

STATEMENT 1
STONEYBROOK NORTH CDD
FY 2022 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 OCT-MAR	FY 2022 PROPOSED	VARIANCE 2021-2022
I. REVENUE									
GENERAL FUND REVENUES /(a)	\$ 73,846	\$ 79,259	\$ 283,382	\$ 139,540	\$ 1,126	\$ 311,149	\$ 152,075	\$ 308,564	\$ (2,585)
DEVELOPER FUNDING REVENUES /(a)	-	-	-	-	432,559	338,838	65,929	342,286	3,448
LOT CLOSINGS				-	50,747	-	-	-	-
INTEREST				-	-	-	-	-	-
REIMBURSEMENT FOR SECURITY	-	-	-	-	-	-	-	25,043	25,043
TOTAL REVENUE	73,846	79,259	283,382	139,540	484,432	649,988	218,004	675,893	25,905
II. EXPENDITURES									
GENERAL ADMINISTRATIVE									
SUPERVISORS COMPENSATION	1,200	1,200	1,881	1,615	1,785	8,000	-	8,000	-
PAYROLL TAXES	92	92	138	138	122	612	-	612	-
PAYROLL SERVICES	52	315	310	341	147	490	-	490	-
TRAVEL PER DIEM	-	814	104	100	-	500	-	500	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	18,250	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	9,500	-	5,000	5,000	2,500	5,000	-
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	-	-	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	-	-	29	139	148	300	-	300	-
MISCELLANEOUS	-	-	-	148	1	500	2,058	500	-
AUDITING SERVICES	-	-	2,400	2,500	2,500	3,200	-	3,200	-
INSURANCE	2,363	2,410	5,300	3,264	12,638	14,403	8,528	15,546	1,143
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,105	1,357	2,104	1,844	3,191	1,800	637	1,800	-
ENGINEERING SERVICES	2,493	2,208	4,620	3,422	348	4,000	-	4,000	-
LEGAL SERVICES	3,647	5,817	4,577	7,199	8,390	4,000	710	4,000	-
WEBSITE HOSTING	978	757	740	1,610	(985)	1,650	2,015	2,015	365
ADMINISTRATIVE CONTINGENCY	234	2,350	-	-	-	720	-	720	-
TOTAL GENERAL ADMINISTRATIVE	74,339	74,495	92,428	83,094	91,310	105,950	46,924	107,458	1,508
DEBT ADMINISTRATION:									
DISSEMINATION AGENT	-	-	-	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	-	-	-	9,105	10,466	9,105	-	9,105	-
TRUST FUND ACCOUNTING	-	-	3,600	3,600	3,000	-	-	3,000	3,000
ARBITRAGE	-	-	650	650	650	650	-	650	-
TOTAL DEBT ADMINISTRATION	-	-	4,250	18,355	19,116	14,755	5,000	17,755	3,000

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PHYSICAL ENVIRONMENT EXPENDITURES									
SECURITY - (6 months)	-	-	-	35,179	79,375	24,667	34,931	37,564	12,897
STREETPOLE LIGHTING (170 Solar Streetlights)	-	-	-	-	16,200	119,000	-	119,000	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-	-	15,000	-	15,000	-
WATER	-	-	-	1,033	7,132	10,000	4,449	15,000	5,000
LANDSCAPING MAINTENANCE	-	-	2,940	143,977	192,450	284,620	73,533	284,620	-
IRRIGATION MAINTENANCE	-	-	-	-	-	10,000	-	10,000	-
NPDES MONITORING	-	-	-	-	-	5,400	-	5,400	-
POND MAINTENANCE	-	-	5,460	10,920	30,920	15,000	16,179	15,000	-
POND MOWING	-	-	-	2,625	-	-	-	-	-
GATE MAINTENANCE	-	-	-	-	-	6,700	-	10,200	3,500
GATE ACCESS & FOBS	-	-	-	-	5,860	6,000	-	6,000	-
COMPREHENSIVE FIELD SERVICES	-	-	-	8,106	13,896	13,896	3,474	13,896	-
PET WASTE REMOVAL	-	-	-	-	-	4,000	-	4,000	-
HOLIDAY DECORATIONS	-	-	-	-	-	5,000	-	5,000	-
GATE MONITORING	-	-	-	-	-	-	-	-	-
CAMERA MONITORING	-	-	-	-	-	-	-	-	-
PHYSICAL ENVIRONMENT CONTINGENCY (Barriers in FY 2019)	-	-	-	4,275	4,993	10,000	-	10,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	8,400	206,116	350,826	529,283	132,566	550,680	21,397
TOTAL EXPENDITURES	74,339	74,495	105,078	307,564	461,252	649,988	184,490	675,893	25,905
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(493)	4,764	178,304	(168,024)	23,181	-	33,514	-	0
FUND BALANCE - BEGINNING	1,348	855	5,619	183,923	15,899	39,080	39,080	39,080	(0)
FUND BALANCE - ENDING	\$ 855	\$ 5,619	\$ 183,923	\$ 15,899	\$ 39,080	\$ 39,080	\$ 72,594	\$ 39,080	\$ -

Footnote:

(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2
STONEYBROOK NORTH CDD
FY 2022 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Width	Units	Assigned ERU	Total ERU	% ERU
35'	140	0.70	98.00	18.13%
40'	75	0.80	60.00	11.10%
50'	206	1.00	206.00	38.12%
60'	147	1.20	176.40	32.64%
Total	568		540.40	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 650,850	/(a)
Plus: Early Payment Discount (4.0%)	\$ 27,696	
Plus: County Collection Charges (2.0%)	\$ 13,848	
Total Expenditures - GROSS	\$ 692,394	[A]
Total ERU:	540.40	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,281.26	[A] / [B]
Total AR / ERU - NET:	1,204.39	

3. Proposed FY 2022 Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	140	0.70	\$843	\$118,030	\$897	\$125,564
40'	75	0.80	\$964	\$72,263	\$1,025	\$76,876
50'	206	1.00	\$1,204	\$248,103	\$1,281	\$263,940
60'	147	1.20	\$1,445	\$212,454	\$1,538	\$226,015
Total	568			\$650,850		\$692,394

4. FY 2021 Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	104	0.70	\$850	\$88,414	\$904	\$ 94,057
40'	75	0.80	\$972	\$72,869	\$1,034	\$ 77,520
50'	280	1.00	\$1,214	\$340,053	\$1,292	\$ 361,759
60'	102	1.20	\$1,457	\$148,652	\$1,550	\$ 158,140
Total	561			\$649,988		\$ 691,476

5. Difference between Proposed FY 2022 and Current FY 2021

	<u>FY 2022</u>	<u>Current FY</u>	<u>Change</u>
TOTAL EXPENDITURES - NET:	\$649,988	\$650,850	0%

Lot Width	FY 2021 Net Assmt/Unit	Proposed FY 2022 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month
35'	\$850	\$843	(\$7.06)	(\$0.59)
40'	\$972	\$964	(\$8.07)	(\$0.67)
50'	\$1,214	\$1,204	(\$10.09)	(\$0.84)
60'	\$1,457	\$1,445	(\$12.11)	(\$1.01)

Footnote

(a) No O&M Assessments for non-platted lots will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only. Consistent with the funding of the capital expenditures for the public improvements, the developer has chosen to contribute funds based on actual expenditures on an as needed basis to reduce the allocation of assessments for certain lots.

STATEMENT 3
STONEYBROOK NORTH CDD

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	5 Board Members per Meeting , 8 Meetings Considered		\$ 8,000
PAYROLL TAXES	Payroll	7.65% OF BOS PAYROLL		\$ 612
PAYROLL SERVICES	Innovative	\$55 Per Payroll Plus Year End Processing of \$50		\$ 490
TRAVEL PER DEIM	Misc	Estimated		\$ 500
MANAGEMENT CONSULTING SERVICES	DPFG	\$1,750 monthly		\$ 21,000
CONSTRUCTION ACCOUNTING SERVICES	DPFG			\$ 5,000
PLANNING & COORDINATING SERVICES	DPFG	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure		\$ 36,000
ADMINISTRATIVE SERVICES	DPFG			\$ 3,600
BANK FEES	Bank United			\$ 300
MISCELLANEOUS	MISC	Estimated		\$ 500
AUDITING	DIBARTOLOMEO	RFP needed for FY 2022		\$ 3,200
INSURANCE	EGIS	Confirmed with EGIS		\$ 15,546
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	Fixed by Statute		\$ 175
LEGAL ADVERTISEMENTS	News Press	Estimated, Variable & Discretionary		\$ 1,800
ENGINEERING SERVICES	Stantec	Estimated, Variable & Discretionary		\$ 4,000
LEGAL SERVICES	Strayley, Robin Vericker	Estimated, Variable & Discretionary		\$ 4,000
WEBSITE HOSTING	Campus Suite	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight		\$ 2,015
ADMINISTRATIVE CONTINGENCY				\$ 720

STATEMENT 3
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FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	LERNER			\$ 5,000
TRUSTEE FEES	US BANK	Confirmed with Trustee		\$ 9,105
TRUST FUND ACCOUNTING	DPFG			\$ 3,000
ARBITRAGE	LLS	Confirm with LLS		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY		Project security during the development phase. Confirm that the cost share is in effect and appropriate (1/3 CDD, 1/3 HOA, 1/3 Dev). Weekly price is \$1,417.50 for 70 hours at \$20.25 per hour. Budget considers 6 months of security.		\$ 37,564
STREETPOLE LIGHTING	Gig Fiber, LLC	162 + 8 lights \$600/light/yr. + \$100/light deposit; Solar lights	OM-SB-DPFG-009	\$ 119,000
ELECTRICITY (IRRIGATION & POND PUMPS)		Estimated		\$ 15,000
WATER		Estimated for suction line to the lake		\$ 15,000
LANDSCAPING MAINTENANCE	Big Tree, Inc	Common Area Mowing by Big Tree Landscaping current contract \$181,460 all of Phase I and ROW;Southern Land Services common area maintenance \$37,440+65,520; current total. This is based on current contracts	OM-SB-DPFG-007, 008 & 010; OM-SB-008 &009	\$ 284,620
IRRIGATION MAINTENANCE		Estimated		\$ 10,000
NPDES MONITORING	Protective Barriers	Monthly \$450	OM-SB-007	\$ 5,400
POND MAINTENANCE	Solitude Lake Management	Original contract is \$10,920 for 8 ponds; Creek Maintenance \$3,600 contract 2-26-20; Phase 3 ponds not added in FY 21	OM-SB-DPFG- 004	\$ 15,000
POND MOWING		8 ponds Included in landscape Maintenance above		\$ -
GATE MAINTENANCE		3 entrance gates. ~\$50 Monthly fee for Cellar system per gate, Contact One \$145/mo, service calls and gate repair (\$1,000/gate)		\$ 10,200
GATE ACCESS & FOBS		Clickers for entrance gates 200 units @30.00		\$ 6,000

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FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
COMPREHENSIVE FIELD SERVICES		Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.		\$ 13,896
PET WASTE REMOVAL	POOP 911	Removal of pet waste on the campus for 10 waste stations;	OM-SB- DPFG- 002	\$ 4,000
HOLIDAY DECORATIONS		Fiscal Year 2020-21 (\$5,000). Get proposal		\$ 5,000
GATE MONITORING		Estimated		\$ -
CAMERA MONITORING		Estimated		\$ -
PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online		\$ 10,000
				\$ 675,892.65