-	-	-	-
Engineering	6,500	3,133	6,368	9,500	10,000
Attorney	20,000	14,399	6,601	21,000	23,000
Management Fees	39,375	29,531	9,844	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	900	300	1,200	1,236
Postage & Delivery	650	11	439	450	300
Insurance General Liability	7,370	7,476	-	7,476	7,228
Printing & Binding	1,500	80	420	500	1,000
Legal Advertising	1,500	-	1,500	1,500	1,400
Information Technology	1,800	1,350	450	1,800	1,854
Office Supplies	750	0	400	400	700
Other Current Charges	750	880	495	1,375	2,231
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	5,250	-	5,250	5,250	5,250
TOTAL ADMINISTRATIVE	\$ 109,753	\$ 76,788	\$ 33,142	\$ 109,930	\$ 117,306

Operations & Maintenance

Field Expenditures

Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,223
Insurance Property	-	-	-	-	996
Landscape - Contract	56,772	40,500	13,500	56,772	54,000
Landscape - Other	-	3,250	1,750	5,000	5,000
Pest Control	65,148	48,861	16,287	65,148	65,500
Lake and Wetland	39,060	29,295	9,765	39,060	39,060
Fountain - Contract	4,200	2,100	2,100	4,200	4,200
Fountain - R&M	-	-	5,000	5,000	5,000
General Maintenance	18,000	-	8,000	8,000	10,000
Utility - Electric	12,500	9,175	3,325	12,500	13,125
Stormwater Drainage Maintenance	2,680	2,010	670	2,680	2,680
Misc - Contingency	10,543	-	5,000	5,000	19,004
Capital Outlay	60,000	14,255	43,356	57,611	60,000
TOTAL FIELD EXPENDITURES	\$ 284,653	\$ 161,258	\$ 112,691	\$ 276,721	\$ 294,788
TOTAL EXPENDITURES	\$ 394,406	\$ 238,046	\$ 145,833	\$ 386,651	\$ 412,094

Stoneybrook West
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<i>Other Sources/(Uses)</i>					
Emergency Reserve - Transfer Out	\$ (27,346)	\$ (27,346)	\$ -	\$ (27,346)	\$ (25,500)
Pond Reserve - Transfer Out	(85,000)	(85,000)	-	(85,000)	(85,000)
TOTAL OTHER SOURCES/(USES)	\$ (112,346)	\$ (112,346)	\$ -	\$ (112,346)	\$ (110,500)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 144,202	\$ (127,592)	\$ 13,839	\$ -

Product	Assessable Units	Net Assessment	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
TH	186	\$ 34,235.42	\$ 36,420.66	\$ 195.81	\$ 195.81	\$ -
40	350	65,635.50	69,825.00	199.50	199.50	-
40.5	112	19,073.58	20,291.04	181.17	181.17	-
50	589	164,093.75	174,567.82	296.38	296.38	-
60	472	152,115.69	161,825.20	342.85	342.85	-
75	138	49,022.49	52,151.58	377.91	377.91	-
90	27	10,577.88	11,253.06	416.78	416.78	-
TOTAL	1874	\$ 494,754.30	\$ 526,334.36			

Stoneybrook West
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

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.

Expenditures - Administrative

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
			\$13,125

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
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$ 4,800	\$ 5,374	\$ 764	\$ 6,138	\$ 4,500
Carry Forward Balance	108,184	-	108,184	108,184	226,068
TOTAL REVENUES	\$ 112,984	\$ 5,374	\$ 108,948	\$ 114,322	\$ 230,568
<u>EXPENDITURES:</u>					
Other Current Charges	\$ 540	\$ 490	\$ 110	\$ 600	\$ 600
TOTAL EXPENDITURES	\$ 540	\$ 490	\$ 110	\$ 600	\$ 600
<u>Other Sources/(Uses)</u>					
Emergency Reserve - Transfer In	\$ 27,346	\$ 27,346	\$ -	\$ 27,346	\$ 25,500
Pond Reserve - Transfer In	85,000	85,000	-	85,000	85,000
TOTAL OTHER SOURCES/(USES)	\$ 112,346	\$ 112,346	\$ -	\$ 112,346	\$ 110,500
EXCESS REVENUES (EXPENDITURES)	\$ 224,790	\$ 117,230	\$ 108,838	\$ 226,068	\$ 340,468

Stoneybrook West
Community Development District
Adopted Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 497,688	\$ 482,025	\$ 15,664	\$ 497,689	\$ 497,688
Interest Earnings	5,000	9,239	2,500	11,739	5,000
Carry Forward Surplus ⁽¹⁾	142,646	144,743	-	144,743	150,848
TOTAL REVENUES	\$ 645,334	\$ 636,007	\$ 18,164	\$ 654,171	\$ 653,536
<u>EXPENDITURES:</u>					
Interest A1	\$ 16,962	\$ 16,962	\$ -	\$ 16,962	\$ 15,688
Interest A2	110,360	110,360	-	110,360	98,220
Principal A1	35,000	35,000	-	35,000	36,000
Principal A2	341,000	341,000	-	341,000	353,000
TOTAL EXPENDITURES	\$ 503,322	\$ 503,322	\$ -	\$ 503,322	\$ 502,909
EXCESS REVENUES (EXPENDITURES)	\$ 142,012	\$ 132,684	\$ 18,164	\$ 150,848	\$ 150,627
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/26	\$ 50,016
					<u>\$ 50,016</u>

Product	Assessable Units	Net Assessment	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
TH	186	\$ 32,459.05	\$ 34,530.90	\$ 185.65	\$ 185.65	\$ -
40	350	63,987.21	68,071.50	194.49	194.49	-
40.5	111	19,370.72	20,607.15	185.65	185.65	-
50	588	147,935.51	157,378.20	267.65	267.65	-
60	472	155,563.08	165,492.64	350.62	350.62	-
75	138	61,684.45	65,621.76	475.52	475.52	-
90	27	16,688.11	17,753.31	657.53	657.53	-
TOTAL	1872	\$ 497,688.13	\$ 529,455.46			

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
Total			\$ 500,000	\$ 126,126	\$ 626,126

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
Total			\$ 3,429,000	\$ 639,340	\$ 4,068,340

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	\$195.81	\$195.81	\$0.00	\$185.65	\$185.65	\$0.00	\$381.46	\$381.46	\$0.00
40	350	350	\$199.50	\$199.50	\$0.00	\$194.49	\$194.49	\$0.00	\$393.99	\$393.99	\$0.00
40.5	112	111	\$181.17	\$181.17	\$0.00	\$185.65	\$185.65	\$0.00	\$366.82	\$366.82	\$0.00
50	589	588	\$296.38	\$296.38	\$0.00	\$267.65	\$267.65	\$0.00	\$564.03	\$564.03	\$0.00
60	472	472	\$342.85	\$342.85	\$0.00	\$350.62	\$350.62	\$0.00	\$693.47	\$693.47	\$0.00
75	138	138	\$377.91	\$377.91	\$0.00	\$475.52	\$475.52	\$0.00	\$853.43	\$853.43	\$0.00
90	27	27	\$416.78	\$416.78	\$0.00	\$657.53	\$657.53	\$0.00	\$1,074.31	\$1,074.31	\$0.00
Total	1874	1872									