

***STONEYBROOK NORTH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting & Public Hearings***

***Tuesday  
June 5, 2018  
11:00 a.m.***

***At:***

***Hampton Inn  
9241 Market Place  
Fort Myers, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Hampton Inn, located at 9241 Market Place,  
Fort Myers, Florida

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of seven different sections:**

The first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

## **STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, June 5, 2018  
Time: 11:00 am  
Location: Hampton Inn  
9241 Marketplace Road  
Fort Myers, Florida

### **I. Roll Call**

### **II. Audience Comments**

### **III. Administrative Matters**

- A. Acceptance of the July 26, 2017 meeting minutes** **Exhibit 1**
- B. Acceptance of the February 28, 2018 meeting minutes** **Exhibit 2**
- C. Acceptance of the April 2018 Financial Statements** **Exhibit 3**

### **III. Business Items**

- A. Consideration and Adoption of Resolution 2018-02  
FY 2018/2019 Proposed Budget and Setting the Public Hearing** **Exhibit 4**
- B. Lee County Number of Registered Voters – 0** **Exhibit 5**

### **IV. Staff Reports**

### **V. Adjournment**

**EXHIBIT 1.**

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**MINUTES OF MEETING  
STONEBROOK NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development District was held on Wednesday, July 26, 2017 at 11:00 a.m. at the Hampton Inn, 9241 Market Place, Fort Myers, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
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**SECOND ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Acceptance of the May 24, 2017 Meeting Minutes**

Mr. Cusmano presented the May 24, 2017 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the May 24, 2017 Financial Statements for the Stoneybrook North Community Development District.

**B. Acceptance of the May 2017 Financial Statement**

Mr. Cusmano presented the May 2017 Financial Statement and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the May 2017 Financial Statements for the Stoneybrook North Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

**A. FY 2017-2018 Budget Public Hearing**

**1. Open Public Hearing**

Mr. Cusmano requested a motion to open the Public Hearing.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board opened the Public Hearing for the Stoneybrook North Community Development District.

40                   **2.       Presentation of Proposed FY 2017-2018 Budget**

41                   Mr. Cusmano presented the Proposed FY 2017-2018 Budget and asked for comments or  
42                   questions.

43                   **3.       Public Comments**

44                   There being none, next item followed.

45                   **4.       Close Public Hearing**

46                   Mr. Cusmano requested a motion to close the Public Hearing.

47                   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed  
48                   the Public Hearing for the Stoneybrook North Community Development District.

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50                   **B.       Consideration of Resolution 2017-04 Annual Appropriation & Adoption of the**  
51                   **2017-2018 Budget**

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53                   Mr. Cusmano presented Resolution 2017-04 Annual Appropriation & Adoption of the 2017-2018  
54                   Budget and asked for comments or questions.

55                   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
56                   Resolution **2017-4** Annual Appropriation & Adoption of the 2017-2018 Budget for the Stoneybrook  
57                   North Community Development District.

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59                   **C.       Consideration and Approval of Resolution 2017-05 O&M Assessments**

60                   Mr. Cusmano presented Resolution 2017-05 O&M Assessments and asked for comments or  
61                   questions.

62                   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted  
63                   Resolution **2017-05** O&M Assessments for the Stoneybrook North Community Development District.

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65                   **D.       Consideration and Approval of the FY 2017-2018 Budget Funding Agreement**

66                   Mr. Cusmano presented Consideration and Approval of the FY 2017-2018 Budget Funding  
67                   Agreement and asked for comments or questions.

68                   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
69                   the FY 2017-2018 Budget Funding Agreement, subject to any revisions based on discussion with the  
70                   Developer, for the Stoneybrook North Community Development District.

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72                   **E.       Consideration of Resolution 2017-06 FY 2018 Meeting Schedule**

73                   Mr. Cusmano presented Resolution 2017-06 FY 2018 Meeting Schedule and asked for comments  
74                   or questions.

75                   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted  
76                   Resolution **2017-06** FY 2018 Meeting Schedule for the Stoneybrook North Community Development  
77                   District.

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79                   **F.       Review of the Final Audit Report 9-30-2016**

80 Mr. Cusmano presented Review of the Final Audit Report 9-30-2016 and asked for comments or  
81 questions.

82 **FIFTH ORDER OF BUSINESS – Staff Reports**

83 **A. Manager**

84 There being none, next item followed.

85 **B. Attorney**

86 There being none, next item followed.

87 **C. Engineer**

88 There being none, next item followed.

89 **SIXTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

90 There being none, next item followed.

91 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

92 Mr. Lawson stated that we closed the CDD Bonds yesterday and should be getting funding in the  
93 next day or two for Stoneybrook North.

94 **EIGHTH ORDER OF BUSINESS – Adjournment**

95 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
96 adjourned the meeting for the Stoneybrook North Community Development District.

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98 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the*  
99 *meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the*  
100 *testimony and evidence upon which such appeal is to be based.*

101 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
102 **meeting held on \_\_\_\_\_.**

103 \_\_\_\_\_  
104 **Signature**

\_\_\_\_\_ **Signature**

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107 \_\_\_\_\_  
108 **Printed Name**

\_\_\_\_\_ **Printed Name**

109 **Title:**  
110  **Secretary**  
111  **Assistant Secretary**

**Title:**  
 **Chairman**  
 **Vice Chairman**

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**EXHIBIT 2.**



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**MINUTES OF MEETING  
STONEBROOK NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development District was held on Wednesday, February 28, 2018 at 11:00 a.m. at the Hampton Inn, 9241 Market Place, Fort Myers, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
John Vericker	District Counsel (via phone)

**SECOND ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Business Matters**

**A. Approval of Sunny Groves Contract**

Mr. Cusmano presented the Sunny Groves Contract and asked for comments or questions.

Discussion ensued.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the Sunny Groves Contract - \$853,641.67 for the Stoneybrook North Community Development District.

**B. Approval of Solitude Contract**

Mr. Cusmano presented the Sunny Groves Contract and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Solitude Contract for the Stoneybrook North Community Development District.

**FOURTH ORDER OF BUSINESS – Staff Reports**

**A. Manager**

There being none, next item followed.

**B. Attorney**

There being none, next item followed.

39           **C.     Engineer**

40           There being none, next item followed.

41           **FIFTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

42           There being none, next item followed.

43           **SIXTH ORDER OF BUSINESS – Supervisor Requests**

44           There being none, next item followed.

45           **SEVENTH ORDER OF BUSINESS – Adjournment**

46           On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
47           adjourned the meeting for the Stoneybrook North Community Development District.

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49           *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the*  
50           *meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the*  
51           *testimony and evidence upon which such appeal is to be based.*

52           **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
53           **meeting held on \_\_\_\_\_.**

54           \_\_\_\_\_  
55           **Signature**

\_\_\_\_\_  
**Signature**

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59           **Printed Name**  
60           **Title:**  
61            **Secretary**  
62            **Assistant Secretary**

**Printed Name**  
**Title:**  
 **Chairman**  
 **Vice Chairman**

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**EXHIBIT 3.**

# Stoneybrook North Community Development District

Financial Statements  
(Unaudited)

Period Ending

April 30, 2018

**STONEYBROOK NORTH CDD**  
**BALANCE SHEET**  
**April 30, 2018**

	GENERAL FUND	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	ACQ & CONSTR. 2017A-1	ACQ & CONSTR. 2017A-3	TOTAL
<b>ASSETS:</b>							
CASH	\$ 230,984	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ 231,084
ADVANCED DEPOSITS	-	-	-	-	-	-	-
REVENUE 2017A-1	-	111,083	-	-	-	-	111,083
DS RESERVE 2017A-1	-	281,094	-	-	-	-	281,094
CAP INTEREST 2017A-2	-	-	102,096	-	-	-	102,096
DS RESERVE 2017A-2	-	-	201,250	-	-	-	201,250
CAP INTEREST 2017A-3	-	-	-	296,588	-	-	296,588
DS RESERVE 2017A-3	-	-	-	293,750	-	-	293,750
ACQ & CONSTR. 2017A-1	-	-	-	-	551,002	-	551,002
ACQ & CONSTR. 2017A-3	-	-	-	-	-	3,438,851	3,438,851
ACCOUNTS RECEIVABLE	2,970	-	-	-	78,113	-	81,083
<b>TOTAL ASSETS</b>	<b>\$ 233,954</b>	<b>\$ 392,177</b>	<b>\$ 303,346</b>	<b>\$ 590,338</b>	<b>\$ 629,215</b>	<b>\$ 3,438,851</b>	<b>\$ 5,587,881</b>
<b>LIABILITIES:</b>							
ACCOUNTS PAYABLE	\$ 2,033	\$ -	\$ -	\$ -	\$ 789,438	\$ 279,487	\$ 791,471
<b>FUND BALANCES:</b>							
NONSPENDABLE:	-	-	-	-	-	-	-
RESTRICTED :	-	-	-	-	-	-	-
UNASSIGNED:	231,921	392,177	303,346	590,338	(160,223)	3,159,364	4,516,923
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 233,954</b>	<b>\$ 392,177</b>	<b>\$ 303,346</b>	<b>\$ 590,338</b>	<b>\$ 629,215</b>	<b>\$ 3,438,851</b>	<b>\$ 5,308,394</b>

**STONEYBROOK NORTH CDD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
DEVELOPER FUNDING	\$ 362,992	\$ 211,745	\$ 396,227 (a)	\$ 184,482
INTEREST	-		-	-
<b>TOTAL REVENUE</b>	<b><u>362,992</u></b>	<b><u>211,745</u></b>	<b><u>396,227</u></b>	<b><u>184,482</u></b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
SUPERVISORS COMPENSATION	12,000	7,000	-	7,000
PAYROLL TAXES	918	536	-	536
PAYROLL SERVICES FEE	703	410	135	275
MANAGEMENT CONSULTING SERVICES	21,000	12,250	12,250	-
CONSTRUCTION ACCOUNTING SERVICES	9,500	9,500	9,500	-
PLANNING AND COORDINATING SERVICES	36,000	21,000	21,000	-
ADMINISTRATIVE SERVICES	3,600	2,100	2,100	-
BANK FEES	300	175	29	146
MISCELLANEOUS	500	292	-	292
AUDITING SERVICES	2,500	1,458	-	1,458
TRAVEL PER DIEM	500	292	52	240
INSURANCE - GENERAL LIABILITY	2,655	2,655	5,300	(2,645)
ANNUAL REGULATORY & PERMIT FEE	175	175	175	-
LEGAL ADVERTISING	2,000	1,167	166	1,001
ENGINEERING SERVICES	4,000	2,333	4,400	(2,067)
LEGAL SERVICES	7,500	4,375	1,513	2,862
WEBSITE HOSTING	720	420	420	-
		-		-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b><u>104,571</u></b>	<b><u>66,137</u></b>	<b><u>57,040</u></b>	<b><u>9,097</u></b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	4,377	-	-	-
TRUST FUND ACCOUNTING	3,600	2,100	2,100	-
ARBITRAGE	500	-	-	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b><u>13,477</u></b>	<b><u>2,100</u></b>	<b><u>2,100</u></b>	<b><u>-</u></b>
<b>PHYSICAL ENVIRONMENT:</b>				
STREETPOLE LIGHTING	15,000	8,750	-	8,750
ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	8,750	-	8,750
WATER	20,000	11,667	-	11,667
LANDSCAPE MAINTENANCE	120,000	70,000	-	70,000
IRRIGATION MAINTENANCE	10,000	5,833	-	5,833
POND MAINTENANCE	15,000	8,750	910	7,840
FIELD SERVICES	6,835	3,987	-	3,987
FIELD SERVICES MILEAGE	1,500	875	-	875
PHYSICAL ENVIRONMENT CONTINGENCY	41,609	24,272	-	24,272
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b><u>244,944</u></b>	<b><u>84,583</u></b>	<b><u>910</u></b>	<b><u>83,673</u></b>
<b>TOTAL EXPENDITURES</b>	<b><u>362,992</u></b>	<b><u>152,821</u></b>	<b><u>60,050</u></b>	<b><u>92,771</u></b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>-</b>	<b>58,925</b>	<b>336,177</b>	<b>91,711</b>
FUND BALANCE - BEGINNING	-		5,619	(5,619)
<b>FUND BALANCE - ENDING</b>	<b><u>\$ -</u></b>	<b><u>\$ 58,925</u></b>	<b><u>\$ 341,796</u></b>	<b><u>\$ 86,092</u></b>

**STONEYBROOK NORTH CDD**  
**SERIES 2017A-1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - OFF ROLL (Net)	\$ 281,094	\$ 56,219	\$ -	\$ (56,219)
MISCELLANEOUS	-	-	2,039	2,039
<b>TOTAL REVENUE</b>	<u>281,094</u>	<u>56,219</u>	<u>2,039</u>	<u>(54,180)</u>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	110,813	-	-	-
NOVEMBER 1, 2018	110,813	-	-	-
PRINCIPAL PAYMENT				
NOVEMBER 1, 2018	55,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>276,626</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>4,468</b>		<b>2,039</b>	
			<b>(682)</b>	
<b>FUND BALANCE - BEGINNING</b>	-	-	280,945	(280,945)
<b>FUND BALANCE - ENDING</b>	<u>4,468</u>	<u>-</u>	<u>282,302</u>	<u>(280,945)</u>

**STONEYBROOK NORTH CDD**  
**SERIES 2017A-2**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - OFF ROLL (Net)	\$ 201,250	\$ -	\$ -	\$ -
MISCELLANEOUS	-	-	1,402	1,402
<b>TOTAL REVENUE</b>	<b><u>201,250</u></b>	<b><u>-</u></b>	<b><u>1,402</u></b>	<b><u>1,402</u></b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	100,625	-	-	-
NOVEMBER 1, 2018	100,625	-	-	-
PRINCIPAL PAYMENT				
NOVEMBER 1, 2018	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b><u>201,250</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>-</b>		<b>1,402</b>	
TRANSFER OUT			(446)	
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>302,390</b>	<b>(302,390)</b>
<b>FUND BALANCE - ENDING</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>303,346</u></b>	<b><u>(302,390)</u></b>



**STONEYBROOK NORTH CDD**  
**SERIES 2017A-3**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - OFF ROLL (Net)	\$ 293,750	\$ -	\$ -	\$ -
MISCELLANEOUS	-	-	2,708	2,708
<b>TOTAL REVENUE</b>	<u>293,750</u>	<u>- -</u>	<u>2,708</u>	<u>2,708</u>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	146,875	-	-	-
NOVEMBER 1, 2018	146,875	-	-	-
PRINCIPAL PAYMENT				
NOVEMBER 1, 2018	-	-	-	-
	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>293,750</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	-		<b>2,708</b>	
TRANSFER OUT	-	-	(637)	
<b>FUND BALANCE - BEGINNING</b>	-	-	588,267	(588,267)
<b>FUND BALANCE - ENDING</b>	<u>-</u>	<u>-</u>	<u>590,338</u>	<u>(588,267)</u>

**STONEYBROOK NORTH CDD**  
**CAPITAL PROJECTS FUND 2017A-1**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
DEVELOPER FUNDING	161,713
INTEREST	15,331
<b>TOTAL REVENUE</b>	<u>177,044</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	4,158,826
CONSTRUCTION ACCOUNTING	100,800
<b>TOTAL EXPENDITURES</b>	<u>4,259,626</u>
 <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	(4,082,582)
TRANSFER IN	1,128
 FUND BALANCE - BEGINNING	3,921,232
 FUND BALANCE - ENDING	<u>(160,222)</u>

# STONEBROOK NORTH CDD

## CAPITAL PROJECTS FUND 2017A-3

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING APRIL 30, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
DEVELOPER FUNDING	-
INTEREST	15,432
<b>TOTAL REVENUE</b>	<u>15,432</u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	279,487
<b>TOTAL EXPENDITURES</b>	<u>279,487</u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	(264,055)
TRANSFER IN	637
FUND BALANCE - BEGINNING	3,422,781
FUND BALANCE - ENDING	<u>3,159,363</u>

**Stoneybrook North  
Community Development District  
Bank Reconciliation - Operating Account  
April 30, 2018**

Balance Per Bank Statement	257,397.46
Less: Outstanding Checks	(26,313.29)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 231,084.17</u></b>
Beginning Bank Balance Per Books	\$ 41,680.65
Cash Receipts	294,541.63
Cash Disbursements	(105,138.11)
<b><i>Balance Per Books</i></b>	<b><u>\$ 231,084.17</u></b>

**STONEYBROOK NORTH  
CHECK REGISTER  
FY2018**

Date	Check No	Name	Memo	Deposits	Disbursements	Balance
<b>EOY Balance 9-30-2017</b>						<b>5,618.62</b>
10/02/2017	2110	EGIS INSURANCE ADVISORS LLC	Insurance FY 2018		5,300.00	318.62
10/18/2017		Developer Funding	GF 2018-01	14,850.00		15,168.62
10/19/2017	2111	DPFG MANAGEMENT & CONSULTING, LLC	CCD Mgmt. / Constr. Acctg,		14,850.00	318.62
10/20/2017	2112	Venturesin.com, Inc	Web Site Hosting - October		60.00	258.62
<b>EOM Balance 10-31-2017</b>				<b>14,850.00</b>	<b>20,210.00</b>	<b>258.62</b>
11/02/2017		Developer Funding	GF 2017-21	385.95		644.57
11/03/2017	2113	Business Observer	Legal Ad		25.00	619.57
11/03/2017	2114	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 9/15/17		252.00	367.57
11/03/2017	2115	STRALEY ROBIN VERICKER	Legal Svcs thru 9/15/17		109.95	257.62
11/10/2017	CH111020	Paychex	Paychex Fee		10.00	247.62
11/30/2017		Developer Funding	GF 2018-02	6,229.35		6,476.97
11/30/2017	2117	Business Observer	Legal Ad		106.25	6,370.72
11/30/2017	2118	DPFG MANAGEMENT & CONSULTING, LLC	CCDD/Field Mgmt- November		5,350.00	1,020.72
11/30/2017	2119	FLORIDA DEPT OF ECONOMIC OPPORTU	Annual Filing - FY 2018		175.00	845.72
11/30/2017	2120	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 10/13/17		250.00	595.72
11/30/2017	2121	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/17		288.10	307.62
11/30/2017	2122	Venturesin.com, Inc	Web Site Hosting - November		60.00	247.62
11/30/2017		Bank United	Service Charge		12.00	235.62
<b>EOM Balance 11-30-2017</b>				<b>6,615.30</b>	<b>6,638.30</b>	<b>235.62</b>
12/04/2017		North Brook Holdings	CF 2017-03	1,250.00		1,485.62
12/14/2017		Developer Funding	GF 2018-03	6,050.00		7,535.62
12/15/2017	2123	DPFG MANAGEMENT & CONSULTING, LLC	CCDD/Field Mgmt- December		5,350.00	2,185.62
12/15/2017	2124	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 11/10/17		640.00	1,545.62
12/15/2017	2125	Venturesin.com, Inc	Web Site Hosting - December		60.00	1,485.62
<b>EOM Balance 12-31-2017</b>				<b>6,050.00</b>	<b>6,050.00</b>	<b>1,485.62</b>
01/03/2018	2126	Banks Engineering	CF 2017-03		1,250.00	235.62
01/11/2018		North Brook Holdings	CF 2017-05	23,150.00		23,385.62
01/12/2018	2127	Florida Fish & Wildlife	CF 2017-05		23,150.00	235.62
01/19/2018	2128	Business Observer	Legal Ad		59.50	176.12
01/25/2018		Developer Funding	GF 2018-04	5,840.00		6,016.12
01/26/2018	2129	DPFG MANAGEMENT & CONSULTING, LLC	CCDD/Field Mgmt- January		5,350.00	666.12
01/26/2018	2130	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 12/8/17		385.00	281.12
01/26/2018	2131	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17		45.00	236.12
01/26/2018	2132	Venturesin.com, Inc	Web Site Hosting - January		60.00	176.12
01/31/2018		Construction Funding	CF 2017-06	3,600.00		3,776.12
<b>EOM Balance 1-31-2018</b>				<b>9,440.00</b>	<b>5,899.50</b>	<b>3,776.12</b>
02/01/2018	2133	Banks Engineering	2017-11		3,600.00	176.12
02/12/2018	CH212201	Paychex	Payroll Fees		125.25	50.87
02/16/2018	2134	Bank Engineering	2017-28		19,550.00	-19,499.13
02/16/2018		Developer Funding	2017-28	19,650.00		150.87
02/22/2018		Developer Funding	GF 2018-15	5,592.00		5,742.87
02/22/2018	2135	DPFG MANAGEMENT & CONSULTING, LLC	CCDD/FieldMgmt - February		5,350.00	392.87
02/22/2018	2136	STRALEY ROBIN VERICKER	Legal Svcs thru 1/15/18		182.00	210.87
02/22/2018	2137	Venturesin.com, Inc	Web Site Hosting - February		60.00	150.87
<b>EOM Balance 2-28-2018</b>				<b>25,242.00</b>	<b>28,867.25</b>	<b>150.87</b>
03/16/2018		North Brook Holdings	GF 2018-06	5,691.77		5,842.64
03/20/2018	2139	DPFG MANAGEMENT & CONSULTING, LLC	CCDD/Field Mgmt- March		5,350.00	492.64
03/20/2018	2140	Ira D. Draper	Mileage - BOS Mtg - 2/28/18		51.77	440.87
03/20/2018	2141	STRALEY ROBIN VERICKER	Legal Svcs thru 2/15/18		30.00	410.87
03/20/2018	2142	Venturesin.com, Inc	Web Site Hosting - March		60.00	350.87
03/16/2018		North Brook Holdings	CF 2017-08	29,663.50		30,014.37
03/20/2018	2138	Banks Engineering	CF 2017-08		29,663.50	350.87
03/28/2018		North Brook Holdings	CF 2017-09, 10	41,329.78		41,680.65
<b>EOM Balance 3-31-2018</b>				<b>76,685.05</b>	<b>35,155.27</b>	<b>41,680.65</b>
04/05/2018	2144	Banks Engineering	2017-09 CF		41,029.78	650.87

04/10/2018		Northbrook Holdings	O & M Assessment	238,829.16		239,480.03
04/10/2018	2145	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 1/12/18		500.00	238,980.03
04/10/2018	CH410201	Bank United	Business Checks		16.36	238,963.67
04/12/2018	2146	DPFG MANAGEMENT & CONSULTING, LL	CDD/Field Mgmt - April		5,350.00	233,613.67
04/12/2018	2147	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 3/16/18		1,850.00	231,763.67
04/12/2018	2148	STRALEY ROBIN VERICKER	Legal Svcs thru 3/15/18		619.50	231,144.17
04/13/2018	2149	Venturesin.com, Inc	Web Site Hosting - April		60.00	231,084.17
04/16/2017		Lee Mar Building & Construction	Req. 2017-31	55,712.47		286,796.64
04/17/2018	2150	Lee Mar Building & Construction	Req. 2017-31		55,712.47	231,084.17
<b>EOM Balance 4-30-2018</b>				<b>294,541.63</b>	<b>105,138.11</b>	<b>231,084.17</b>

**EXHIBIT 4.**

**RESOLUTION 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Stoneybrook North Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 25, 2018  
HOUR: 11:00 am  
LOCATION: Hampton Inn  
9241 Marketplace Road  
Fort Myers, Florida

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Lee County, Florida at least 60 days prior to the hearing date set above.



4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2018.**

ATTEST:

**STONEBROOK NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chair of the Board of Supervisors
- Vice Chair of the Board of Supervisors

**Exhibit A:** Proposed FY 2018/2019 Budget

**STATEMENT 1  
STONEBROOKE NORTH CDD  
FY 2019 PROPOSED BUDGET  
GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED BUDGET	FY 2018 YTD-MAR	FY 2019 PROPOSED BUDGET	VARIANCE FY 2018 TO 2019
<b>I. REVENUE</b>						
OFF ROLL FUNDING	\$ 73,845	\$ 79,259	\$ 362,992	\$ 47,523	\$ 366,832	\$ 3,840
INTEREST						
<b>TOTAL REVENUE</b>	<b>73,845</b>	<b>79,259</b>	<b>362,992</b>	<b>47,523</b>	<b>366,832</b>	<b>3,840</b>
<b>II. EXPENDITURES</b>						
<b>GENERAL ADMINISTRATIVE</b>						
SUPERVISORS COMPENSATION	1,200	1,200	12,000	-	12,000	-
PAYROLL TAXES	92	92	918	-	918	-
PAYROLL SERVICES	52	315	703	135	490	(213)
TRAVEL PER DIEM	-	814	500	52	500	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	9,500	-	5,000	(4,500)
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	-	-	3,600	1,800	3,600	-
BANK FEES	-	-	300	13	300	-
MISCELLANEOUS	-	-	500	-	500	-
AUDITING SERVICES	-	-	2,500	-	3,200	700
INSURANCE	2,363	2,410	2,655	5,300	5,830	3,175
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,105	1,357	2,000	166	1,800	(200)
ENGINEERING SERVICES	2,493	2,208	4,000	3,625	4,000	-
LEGAL SERVICES	3,647	5,817	7,500	1,165	7,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-	-	-
WEBSITE HOSTING	978	757	720	360	720	-
ADMINISTRATIVE CONTINGENCY	234	2,350	-	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>74,339</b>	<b>74,495</b>	<b>104,571</b>	<b>41,291</b>	<b>103,533</b>	<b>(1,038)</b>
<b>DEBT ADMINISTRATION:</b>						
DISSEMINATION AGENT	-	-	5,000	-	5,000	-
TRUSTEE FEES	-	-	4,377	-	9,105	4,728
TRUST FUND ACCOUNTING	-	-	3,600	1,800	3,600	-
ARBITRAGE	-	-	500	-	650	150
<b>TOTAL DEBT ADMINISTRATION</b>	<b>-</b>	<b>-</b>	<b>13,477</b>	<b>1,800</b>	<b>18,355</b>	<b>4,878</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>						
SECURITY	-	-	-	-	-	-
STREETPOLE LIGHTING	-	-	15,000	-	15,000	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	15,000	-	15,000	-
WATER	-	-	20,000	-	20,000	-
LANDSCAPING MAINTENANCE	-	-	120,000	-	120,000	-
IRRIGATION MAINTENANCE	-	-	10,000	-	10,000	-
POND MAINTENANCE	-	-	15,000	-	15,000	-
FIELD SERVICES	-	-	6,835	-	8,552	1,717
FIELD SERVICES MILEAGE	-	-	1,500	-	1,500	-
PHYSICAL ENVIRONMENT CONTINGENCY	-	-	41,609	-	39,892	(1,717)
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURE</b>	<b>-</b>	<b>-</b>	<b>244,944</b>	<b>-</b>	<b>244,944</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>74,339</b>	<b>74,495</b>	<b>362,992</b>	<b>43,091</b>	<b>366,832</b>	<b>3,840</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>						
<b>III. EXPENDITURES</b>	<b>(494)</b>	<b>4,764</b>	<b>-</b>	<b>4,432</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	1,348	-	-	4,764	4,764	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 854</b>	<b>\$ 4,764</b>	<b>\$ -</b>	<b>\$ 9,196</b>	<b>\$ 4,764</b>	<b>\$ -</b>

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
<b>EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	Board of Supervisors	\$ 12,000.00	5 Board Members per Meeting , 12 Meetings Considered
PAYROLL TAXES	Payroll	\$ 918.00	7.65% OF BOS PAYROLL
PAYROLL SERVICES	Paychex	\$ 490.00	\$55 Per Payroll Plus Year End Processing of \$50
TRAVEL PER DEIM	Misc	\$ 500.00	Estimated
MANAGEMENT CONSULTING SERVICES	DPFG	\$ 21,000.00	\$1,750 monthly
CONSTRUCTION ACCOUNTING SERVICES	DPFG	\$ 5,000.00	
PLANNING & COORDINATING SERVICES	DPFG	\$ 36,000.00	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	\$ 3,600.00	
BANK FEES	Bank United	\$ 300.00	
MISCELLANEOUS	MISC	\$ 500.00	Estimated
AUDITING	DIBARTOLOMEO	\$ 3,200.00	Need contract with fees for FY 2019
INSURANCE	EGIS	\$ 5,830.00	Confirmed with EGIS
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	\$ 175.00	Fixed by Statute
LEGAL ADVERTISEMENTS	News Press	\$ 1,800.00	Estimated, Variable & Discretionary
ENGINEERING SERVICES	Stantec	\$ 4,000.00	Estimated, Variable & Discretionary
LEGAL SERVICES	Strayley, Robin Vericker	\$ 7,500.00	Estimated, Variable & Discretionary
PERFORMANCE & WARRANTY BOND PREMIUM		\$ -	Estimated, Variable & Discretionary
WEBSITE HOSTING		\$ 720.00	
ADMINISTRATIVE CONTINGENCY		\$ -	
	TOTAL	\$ 103,533.00	

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
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**DEBT SERVICE ADMINISTRATION:**

DISSEMINATING AGENT	LERNER	\$ 5,000.00	
TRUSTEE FEES	US BANK	\$ 9,105.00	Confirmed with Trustee
TRUST FUND ACCOUNTING	DPFG	\$ 3,600.00	
ARBITRAGE	LLS	\$ 650.00	Confirmed with LLS
	<b>TOTAL</b>	<b>\$ 18,355.00</b>	

**PHYSICAL ENVIRONMENT:**

STREETPOLE LIGHTING		\$ 15,000.00	
ELECTRICITY (IRRIGATION & POND PUMPS)		\$ 15,000.00	
WATER		\$ 20,000.00	
LANDSCAPING MAINTENANCE		\$ 120,000.00	
IRRIGATION MAINTENANCE		\$ 10,000.00	
POND MAINTENANCE		\$ 15,000.00	
FIELD SERVICES	DPFG	\$ 8,552.00	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
FIELD SERVICES MILEAGE		\$ 1,500.00	
PHYSICAL ENVIRONMENT CONTINGENCY		\$ 39,892.00	
	<b>TOTAL</b>	<b>\$ 244,944.00</b>	

**EXHIBIT 5.**

# DEVELOPMENT PLANNING & FINANCING GROUP, INC.

TAMPA OFFICE  
15310 AMBERLY DR, SUITE 175  
TAMPA FL 33647

Lee County – Community Development Districts  
FLORIDA

04/15/2018

2018 PRECINCT	NAME OF CDD	# REG VOTERS
88	Renaissance	443
	Stoneybrook North	0

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

Send to: Janet Johns [janet.johns@dpfg.com](mailto:janet.johns@dpfg.com) Phone: 813-374-9105