

Stoneybrook West
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 28, 2026

Orange County Administrator

Mr. Byron Brooks
201 S. Rosalind Ave
Orlando, FL 32801

Re: Stoneybrook West Community Development District
Proposed Budget Fiscal Year 2027

Dear Gentlemen:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2027 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Iman Sakalla
Recording Secretary

Enclosures



Stoneybrook West
Community Development District

Proposed Budget
FY 2027



GMS

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Stoneybrook West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 494,754	\$ 454,839	\$ 39,915	\$ 494,754	\$ 494,754
Interest Income	14,000	13,406	5,594	19,000	13,851
Carry Forward Surplus	13,839	-	-	-	-
TOTAL REVENUES	\$ 522,593	\$ 468,246	\$ 45,508	\$ 513,754	\$ 508,605
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 5,000	\$ 1,600	\$ 2,000	\$ 3,600	\$ 5,000
PR-FICA	383	122	153	275	383
Engineering	10,000	1,980	8,020	10,000	10,000
Attorney	23,000	15,117	7,883	23,000	23,000
Management Fees	40,556	23,658	16,898	40,556	42,584
Assessment Administration	5,408	5,408	-	5,408	5,678
Trustee Fees	7,686	7,704	-	7,704	7,935
Annual Audit	3,900	3,900	-	3,900	4,000
Website Maintenance	1,236	721	515	1,236	1,298
Postage & Delivery	300	1	299	300	300
Insurance - General Liability	7,228	6,554	-	6,554	7,210
Printing & Binding	1,000	32	969	1,000	1,000
Legal Advertising	1,400	-	1,400	1,400	1,400
Information Technology	1,854	1,082	773	1,854	1,947
Office Supplies	700	0	700	700	2,000
Other Current Charges	2,231	809	871	1,680	991
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	5,250	-	5,250	5,250	5,250
TOTAL ADMINISTRATIVE	\$ 117,306	\$ 68,862	\$ 45,731	\$ 114,593	\$ 120,150
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 16,223	\$ 9,463	\$ 6,760	\$ 16,223	\$ 17,034
Insurance - Property	996	576	-	576	547
Landscape - Contract	54,000	31,500	22,500	54,000	55,620
Landscape - Other	5,000	366	4,634	5,000	5,000
Pest Control	65,500	37,755	27,745	65,500	67,102
Lake and Wetland	39,060	22,785	16,275	39,060	40,232
Fountain - Contract	4,200	2,100	700	2,800	2,884
Fountain - R&M	5,000	4,005	995	5,000	8,000
General Maintenance	10,000	2,205	7,795	10,000	20,000
Utility - Electric	13,125	7,940	5,185	13,125	15,000
Stormwater Drainage Maintenance - Contract	2,680	2,010	670	2,680	2,760
Misc - Contingency	19,004	5,099	14,599	19,698	40,775
Capital Outlay	60,000	-	-	-	-
TOTAL FIELD EXPENDITURES	\$ 294,788	\$ 125,804	\$ 107,857	\$ 233,662	\$ 274,955
TOTAL EXPENDITURES	\$ 412,094	\$ 194,666	\$ 153,588	\$ 348,254	\$ 395,105

Stoneybrook West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Other Sources/(Uses)					
Reserves - Emergency	(25,500)	(25,500)	-	(25,500)	(28,500)
Reserves - Ponds	(85,000)	(85,000)	(55,000)	(140,000)	(85,000)
TOTAL OTHER SOURCES/(USES)	\$ (110,500)	\$ (110,500)	\$ (55,000)	\$ (165,500)	\$ (113,500)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 163,080	\$ (163,080)	\$ -	\$ -

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 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 2027

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 Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisors' 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 the administration of the District's Assessment Roll.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee's 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's 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

This expense is for actual postage and/or freight used for the District's mailings including agenda packages, vendor checks and

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 2027

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe 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 paying property taxes on parcels owned by the District.

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	\$4,635	\$55,620

Landscape - Other

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance that is 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
		<u>\$67,102</u>

Lake and Wetland

Scheduled maintenance consists of inspections and treatment of CDD lakes and ponds. Herbicides will consist of chemical treatments. Algae control will include removal and chemical treatments by Sitex Aquatics.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LAKE & WATERWAYS MAINTENANCE	\$3,353	\$40,232

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	\$481	\$2,884

Fountain - R&M

The District incurs additional expenses to maintain, repair 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 2027

Expenditures – Field (continued)

Utility - Electric

Represents costs for electricity for projects such as streetlights, signs, electricity for the guardhouse, entrance features, irrigation, well pumps, fountains and pool house. Duke Energy provides this service.

ACCOUNT #'s:	DESCRIPTION	MONTHLY AVG	ANNUAL AVG AMOUNT
910083549516	Fountain	\$121	\$1,449
910083550048	Fountain	\$116	\$1,386
910083550494	Fountain	\$289	\$3,465
910083550733	Fountain	\$105	\$1,260
910083549780	Fountain	\$110	\$1,323
910083550270	Fountain	\$184	\$2,205
910164567906	Irrigation	\$105	\$1,260
910164571241	Irrigation	\$105	\$1,260
910164605129	Irrigation	\$115	\$1,392
			\$15,000

Stormwater Drainage Maintenance

The District incurs repairs and maintenance which could include vacuuming, clearing, desalting, dredging, and repair services with respect to certain District drainage structures. Sitex Aquatics provides this service.

DESCRIPTION	QUARTERLY	ANNUAL AMOUNT
STORMWATER DRAINAGE - maintenance	\$670	\$2,680
STORMWATER DRAINAGE - cleanup	as needed	\$80
		\$2,760

Misc. Contingency

This includes any miscellaneous expenses that the District can incur during the Fiscal Year to include unplanned stormwater system repairs, installation of clams in ponds, clean up throughout the District periodically and after any hurricane.

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 projects that the District anticipates.

Stoneybrook West
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 4,500	\$ 4,652	\$ 1,486	\$ 6,138	\$ 4,500
Carry Forward Balance	226,068	-	226,068	226,068	342,106
TOTAL REVENUES	\$ 230,568	\$ 4,652	\$ 227,554	\$ 232,206	\$ 346,606
EXPENDITURES:					
Other Current Charges	\$ 600	\$ 350	\$ 250	\$ 600	\$ 600
TOTAL EXPENDITURES	\$ 600	\$ 350	\$ 250	\$ 600	\$ 600
Other Sources/(Uses)					
Emergency Reserve - Transfer In	\$ 25,500	\$ 25,500	-	\$ 25,500	\$ 28,500
Pond Reserve - Transfer In	85,000	85,000	-	85,000	85,000
TOTAL OTHER SOURCES/(USES)	\$ 110,500	\$ 110,500	-	\$ 110,500	\$ 113,500
EXCESS REVENUES (EXPENDITURES)	\$ 340,468	\$ 114,802	\$ 227,304	\$ 342,106	\$ 459,506

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 497,688	\$ 457,536	\$ 40,152	\$ 497,688	\$ 497,688
Interest Earnings	5,000	6,150	2,350	8,500	5,000
Carry Forward Surplus ⁽¹⁾	150,848	165,137	-	165,137	168,416
TOTAL REVENUES	\$ 653,536	\$ 628,823	\$ 42,502	\$ 671,325	\$ 671,104
EXPENDITURES:					
Interest A1	\$ 15,688	\$ 7,844	\$ 7,844	\$ 15,688	\$ 14,378
Interest A2	98,220	49,110	49,110	98,220	85,654
Principal A1	36,000	-	36,000	36,000	38,000
Principal A2	353,000	-	353,000	353,000	366,000
TOTAL EXPENDITURES	\$ 502,909	\$ 56,954	\$ 445,954	\$ 502,909	\$ 504,032
EXCESS REVENUES (EXPENDITURES)	\$ 150,627	\$ 571,869	\$ (403,453)	\$ 168,416	\$ 167,073

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 42,809

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
2026 - 2027

Neighborhood Type	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	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									