

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Number(s)</b>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2014 Bonds	6 - 7
Amortization Schedule - Series 2014 Bonds (\$2.4M)	8
Debt Service Fund Budget - Series 2022-1 Bonds	9
Amortization Schedule - Series 2022-1	10 - 11
Debt Service Fund Budget - Series 2022-2 Bonds	12
Amortization Schedule - Series 2022-2	13 - 14
Enterprise Fund Budget - Irrigation	15
Definitions of Enterprise Fund - Irrigation Expenditures	16
Enterprise Fund Budget - Golf	17 - 24
Enterprise Fund Budget - Golf (Monthly Estimates)	25 - 33
Proposed Assessments	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 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24		
<b>REVENUES</b>					
Assessment levy - gross	\$ 661,345				\$ 659,970
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	646,231	\$604,698	\$ 41,533	\$646,231	644,856
Interest and miscellaneous	1,000	2,638	-	2,638	1,000
Total revenues	<u>647,231</u>	<u>607,336</u>	<u>41,533</u>	<u>648,869</u>	<u>645,856</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,918	7,370	5,548	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 fees-series 2014 resident	3,000	4,246	-	4,246	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	14,675	10,000	24,675	20,000
Engineering	5,000	719	3,000	3,719	5,000
Postage	2,000	1,082	918	2,000	2,000
Insurance	4,500	4,625	-	4,625	4,625
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,067	933	2,000	2,000
Contingencies	2,000	2,077	1,000	3,077	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	<u>128,198</u>	<u>71,172</u>	<u>62,868</u>	<u>134,040</u>	<u>128,323</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24		
<b>Landscape maintenance</b>					
Other contractual					
Personnel services	292,350	98,007	194,343	292,350	292,350
Capital outlay-mowers/carts/sprayer/truck	15,000	-	15,000	15,000	10,000
Utility carts	6,780	-	6,780	6,780	6,780
Blowers/edgers/trimmers etc.	3,500	1,110	2,390	3,500	3,500
Chemicals	7,500	2,165	5,335	7,500	7,500
Fertilizers	18,000	8,034	9,966	18,000	18,000
Annuals	12,000	10,608	1,392	12,000	12,000
Fuel	9,000	4,900	4,100	9,000	9,000
Irrigation parts	6,000	1,762	4,238	6,000	6,000
Parts and maintenance	8,000	3,719	4,281	8,000	8,000
Horticultural debris and trash disposal	6,000	5,224	4,000	9,224	9,000
Uniforms	3,500	1,965	1,965	3,930	4,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	5,880	24,120	30,000	30,000
Mulch	40,000	30,309	9,691	40,000	40,000
Plant replacement	5,000	5,256	-	5,256	5,000
Equipment lease - TCF113	7,000	2,692	4,308	7,000	7,000
LM line repair/labor	-	366	-	366	-
<b>Total landscape maintenance</b>	<b>516,138</b>	<b>203,501</b>	<b>316,913</b>	<b>520,414</b>	<b>514,638</b>
<b>Other fees and charges</b>					
Tax collector	2,895	2,063	750	2,813	2,895
<b>Total other fees and charges</b>	<b>2,895</b>	<b>2,063</b>	<b>750</b>	<b>2,813</b>	<b>2,895</b>
<b>Total expenditures</b>	<b>647,231</b>	<b>276,736</b>	<b>380,531</b>	<b>657,267</b>	<b>645,856</b>
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	330,600	(338,998)	(8,398)	-
Fund balance - beginning	486,837	497,709	828,309	497,709	489,311
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	186,837	528,309	189,311	189,311	189,311
<b>Fund balance - ending</b>	<b>\$ 486,837</b>	<b>\$ 828,309</b>	<b>\$ 489,311</b>	<b>\$ 489,311</b>	<b>\$ 489,311</b>

Units*	Summary of Assessments			Total Revenue
	Assessment Per Unit			
	FY 2023	FY 2024	FY 2025	
1,158	\$ 326.29	\$ 571.11	\$ 569.92	<u>\$ 659,967.36</u>

\*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
<b>Wrathell, Hunt and Associates, LLC</b> 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
<b>Wrathell, Hunt and Associates, LLC</b> 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
<b>Wrathell, Hunt and Associates, LLC</b> 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	3,000
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	20,000
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	5,000
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	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,625
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 2,000  
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 292,350  
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.

Capital outlay-mowers/carts/sprayer/truck 10,000  
Lease payments for mowers and utility carts.

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

Blowers/edgers/trimmers etc. 3,500  
Covers the costs of annual power tool purchases.

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

Fertilizers 18,000  
Covers the cost of fertilizers.

Annuals 12,000  
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 9,000  
Covers the cost of proper disposal of the departments trash and horticultural debris.

Uniforms 4,000  
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	30,000
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	40,000
Intended to address the seasonal mulching requirements.	
Plant replacement	5,000
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
<b>Other fees &amp; charges</b>	
Tax collector	2,895
Total expenditures	<u>\$ 645,856</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>OPERATING REVENUES</b>					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	66,638	79,216	-	79,216	79,216
Stoneybrook Golf	57,351	30,052	27,299	57,351	57,351
Cam reserves					
Duffy's	14,460	7,226	7,234	14,460	14,460
Stoneybrook Golf	3,876	1,940	1,936	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,661	30,087	59,748	59,748
Stoneybrook Golf	34,404	17,203	17,201	34,404	34,404
Miscellaneous revenue	-	90	-	90	-
Total operating revenues	<u>415,601</u>	<u>254,950</u>	<u>173,319</u>	<u>428,269</u>	<u>428,179</u>
<b>OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
Trustee fee	-	4,246	-	4,246	4,500
Taxes & assessments: Lee County	16,727	2,070	14,657	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	500	2,934	3,000	5,934	6,000
Total administrative expenses	<u>17,477</u>	<u>9,250</u>	<u>17,907</u>	<u>27,157</u>	<u>27,477</u>
<b>Irrigation services</b>					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	229	371	600	600
Repairs & maintenance	100,000	11,019	50,000	61,019	75,000
Irrigation	2,400	878	1,522	2,400	2,400
Building maintenance	15,000	17,419	17,000	34,419	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>139,800</u>	<u>37,945</u>	<u>82,293</u>	<u>120,238</u>	<u>134,800</u>
Total operating expenses	<u>157,277</u>	<u>47,195</u>	<u>100,200</u>	<u>147,395</u>	<u>162,277</u>
Operating gain/(loss)	<u>258,324</u>	<u>207,755</u>	<u>73,119</u>	<u>280,874</u>	<u>265,902</u>
Total net assets - beginning	315,607	320,153	527,908	320,153	601,027
Total net assets - ending	<u>\$ 573,931</u>	<u>\$ 527,908</u>	<u>\$ 601,027</u>	<u>\$ 601,027</u>	<u>\$ 866,929</u>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 263,377				\$ 253,960
Allowable discounts (4%)	(10,535)				(10,158)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	243,802
Interest	4,838	5,690	-	5,690	11,380
Total revenues	<u>257,680</u>	<u>245,687</u>	<u>12,845</u>	<u>258,532</u>	<u>255,182</u>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	80,000	-	80,000	80,000	80,000
Principal prepayment	200,000	-	-	-	-
Interest	167,623	85,820	87,020	172,840	161,205
Total expenditures	<u>447,623</u>	<u>85,820</u>	<u>167,020</u>	<u>252,840</u>	<u>241,205</u>
Excess/(deficiency) of revenues over/(under) expenditures	(189,943)	159,867	(154,175)	5,692	13,977
Beginning fund balance (unaudited)	397,497	216,867	376,734	216,867	222,559
Ending fund balance (projected)	<u>\$ 207,554</u>	<u>\$ 376,734</u>	<u>\$222,559</u>	<u>\$ 222,559</u>	<u>236,536</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 35,232</u>

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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
11/01/24	-		80,602.50	80,602.50	4,165,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	4,085,000.00
11/01/25	-		79,402.50	79,402.50	4,085,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	4,000,000.00
11/01/26	-		78,127.50	78,127.50	4,000,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,915,000.00
11/01/27	-		76,852.50	76,852.50	3,915,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,825,000.00
11/01/28	-		75,277.50	75,277.50	3,825,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,735,000.00
11/01/29	-		73,702.50	73,702.50	3,735,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,640,000.00
11/01/30	-		72,040.00	72,040.00	3,640,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,540,000.00
11/01/31	-		70,290.00	70,290.00	3,540,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,440,000.00
11/01/32	-		68,540.00	68,540.00	3,440,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,335,000.00
11/01/33	-		66,374.38	66,374.38	3,335,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,225,000.00
11/01/34	-		64,105.63	64,105.63	3,225,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	3,110,000.00
11/01/35	-		61,733.75	61,733.75	3,110,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,990,000.00
11/01/36	-		59,258.75	59,258.75	2,990,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,865,000.00
11/01/37	-		56,680.63	56,680.63	2,865,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,735,000.00
11/01/38	-		53,999.38	53,999.38	2,735,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,600,000.00
11/01/39	-		51,215.00	51,215.00	2,600,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,460,000.00
11/01/40	-		48,327.50	48,327.50	2,460,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,315,000.00
11/01/41	-		45,336.88	45,336.88	2,315,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	2,160,000.00
11/01/42	-		42,140.00	42,140.00	2,160,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	2,000,000.00
11/01/43	-		38,700.00	38,700.00	2,000,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,835,000.00
11/01/44	-		35,152.50	35,152.50	1,835,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,660,000.00
11/01/45	-		31,390.00	31,390.00	1,660,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,475,000.00
11/01/46	-		27,412.50	27,412.50	1,475,000.00

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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,285,000.00
11/01/47	-		23,327.50	23,327.50	1,285,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	1,085,000.00
11/01/48	-		19,027.50	19,027.50	1,085,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	875,000.00
11/01/49	-		14,512.50	14,512.50	875,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	660,000.00
11/01/50	-		9,890.00	9,890.00	660,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	435,000.00
11/01/51	-		5,052.50	5,052.50	435,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	200,000.00
<b>Total</b>	<b>3,965,000.00</b>		<b>2,856,943.80</b>	<b>6,821,943.80</b>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,111
Allowable discounts (4%)	(22,645)				(22,644)
Assessment levy - net	543,471	\$ 515,861	\$ 27,610	\$ 543,471	543,467
Interest	-	12,450	12,450	24,900	-
Total revenues	<u>543,471</u>	<u>528,311</u>	<u>40,060</u>	<u>568,371</u>	<u>543,467</u>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	110,000	-	110,000	110,000	115,000
Interest	432,125	216,063	216,062	432,125	427,175
Total expenditures	<u>542,125</u>	<u>216,063</u>	<u>326,062</u>	<u>542,125</u>	<u>542,175</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,346	312,248	(286,002)	26,246	1,292
Beginning fund balance (unaudited)	<u>507,257</u>	<u>507,877</u>	<u>820,125</u>	<u>507,877</u>	<u>534,123</u>
Ending fund balance (projected)	<u>\$508,603</u>	<u>\$820,125</u>	<u>\$534,123</u>	<u>\$534,123</u>	<u>535,415</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2025					(211,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,681</u>

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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
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)

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
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	-
<b>Total</b>	<b>7,540,000.00</b>		<b>7,817,537.50</b>	<b>15,357,537.50</b>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - IRRIGATION  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>OPERATING REVENUES</b>					
Assessment levy: on-roll - gross	\$ 131,198				\$ 131,168
Allowable discounts (4%)	(5,248)				(5,247)
Assessment levy - net	125,950	\$ 119,555	\$ 6,395	\$ 125,950	125,921
Direct Bill: Golf Course	59,756	29,878	29,878	59,756	59,742
Irrigation revenue	170,000	79,630	90,370	170,000	170,000
Total operating revenues	<u>355,706</u>	<u>229,063</u>	<u>126,643</u>	<u>355,706</u>	<u>355,663</u>
<b>OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	22,199	23,000	45,199	45,000
Miscellaneous*	2,500	1,759	1,500	3,259	3,000
Total administrative expenses	<u>47,377</u>	<u>28,329</u>	<u>33,506</u>	<u>61,835</u>	<u>61,377</u>
<b>Irrigation services</b>					
Service/permit monitoring contracts	3,000	-	3,000	3,000	3,000
Line repairs/labor	55,000	24,668	25,000	49,668	50,000
Insurance*	15,228	-	15,228	15,228	15,685
Effluent water supply*	115,000	36,260	50,000	86,260	114,000
Electricity	30,000	15,431	15,000	30,431	30,000
Pumps & machinery	20,000	5,130	5,000	10,130	15,000
Depreciation*	40,603	20,301	20,302	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	<u>305,831</u>	<u>112,417</u>	<u>146,530</u>	<u>258,947</u>	<u>295,288</u>
Total operating expenses	<u>353,208</u>	<u>140,746</u>	<u>180,036</u>	<u>320,782</u>	<u>356,665</u>
Operating gain/(loss)	<u>2,498</u>	<u>88,317</u>	<u>(53,393)</u>	<u>34,924</u>	<u>(1,002)</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>					
Interest, penalties & miscellaneous income	100	39	61	100	100
Total non operating revenues/(expenses)	<u>100</u>	<u>39</u>	<u>61</u>	<u>100</u>	<u>100</u>
Change in assets	2,598	88,356	(53,332)	35,024	(902)
Total net assets - beginning	268,452	252,939	341,295	252,939	287,963
Total net assets - ending	<u>\$ 271,050</u>	<u>\$ 341,295</u>	<u>\$ 287,963</u>	<u>\$ 287,963</u>	<u>\$ 287,061</u>

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

Type	Assessment Summary			
	Units	2024	2025	Total Revenue
On-roll	1,119	\$ 117.25	\$ 117.22	\$ 131,169
Direct Bill: Golf Course	531	112.53	112.51	59,743
				<u>\$ 190,912</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES  
FISCAL YEAR 2025**

**OPERATING EXPENSES**

**Administrative Expenses**

Audit	\$ 4,635
-------	----------

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
-------------	-------

**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	45,000
-----------------	--------

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*	3,000
----------------	-------

Bank charges and other miscellaneous expenses incurred during the year.

**Irrigation services**

Service/permit monitoring contracts	3,000
-------------------------------------	-------

Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	50,000
--------------------	--------

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

Insurance	15,685
-----------	--------

Property insurance on the pumphouse.

Effluent water supply*	114,000
------------------------	---------

The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	30,000
-------------	--------

Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	15,000
-------------------	--------

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
---------------	--------

Personnel	27,000
-----------	--------

Total operating expenses	<u>\$ 356,665</u>
--------------------------	-------------------

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



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2025				Adopted Fiscal Year 2024 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 569.92	\$ -	\$ 569.92	\$ 571.11
SF 50	732.86	569.92	117.22	1,420.00	1,429.64
SF 60	732.86	569.92	117.22	1,420.00	1,429.64
SF 75	732.86	569.92	117.22	1,420.00	1,429.64
2 ST	732.86	569.92	117.22	1,420.00	1,429.64
6plex	732.86	569.92	117.22	1,420.00	1,429.64