

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24
REVENUE						
1 SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 604,372	\$ 603,613	\$ 438,960	\$ 452,222	\$ 451,211	\$ (1,012)
2 INTEREST	1,049	2,602	12,972	-	-	-
3 MISCELLANEOUS		240		-	-	-
4 FUND BALANCE FORWARD				-	-	-
5 DISCOUNTS				-	-	-
TOTAL REVENUE	605,421	606,455	451,932	452,222	451,211	(1,012)
EXPENDITURES						
ADMINISTRATIVE						
10 SUPERVISOR COMPENSATION	9,000	10,600	4,000	12,000	13,000	1,000
11 PAYROLL TAXES	658	780	306	918	995	77
12 PAYROLL SERVICES	497	600	253	750	750	-
13 DISTRICT MANAGEMENT	31,380	31,380	5,000	12,000	12,000	-
14 ADMINISTRATIVE SERVICES	3,765	3,765	4,167	10,000	10,000	-
15 ACCOUNTING SERVICES			4,167	10,000	10,000	-
16 ASSESSMENT ROLL PREPARATION	6,800	6,800	2,292	5,500	5,500	-
17 GENERAL MASS MAILING	68	861	-	1,000	1,000	-
18 AUDITING	2,600	2,700.00	-	2,700	2,950	250
19 MISCELLANEOUS BANK FEES	28	450	225	500	500	-
20 REGULATORY AND PERMIT FEES	175	175	175	175	175	-
21 LEGAL ADVERTISEMENTS	1,147	1,411	184	2,500	2,500	-
22 ENGINEERING SERVICES	31,001	17,837	3,355	22,000	22,000	-
23 LEGAL SERVICES	14,338	29,346	14,502	22,000	26,000	4,000
24 WEBSITE DEVELOPMENT AND HOSTING	2,015	2,215	994	2,015	2,400	385
25 EMAIL	792	1,031	590	720	1,140	420
26 INSURANCE	7,585	7,850	8,469	9,596	9,596	-
27 MISCELLANEOUS SERVICES	240	888	116	900	975	75
TOTAL ADMINISTRATIVE	112,090	118,689	48,794	115,274	121,481	6,207
DEBT SERVICE ADMINISTRATION						
31 TRUSTEE FEES	3,286	3,593	4,041	3,718	4,300	582
32 DISSEMINATION AGENT	1,500	1,500	1,500	1,500	1,500	-
33 ARBITRAGE	500		500	650	500	(150)
34 TRUST FUND ACCOUNTING	3,660	3,660		-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	8,946	8,753	6,041	5,868	6,300	432
FIELD OPERATIONS						
38 FIELD OPERATIONS SERVICES (PART-TIME)			4,167	10,000	10,000	-
39 PROPERTY TAXES (Streetlights)	18,897	18,703	-	19,000	19,000	-
40 ENTRY & WALLS MAINTENANCE			1,024	2,500	2,500	-

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GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24
41 ELECTRICITY- (IRRIGATION SYSTEM)	5,940	5,135	3,324	7,500	7,500	-
42 POND & LAKE MAINTENANCE	23,431	19,826	9,012	21,628	21,628	-
43 MITIGATION MAINTENANCE	4,500	-	-	-	-	-
44 LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	207,097	207,097	95,466	213,309	181,400	(31,909)
45 LANDSCAPE REPLENISHMENT	5,299	15,468	1,839	12,000	12,000	-
46 LANDSCAPE IRRIGATION	10,541	16,818	1,156	12,000	14,000	2,000
47 MISC REPAIRS & PRESSURE WASHING	-	4,963	1,800	7,584	7,584	-
48 SIGNAGE	-	-	-	250	250	-
49 HOLIDAY DECORATIONS	10,250	10,750	10,750	10,750	11,000	250
50 CAPITAL PROJECTS	49,099	133,623	-	-	-	-
51 DOG WASTE SERVICES	-	-	-	-	4,164	4,164
52 PORTER	-	-	-	-	780	780
53 CONTINGENCY	-	2,195	360	14,560	31,624	17,064
54 TOTAL FIELD OPERATIONS	335,053	434,577	128,897	331,081	323,430	(7,651)
55						
56 RENEWAL & REPLACEMENT RESERVE	16,250	22,350	-	-	-	-
57						
58 TOTAL EXPENDITURES	472,339	584,370	183,732	452,222	451,211	(1,012)
59						
60 OTHER FINANCING SOURCES & USES						
61 TRANSFER TO CAPITAL RESERVE FUND	-	-	-	(595,940)	-	-
62						
63 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	133,082	22,085	268,201	(595,940)	-	0
64						
65 FUND BALANCE - BEGINNING - UNAUDITED	573,266	706,348	750,783	750,783	154,843	(595,940)
66 INCREASE OF FUND BALANCE (RENEWAL & REPLACEMENT)	-	22,350	-	-	-	-
67 NET CHANGE IN FUND BALANCE	133,082	22,085	268,201	(595,940)	-	0
68 FUND BALANCE - ENDING - PROJECTED	706,348	750,783	1,018,984	154,843	154,843	(595,940)
69						
70 COMMITTED						
71 NON SPENDABLE DEPOSITS	873	873	873	873	873	873
72 CAPITAL RESERVES	587,390	603,817	972,178	40,914	41,167	(546,223)
73 ASSIGNED						
74 3 MONTHS WORKING CAPITAL	118,085	146,093	45,933	113,056	112,803	(253)
75 UNASSIGNED	-	-	-	-	-	-
76 FUND BALANCE - ENDING	706,348	750,783	1,018,984	154,843	154,843	(595,940)

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 APPROVED PROPOSED

BUDGET CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ADMINISTRATIVE EXPENDITURES:			
SUPERVISORS COMPENSATION	SUPERVISORS	13,000	
PAYROLL TAXES	PAYCHEX	995	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	2,950	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	Stantec	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	Kutak Rock	26,000	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	Vglobal	2,400	The District contracts with VGlobal 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	Vglobal	1,140	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.	975	Meeting room rental.
TOTAL ADMINISTRATIVE		121,481	
DEBT SERVICE ADMINISTRATION			
TRUSTEE FEES	US BANK	4,300	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	1,500	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
ARBITRAGE	GNP	500	Agreement 22, \$500 per bond per period only Series 2016. Time period is from August to August
TRUST FUND ACCOUNTING	DPFG	-	
TOTAL DEBT SERVICE ADMINISTRATION		6,300	

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		-	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	RedTree	181,400	The District has a contract to provide landscape maintenance services, inclusive of annuals throughout the community.
LANDSCAPE REPLENISHMENT	RedTree	12,000	The District will incur expenses for landscape replenishment.
LANDSCAPE IRRIGATION	RedTree	14,000	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		11,000	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
DOG WASTE SERVICES		4,164	
PORTER SERVICES		780	
CONTINGENCY	N/A	31,624	Estimated, as needed
TOTAL FIELD OPERATIONS		323,430	
RENEWAL & REPLACEMENT RESERVE		-	MOVED TO CAPITAL RESERVE FUND STARTING FY23

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 APPROVED PROPOSED
BUDGET CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23-FY24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045	\$ 177,045	\$ -
3 INTEREST ¹	-		
4 TOTAL REVENUES	177,045	177,045	-
5			
6 EXPENDITURES			
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	66,414		(66,414)
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	79,600		(79,600)
9 TOTAL EXPENDITURES	146,014	-	(146,014)
10			
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31,031	177,045	146,014
12			
13 OTHER FINANCING SOURCES & USES			
14 TRANSFER IN FROM GENERAL FUND	595,940		(595,940)
15 TOTAL OTHER FINANCING SOURCES & USES	595,940	-	(595,940)
16			
17 FUND BALANCE - BEGINNING - UNAUDITED	-	626,971	626,971
18 NET CHANGE IN FUND BALANCE	626,971	177,045	(449,926)
19 FUND BALANCE - ENDING - PROJECTED	626,971	804,016	177,045

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 APPROVED PROPOSED
BUDGET ASSESSMENT ALLOCATION**

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$127,780.60
COUNTY COLLECTION COSTS	\$2,718.74
EARLY PAYMENT DISCOUNT	\$5,437.47
GROSS O&M ADMIN ASSESSMENT	<u>\$135,936.81</u>

FIELD BUDGET	
NET O&M FIELD BUDGET	\$323,430.28
COUNTY COLLECTION COSTS	\$6,881.50
EARLY PAYMENT DISCOUNT	\$13,762.99
GROSS O&M FIELD ASSESSMENT	<u>\$344,074.77</u>

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	<u>\$188,345.74</u>

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%	\$74,684.65	\$268.65	1.00	278.0	47.68%	\$164,041.82	\$590.08	1.00	278.0	47.68%	\$89,796.12	\$323.01
SINGLE FAMILY 60'	37	37	1.00	37.0	7.31%	\$9,940.04	\$268.65	1.20	44.4	7.61%	\$26,199.48	\$708.09	1.20	44.4	7.61%	\$14,341.54	\$387.61
SINGLE FAMILY 65'	129	129	1.00	129.0	25.49%	\$34,655.83	\$268.65	1.30	167.7	28.76%	\$98,956.16	\$767.10	1.30	167.7	28.76%	\$54,168.38	\$419.91
SINGLE FAMILY 75'	62	62	1.00	62.0	12.25%	\$16,656.29	\$268.65	1.50	93.0	15.95%	\$54,877.30	\$885.12	1.50	93.0	15.95%	\$30,039.71	\$484.51
	506	506		506.0	100.00%	<u>\$135,936.81</u>		583.1	100.00%	<u>\$344,074.77</u>		583.1	100.00%	<u>\$188,345.74</u>			

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT			FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	% VARIANCE
	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	\$1,994.41	\$0.00	0.0%
SINGLE FAMILY 60'	\$1,364.35	\$975.21	\$2,339.56	\$2,342.35	-\$2.79	-0.1%
SINGLE FAMILY 65'	\$1,455.66	\$1,056.48	\$2,512.14	\$2,516.32	-\$4.19	-0.2%
SINGLE FAMILY 75'	\$1,638.28	\$1,219.01	\$2,857.29	\$2,864.27	-\$6.98	-0.2%

⁽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, 2023 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 2023-2024 APPROVED PROPOSED
 BUDGET
 DEBT SERVICE REQUIREMENT, SERIES 2016**

	FY 2024 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - NET MADS	\$ 445,438
TOTAL REVENUE	445,438
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2024	87,213
November 1, 2024	83,838
PRINCIPAL RETIREMENT	
May 1, 2024	270,000
TOTAL EXPENDITURES	441,050
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 4,388

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 APPROVED PROPOSED 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