

# STONEBRIER COMMUNITY DEVELOPMENT DISTRICT



**ADOPTED OPERATING BUDGET  
OCTOBER 1, 2016 – SEPTEMBER 30, 2017**

# Stonebrier Community Development District

## **BOARD BUDGET DEVELOPMENT:**

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

# STONEBRIER CDD

## FY 2017 ASSESSMENTS

### Series 2006 Bond Restructuring

Land Use Type	Platted Units	Debt Service Net Assmt Before Restructure	Debt Assmt After Restructure	Change
50'	278	\$ 920	\$ 767	\$ (153)
60'	37	\$ 1,104	\$ 921	\$ (183)
65'	129	\$ 1,196	\$ 997	\$ (199)
75'	62	\$ 1,380	\$ 1,151	\$ (229)

### FY 2017 Operations & Maintenance

Land Use Type	Platted Units	O&M Net Assmt FY 2016	Adopted FY 2017 Budget	Change
50'	278	\$ 751	\$ 813	\$ 62
60'	37	\$ 870	\$ 945	\$ 75
65'	129	\$ 929	\$ 1,011	\$ 81
75'	62	\$ 1,048	\$ 1,142	\$ 94

### Preliminary Total FY 2017 Assessment

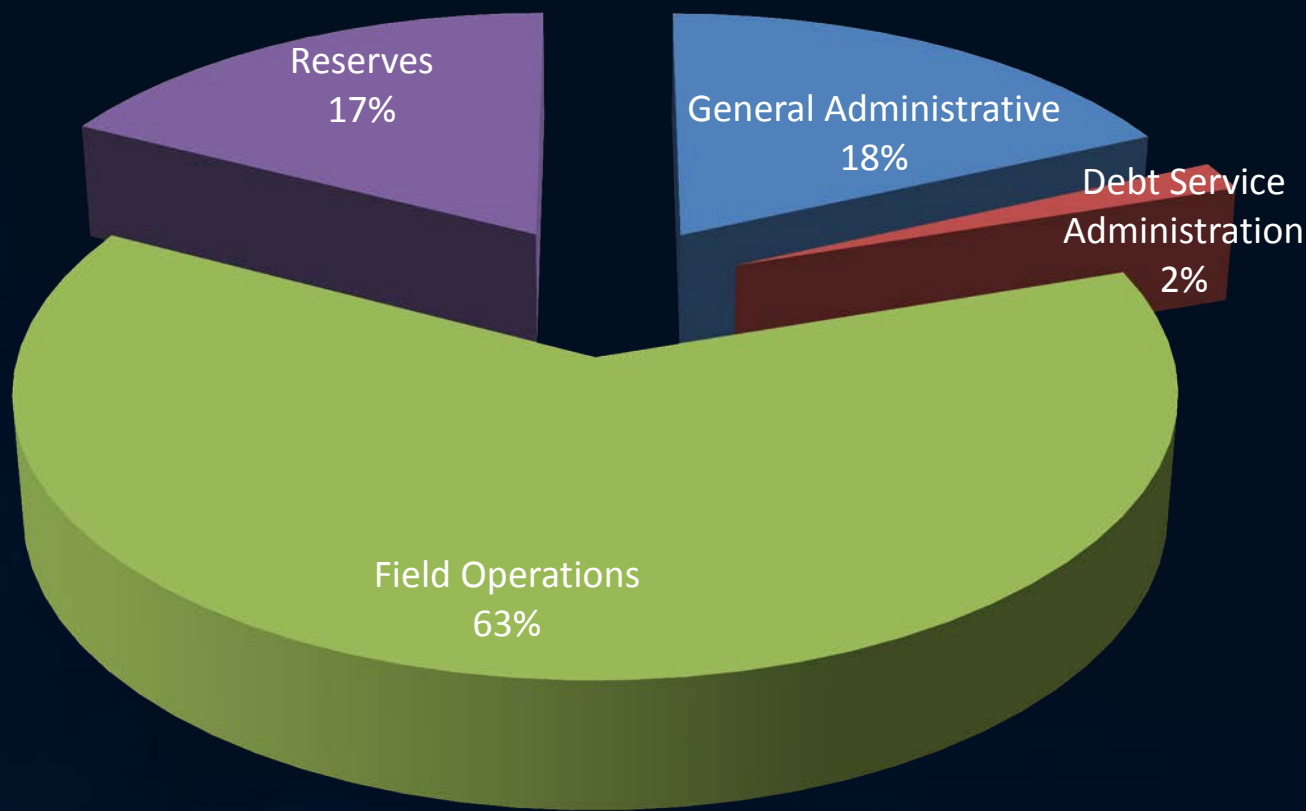
Land Use Type	Platted Units	Adopted FY 2017 O&M	FY 2017 Debt	Total	NET DECREASE Effect After Restructure
50'	278	\$ 813	\$ 767	\$ 1,580	\$ (91)
60'	37	\$ 945	\$ 921	\$ 1,866	\$ (108)
65'	129	\$ 1,011	\$ 997	\$ 2,008	\$ (118)
75'	62	\$ 1,142	\$ 1,151	\$ 2,293	\$ (135)

# A YEAR IN REVIEW

1. Pressure Washing of the District owned curbs, monument and pillars to enrich the beauty of the District.
2. The purchase of District signage to be utilized by both the HOA and the District to improve communication.
3. Installation of Holiday Lighting and the enhancement of lighting at the front entrance
4. The repair and maintenance of the District owned water irrigation wells in order to advance sustainability
5. Various landscape enhancements and improvements have been completed or are in progress at the neighborhood entrance, roundabout and various village entrances.
6. Stormwater management and erosion control of various ponds
7. The District has been working closely with the master homeowner's association to update architectural review forms, exchange information, and othersie ensure that the two entities are working toward common goals.

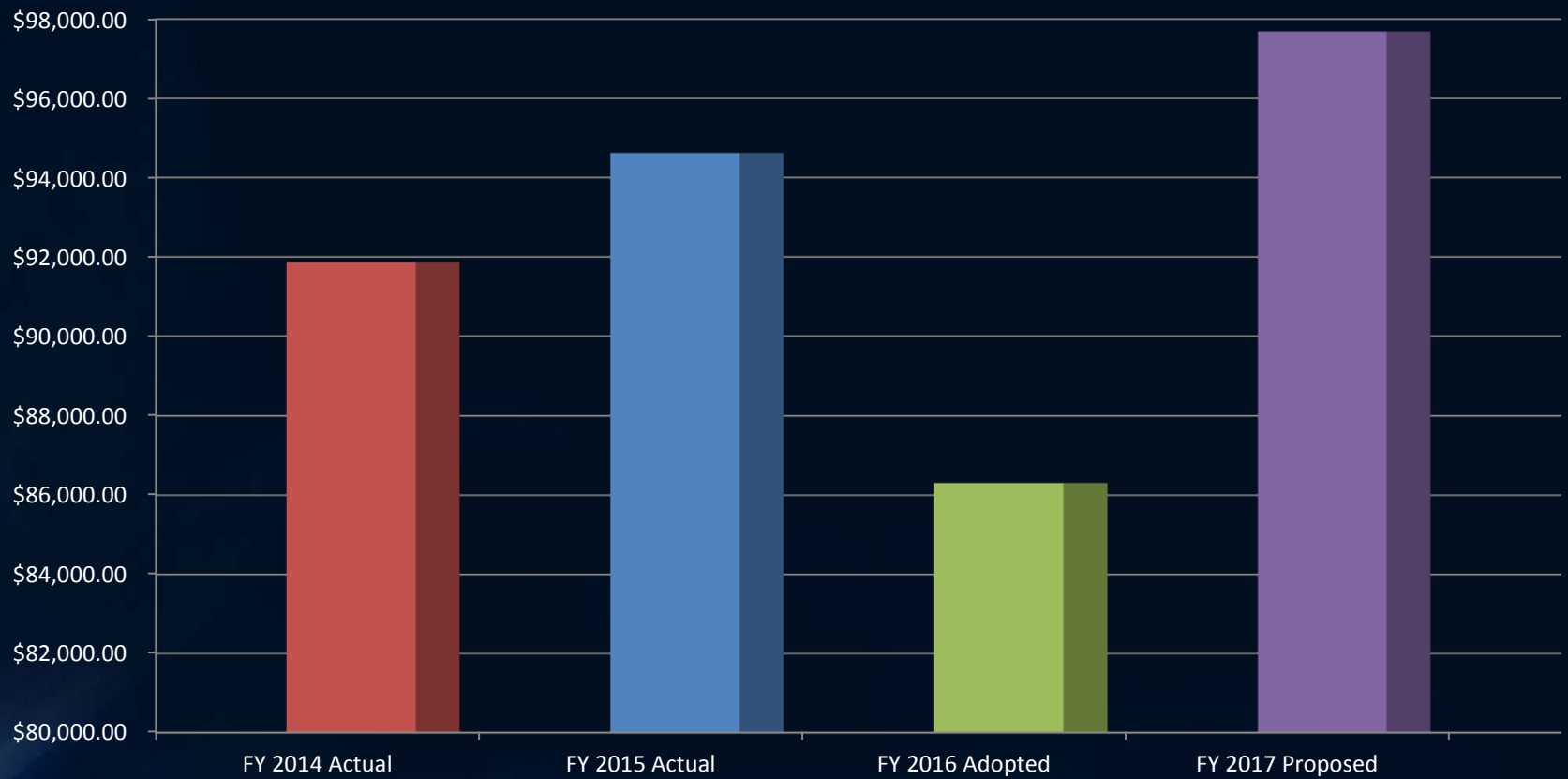
# STONEBRIER CDD

- 2017 Expenditure Summary: \$537,683



# STONEBRIER CDD

Administrative: \$97,695 (net)



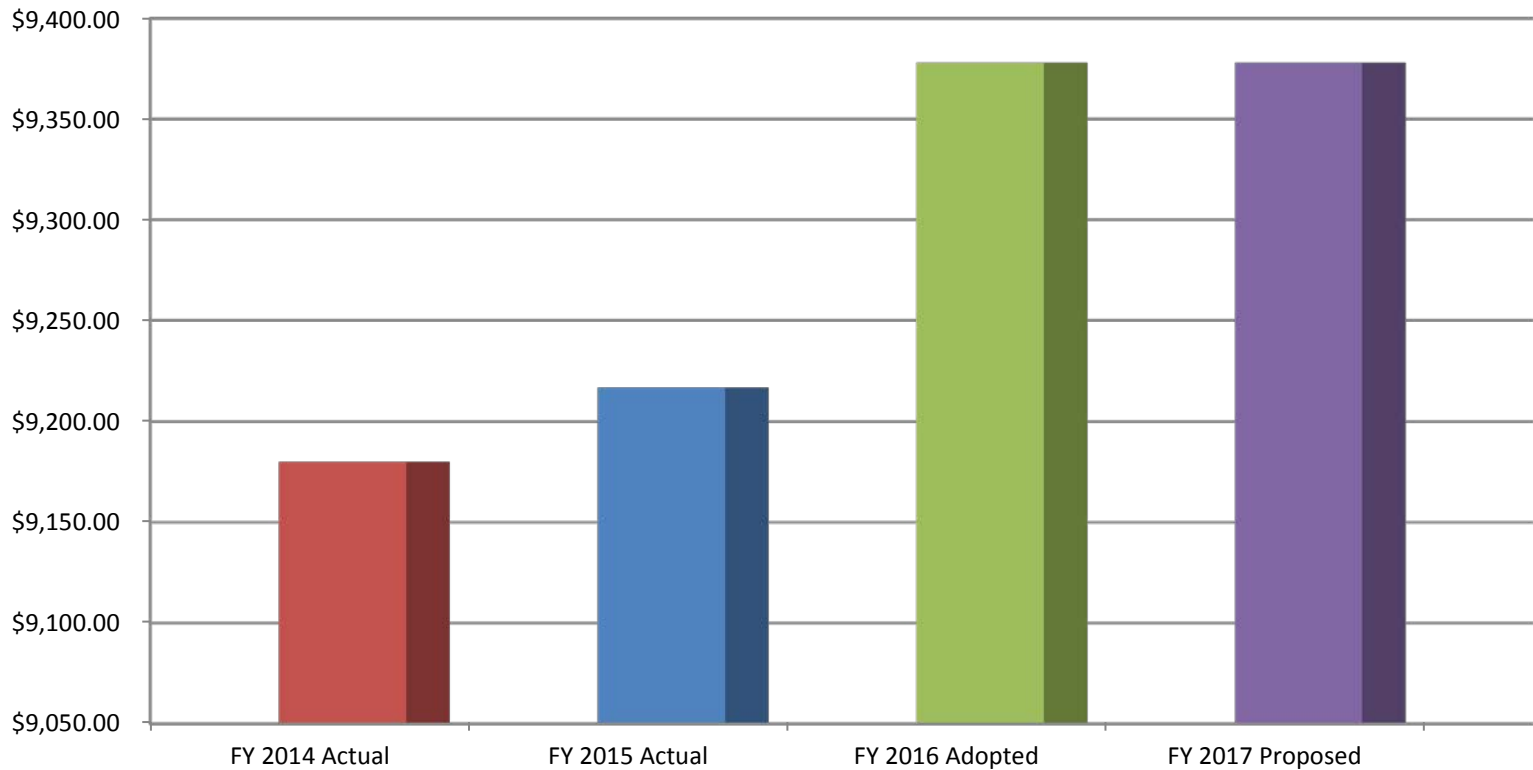
# STONEBRIER CDD

Administrative-18%: \$97,695

	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ADOPTED (net)	YTD - MARCH	PROPOSED	2016 TO 2017
ADMINISTRATIVE						
SUPERVISOR COMPENSATION	3,200	8,600	12,000	5,600	12,000	-
PAYROLL TAXES	264	710	918	428	918	-
PAYROLL SERVICES	1,217	808	809	394	650	(159)
MANAGEMENT CONSULTING SERVICES	30,000	30,000	31,375	15,687	31,375	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,765	1,883	3,765	-
GENERAL MASS MAILING	756	-	-	288	-	-
AUDITING	3,500	3,600	3,700	3,700	5,500	1,800
ASSESSMENT ADMINISTRATION	6,500	6,500	6,800	6,800	6,800	-
COUNTY ASSESSMENT COLLECTION FEES - 4%	-	-	-	-	-	-
MISCELLANEOUS (Bank Service Fees & Reserve Study)	-	1,555	600	24	250	(350)
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	865	759	1,000	159	850	(150)
ENGINEERING SERVICES	1,100	1,198	2,500	7,597	7,500	5,000
LEGAL SERVICES	35,029	31,461	15,000	12,246	20,000	5,000
WEBSITE DEVELOPMENT AND HOSTING	-	-	1,300	759	1,680	380
INSURANCE	5,665	5,665	6,373	5,665	6,232	(141)
MISCELLANEOUS SERVICES	-	-	-	96	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>91,871</b>	<b>94,631</b>	<b>86,315</b>	<b>61,501</b>	<b>97,695</b>	<b>11,380</b>

# STONEBRIER CDD

Debt Service Administration: \$9,378





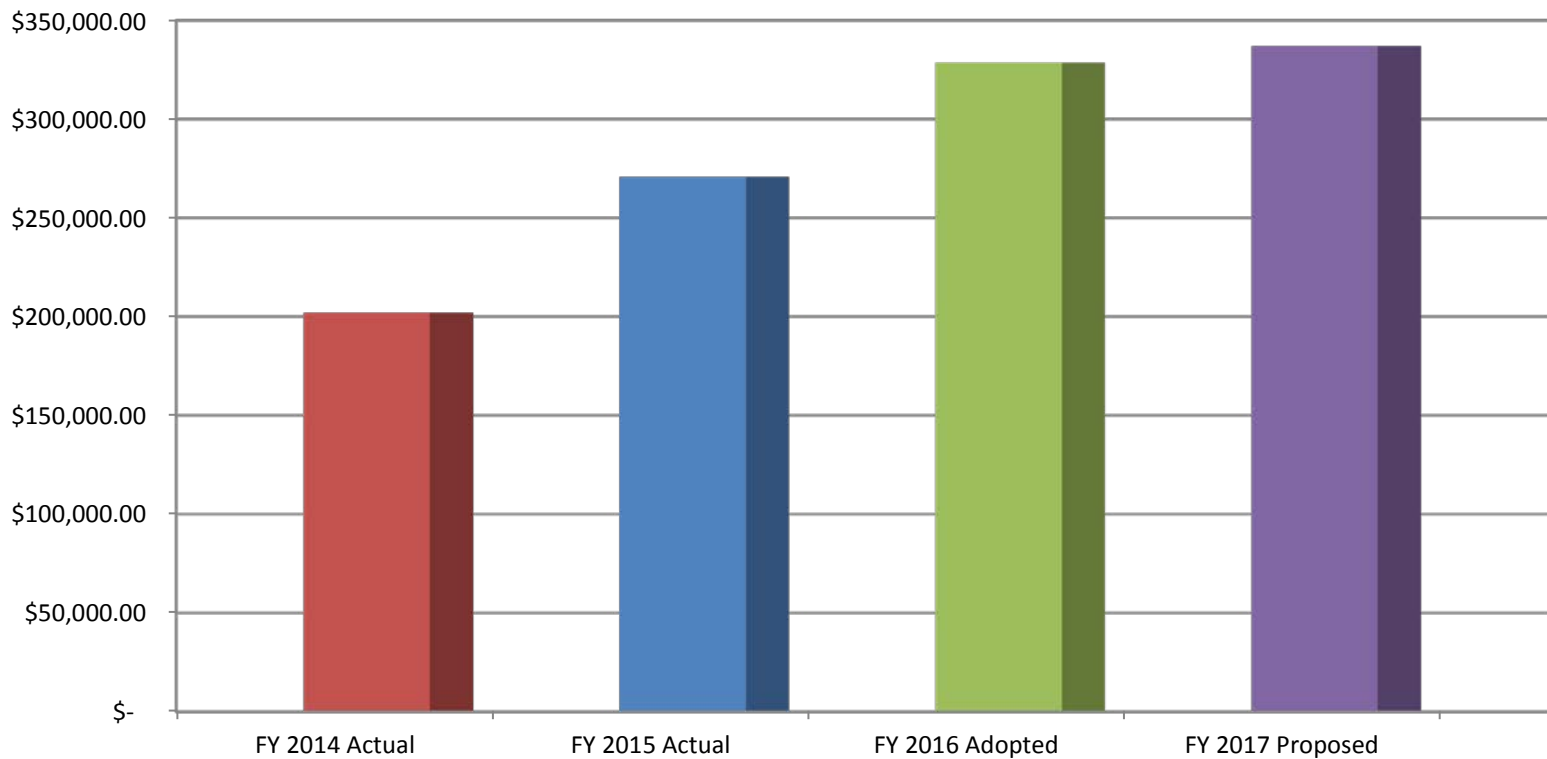
# STONEBRIER CDD

Debt Service Administration-2%: \$9,378

	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ADOPTED	YTD - MARCH	PROPOSED	2016 TO 2017
<b>DEBT SERVICE ADMINISTRATION</b>						
TRUSTEE FEES	3,180	3,717	3,718	3,717	3,718	-
DISSEMINATION AGENT	1,500	1,500	1,500	-	1,500	-
ARBITRAGE	1,000	500	500	-	500	-
TRUST FUND ACCOUNTING	3,500	3,500	3,660	1,830	3,660	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>9,180</b>	<b>9,217</b>	<b>9,378</b>	<b>5,547</b>	<b>9,378</b>	<b>-</b>

# STONEBRIER CDD

Field Operations: \$337,044



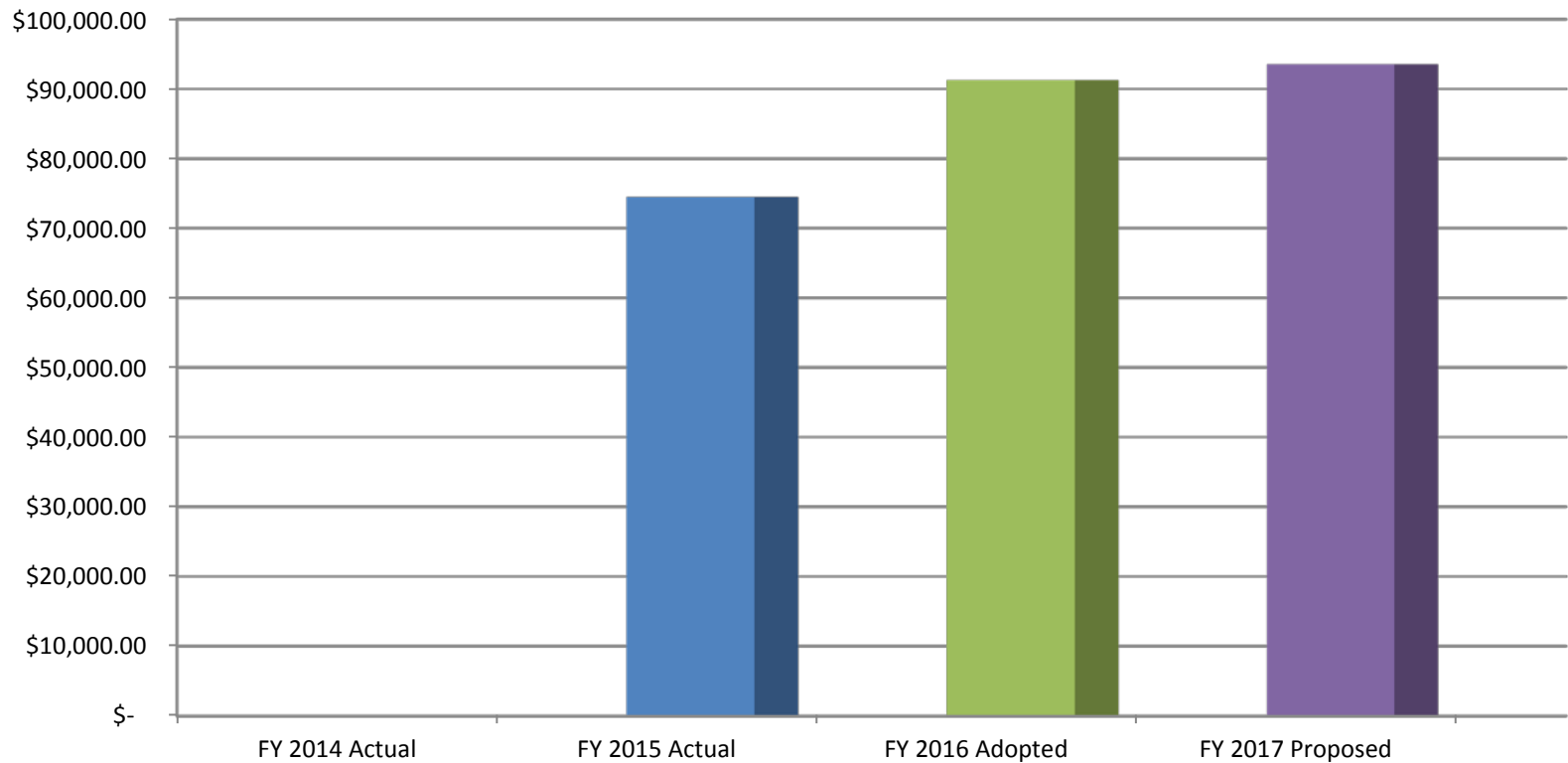
# STONEBRIER CDD

Field Operations-63%: \$337,044

	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ADOPTED	YTD - MARCH	PROPOSED	2016 TO 2017
<b>FIELD OPERATIONS</b>						
PROPERTY TAXES (Streetlights)	14,490	14,490	15,000	14,490	15,000	-
ENTRY & WALLS MAINTENANCE	-	300	3,500	-	3,500	-
ELECTRICITY- (IRRIGATION SYSTEM)	8,748	7,572	13,800	2,738	12,500	(1,300)
POND & LAKE MAINTENANCE	18,816	18,718	19,000	8,508	20,016	1,016
MITIGATION MONITORING	1,915	2,300	2,200	-	2,200	-
MITIGATION MAINTENANCE	3,300	3,300	5,200	-	5,200	-
LANDSCAPE MAINTENANCE	139,080	155,838	186,717	82,109	189,208	2,491
LANDSCAPE REPLENISHMENT	13,926	39,545	20,000	6,093	20,000	-
LANDSCAPE IRRIGATION	709	5,507	4,000	6,074	4,000	-
MISC REPAIRS & PRESSURE WASHING	1,100	16,955	7,000	675	12,908	5,908
SIGNAGE	-	1,446	-	-	-	-
CAPITAL PROJECTS	-	4,809	50,000	9,700	50,000	-
MISC FIELD EXPENSE	-	-	-	1,188	-	-
SPECIAL EVENTS	-	-	-	1,299	-	-
CONTINGENCY	-	-	2,299	-	2,512	213
<b>TOTAL FIELD OPERATIONS</b>	<b>202,084</b>	<b>270,780</b>	<b>328,716</b>	<b>132,874</b>	<b>337,044</b>	<b>8,328</b>

# STONEBRIER CDD

Reserves: \$93,556



# STONEBRIER CDD

Reserves-17%: \$93,556

	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	VARIANCE
	ACTUAL	ACTUAL	ADOPTED	YTD - MARCH	PROPOSED	2016 TO 2017
<b>RENEWAL &amp; REPLACEMENT RESERVE</b>	-	74,531	91,283	-	93,566	2,283

Fiscal Calendar Year	Annual Reserve Assessment	Proposed Reserve Balance
2014	\$ 89,056	\$ 89,465
2015	\$ 91,283	\$ 155,783
2016	\$ 93,566	\$ 251,336
2017	\$ 95,905	\$ 350,195
2018	\$ 98,302	\$ 401,466
2019	\$ 100,760	\$ 506,703

# STONEBRIER CDD

- QUESTIONS?