

**STATEMENT 1
STONEYBROOK AT VENICE CDD
FY 2021 ADOPTED BUDGET GENERAL (O&M) & RESERVE FUNDS**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT-MAR	FY 2020 TOTAL EST	FY 2021 ADOPTED	VARIANCE 2020-2021
I. REVENUE								
GENERAL FUND REVENUES /(a)	\$ 74,635	\$ 74,788	\$ 74,532	\$ 73,463	\$ 64,364	\$ 73,463	\$ 100,662	\$ 27,199
RESERVE FUND REVENUES /(a)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,582	
DISCOUNTS/TAX COLLECTOR FEES	\$ (4,070)	\$ (4,080)	\$ (4,060)	\$ (4,040)	\$ -	\$ (4,040)	\$ (9,418)	\$ (5,378)
INTEREST	49	45	48	40	103	150	-	\$ (40)
TOTAL REVENUE	70,614	70,753	70,520	69,463	64,467	69,573	161,826	21,781
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
MANAGEMENT CONSULTING SERVICES	22,188	22,408	22,295	22,068	10,706	20,206	21,000	(1,068)
ACCOUNTING SERVICES	14,504	4,796	13,715	8,500	730	730	-	(8,500)
ADMINISTRATIVE SERVICES	4,170	638	6,706	1,125	-	750	900	(225)
MISCELLANEOUS SERVICES - (BANK FEES, MAILING, ECT)	350	377	362	300	501	752	300	-
AUDITING SERVICES	4,400	4,600	4,400	4,500	4,500	4,500	4,600	100
INSURANCE	6,505	6,505	6,505	6,700	-	6,584	6,700	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,941	1,636	1,541	1,200	631	1,250	1,250	50
ENGINEERING SERVICES	1,200	-	7,835	-	2,040	14,000	9,000	9,000
LEGAL SERVICES	3,258	644	29,292	3,000	5,558	12,000	7,000	4,000
WEBSITE HOSTING	6,702	7,629	7,302	8,560	1,713	2,700	1,650	(6,910)
TOTAL GENERAL ADMINISTRATIVE	66,393	49,408	100,128	56,128	26,553	63,647	52,575	(3,553)
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	3,600	10,000	1,100	5,000	4,000	4,100	4,000	(1,000)
TRUSTEE FEES	2,795	2,795	2,795	2,795	-	2,795	2,795	-
ARBITRAGE	500	1,000	-	500	-	650	650	150
TOTAL DEBT ADMINISTRATION	6,895	13,795	3,895	8,295	4,000	7,545	7,445	(850)

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PHYSICAL ENVIRONMENT EXPENDITURES								
POND MAINTENANCE FUNDS TO COMMUNITY ASSOCIATION	-	-	-	-	-	-	35,106	35,106
POND PLANTING	-	-	-	-	-	-	-	-
POND RESTORATION	-	-	2,965	5,000	-	-	-	(5,000)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	2,965	5,000	-	-	35,106	30,106
RESERVES FOR POND RESTORATION AND SYSTEM STRUCTURES								
	-	-	-	-	-	-	66,700	66,700
TOTAL EXPENDITURES	73,288	63,203	106,988	69,423	30,553	71,192	161,826	92,403
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,674)	7,550	(36,468)	40	33,915	(1,619)	-	(70,622)
FUND BALANCE - BEGINNING	88,260	85,586	93,136	56,668	56,668	56,668	55,049	70,622
FUND BALANCE - ENDING	\$ 85,586	\$ 93,136	\$ 56,668	\$ 56,708	\$ 90,583	\$ 55,049	\$ 55,049	\$ -

Footnote:

(a) Revenue grossed up to include potential discounts and tax collector fees.

STATEMENT 2
STONEYBROOK AT VENICE CDD
FY 2021 GENERAL FUND (O&M) & RESERVES ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Width	Units	ERU	Total ERU	% ERU
TH	106	1.00	106.00	10.71%
40'	148	1.00	148.00	14.95%
52'	499	1.00	499.00	50.40%
62'	237	1.00	237.00	23.94%
Total	990		990.00	100.00%

2. O&M and Reserve Assessment Requirement ("AR")

O&M Expenditures (General Fund):	\$	95,126	
Capital Reserves Increase:	\$	66,700	
AR = TOTAL EXPENDITURES - NET:	\$	161,826	
Plus: Early Payment Discount (4.0%)	\$	6,850	
Plus: County Collection Charges (1.5%)	\$	2,569	
Total Expenditures - GROSS	\$	171,244	[A]
Total ERU:		990.00	[B]
Total AR / ERU - GROSS (as if all On-Roll):		\$172.97	[A] / [B]
Total AR / ERU - NET:		163.46	

3. Current FY Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	148	1.00	\$163	\$24,192	\$173	\$25,600
52'	499	1.00	\$163	\$81,567	\$173	\$86,314
62'	237	1.00	\$163	\$38,740	\$173	\$40,995
TH	106	1.00	\$163	\$17,327	\$173	\$18,335
Total	990			\$161,826		\$171,244

4. Prior FY Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	148	1.00	\$70	\$10,378	\$74	\$ 10,983
52'	499	1.00	\$70	\$34,990	\$74	\$ 37,031
62'	237	1.00	\$70	\$16,618	\$74	\$ 17,588
TH	106	1.00	\$70	\$7,433	\$74	\$ 7,866
Total	990			\$69,419		\$ 73,468

5. Difference between Prior FY and Current FY

	<u>Prior FY</u>	<u>Current FY</u>	<u>Change</u>	<u>Change per unit</u>
TOTAL EXPENDITURES - NET:	\$69,419	\$161,826	133%	\$99

**STATEMENT 3
STONEYBROOK AT VENICE CDD
EXPENDITURE SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR/ COMMENT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	Board of Supervisors	5 Board Members per Meeting , 4 Meetings Considered - Board has waived	\$ -
PAYROLL TAXES	Payroll	7.65% OF BOS PAYROLL	\$ -
PAYROLL SERVICES	Innovative	\$55 Per Payroll Plus Year End Processing of \$50	\$ -
MANAGEMENT CONSULTING SERVICES	DPFG	\$1,250 monthly plus \$1,500 per meeting (qtrly)	\$ 21,000
ACCOUNTING SERVICES	DPFG	Included in Management Consulting Services	\$ -
ADMINISTRATIVE SERVICES	DPFG	Office Supplies, Postage, Messenger service, etc.	\$ 900
MISCELLANEOUS SERVICES - INC. BANK FEES	Bank United	Estimated. Includes bank fees and check stock	\$ 300
AUDITING	GRAU	RFP needed for FY 2023 (could be done sooner)	\$ 4,600
INSURANCE	EGIS	Estimate (removed property)	\$ 6,700
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	Fixed by Statute	\$ 175
LEGAL ADVERTISEMENTS	News Press	Estimated, Variable & Discretionary; Meeting, public hearing, and RFP/RFQ notices	\$ 1,250
ENGINEERING SERVICES	Schappacher	Estimated, Variable & Discretionary	\$ 9,000
LEGAL SERVICES	Persson, Cohen & Mooney	Estimated, Variable & Discretionary	\$ 7,000
WEBSITE HOSTING	Campus Suite	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as additional \$135 for any unknown remediation of documents.	\$ 1,650
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT	DPFG	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.	\$ 4,000
TRUSTEE FEES	US BANK	Maintain District's bond funds and distribute payments to bond holders per bond indenture	\$ 2,795
ARBITRAGE	LLS	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.	\$ 650

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PHYSICAL ENVIRONMENT:			
POND MAINTENANCE FUNDS TO COMMUNITY ASSOCIATION	Stoneybrook Community Association	HOA funds for maintenance 2021	\$ 35,106
POND PLANTING	Future Capital Improvement Plan	___ CDD owned ponds. Source: Engineering Plan, _____, date _____	
POND RESTORATION	Future Capital Improvement Plan	Pond bank restoration. Source: Engineering Plan, _____, date _____	
RESERVES FOR POND RESTORATION AND SYSTEM STRUCTURES	Custom Reserves Reserve Study	Reserve contribution \$139,700 (\$73,000 River Road funds in FY 20) per reserve study	\$ 66,700

STATEMENT 4
STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 392,959
LESS: EARLY PAYMENT DISCOUNT	(15,718)
TOTAL REVENUE	377,241
EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	5,894
INTEREST EXPENSE	
May 2021	81,750
Nov 2021	79,700
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 2021	205,000
TOTAL EXPENDITURES	372,344
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,896
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	-
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	4,896
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 4,896

Table 1. Assessment Allocation

Product Type	Units	Original Allocated /(a)	Total MADS	MADS/Unit	Gross Assmnt./Unit
40s	147	11.46%	\$ 42,554	\$ 289	\$ 306
52s	481	51.61%	191,635	398	422
62s	219	30.78%	114,307	522	552
THs (Cove)	106	6.15%	22,850	216	228
Total	953	100.00%	\$ 371,347		

Footnote:

(a) Per original assessment methodology, dated August 23, 2007, assessments are assigned based on a weighted run-off value. Costs were allocated based on each product categories share of the total weighted acres of land that receives a different level of surface water benefit (flood prevention, reclaimed water). Each product categories' benefit is related to density and intensity of development.

STATEMENT 5
STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017
AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service /(a)	Principal Balance
11/1/2019						\$ 5,095,000
5/1/2020	205,000	2.000%	83,800	288,800		4,890,000
11/1/2020	-	2.000%	81,750	81,750	370,550	4,890,000
5/1/2021	205,000	2.000%	81,750	286,750		4,685,000
11/1/2021	-	2.000%	79,700	79,700	366,450	4,685,000
5/1/2022	210,000	2.250%	79,700	289,700		4,475,000
11/1/2022	-	2.250%	77,338	77,338	367,038	4,475,000
5/1/2023	215,000	2.500%	77,338	292,338		4,260,000
11/1/2023	-	2.500%	74,650	74,650	366,988	4,260,000
5/1/2024	225,000	2.625%	74,650	299,650		4,035,000
11/1/2024	-	2.625%	71,697	71,697	371,347	4,035,000
5/1/2025	230,000	3.000%	71,697	301,697		3,805,000
11/1/2025	-	3.000%	68,247	68,247	369,944	3,805,000
5/1/2026	235,000	3.000%	68,247	303,247		3,570,000
11/1/2026	-	3.000%	64,722	64,722	367,969	3,570,000
5/1/2027	245,000	3.125%	64,722	309,722		3,325,000
11/1/2027	-	3.125%	60,894	60,894	370,616	3,325,000
5/1/2028	250,000	3.250%	60,894	310,894		3,075,000
11/1/2028	-	3.250%	56,831	56,831	367,725	3,075,000
5/1/2029	260,000	3.600%	56,831	316,831		2,815,000
11/1/2029	-	3.600%	52,151	52,151	368,983	2,815,000
5/1/2030	270,000	3.600%	52,151	322,151		2,545,000
11/1/2030	-	3.600%	47,291	47,291	369,443	2,545,000
5/1/2031	280,000	3.600%	47,291	327,291		2,265,000
11/1/2031	-	3.600%	42,251	42,251	369,543	2,265,000
5/1/2032	290,000	3.600%	42,251	332,251		1,975,000
11/1/2032	-	3.600%	37,031	37,031	369,283	1,975,000
5/1/2033	300,000	3.750%	37,031	337,031		1,675,000
11/1/2033	-	3.750%	31,406	31,406	368,438	1,675,000
5/1/2034	310,000	3.750%	31,406	341,406		1,365,000
11/1/2034	-	3.750%	25,594	25,594	367,000	1,365,000
5/1/2035	325,000	3.750%	25,594	350,594		1,040,000
11/1/2035	-	3.750%	19,500	19,500	370,094	1,040,000
5/1/2036	335,000	3.750%	19,500	354,500		705,000
11/1/2036	-	3.750%	13,219	13,219	367,719	705,000
5/1/2037	350,000	3.750%	13,219	363,219		355,000
11/1/2037	-	3.750%	6,656	6,656	369,875	355,000
5/1/2038	355,000	3.750%	6,656	361,656		-
11/1/2038	-	3.750%	-	-	361,656	-
	5,095,000		1,905,656	7,000,656	7,000,656	

max. annual debt service (MADS) \$ 371,347

Footnote:

(a) Data herein for budget purposes only. Update: April 2020.