

STATEMENT 1
STONEYBROOK NORTH CDD
FY 2023 ADOPTED BUDGET GENERAL FUND (O&M)

I. REVENUE

GENERAL FUND REVENUES /(a)
 PRORATED LOT CLOSINGS AND DEVELOPER FUNDING REVENUES /(b)
 LOT CLOSINGS
 INTEREST
 REIMBURSEMENT FOR SECURITY

TOTAL REVENUE

FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE 2022-2023
\$ 139,540	\$ 1,126	\$ 325,739	\$ 308,564	\$ 322,722	\$ 14,158
-	432,559	78,773	342,286	424,755	82,469
-	50,747	-	-	-	-
-	-	-	-	-	-
-	-	-	25,043	-	(25,043)
139,540	484,432	404,512	675,893	747,477	71,584

II. EXPENDITURES

GENERAL ADMINISTRATIVE

SUPERVISORS COMPENSATION
 PAYROLL TAXES
 PAYROLL SERVICES
 TRAVEL PER DIEM
 MANAGEMENT CONSULTING SERVICES
 CONSTRUCTION ACCOUNTING SERVICES
 PLANNING AND COORDINATING SERVICES
 ADMINISTRATIVE SERVICES
 BANK FEES
 MISCELLANEOUS
 AUDITING SERVICES
 INSURANCE
 REGULATORY AND PERMIT FEES
 LEGAL ADVERTISEMENTS
 ENGINEERING SERVICES
 LEGAL SERVICES
 WEBSITE HOSTING
 ADMINISTRATIVE CONTINGENCY

TOTAL GENERAL ADMINISTRATIVE

1,615	1,785	1,228	8,000	4,800	(3,200)
138	122	132	612	367	(245)
341	147	50	490	490	-
100	-	-	500	500	-
21,000	18,485	21,500	21,000	26,500	5,500
-	5,000	5,000	5,000	9,000	4,000
36,000	36,000	36,000	36,000	36,000	-
3,600	3,600	3,600	3,600	3,600	-
139	148	316	300	300	-
148	1	1,149	500	500	-
2,500	2,500	-	3,200	3,600	400
3,264	12,638	14,619	15,546	17,552	2,006
175	175	175	175	175	-
1,844	3,191	2,309	1,800	3,600	1,800
3,422	348	380	4,000	4,000	-
7,199	8,389	5,722	4,000	8,000	4,000
1,610	1,400	1,745	2,015	2,015	-
-	-	12	720	720	-
83,094	93,929	93,937	107,458	121,719	14,261

DEBT ADMINISTRATION:

DISSEMINATION AGENT
 TRUSTEE FEES
 TRUST FUND ACCOUNTING
 ARBITRAGE

TOTAL DEBT ADMINISTRATION

5,000	5,000	5,000	5,000	5,000	-
9,105	10,232	7,042	9,105	9,105	-
3,600	3,000	650	3,000	3,000	-
650	650	-	650	650	-
18,355	18,882	12,692	17,755	17,755	-

**STATEMENT 1
STONEYBROOK NORTH CDD
FY 2023 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE 2022-2023
PHYSICAL ENVIRONMENT EXPENDITURES						
SECURITY	35,179	79,375	74,318	37,564	83,369	45,805
STREETPOLE LIGHTING & REPAIRS	-	16,200	13,600	119,000	125,100	6,100
ELECTRICITY (IRRIGATION & POND PUMPS)	1,033	6,845	14,680	15,000	9,300	(5,700)
WATER	-	288	149	15,000	400	(14,600)
LANDSCAPING MAINTENANCE	143,977	192,450	166,867	284,620	207,158	(77,462)
IRRIGATION MAINTENANCE	-	-	9,875	10,000	88,000	78,000
NPDES MONITORING	-	-	5,851	5,400	5,400	-
POND MAINTENANCE	10,920	30,920	21,639	15,000	24,000	9,000
POND MOWING	2,625	-	-	-	-	-
GATE MAINTENANCE	-	-	-	10,200	10,200	-
GATE ACCESS & FOBS	-	5,860	6,165	6,000	6,000	-
COMPREHENSIVE FIELD SERVICES	8,106	13,896	3,474	13,896	13,896	-
PET WASTE REMOVAL	-	-	-	4,000	9,180	5,180
HOLIDAY DECORATIONS	-	-	-	5,000	6,000	1,000
PHYSICAL ENVIRONMENT CONTINGENCY (Nature trail in FY 2023)	4,275	5,227	-	10,000	20,000	10,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	206,116	351,061	316,618	550,680	608,003	57,323
TOTAL EXPENDITURES	307,564	463,872	423,247	675,893	747,477	71,584
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(168,025)	20,560	(18,735)	-	-	-
FUND BALANCE - BEGINNING	183,923	15,899	36,459	17,724	-	-
FUND BALANCE - ENDING	\$ 15,899	\$ 36,459	\$ 17,724	\$ 17,724	\$ -	\$ -

Footnote:

Un-platted lands will received an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

STATEMENT 2
STONEYBROOK NORTH CDD
FY 2023 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	17.07%
40'	117	0.80	93.60	16.31%
50'	206	1.00	206.00	35.89%
60'	147	1.20	176.40	30.73%
Total	610		574.00	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 747,477	/(a)
Plus: Early Payment Discount (4.0%)	\$ 31,808	
Plus: County Collection Charges (2.0%)	\$ 15,904	
Total Expenditures - GROSS	\$ 795,189	[A]
Total ERU:	574.00	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,385.35	[A] / [B]
Total AR / ERU - NET:	1,302.23	

3. Proposed FY 2023 Allocation of AR (as if all On-Roll) (a)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	140	0.70	\$912	\$127,618	\$970	\$135,764
40'	117	0.80	\$1,042	\$121,888	\$1,108	\$129,668
50'	206	1.00	\$1,302	\$268,258	\$1,385	\$285,381
60'	147	1.20	\$1,563	\$229,713	\$1,662	\$244,375
Total	610			\$747,477		\$795,189

4. 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'	117	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	610			\$650,850		\$ 692,394

5. Difference between Propsed FY 2023 and Current FY 2022

	<u>FY 2022</u>	<u>FY 2023</u>	<u>Change</u>	
TOTAL EXPENDITURES - NET:	\$650,850	\$747,477	15%	\$96,627

Lot Width	FY 2022 Net Assmt/Unit	Proposed FY 2023 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month
35'	\$843.00	\$911.56	\$68.56	\$5.71
40'	\$964.00	\$1,041.78	\$77.78	\$6.48
50'	\$1,204.00	\$1,302.23	\$98.23	\$8.19
60'	\$1,445.00	\$1,562.67	\$117.67	\$9.81

STATEMENT 4
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 299,036			\$ 299,036
SPECIAL ASSESSMENTS - OFF-ROLL - NET		\$ -	\$ 293,750	293,750
LESS: EARLY PAYMENT DISCOUNT	(11,961)			(11,961)
TOTAL REVENUE	287,074	-	293,750	580,824
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	5,981			5,981
INTEREST EXPENSE				-
5/1/2023	102,938	-	146,875	249,813
11/1/2023	102,938		146,875	249,813
PRINCIPAL PAYMENT				-
11/1/2023	75,000	-	-	75,000
TOTAL EXPENDITURES	286,856	-	293,750	580,606
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	219	-	-	219
FUND BALANCE - ENDING	\$ 219	\$ -	\$ -	\$ 219

BOND PAID IN FULL PER JAMES AUDETTE FROM US BANK ON 08/30/2022

Table 1. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	TOTAL ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
40	75	0.80	60.00	23.84%	\$71,281	\$950
50	117	1.00	117.00	45.49%	\$136,022	\$1,163
60	66	1.20	79.20	30.68%	\$91,733	\$1,390
Total	258		256.20	100.00%	\$299,036	

Table 2. Series 2017A-2 Allocation of Maximum Annual Debt Service (NET MADS)

LOT WIDTH	LOTS	ERU	TOTAL ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
40	68	0.80	54.40	25.92%	\$0	\$0
50	93	1.00	93.00	40.96%	\$0	\$0
60	90	1.20	108.00	31.71%	\$0	\$0
Total	251		255.40	98.59%	\$0	

Table 3. Series 2017A-3 Allocation of Maximum Annual Debt Service (NET MADS)

LOT WIDTH	LOTS	ERU	TOTAL ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
FUTURE LOTS	459	1.00	459.00	100.00%	\$293,750	\$640