

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2014 Bonds	6
Amortization Schedule - Series 2014 Bonds (\$2.4M)	7
Debt Service Fund Budget - Series 2022-1 Bonds	8
Amortization Schedule - Series 2022-1	9 - 10
Debt Service Fund Budget - Series 2022-2 Bonds	11
Amortization Schedule - Series 2022-2	12 - 13
Enterprise Fund Budget - Irrigation	14
Definitions of Enterprise Fund - Irrigation Expenditures	15
Proposed Assessments	16
Enterprise Fund Budget - Golf	17 - 24
Enterprise Fund Budget - Golf (Monthly Estimates)	25 - 33
Amortization Schedule - Series 2014 Bonds (\$1.7M)	34

*The special revenue fund budget for the newly acquired property will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 665,852				\$ 377,845
Allowable discounts (4%)	(26,634)				(15,114)
Assessment levy - net	639,218	\$ 619,269	\$ 19,949	\$ 639,218	362,731
Interest and miscellaneous	1,000	113	-	113	1,000
TAQ landscaping revenue	27,000	12,443	11,000	23,443	-
Total revenues	667,218	631,825	30,949	662,774	363,731
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	8,611	4,307	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,495	2,496	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	-	2,963	(2,963)	-	-
Trustee fees-series 2014 resident	2,800	-	2,800	2,800	2,800
Audit	4,330	-	-	-	4,330
Legal	6,000	22,357	10,000	32,357	6,000
Engineering	2,500	26,064	(23,564)	2,500	2,500
Postage	3,000	-	3,000	3,000	3,000
Insurance	6,800	4,078	2,722	6,800	4,500
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,178	500	1,678	2,000
Contingencies	1,000	1,214	500	1,714	1,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	113,798	103,982	32,235	136,217	111,498

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
Landscape maintenance					
Other contractual					
Personnel services	210,382	67,355	143,027	210,382	244,350
Capital outlay-mowers/carts/sprayer/truck	10,000	2,087	3,000	5,087	15,000
Utility carts	6,780	849	3,387	4,236	6,780
Blowers/edgers/trimmers etc.	1,500	-	1,500	1,500	2,200
Chemicals	5,000	-	5,000	5,000	7,500
Fertilizers	12,000	2,416	6,000	8,416	14,500
Annuals	7,000	3,375	3,625	7,000	8,000
Fuel	8,500	4,200	4,300	8,500	9,000
Irrigation parts	6,000	3,175	2,825	6,000	6,000
Parts and maintenance	6,000	-	6,000	6,000	8,000
Horticultural debris and trash disposal	5,000	1,279	3,721	5,000	6,000
Uniforms	3,500	1,430	2,070	3,500	3,500
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	18,000	9,000	9,000	18,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	22,000	15,400	6,600	22,000	28,000
Mulch	34,500	30,201	4,299	34,500	37,000
Plant replacement	15,000	8,615	6,385	15,000	-
Equipment lease - TCF113	-	3,461	-	3,461	7,000
Total landscape maintenance	<u>397,670</u>	<u>165,347</u>	<u>224,743</u>	<u>390,090</u>	<u>449,338</u>
Other fees and charges					
Tax collector	1,737	1,625	112	1,737	1,737
Property appraiser	1,158	1,121	37	1,158	1,158
Total other fees and charges	<u>2,895</u>	<u>2,746</u>	<u>149</u>	<u>2,895</u>	<u>2,895</u>
Total expenditures	<u>514,363</u>	<u>272,075</u>	<u>257,127</u>	<u>529,202</u>	<u>563,731</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	152,855	359,750	(226,178)	133,572	(200,000)
OTHER SOURCES/(USES)					
Transfer out	-	-	-	-	(200,000)
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(200,000)</u>
Net increase/(decrease) of fund balance	152,855	359,750	(226,178)	133,572	(400,000)
Fund balance - beginning	694,762	732,355	1,092,105	732,355	865,927
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - landscape capital	200,000	200,000	200,000	200,000	-
Assigned - working capital	347,617	592,105	365,927	365,927	165,927
Fund balance - ending	<u>\$ 847,617</u>	<u>\$ 1,092,105</u>	<u>\$ 865,927</u>	<u>\$ 865,927</u>	<u>\$ 465,927</u>

Units*	Assessment Per Unit			Total Revenue
	FY 2021	FY 2022	FY 2023	
	1,158	\$ 575.00	\$ 575.00	

*Includes 39 units assigned to commercial parcel.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
Wrathell, Hunt and Associates, LLC prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
Wrathell, Hunt and Associates, LLC is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	2,800
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	6,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	2,500
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	3,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,500
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising 2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Contingencies 1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.

Annual district filing fee 175
Annual fee paid to the Florida Department of Economic Opportunity.

Landscape maintenance

Personnel services 244,350
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.

Capital outlay-mowers/carts/sprayer/truck 15,000
Lease payments for mowers and utility carts.

Utility carts 6,780
Covers the one time cost of purchasing utility carts.

Blowers/edgers/trimmers etc. 2,200
Covers the costs of annual power tool purchases.

Chemicals 7,500
Covers the costs of insecticides, herbicides, fungicides etc.

Fertilizers 14,500
Covers the cost of fertilizers.

Annuals 8,000
Covers the cost of flower replacements during the course of the year.

Fuel 9,000
Covers the annual cost of fuel for the department.

Irrigation parts 6,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.

Parts and maintenance 8,000
Covers the cost of parts necessary in repairing the departments equipment.

Horticultural debris and trash disposal 6,000
Covers the cost of proper disposal of the departments trash and horticultural debris.

Uniforms 3,500
Covers the costs of employee uniforms for the department.

Continuing educations/BMP cert 1,500
Covers the cost of BMP certifications and continuing education for the departments employees.

Golf maintenance- ball-fields 20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.

Golf maintenance management 25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Tree trimming	28,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	37,000
Intended to address the seasonal mulching requirements.	
Plant replacement	-
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
Other fees & charges	
Tax collector	1,737
The tax collector charges \$1.50 per parcel.	
Property appraiser	1,158
The property appraiser charges \$1.00 per parcel.	
Total expenditures	<u><u>\$ 563,731</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 362,700				\$ 205,066
Allowable discounts (4%)	(14,508)				(8,203)
Assessment levy - net	348,192	\$ 336,444	\$ 11,748	\$ 348,192	196,863
Interest	-	7	7	14	-
Total revenues	348,192	336,451	11,755	348,206	196,863
EXPENDITURES					
Debt Service					
Principal	305,000	-	305,000	305,000	325,000
Interest	44,100	22,050	22,050	44,100	22,750
Total expenditures	349,100	22,050	327,050	349,100	347,750
Excess/(deficiency) of revenues over/(under) expenditures	(908)	314,401	(315,295)	(894)	(150,887)
Beginning fund balance (unaudited)	151,047	151,781	466,182	151,781	150,887
Ending fund balance (projected)	<u>\$ 150,139</u>	<u>\$ 466,182</u>	<u>\$150,887</u>	<u>\$ 150,887</u>	<u>-</u>
Use of fund balance					
Interest expense - November 1, 2023					-
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ -</u>

Stoneybrook CDD
 Series 2014 Special Assessment Revenue Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/21	-		22,050	22,050	630,000
05/01/22	305,000	7%	22,050	327,050	325,000
11/01/22	-		11,375	11,375	325,000
05/01/23	325,000	7%	11,375	336,375	-
Total	630,000		66,850	696,850	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 259,191
Allowable discounts (4%)	-				(10,368)
Assessment levy - net	-	\$ -	\$ -	\$ -	248,823
Total revenues	-	-	-	-	248,823
EXPENDITURES					
Debt Service					
Principal	-	-	-	-	80,000
Principal Prepayment	-	-	-	-	200,000
Interest	-	-	-	-	131,980
Total debt service	-	-	-	-	411,980
Other fees & charges					
Costs of issuance	-	-	66,684	66,684	-
Total other fees & charges	-	-	66,684	66,684	-
Total expenditures	-	-	66,684	66,684	411,980
Excess/(deficiency) of revenues over/(under) expenditures	-	-	66,684	66,684	(163,157)
OTHER SOURCES/(USES)					
Bond proceeds	-	-	322,953	322,953	-
Underwriter's discount	-	-	(86,500)	(86,500)	-
Premium/(OID)	-	-	2,874	2,874	-
Transfer in	-	-	-	-	200,000
Total other sources/(uses)	-	-	239,327	239,327	200,000
Net change in fund balance	-	-	172,643	172,643	36,843
Beginning fund balance (unaudited)	-	-	-	-	172,643
Ending fund balance (projected)	\$ -	\$ -	\$ 172,643	\$ 172,643	209,486
Use of fund balance					
Reserve					(124,411)
Interest expense - November 1, 2023					(81,803)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 3,272

Stoneybrook CDD
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
(Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/22	-		44,960.33	44,960.33	4,325,000.00
05/01/23	280,000.00	3.000%	87,020.00	367,020.00	4,045,000.00
11/01/23	-		81,802.50	81,802.50	4,045,000.00
05/01/24	80,000.00	3.000%	81,802.50	161,802.50	3,965,000.00
11/01/24	-		80,602.50	80,602.50	3,965,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	3,885,000.00
11/01/25	-		79,402.50	79,402.50	3,885,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	3,800,000.00
11/01/26	-		78,127.50	78,127.50	3,800,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,715,000.00
11/01/27	-		76,852.50	76,852.50	3,715,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,625,000.00
11/01/28	-		75,277.50	75,277.50	3,625,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,535,000.00
11/01/29	-		73,702.50	73,702.50	3,535,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,440,000.00
11/01/30	-		72,040.00	72,040.00	3,440,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,340,000.00
11/01/31	-		70,290.00	70,290.00	3,340,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,240,000.00
11/01/32	-		68,540.00	68,540.00	3,240,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,135,000.00
11/01/33	-		66,374.38	66,374.38	3,135,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,025,000.00
11/01/34	-		64,105.63	64,105.63	3,025,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	2,910,000.00
11/01/35	-		61,733.75	61,733.75	2,910,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,790,000.00
11/01/36	-		59,258.75	59,258.75	2,790,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,665,000.00
11/01/37	-		56,680.63	56,680.63	2,665,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,535,000.00
11/01/38	-		53,999.38	53,999.38	2,535,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,400,000.00
11/01/39	-		51,215.00	51,215.00	2,400,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,260,000.00
11/01/40	-		48,327.50	48,327.50	2,260,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,115,000.00
11/01/41	-		45,336.88	45,336.88	2,115,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	1,960,000.00
11/01/42	-		42,140.00	42,140.00	1,960,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	1,800,000.00
11/01/43	-		38,700.00	38,700.00	1,800,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,635,000.00
11/01/44	-		35,152.50	35,152.50	1,635,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,460,000.00
11/01/45	-		31,390.00	31,390.00	1,460,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,275,000.00
11/01/46	-		27,412.50	27,412.50	1,275,000.00

Stoneybrook CDD
 Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
 (Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,085,000.00
11/01/47	-		23,327.50	23,327.50	1,085,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	885,000.00
11/01/48	-		19,027.50	19,027.50	885,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	675,000.00
11/01/49	-		14,512.50	14,512.50	675,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	460,000.00
11/01/50	-		9,890.00	9,890.00	460,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	235,000.00
11/01/51	-		5,052.50	5,052.50	235,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	-
Total	4,325,000.00		3,152,529.13	7,477,529.13	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 566,116
Allowable discounts (4%)	-				(22,645)
Assessment levy - net	-	\$ -	\$ -	\$ -	543,471
Total revenues	-	-	-	-	543,471
EXPENDITURES					
Debt Service					
Principal	-	-	-	-	105,000
Interest	-	-	-	-	331,278
Total debt service	-	-	-	-	436,278
Other fees & charges					
Costs of issuance			119,569	119,569	
Total other fees & charges	-	-	119,569	119,569	-
Total expenditures	-	-	119,569	119,569	436,278
Excess/(deficiency) of revenues over/(under) expenditures	-	-	119,569	119,569	107,193
OTHER SOURCES/(USES)					
Bond proceeds	-	-	753,557	753,557	-
Underwriter's discount	-	-	(155,100)	(155,100)	-
Premium/(OID)	-	-	(94,300)	(94,300)	-
Total other sources/(uses)	-	-	504,157	504,157	-
Net change in fund balance	-	-	384,588	384,588	107,193
Beginning fund balance (unaudited)	-	-	-	-	384,588
Ending fund balance (projected)	\$ -	\$ -	\$384,588	\$ 384,588	491,781
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2023					(216,063)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 3,984

Stoneybrook CDD
Series 2022-2 Taxable Special Assessment Revenue Bonds
(Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/22	-		112,852.92	112,852.92	7,755,000.00
05/01/23	105,000.00	4.500%	218,425.00	323,425.00	7,650,000.00
11/01/23	-		216,062.50	216,062.50	7,650,000.00
05/01/24	110,000.00	4.500%	216,062.50	326,062.50	7,540,000.00
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	-		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	-		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45	-		89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-		79,062.50	79,062.50	2,750,000.00

Stoneybrook CDD
 Series 2022-2 Taxable Special Assessment Revenue Bonds
 (Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
Total	7,755,000.00		8,580,940.42	16,335,940.42	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected though 9/30/22	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 83,389				\$ 130,884
Allowable discounts (4%)	(3,336)				(5,235)
Assessment levy - net	80,053	\$ 77,347	\$ 2,706	\$ 80,053	125,649
Direct Bill: Golf Course	37,480	18,740	18,740	37,480	59,613
Irrigation revenue	170,000	76,435	93,565	170,000	170,000
Total operating revenues	287,533	172,522	115,011	287,533	355,262
OPERATING EXPENSES					
Administrative Expenses					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	16,653	15,697	32,350	31,500
Miscellaneous*	2,500	1,190	1,310	2,500	2,500
Total administrative expenses	47,377	22,214	26,013	48,227	47,377
Irrigation services					
Service/permit monitoring contracts	3,000	900	2,100	3,000	3,000
Line repairs/labor	50,000	31,186	20,000	51,186	55,000
Insurance*	14,353	-	14,353	14,353	14,784
Effluent water supply*	95,000	60,655	50,000	110,655	115,000
Electricity	22,000	12,425	13,000	25,425	26,000
Pumps & machinery	27,000	2,480	24,520	27,000	27,000
Depreciation*	40,603	20,302	20,301	40,603	40,603
Personnel	22,315	10,627	13,000	23,627	27,000
Capital outlay	-	241,094	250,000	491,094	-
Total irrigation services	274,271	379,669	407,274	786,943	308,387
Total operating expenses	321,648	401,883	433,287	835,170	355,764
Operating gain/(loss)	(34,115)	(229,361)	(318,276)	(547,637)	(502)
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	18	82	100	100
Total non operating revenues/(expenses)	100	18	82	100	100
Income before contributions and transfers	(34,015)	(229,343)	(318,194)	(547,537)	(402)
Change in assets	(34,015)	(229,343)	(318,194)	(547,537)	(402)
Total net assets - beginning	866,461	775,817	546,474	775,817	228,280
Total net assets - ending	\$ 832,446	\$ 546,474	\$ 228,280	\$ 228,280	\$ 227,878

* These expense items are considered fixed costs and are offset by assessment levy revenue.

Type	Assessment Summary			Total Revenue
	Units	2022	2023	
On-roll	1,119	\$ 74.52	\$ 116.97	\$ 130,889
Direct Bill: Golf Course	531	70.58	112.27	59,615
				<u>\$ 190,504</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2023**

OPERATING EXPENSES

Administrative Expenses

Audit	\$ 4,635
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Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
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Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	31,500
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Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	2,500
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Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	3,000
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Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	55,000
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Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Effluent water supply*	115,000
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The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	26,000
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Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	27,000
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Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
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Personnel	27,000
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Total operating expenses	<u>\$ 355,764</u>
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* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2023					Adopted Fiscal Year 2022 Total Assessment
	Series 2022 Debt Service Assessment	Series 2013 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ -	\$ 326.29	\$ -	\$ 326.29	\$ 575.00
SF 50	737.54	183.75	326.29	116.97	1,364.55	974.52
SF 60	737.54	183.75	326.29	116.97	1,364.55	974.52
SF 75	737.54	183.75	326.29	116.97	1,364.55	974.52
2 ST	737.54	183.75	326.29	116.97	1,364.55	974.52
6plex	737.54	183.75	326.29	116.97	1,364.55	974.52