

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 AMENDED	FY 2022 ACTUAL THROUGH 03/31/2022	FY 2022 AMOUNT REMAINING THROUGH 9/30/2022	FY 2022 ACTUAL & REMAINING TOTAL	2023 ADOPTED	VARIANCE FY 2022 & FY 2023
REVENUE						
1 SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 597,442	\$ 592,618	\$ 12,397	\$ 605,015	\$ 452,222	\$ (145,220)
2 INTEREST	-	576	-	576	-	-
3 MISCELLANEOUS	-	240	-	240	-	-
4 FUND BALANCE FORWARD	70,000	-	70,000	70,000	-	(70,000)
5 DISCOUNTS	-	-	-	-	-	-
6 TOTAL REVENUE	667,442	593,434	82,397	675,831	452,222	(215,220)
EXPENDITURES						
9 ADMINISTRATIVE						
10 SUPERVISOR COMPENSATION	12,000	5,600	6,400	12,000	12,000	-
11 PAYROLL TAXES	918	428	490	918	918	-
12 PAYROLL SERVICES	750	300	450	750	750	-
13 DISTRICT MANAGEMENT	31,380	15,690	15,690	31,380	12,000	(19,380)
14 ADMINISTRATIVE SERVICES	3,765	1,883	1,882	3,765	10,000	6,235
15 ACCOUNTING SERVICES	-	-	-	-	10,000	10,000
16 ASSESSMENT ROLL PREPARATION	6,800	6,800	-	6,800	5,500	(1,300)
17 GENERAL MASS MAILING	1,000	-	1,000	1,000	1,000	-
18 AUDITING	2,700	-	2,700	2,700	2,700	-
19 MISCELLANEOUS BANK FEES	250	450	250	700	500	250
20 REGULATORY AND PERMIT FEES	175	175	-	175	175	-
21 LEGAL ADVERTISEMENTS	2,500	-	2,500	2,500	2,500	-
22 ENGINEERING SERVICES	22,000	9,401	12,599	22,000	22,000	-
23 LEGAL SERVICES	22,000	4,325	17,675	22,000	22,000	-
24 WEBSITE DEVELOPMENT AND HOSTING	2,015	2,015	-	2,015	2,015	-
25 EMAIL	720	432	288	720	720	-
26 INSURANCE	8,344	7,850	494	8,344	9,596	1,252
27 MISCELLANEOUS SERVICES	500	213	287	500	900	400
28 TOTAL ADMINISTRATIVE	117,817	55,562	62,705	118,267	115,274	(2,543)
30 DEBT SERVICE ADMINISTRATION						
31 TRUSTEE FEES (ASSESSED IN SEPT)	3,718	3,593	-	3,593	3,718	-
32 DISSEMINATION AGENT	1,500	1,500	-	1,500	1,500	-
33 ARBITRAGE (ASSESSED IN SEPT)	650	-	650	650	650	-
34 TRUST FUND ACCOUNTING	3,660	1,830	1,830	3,660	-	(3,660)
35 TOTAL DEBT SERVICE ADMINISTRATION	9,528	6,923	2,480	9,403	5,868	(3,660)

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 AMENDED	FY 2022 ACTUAL THROUGH 03/31/2022	FY 2022 AMOUNT REMAINING THROUGH 9/30/2022	FY 2022 ACTUAL & REMAINING TOTAL	2023 ADOPTED	VARIANCE FY 2022 & FY 2023
36						
37	FIELD OPERATIONS					
38	FIELD OPERATIONS SERVICES (PART-TIME)	-	-	-	10,000	10,000
39	PROPERTY TAXES (Streetlights)	19,000	18,703	18,703	19,000	-
40	ENTRY & WALLS MAINTENANCE	2,500	-	2,500	2,500	-
41	ELECTRICITY- (IRRIGATION SYSTEM)	7,500	2,044	5,456	7,500	-
42	POND & LAKE MAINTENANCE	21,628	10,814	10,814	21,628	-
43	MITIGATION MAINTENANCE	4,400	-	4,400	-	(4,400)
44	LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	207,096	103,548	103,548	213,309	6,213
45	LANDSCAPE REPLENISHMENT	10,000	6,962	3,038	12,000	2,000
46	LANDSCAPE IRRIGATION	8,600	4,546	4,054	12,000	3,400
47	MISC REPAIRS & PRESSURE WASHING	7,584	1,000	6,584	7,584	-
48	SIGNAGE	250	-	250	250	-
49	HOLIDAY DECORATIONS	10,250	10,750	-	10,750	500
50	CAPITAL PROJECTS	140,000	55,511	84,489	-	(140,000)
51	CONTINGENCY	14,471	-	14,471	14,560	89
52	TOTAL FIELD OPERATIONS	453,279	213,879	239,604	331,081	(132,198)
53						
54	RENEWAL & REPLACEMENT RESERVE	86,818	-	86,818	-	(86,818)
55						
56	TOTAL EXPENDITURES	667,442	276,364	391,607	452,222	(225,220)
57						
58	OTHER FINANCING SOURCES & USES					
59	TRANSFER OF FUND BALANCE TO CAPITAL RESERVE FUND	-	-	-	(595,940)	
60						
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	317,070	(309,210)	(595,940)	10,000
62						
63	FUND BALANCE - BEGINNING - UNAUDITED	703,157	701,538	-	726,218	23,061
64	USE OF FUND BALANCE FORWARD	(70,000)	-	(70,000)	(70,000)	
65	INCREASE OF FUND BALANCE (RENEWAL AND REPLACEMENT)	86,818		86,818	(595,940)	(682,758)
66	FUND BALANCE - ENDING - PROJECTED	719,975	1,018,608	(309,210)	130,278	(589,697)
67	COMMITTED					
68	NON SPENDABLE DEPOSITS	4,467	4,467	4,467	4,467	
69	CAPITAL RESERVES	509,122	509,122	509,122	-	(509,122)
70	ASSIGNED					
71	2 MONTHS WORKING CAPITAL	85,104	85,104	85,104	75,370	(9,734)
72	UNASSIGNED	121,282	419,915	(907,903)	50,440	(70,842)
73	FUND BALANCE - ENDING	719,975	1,018,608	(309,210)	130,278	(589,697)

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 ADOPTED BUDGET

CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ADMINISTRATIVE EXPENDITURES:			
SUPERVISORS COMPENSATION	SUPERVISORS	12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
PAYROLL TAXES	PAYCHEX	918	7.65% of compensation
PAYROLL SERVICES	PAYCHEX	750	Fee per payroll processed - \$56.00 monthly plus year end fees of \$56.00
DISTRICT MANAGEMENT	DPFG	12,000	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District
ADMINISTRATIVE SERVICES	DPFG	10,000	DPFG provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
ACCOUNTING SERVICES	DPFG	10,000	DPFG provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
ASSESSMENT ROLL PREPARATION	DPFG	5,500	DPFG provides assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
GENERAL MASS MAILING	MISC.	1,000	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
AUDITING	Dibartolomeo	2,700	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
MISCELLANEOUS (BANK FEES)	VARIOUS	500	The District pays fees to various financial institutions for its bank accounts.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
LEGAL ADVERTISEMENTS	Times Publishing Company	2,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
ENGINEERING SERVICES	CARDNO	22,000	The District has engaged Cardno, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
LEGAL SERVICES	HOPPING GREEN & SAMS	22,000	Hopping Green & Sams provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
WEBSITE MONTHLY MAINTENANCE	CAMPUS SUITE	2,015	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
EMAIL	Google Mail	720	Google website hosting
INSURANCE	EGIS INSURANCE	9,596	The District obtains general liability, property, hired non-owned auto, employment practices liability, and public officials insurance.
MISCELLANEOUS SERVICES	MISC.	900	Meeting Room Rental (\$75.00/meeting)
TOTAL ADMINISTRATIVE		115,274	
DEBT SERVICE ADMINISTRATION			
TRUSTEE FEES	US BANK	3,718	Confirmed with Trustee
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	1,500	Agreement 7B - May/June Distribution
ARBITRAGE	GNP	650	Agreement 22, \$650 per bond per period only Series 2016. Time period is from August to August
TRUST FUND ACCOUNTING	DPFG	-	Included in Accounting Services
TOTAL DEBT SERVICE ADMINISTRATION		5,868	

FIELD OPERATIONS EXPENDITURES:			
FIELD OPERATIONS SERVICES	DPPG	10,000	For part-time Field Operations Services, monthly field operations report, and support with proposals and vendor management of landscaping and aquatics
PROPERTY TAXES (Streetlights)	HILLSBOROUGH COUNTY - TAX COLLECTOR	19,000	The District pays a fee to the Hillsborough County Tax Collector for the collection and disbursement of its annual assessment.
ENTRY & WALLS MAINTENANCE		2,500	The District will incur expenses for entry & walls maintenance.
ELECTRICITY-IRRIGATION SYS.	TAMPA ELECTRIC	7,500	Estimated on current usage of approximately \$650 per month, credits were received in prior years
POND & LAKE MAINTENANCE	STEADFAST ENVIRONMENTAL, LLC	21,628	The District has a waterway management contract with Steadfast Environmental, LLC - Includes the maintenance of the conservation area.
MITIGATIONS MAINTENANCE	ECOLOGICAL CONSULTANTS	-	The Corp of Engineers and EPC have released the site as successful. SWFWMD has suspended further monitoring. Maintenance will be continued in order to keep the site in compliance
LANDSCAPE MAINTENANCE	YELLOWSTONE	213,309	The District has a contract with Yellowstone Landscape, Inc. to provide landscape maintenance services, inclusive of annuals throughout the community. Contract expires on 12/30/2022 but can auto renew under terms annually.
LANDSCAPE REPLENISHMENT	YELLOWSTONE	12,000	The District will incur expenses for landscape replenishment.
LANDSCAPE IRRIGATION	BRIGHTVIEW	12,000	The District will incur expenses for irrigation repairs and replacements.
MISC. REPAIRS & PRESSURE WASHING	N/A	7,584	Pressure wash and any other miscellaneous.
SIGNAGE		250	As needed for signs and painting of poles.
HOLIDAY LIGHTING		10,750	The District will incur expenses for holiday light displays. All lights to be installed after Thanksgiving and prior to January 5 of each year.
CAPITAL PROJECTS		-	Moved to Capital Reserve Fund
CONTINGENCY	N/A	14,560	Estimated, as needed
TOTAL FIELD OPERATIONS		331,081	
RENEWAL & REPLACEMENT RESERVE		-	MOVED TO CAPITAL RESERVE FUND STARTING FY23

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
CAPITAL RESERVE FUND (CRF)**

		FY 2023 ADOPTED
1	REVENUES	
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045
3	INTEREST ¹	-
4	TOTAL REVENUES	177,045
5		
6	EXPENDITURES	
7	RENEWAL AND REPLACEMENT (RESERVE STUDY)	66,414
8	CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	79,600
9	TOTAL EXPENDITURES	146,014
10		
11	EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31,031
12		
13	OTHER FINANCING SOURCES & USES	
14	TRANSFER IN FROM GENERAL FUND	595,940
15	TOTAL OTHER FINANCING SOURCES & USES	595,940
16		
17	FUND BALANCE - BEGINNING - UNAUDITED	-
18		
19	NET CHANGE IN FUND BALANCE	626,971
20	FUND BALANCE - ENDING - PROJECTED	626,971
21	COMMITTED	
22	FUTURE CAPITAL IMPROVEMENTS	601,971
23	ASSIGNED	
24	WORKING CAPITAL	25,000
25	FUND BALANCE - ENDING	626,971

26 Reserve Study projects Fund Balance at the end of 2023 to equal \$612,298

27 **GOALS:**

- 28 1.) Budget Expenses according to the Reserve Study (\$66,414)
- 29 2.) Have an additional \$90,000 in additional expense funds available
- 30 3.) Build Reserves according to the Reserve Study (31,031)

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$121,141.60
COUNTY COLLECTION COSTS	\$2,577.48
EARLY PAYMENT DISCOUNT	\$5,154.96
GROSS O&M ADMIN ASSESSMENT	\$128,874.04

FIELD BUDGET	
NET O&M FIELD BUDGET	\$331,080.88
COUNTY COLLECTION COSTS	\$7,044.27
EARLY PAYMENT DISCOUNT	\$14,088.55
GROSS O&M FIELD ASSESSMENT	\$352,213.70

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$177,045.00
COUNTY COLLECTION COSTS	\$3,766.91
EARLY PAYMENT DISCOUNT	\$7,533.83
GROSS CRF ASSESSMENT	\$188,345.74

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
SINGLE FAMILY 50'	278	278	1.00	278.0	54.94%	\$70,804.32	\$254.69	1.00	278.0	47.68%	\$167,922.16	\$604.04	1.00	278.0	47.68%	\$89,796.12	\$323.01
SINGLE FAMILY 60'	37	37	1.00	37.0	7.31%	\$9,423.60	\$254.69	1.20	44.4	7.61%	\$26,819.22	\$724.84	1.20	44.4	7.61%	\$14,341.54	\$387.61
SINGLE FAMILY 65'	129	129	1.00	129.0	25.49%	\$32,855.24	\$254.69	1.30	167.7	28.76%	\$101,296.93	\$785.25	1.30	167.7	28.76%	\$54,168.38	\$419.91
SINGLE FAMILY 75'	62	62	1.00	62.0	12.25%	\$15,790.89	\$254.69	1.50	93.0	15.95%	\$56,175.40	\$906.05	1.50	93.0	15.95%	\$30,039.71	\$484.51
	506	506		506.0	100.00%	\$128,874.04		583.1	100.00%	\$352,213.70		583.1	100.00%	\$188,345.74			

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT		
	O&M & CRF PER LOT	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾
SINGLE FAMILY 50'	\$1,181.74	\$812.67	\$1,994.41
SINGLE FAMILY 60'	\$1,367.14	\$975.21	\$2,342.35
SINGLE FAMILY 65'	\$1,459.85	\$1,056.48	\$2,516.32
SINGLE FAMILY 75'	\$1,645.26	\$1,219.01	\$2,864.27

FY 2022 PER LOT	VARIANCE FY22 VS FY23 PER LOT	% VARIANCE
\$1,933.78	\$60.63	3.0%
\$2,273.47	\$68.88	2.9%
\$2,443.32	\$73.00	2.9%
\$2,783.02	\$81.25	2.8%

⁽¹⁾ Reflects the total number of lots with Series 2016A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2016A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2022 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2016**

	FY 2023 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - NET MADS	\$ 445,438
TOTAL REVENUE	\$ 445,438
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2023	\$ 90,525
November 1, 2023	\$ 87,213
PRINCIPAL RETIREMENT	
May 1, 2023	\$ 265,000
TOTAL EXPENDITURES	\$ 442,738
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 2,700
FUND BALANCE - BEGINNING - UNAUDITED	\$ 712,817
NET CHANGE IN FUND BALANCE	
FUND BALANCE - ENDING - PROJECTED	
RESTRICTED	
DEBT SERVICE RESERVE FUND	\$ 712,817
UNASSIGNED	
FUND BALANCE - ENDING	\$ 715,517

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
\$6,530,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
8/30/2016						\$ 6,530,000
5/1/2017	200,000	2.00%	141,612.60	341,612.60		6,330,000
11/1/2017	10,000	2.00%	103,768.75	113,768.75	455,381.35	6,320,000
5/1/2018	240,000	2.00%	103,668.75	343,668.75		6,080,000
11/1/2018		2.00%	101,268.75	101,268.75	444,937.50	6,080,000
5/1/2019	245,000	2.00%	101,268.75	346,268.75		5,835,000
11/1/2019		2.00%	98,818.75	98,818.75	445,087.50	5,835,000
5/1/2020	250,000	2.00%	98,818.75	348,818.75		5,585,000
11/1/2020		2.00%	96,318.75	96,318.75	445,137.50	5,585,000
5/1/2021	255,000	2.25%	96,318.75	351,318.75		5,330,000
11/1/2021		2.25%	93,450.00	93,450.00	444,768.75	5,330,000
5/1/2022	260,000	2.25%	93,450.00	353,450.00		5,070,000
11/1/2022		2.50%	90,525.00	90,525.00	443,975.00	5,070,000
5/1/2023	265,000	2.50%	90,525.00	355,525.00		4,805,000
11/1/2023		2.50%	87,212.50	87,212.50	442,737.50	4,805,000
5/1/2024	270,000	2.50%	87,212.50	357,212.50		4,535,000
11/1/2024		2.50%	83,837.50	83,837.50	441,050.00	4,535,000
5/1/2025	280,000	3.00%	83,837.50	363,837.50		4,255,000
11/1/2025		3.00%	79,637.50	79,637.50	443,475.00	4,255,000
5/1/2026	290,000	3.00%	79,637.50	369,637.50		3,965,000
11/1/2026		3.00%	75,287.50	75,287.50	444,925.00	3,965,000
5/1/2027	300,000	3.50%	75,287.50	375,287.50		3,665,000
11/1/2027		3.50%	70,037.50	70,037.50	445,325.00	3,665,000
5/1/2028	310,000	3.50%	70,037.50	380,037.50		3,355,000
11/1/2028		3.50%	64,612.50	64,612.50	444,650.00	3,355,000
5/1/2029	320,000	3.50%	64,612.50	384,612.50		3,035,000
11/1/2029		3.50%	59,012.50	59,012.50	443,625.00	3,035,000
5/1/2030	330,000	3.50%	59,012.50	389,012.50		2,705,000
11/1/2030		3.50%	53,237.50	53,237.50	442,250.00	2,705,000
5/1/2031	345,000	3.50%	53,237.50	398,237.50		2,360,000
11/1/2031		3.50%	47,200.00	47,200.00	445,437.50	2,360,000
5/1/2032	355,000	4.00%	47,200.00	402,200.00		2,005,000
11/1/2032		4.00%	40,100.00	40,100.00	442,300.00	2,005,000
5/1/2033	370,000	4.00%	40,100.00	410,100.00		1,635,000
11/1/2033		4.00%	32,700.00	32,700.00	442,800.00	1,635,000
5/1/2034	385,000	4.00%	32,700.00	417,700.00		1,250,000
11/1/2034		4.00%	25,000.00	25,000.00	442,700.00	1,250,000
5/1/2035	400,000	4.00%	25,000.00	425,000.00		850,000
11/1/2035		4.00%	17,000.00	17,000.00	442,000.00	850,000
5/1/2036	415,000	4.00%	17,000.00	432,000.00		435,000
11/1/2036		4.00%	8,700.00	8,700.00	440,700.00	435,000
5/1/2037	435,000	4.00%	8,700.00	443,700.00		-
11/1/2037		4.00%	-	-	443,700.00	-
Totals	\$6,530,000		2,796,962.60	9,326,962.60	9,326,962.60	

Maximum Annual Debt Service (MADS) = \$ 445,437.50