Stoneybrook West Community Development District

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

May 29, 2024

Orange County Administrator

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

City of Winter Garden Manager

Mr. Jon C. Williams 300 W. Plant St. Winter Garden, FL 34787

Re: Stoneybrook West Community Development District

Proposed Budget Fiscal Year 2025

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 2025 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,

Brittany Brookes Recording Secretary

Enclosures

Received by: Clerk of BCC 6/7/2024 re c: District6@ocfl.net

Community Development District

Proposed Budget FY 2025



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Stoneybrook West Community Development District Proposed Budget

General Fund

Proposed Paday Proposed Paday Proposed Pro											
REVENUES: REVE				A	ctuals Thru	Pr	ojected Next	Pre	ojected Thru		
Septial Assessments - Tax Roll	Description				4/30/24		5 Months		9/30/24		
Special Assessments - Tax Roll S											
Transpark 18	REVENUES:										
	Special Assessments - Tax Roll	\$	501,480	\$	461,253	\$	45,400	\$	506,653	\$	494,752
Name	Interest Income		289		4,714		10,000		14,714		12,000
Name	Carry Forward Surplus		-		-		-		-		-
Supervisor Fees	TOTAL REVENUES	\$	501,769	\$	465,966	\$	55,400	\$	521,366	\$	506,752
Supervisor Fees \$ 5,000 \$ 1,800 \$ 2,000 \$ 3,800 \$ 5,000 PR-FICA 383 18 153 291 383 Arbitrage Rebate 600 -	EXPENDITURES:										
Supervisor Fees \$ 5,000 \$ 1,800 \$ 2,000 \$ 3,800 \$ 5,000 PR-FICA 383 18 153 291 383 Arbitrage Rebate 600 -	Administrative										
PR-FICA 383 138 153 291 383 Arbitrage Rebate 600 - - - 600 Dissemination Agent 2,000 - - - 600 Engineering 6,500 2,350 4,150 6,500 2,000 Attorney 15,500 9,340 6,160 15,500 20,000 Management Fees 48,801 21,875 15,625 37,500 39,375 Assessment Administration 5,150 - - - 7,200 Annual Audit 4,500 4,400 - 4,400 4,500 Website Maintenance 2,20 10,08 500 1,588 1,200 Postage & Delivery 650 197 150 347 650 Insurance General Liability 8,360 6,685 - 6,685 7,370 Insurance General Liability 8,360 4,680 4,373 900 1,373 1,500 Infunctrations 1,500 </td <td></td> <td>\$</td> <td>5,000</td> <td>¢</td> <td>1 800</td> <td>¢</td> <td>2.000</td> <td>¢</td> <td>3 800</td> <td>¢</td> <td>5,000</td>		\$	5,000	¢	1 800	¢	2.000	¢	3 800	¢	5,000
Arbitrage Rebate 600 - - - 600 Dissemination Agent 2,000 -	•	Ψ		Ψ	9.6	Ψ		4		Ψ	15
Property					-		-				
Rigineering					·-		•		-		-
Attorney					2,350		4.150		6.500		6.500
Management Fees 48,801 21,875 15,625 37,500 39,375 Assessment Administration 5,150 - - 7,024 7,004 - 7,004 7,205 Armual Audit 4,500 4,400 - 4,400 4,500 Website Maintenance 2,100 1,088 500 1,588 1,200 Postage & Delivery 6,650 197 150 347 650 Insurance General Liability 8,360 6,685 - 6,685 7,370 Printing & Binding 500 30 473 503 1,500 Information Technology - 1,050 300 1,373 1,500 Office Supplies 750 1 20 21 750 Dues, Lice					1015,000,000		100000000000000000000000000000000000000				0.00
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Trustee Fees 7,200 7,004 - 7,004 7,200 Annual Audit 4,500 4,400 - 4,400 4,500 Website Maintenance 2,100 1,088 500 1,588 1,200 Postage & Delivery 650 197 150 347 650 Insurance General Liability 8,360 6,685 - 6,685 7,370 Printing & Binding 500 30 473 503 1,500 Information Technology - 1,050 300 1,373 1,500 Other Current Charges 2,400 4,795 225 5,020 750 Office Supplies 750 1 20 21 750 Dues, Licenses & Subscriptions 175 175 500 5,000 5,000 5,250 Toylar Administrative 112,069 61,400 3,065 91,882 1,09,753 Toylar Agministrative 112,069 61,400 3,065 91,882 1,09,753 </td <td></td> <td></td> <td></td> <td></td> <td>-54-10</td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td>					-54-10		,				
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Page	SEC O SECURIO SEC				1994 994		473		700000000000000000000000000000000000000		
Information Technology											
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Office Supplies Dues, Licenses & Subscriptions 750 175	The Control of the Co		2 400								
Dues, Licenses & Subscriptions 175 175 5,000 5,000 5,250											
Property Appraiser - - 5,000 5,000 5,250	* *						20				
Pield Expenditures	R		-		-		5,000		5,000		
Field Expenditures Field Management \$ 15,914 \$ 8,750 \$ 6,250 15,000 \$ 15,750 Lake and Wetland 39,060 22,785 16,275 39,060 39,060 Contract - Fountain 4,200 2,100 2,100 4,200 4,200 Contract - Landscape 55,119 32,428 24,344 56,772 56,772 Contract - Pest Control 71,100 37,011 25,161 62,172 65,148 Storm Drainage 3,451 670 2,010 2,680 2,680 Utility - Electric 12,500 5,928 4,072 10,000 12,500 R&M - Fountain 12,500 5,928 4,072 10,000 12,500 R&M - General - - - - 18,000 Misc - Contingency 10,910 28,210 33,944 62,154 10,543 Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 27,346	TOTAL ADMINISTRATIVE	\$	112,069	\$	61,400	\$	30,656	\$	91,882	\$	109,753
Field Management \$ 15,914 \$ 8,750 \$ 6,250 15,000 \$ 15,750 Lake and Wetland 39,060 22,785 16,275 39,060 39,060 Contract - Fountain 4,200 2,100 2,100 4,200 4,200 Contract - Landscape 55,119 32,428 24,344 56,772 56,772 Contract - Pest Control 71,100 37,011 25,161 62,172 65,148 Storm Drainage 3,451 670 2,010 2,680 2,680 Utility - Electric 12,500 5,928 4,072 10,000 12,500 R&M - Fountain 12,500 5,928 4,072 10,000 12,500 R&M - General - - - - 18,000 Misc - Contingency 10,910 28,210 33,944 62,154 10,543 Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 27,346 \$ 27,346 - \$ 27,346	Operations & Maintenance										
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Contract - Fountain 4,200 2,100 2,100 4,200 4,200 Contract - Landscape 55,119 32,428 24,344 56,772 56,772 Contract - Pest Control 71,100 37,011 25,161 62,172 65,148 Storm Drainage 3,451 670 2,010 2,680 2,680 Utility - Electric 12,500 5,928 4,072 10,000 12,500 R&M - Fountain 12,500 5,928 4,072 10,000 12,500 R&M - General - - - - - 18,000 Misc - Contingency 10,910 28,210 33,944 62,154 10,543 Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves - Emergency \$ 27,346 \$ 27,346 \$ - \$ 27,346 \$ 27,346 Reserves - Ponds 77,600 77,600		•	1223010 \$100 y	-		Ψ.	Co.		1000000 DC10-000000 1	*	
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Utility - Electric 12,500 5,928 4,072 10,000 12,500 R&M - Fountain 12,500 - 12,500 12,500 - R&M - General - - - - 18,000 Misc - Contingency 10,910 28,210 33,944 62,154 10,543 Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves Reserves - Emergency \$ 27,346 \$ 27,3	Contract - Pest Control		71,100		37,011		25,161		62,172		65,148
R&M - Fountain 12,500 12,500 12,500 12,500 -					670		2,010		2,680		2,680
R&M - General - - - - - 18,000 Misc - Contingency 10,910 28,210 33,944 62,154 10,543 Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves Reserves - Emergency \$ 27,346<					5,928						12,500
Misc - Contingency Capital Outlay 10,910 60,000 28,210 33,944 62,154 10,543 60,000 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves - Reserves - Emergency Reserves - Ponds \$ 27,346 \$ 27,346 \$ - \$ 27,346 \$ 27,346 \$ - \$ 27,346			12,500				12,500		12,500		-
Capital Outlay 60,000 11,300 48,701 60,000 60,000 TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves Reserves - Emergency \$ 27,346 \$ 27,3	A CONTRACTOR OF THE CONTRACTOR		10.010		20.210		22.044		CO 454		
TOTAL FIELD EXPENDITURES \$ 284,754 \$ 149,181 \$ 175,357 \$ 324,538 \$ 284,653 Reserves Reserves - Emergency \$ 27,346 \$ 27,346 \$ - \$ 27,346 \$ 27,346 Reserves - Ponds 77,600 77,600 - 77,600 85,000 TOTAL RESERVES \$ 104,946 \$ 104,946 - \$ 104,946 \$ 112,346 TOTAL EXPENDITURES \$ 501,769 \$ 315,527 \$ 206,013 \$ 521,366 \$ 506,752											
Reserves Reserves - Emergency \$ 27,346 \$ 27											
Reserves - Emergency \$ 27,346 \$ 27,346 \$ - \$ 27,346 \$ 27,346 Reserves - Ponds 77,600 77,600 - 77,600 85,000 TOTAL RESERVES \$ 104,946 \$ 104,946 - \$ 104,946 \$ 112,346 TOTAL EXPENDITURES \$ 501,769 \$ 315,527 \$ 206,013 \$ 521,366 \$ 506,752	TOTAL FIELD EXPENDITURES	\$	284,754	\$	149,181	\$	175,357	\$	324,538	\$	284,653
Reserves - Ponds 77,600 77,600 - 77,600 85,000 TOTAL RESERVES \$ 104,946 \$ 104,946 - \$ 104,946 \$ 112,346 TOTAL EXPENDITURES \$ 501,769 \$ 315,527 \$ 206,013 \$ 521,366 \$ 506,752											
TOTAL RESERVES \$ 104,946 \$ 104,946 \$ - \$ 104,946 \$ 112,346 TOTAL EXPENDITURES \$ 501,769 \$ 315,527 \$ 206,013 \$ 521,366 \$ 506,752		\$		\$		\$	•	\$		\$	
TOTAL EXPENDITURES \$ 501,769 \$ 315,527 \$ 206,013 \$ 521,366 \$ 506,752	Reserves - Ponds		77,600		77,600				77,600		85,000
	TOTAL RESERVES	\$	104,946	\$	104,946	\$	*	\$	104,946	\$	112,346
EXCESS REVENUES (EXPENDITURES) \$ 150,439 \$ (150,614) \$ - \$ -	TOTAL EXPENDITURES	\$	501,769	\$	315,527	\$	206,013	\$	521,366	\$	506,752
	EXCESS REVENUES (EXPENDITURES)	\$		\$	150,439	\$	(150,614)	\$		\$	H 197

Community Development District

Budget Narrative

Fiscal Year 2025

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 Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The bond indenture requests a special annual report on the District's development activity. The District has contracted with GMS provide these reports. The amount is based upon the contract.

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.

Trustee Fees

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

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

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.

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Administrative (continued)

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.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

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

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.

Lake and Wetland

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

Contract - Fountain

The District currently has a contract with Sitex Aquatics to maintain and repair the fountain.

Contract - Landscape

The District currently has a contract with Bright View landscape service to maintain landscaping throughout the District.

Contract - Pest Control

The District currently has a contract with Sitex Aquatics to provide pest control services throughout the District.

Storm Drainage

The District currently has a contract with Sitex Aquatics to provide quarterly storm drainage services.

Utility - Electric

Electricity accounts with Duke Energy for lighting of the front entry features, gates, streets and fountains.

R&M - Fountain

This category is for any reapirs and maintenance related to fountains within the District.

Misc. Contingency

This includes any other miscellaneous expenses incurred during the year.

Capital Outlay

Major expenses or asset acquisitions the District may incure 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 project that the District anticipates.

Stoneybrook West Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2024	tuals Thru 4/30/24		ected Next Months	jected Thru 9/30/24	Proposed Budget FY 2025	
REVENUES:							
Interest Income	\$ 12	\$ 391	\$	2,200	\$ 2,591	\$ 4,800	
Emergency Reserve Funding - Transfer In	27,346	27,346		-	27,346	27,346	
Pond Reserve Funding - Transfer In	77,600	77,600		-	77,600	85,000	
Carry Forward Balance	7=	-		-	-	107,297	
TOTAL REVENUES	\$ 104,946	\$ 105,337	\$	2,200	\$ 107,537	\$ 224,443	
EXPENDITURES:							
Capital Outlay	\$ 	\$ -	\$.	-	\$ -	\$ 	
Other Current Charges	-	40		200	240	540	
TOTAL EXPENDITURES	\$	\$ 40	\$	200	\$ 240	\$ 540	
EXCESS REVENUES (EXPENDITURES)	\$ 104,946	\$ 105,297	\$	2,000	\$ 107,297	\$ 223,903	

Community Development District Proposed Budget

Debt Service Series 2018 Special Assessment Bonds

His Control of		Adopted Budget	Actuals Thru		ojected Next	Projected Thru		Proposed Budget	
Description		FY2024		4/30/24	5 Months	-	9/30/24		FY 2025
REVENUES:									
Special Assessments-On Roll	\$	497,689	\$	466,254	\$ 45,892	\$	512,145	\$	497,688
Interest Earnings		11		8,269	1,500		9,769		5,000
Carry Forward Surplus ⁽¹⁾				119,025	-		119,025		137,668
TOTAL REVENUES	\$	497,700	\$	593,548	\$ 47,392	\$	640,940	\$	640,356
EXPENDITURES:									
Interest A1	\$	18,200	\$	9,100	\$ 9,100	\$	18,200	\$	16,962
Interest A2		122,072		61,036	61,036		122,072	<10	110,360
Principal A1		34,000		-	34,000		34,000		35,000
Principal A2		329,000			329,000		329,000		341,000
TOTAL EXPENDITURES	\$	503,272	\$	70,136	\$ 433,136	\$	503,272	\$	503,322
EXCESS REVENUES (EXPENDITURES)	\$	(5,572)	\$	523,411	\$ (385,744)	\$	137,668	\$	137,033
(1) Carry Forward is Net of Reserve Requi	remer	nt			Interest D	ue 1	1/1/25		\$56,954.40
									\$56,954.40

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Bonds A-1

Period		itstanding Balance	Coupons	Principal		Interest	Α	nnual 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%	16 16 4		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%	e i s	;	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
otal	D. Tabl			\$ 500,000	\$	126,126	\$	626,126

Stoneybrook West Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Bonds A-2

Period	riod 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%	74°= 14	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	

Community Development District

Non-Ad Valorem Assessments Comparison 2024-2025

Neighborhood Type	2 limits	Units	Annual M	aintenance As	sessments	Annu	al Debt Assess	ments	Total Assessed Per Unit			
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	
тн	186	186	\$195.81	\$308.12	-\$112.31	\$185.65	\$185.65	\$0.00	\$381.46	\$493,77	-\$112.31	
40	350	350	\$199.50	\$193.57	\$5.93	\$194.49	\$194.49	\$0.00	\$393.99	\$388.06	\$5.93	
40.5	112	111	\$181.17	\$193.57	-\$12.40	\$185.65	\$185.65	\$0.00	\$366.82	\$379.22	-\$12.40	
50	589	588	\$296.38	\$308.12	-\$11.74	\$267.65	\$267.65	\$0.00	\$564.03	\$575.77	-\$11.74	
60	472	472	\$342.85	\$308.12	\$34.73	\$350.62	\$350.62	\$0.00	\$693.47	\$658.74	\$34.73	
75	138	138	\$377.91	\$308.12	\$69.79	\$475.52	\$475.52	\$0.00	\$853.43	\$783.64	\$69.79	
90	27	27	\$416.78	\$308.12	\$108.66	\$657.53	\$657.53	\$0.00	\$1,074.31	\$965.65	\$108.66	
Total	1874	1872										

