

STONEYBROOK WEST
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Version 1.1 - Final Budget

(Adopted on 7/25/2018)

Prepared by:



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Stoneybrook West
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUN-2018	JULY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 2,304	\$ 1,500	\$ 3,194	\$ 600	\$ 3,794	\$ 1,500
Interest - Tax Collector	520	-	975	-	975	-
Special Assmnts- Tax Collector	250,807	250,811	247,465	3,346	250,807	250,807
Special Assmnts- Discounts	(9,240)	(10,032)	(9,467)	-	(9,467)	(10,032)
TOTAL REVENUES	244,391	242,279	242,167	3,946	246,109	242,275
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	1,600	4,000	1,800	1,000	2,800	4,000
FICA Taxes	122	306	138	77	215	306
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Dissemination Agent	2,000	2,000	-	2,000	2,000	2,000
ProfServ-Engineering	477	5,000	1,031	3,969	5,000	5,000
ProfServ-Legal Services	8,930	10,000	12,853	6,427	19,280	10,000
ProfServ-Mgmt Consulting Serv	40,036	41,237	30,928	10,309	41,237	41,237
ProfServ-Property Appraiser	3,746	3,746	3,746	-	3,746	3,746
ProfServ-Special Assessment	5,150	5,150	3,863	1,287	5,150	5,150
ProfServ-Trustee Fees	6,505	8,000	7,590	-	7,590	8,000
Auditing Services	5,500	5,500	5,500	-	5,500	5,500
Postage and Freight	488	800	1,459	150	1,609	800
Insurance - General Liability	7,185	7,904	7,185	-	7,185	7,904
Printing and Binding	808	2,000	420	388	808	1,108
Legal Advertising	1,038	2,000	174	1,326	1,500	2,000
Miscellaneous Services	704	600	484	161	645	600
Misc-Assessmnt Collection Cost	696	3,762	647	-	647	3,762
Office Supplies	203	400	127	45	172	400
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	85,963	103,180	78,120	27,739	105,859	102,288
<i>Field</i>						
ProfServ-Field Management	10,300	10,609	7,957	2,652	10,609	10,609
Contracts-Lake and Wetland	46,299	45,186	35,118	10,956	46,074	46,074
Contracts-Landscape	36,564	40,824	26,118	8,706	34,824	40,824
Contracts-Pest Control	25,744	18,480	18,975	-	18,975	18,480
Electricity - General	18,914	18,000	15,852	5,284	21,136	18,000
Misc-Contingency	9,276	6,000	1,121	4,879	6,000	6,000
Total Field	147,097	139,099	105,141	32,477	137,618	139,987
TOTAL EXPENDITURES	233,060	242,279	183,261	60,216	243,477	242,275
Excess (deficiency) of revenues						
Over (under) expenditures	11,331	-	58,906	(56,270)	2,632	-
Net change in fund balance	11,331	-	58,906	(56,270)	2,632	-
FUND BALANCE, BEGINNING	250,975	262,306	262,306	-	262,306	264,938
FUND BALANCE, ENDING	\$ 262,306	\$ 262,306	\$ 321,212	\$ (56,270)	\$ 264,938	\$ 264,938

Budget Narrative
Fiscal Year 2019**REVENUES****Interest-Investments**

The District earns interest on their operating accounts and other investments.

Special Assessment-Tax Collector

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

Special Assessment-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190, 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 all the 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.

Professional Services-Arbitrage Rebate

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on an engagement letter.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Administrative (continued)

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs is based on a flat fee.

Professional Services-Special Assessment

Fees paid to Inframark to prepare the Assessment roll each year.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2005 and Series 2008 Special Assessment Bond.

Auditing Services

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 last year's actual costs for this service.

Postage & Freight

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Administrative (continued)

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium. The budgeted amount for the fiscal year is based on prior year premium, plus 10% in order to be conservative.

Printing & 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 Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Misc.-Assessment Collection Cost

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

Office Supplies

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

Annual district filling fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Field

ProfServ-Field Management

Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

Contracts-Lake and Wetland

The District has a contract with Aquatic Systems, Inc. for the aquatic weed control, fountain maintenance, and stormwater systems maintenance.

Contracts-Landscape

The District has a contract with Brightview Landscape Services, Inc. for the pond mowing.

Contracts-Pest Control

The District has a contract with Southern Mosquito Control Services, Inc. for the midge control.

Electricity-General

The District has utility accounts with Duke Energy for electrical usage for the District's fountains.

Misc-Contingency

This represents any additional unanticipated expenditures that are incurred during the year, which may not have been provided for in the other budget categories.

Exhibit "A"
 Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 264,938
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	-
Total Funds Available (Estimated) - 9/30/2019	264,938

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	60,569 ⁽¹⁾
Subtotal	<u>60,569</u>
Total Allocation of Available Funds	60,569

Total Unassigned (undesigned) Cash	<u>\$ 204,369</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Stoneybrook West
Community Development District

Debt Service Budgets
Fiscal Year 2019

STONEYBROOK WEST

Community Development District

Series 2005 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUN-2018	JULY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 202	\$ 100	\$ 191	\$ 25	\$ 216	\$ 100
Special Assmnts- Tax Collector	77,517	77,517	76,708	809	77,517	77,517
Special Assmnts- Discounts	(2,934)	(3,101)	(2,937)	-	(2,937)	(3,101)
TOTAL REVENUES	74,785	74,516	73,962	834	74,796	74,516
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	158	1,163	200	-	200	1,163
Total Administrative	158	1,163	200	-	200	1,163
<i>Debt Service</i>						
Principal Debt Retirement	25,000	25,000	25,000	-	25,000	25,000
Principal Prepayments	-	-	25,000	-	25,000	-
Interest Expense	46,980	45,530	44,950	-	44,950	42,630
Total Debt Service	71,980	70,530	94,950	-	94,950	67,630
TOTAL EXPENDITURES	72,138	71,693	95,150	-	95,150	68,793
Excess (deficiency) of revenues Over (under) expenditures	2,647	2,823	(21,188)	834	(20,354)	5,724
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	16,370	-	-	-	-	-
Operating Transfers-Out	(1,812)	-	(1,813)	-	(1,813)	-
Contribution to (Use of) Fund Balance	-	2,823	-	-	-	5,724
TOTAL OTHER SOURCES (USES)	14,558	2,823	(1,813)	-	(1,813)	5,724
Net change in fund balance	17,205	2,823	(23,001)	834	(22,167)	5,724
FUND BALANCE, BEGINNING	120,421	137,626	137,626	-	137,626	115,459
FUND BALANCE, ENDING	\$ 137,626	\$ 140,449	\$ 114,625	\$ 834	\$ 115,459	\$ 121,183

STONEBROOK WEST

Community Development District

Series 2005 Debt Service Fund

Amortization Schedule

Date	Regular Principal	Principal Prepayments	Interest Rate	Interest Expense	Outstanding Principal	Annual Debt Service
11/1/2018			5.80%	\$21,315	\$735,000	
5/1/2019	\$25,000		5.80%	\$21,315	\$710,000	\$67,630
11/1/2019			5.80%	\$20,590	\$710,000	
5/1/2020	\$30,000		5.80%	\$20,590	\$680,000	\$71,180
11/1/2020			5.80%	\$19,720	\$680,000	
5/1/2021	\$30,000		5.80%	\$19,720	\$650,000	\$69,440
11/1/2021			5.80%	\$18,850	\$650,000	
5/1/2022	\$30,000		5.80%	\$18,850	\$620,000	\$67,700
11/1/2022			5.80%	\$17,980	\$620,000	
5/1/2023	\$35,000		5.80%	\$17,980	\$585,000	\$70,960
11/1/2023			5.80%	\$16,965	\$585,000	
5/1/2024	\$35,000		5.80%	\$16,965	\$550,000	\$68,930
11/1/2024			5.80%	\$15,950	\$550,000	
5/1/2025	\$35,000		5.80%	\$15,950	\$515,000	\$66,900
11/1/2025			5.80%	\$14,935	\$515,000	
5/1/2026	\$40,000		5.80%	\$14,935	\$475,000	\$69,870
11/1/2026			5.80%	\$13,775	\$475,000	
5/1/2027	\$40,000		5.80%	\$13,775	\$435,000	\$67,550
11/1/2027			5.80%	\$12,615	\$435,000	
5/1/2028	\$45,000		5.80%	\$12,615	\$390,000	\$70,230
11/1/2028			5.80%	\$11,310	\$390,000	
5/1/2029	\$45,000		5.80%	\$11,310	\$345,000	\$67,620
11/1/2029			5.80%	\$10,005	\$345,000	
5/1/2030	\$50,000		5.80%	\$10,005	\$295,000	\$70,010
11/1/2030			5.80%	\$8,555	\$295,000	
5/1/2031	\$55,000		5.80%	\$8,555	\$240,000	\$72,110
11/1/2031			5.80%	\$6,960	\$240,000	
5/1/2032	\$55,000		5.80%	\$6,960	\$185,000	\$68,920
11/1/2032			5.80%	\$5,365	\$185,000	
5/1/2033	\$60,000		5.80%	\$5,365	\$125,000	\$70,730
11/1/2033			5.80%	\$3,625	\$125,000	
5/1/2034	\$60,000		5.80%	\$3,625	\$65,000	\$67,250
11/1/2034			5.80%	\$1,885	\$65,000	
5/1/2035	\$65,000		5.80%	\$1,885	\$0	\$68,770
Total	\$735,000	\$25,000		\$440,800		\$1,175,800

STONEYBROOK WEST

Community Development District

Series 2008 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JULY- SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 631	\$ 300	\$ 604	\$ 25	\$ 629	\$ 300
Special Assmnts- Tax Collector	531,649	531,649	522,478	9,171	531,649	531,649
Special Assmnts- Discounts	(19,483)	(21,266)	(20,013)	-	(20,013)	(21,266)
TOTAL REVENUES	512,797	510,683	503,069	9,196	512,265	510,683
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,082	7,975	1,371	-	1,371	7,975
Total Administrative	1,082	7,975	1,371	-	1,371	7,975
<i>Debt Service</i>						
Principal Debt Retirement	230,000	240,000	240,000	-	240,000	255,000
Interest Expense	273,987	262,878	262,878	-	262,878	251,286
Total Debt Service	503,987	502,878	502,878	-	502,878	506,286
TOTAL EXPENDITURES	505,069	510,853	504,249	-	504,249	514,261
Excess (deficiency) of revenues Over (under) expenditures	7,728	(170)	(1,180)	9,196	8,016	(3,578)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(170)	-	-	-	(3,578)
TOTAL OTHER SOURCES (USES)	-	(170)	-	-	-	(3,578)
Net change in fund balance	7,728	(170)	(1,180)	9,196	8,016	(3,578)
FUND BALANCE, BEGINNING	373,282	381,010	381,010	-	381,010	389,026
FUND BALANCE, ENDING	\$ 381,010	\$ 380,840	\$ 379,830	\$ 9,196	\$ 389,026	\$ 385,448

Amortization Schedule

Date	Regular Principal	Interest Expense	Outstanding Principal	Annual Debt Service
11/1/2018	\$0	\$125,643	\$4,955,000	
5/1/2019	\$255,000	\$125,643	\$4,700,000	\$506,286
11/1/2019	\$0	\$119,485	\$4,700,000	
5/1/2020	\$265,000	\$119,485	\$4,435,000	\$503,970
11/1/2020	\$0	\$113,085	\$4,435,000	
5/1/2021	\$280,000	\$113,085	\$4,155,000	\$506,170
11/1/2021	\$0	\$106,323	\$4,155,000	
5/1/2022	\$290,000	\$106,323	\$3,865,000	\$502,646
11/1/2022	\$0	\$99,320	\$3,865,000	
5/1/2023	\$305,000	\$99,320	\$3,560,000	\$503,639
11/1/2023	\$0	\$91,954	\$3,560,000	
5/1/2024	\$320,000	\$91,954	\$3,240,000	\$503,908
11/1/2024	\$0	\$84,226	\$3,240,000	
5/1/2025	\$340,000	\$84,226	\$2,900,000	\$508,452
11/1/2025	\$0	\$76,015	\$2,900,000	
5/1/2026	\$355,000	\$76,015	\$2,545,000	\$507,030
11/1/2026	\$0	\$67,442	\$2,545,000	
5/1/2027	\$370,000	\$67,442	\$2,175,000	\$504,883
11/1/2027	\$0	\$58,506	\$2,175,000	
5/1/2028	\$390,000	\$58,506	\$1,785,000	\$507,012
11/1/2028	\$0	\$49,088	\$1,785,000	
5/1/2029	\$410,000	\$49,088	\$1,375,000	\$508,175
11/1/2029	\$0	\$37,813	\$1,375,000	
5/1/2030	\$435,000	\$37,813	\$940,000	\$510,625
11/1/2030	\$0	\$25,850	\$940,000	
5/1/2031	\$455,000	\$25,850	\$485,000	\$506,700
11/1/2031	\$0	\$13,338	\$485,000	
5/1/2032	\$485,000	\$13,338	\$0	\$511,675
Total	\$4,955,000	\$2,136,169		\$7,091,169

Budget Narrative
Fiscal Year 2019

REVENUES

Interest- Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the Debt Service expenditures during the Fiscal Year.

Special Assessment-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc.-Assessment Collection Cost

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

DEBT SERVICE

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice a year.

Stoneybrook West
Community Development District

Supporting Budget Schedules
Fiscal Year 2019

Comparison of Assessment Rates
Fiscal Year 2019 vs. Fiscal Year 2018

Product	General Fund			Debt Service Series 2005			Debt Service Series 2008			Total			Total	Prepaid
	FY 2019	FY 2018	Percent	FY 2019	FY 2018	Percent	FY 2019	FY 2018	Percent	FY 2019	FY 2018	Percent	Units	Units
40.5	\$92.56	\$92.56	0.0%	\$261.00	\$261.00	0.0%	\$0.00	\$0.00	n/a	\$353.56	\$353.56	0.0%	112	1
TH	\$147.34	\$147.34	0.0%	\$261.00	\$261.00	0.0%	\$0.00	\$0.00	n/a	\$408.34	\$408.34	0.0%	186	0
40	\$92.56	\$92.56	0.0%	\$0.00	\$0.00	n/a	\$218.00	\$218.00	0.0%	\$310.56	\$310.56	0.0%	350	0
50	\$147.34	\$147.34	0.0%	\$0.00	\$0.00	n/a	\$300.00	\$300.00	0.0%	\$447.34	\$447.34	0.0%	589	1
60	\$147.34	\$147.34	0.0%	\$0.00	\$0.00	n/a	\$393.00	\$393.00	0.0%	\$540.34	\$540.34	0.0%	472	0
75	\$147.34	\$147.34	0.0%	\$0.00	\$0.00	n/a	\$533.00	\$533.00	0.0%	\$680.34	\$680.34	0.0%	138	0
90	\$147.34	\$147.34	0.0%	\$0.00	\$0.00	n/a	\$737.00	\$737.00	0.0%	\$884.34	\$884.34	0.0%	27	0
													1874	2