

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

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2021-2022
I. REVENUE			
GENERAL FUND REVENUES /(a)	\$ 308,564	\$ 322,722	\$ 14,158
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING REVENUES /(b)	342,286	424,755	82,469
LOT CLOSINGS	-	-	-
INTEREST	-	-	-
REIMBURSEMENT FOR SECURITY	25,043	-	(25,043)
TOTAL REVENUE	675,893	747,477	71,584

II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION	8,000	4,800	(3,200)
PAYROLL TAXES	612	367	(245)
PAYROLL SERVICES	490	490	-
TRAVEL PER DIEM	500	500	-
MANAGEMENT CONSULTING SERVICES	21,000	26,500	5,500
CONSTRUCTION ACCOUNTING SERVICES	5,000	9,000	4,000
PLANNING AND COORDINATING SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
MISCELLANEOUS	500	500	-
AUDITING SERVICES	3,200	3,600	400
INSURANCE	15,546	17,552	2,006
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	1,800	3,600	1,800
ENGINEERING SERVICES	4,000	4,000	-
LEGAL SERVICES	4,000	8,000	4,000
WEBSITE HOSTING	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	720	720	-
TOTAL GENERAL ADMINISTRATIVE	107,458	121,719	14,261

DEBT ADMINISTRATION:			
DISSEMINATION AGENT	5,000	5,000	-
TRUSTEE FEES	9,105	9,105	-
TRUST FUND ACCOUNTING	3,000	3,000	-
ARBITRAGE	650	650	-
TOTAL DEBT ADMINISTRATION	17,755	17,755	-

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	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2021-2022
PHYSICAL ENVIRONMENT EXPENDITURES			
SECURITY	37,564	83,369	45,805
STREETPOLE LIGHTING & REPAIRS	119,000	125,100	6,100
ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	9,300	(5,700)
WATER	15,000	400	(14,600)
LANDSCAPING MAINTENANCE	284,620	207,158	(77,462)
IRRIGATION MAINTENANCE	10,000	88,000	78,000
NPDES MONITORING	5,400	5,400	-
POND MAINTENANCE	15,000	24,000	9,000
POND MOWING	-	-	-
GATE MAINTENANCE	10,200	10,200	-
GATE ACCESS & FOBS	6,000	6,000	-
COMPREHENSIVE FIELD SERVICES	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)	10,000	20,000	10,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	550,680	608,003	57,323

TOTAL EXPENDITURES	675,893	747,477	71,584
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	17,724	-	-
FUND BALANCE - ENDING	\$ 17,724	\$ -	\$ -

Footnote:

(a) Revenue collections from County tax collector. (b)Revenues from prorated builder lot closings plus, Developer funding via the budget funding agreement based only on actual expenditures needed that exceed actual revenues.

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		\$ 692,395

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	\$912	\$68.56	\$5.71
40'	\$964	\$1,042	\$77.78	\$6.48
50'	\$1,204	\$1,302	\$98.23	\$8.19
60'	\$1,445	\$1,563	\$117.67	\$9.81

Footnote

(a) No O&M Assessments for non-platted lots and lots not included on the tax roll will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only. As Builders take down lots then assessments are allocated and prorated at time of purchase based on the proposed FY 2023 assessments indicated above.

STATEMENT 3
STONEYBROOK NORTH CDD

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation		\$ 4,800
PAYROLL TAXES	Payroll	7.65% OF BOS PAYROLL		\$ 367
PAYROLL SERVICES	Innovative	\$55 Per Payroll Plus Year End Processing of \$50		\$ 490
TRAVEL PER DEIM	Misc	Estimated		\$ 500
MANAGEMENT CONSULTING SERVICES	BREEZE	Pursuant to District Management Contract		\$ 26,500
CONSTRUCTION ACCOUNTING SERVICES	BREEZE	Anticipated bond closing in 3rd quarter of 2022 - this will carryover to the FY 2023 fiscal year		\$ 9,000
PLANNING & COORDINATING SERVICES	BREEZE	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure		\$ 36,000
ADMINISTRATIVE SERVICES	BREEZE	Pursuant to District Management Contract		\$ 3,600
BANK FEES	Bank United	Estimated for any fees and check printing		\$ 300
MISCELLANEOUS	MISC	Estimated for administrative expenditures not identified in any other line item		\$ 500
AUDITING	DIBARTOLOMEO	Florida Statute mandates an independent audit to be performed on an annual basis		\$ 3,600
INSURANCE	EGIS	Confirmed with EGIS - insurance provider		\$ 17,552
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	Mandated by Florida Statute		\$ 175
LEGAL ADVERTISEMENTS	News Press	Increase in FY 2023 for advertisements related to bond issuance		\$ 3,600
ENGINEERING SERVICES	Stantec	Estimated based on level of service to be provided		\$ 4,000
LEGAL SERVICES	Strayley, Robin Vericker	Estimated based on level of service to be provided		\$ 8,000
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
DEBT SERVICE ADMINISTRATION:				

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FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
DISSEMINATING AGENT	LERNER	Pursuant to the Trust Indenture for the disclosure of information		\$ 5,000
TRUSTEE FEES	US BANK	Confirmed with Trustee for amounts. Trustee fees are allocated from 08/01 - 07/31		\$ 9,105
TRUST FUND ACCOUNTING	BREEZE	The management and oversight of trust funds with US Bank		\$ 3,000
ARBITRAGE	LLS	Confirmed with LLS ffor arbitrage related to the 2017A Bonds - rebate is calcualted by end of July		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY	Suncoast Secruity	Budget considers 12 months of security from 4 pm to 2 am , seven days per week. Time and one-half is charged for New Years Daym, Christmas Day, Thaksgiving, Labor Day and Memorial Day. Anticipated contract renewal rate increase of 7% as in prior contract renewal. Contract was dated August 30th 2021		\$ 83,369
STREETPOLE LIGHTING	Gig Fiber, LLC	Currently there are 161 streetlights in phase 1 of the district with a motnhly rate of \$8,050. An additional 57 streetlights are anticipated to be installed in phase 3A by 01/31/2023 for an additonal monthly rate of \$2,850. There will be a deposit of \$5,700 associated with the Phase 3A install	OM-SB-DPFG-009	\$ 125,100
ELECTRICITY (IRRIGATION & POND PUMPS)	LCEC	Estimated. Current FY 2022 is for one meter location only. Average monthly is \$775		\$ 9,300
WATER	Lee Coumty Utilities	Estimated for 18144 Everson Miles Cir Lift . District is on well water		\$ 400
LANDSCAPING MAINTENANCE	Big Tree, Inc	Common Area Mowing by Big Tree Landscaping current contract is \$17,227 for the time period October - July. Amount increases to \$17,444 for August and Sept 2023.	OM-SB-DPFG-007, 008 & 010; OM-SB-008 &009	\$ 207,158
IRRIGATION MAINTENANCE		Servicing of valves on a monthly basis . Contract confirms an amount of \$50 per valve. Current valve count being billed is 118 valves (one valve per 2 homes). An additional \$10,000 for other repairs and maintenance of system. We are adding additional 45 valves (1 valve per home) in FY 2023 at \$25/ month		\$ 88,000
NPDES MONITORING	Protective Barriers	Monitoring is provided once every 7 days and after 0.50 inch of rainfall 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 - Preserves management contract is \$8,950 . see contract in contract folder. Adding 4 ponds in mid 2023	OM-SB-DPFG-004	\$ 24,000
POND MOWING		8 ponds Included in landscape Maintenance above		\$ -
GATE MAINTENANCE		Estimated for repairs as needed		\$ 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	\$ 9,180
HOLIDAY DECORATIONS		Estimated for holiday decorations for the FY 2023 year		\$ 6,000
PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online		\$ 20,000
				\$ 747,477.20

STATEMENT 4
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2021 - 2022 PROPOSED BUDGET
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		\$ 39,963	\$ 293,750	333,713
LESS: EARLY PAYMENT DISCOUNT	(11,961)			(11,961)
TOTAL REVENUE	287,074	39,963	293,750	620,787
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	5,981			5,981
INTEREST EXPENSE				-
5/1/2023	102,938	19,981	146,875	269,794
11/1/2023	102,938	19,981	146,875	269,794
PRINCIPAL PAYMENT				-
11/1/2023	75,000	-	-	75,000
TOTAL EXPENDITURES	286,856	39,963	293,750	620,568
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	219	-	-	219
FUND BALANCE - ENDING	\$ 219	\$ -	\$ -	\$ 219

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	