

**STATEMENT 1
STONEBROOK NORTH CDD
FY 2020 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 OCT MAR	FY 2020 ADOPTED	VARIANCE 2019-2020
I. REVENUE							
GENERAL FUND REVENUES /(a)	\$ 73,846	\$ 79,259	\$ 283,382	\$ 426,682	\$ 10	\$ 578,618	\$ 151,936
INTEREST							
TOTAL REVENUE	73,846	79,259	283,382	426,682	10	578,618	151,936
II. EXPENDITURES							
GENERAL ADMINISTRATIVE							
SUPERVISORS COMPENSATION	1,200	1,200	1,881	8,000	-	8,000	-
PAYROLL TAXES	92	92	138	612	-	612	-
PAYROLL SERVICES	52	315	310	490	135	490	-
TRAVEL PER DIEM	-	814	104	500	-	500	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	9,500	5,000	-	5,000	-
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	19,158	36,000	-
ADMINISTRATIVE SERVICES	-	-	3,600	3,600	1,800	3,600	-
BANK FEES	-	-	29	300	-	300	-
MISCELLANEOUS	-	-	-	500	2,025	500	-
AUDITING SERVICES	-	-	2,400	3,200	-	3,200	-
INSURANCE	2,363	2,410	5,300	5,830	2,550	2,805	(3,025)
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,105	1,357	2,104	1,800	891	1,800	-
ENGINEERING SERVICES	2,493	2,208	4,620	4,000	3,339	4,000	-
LEGAL SERVICES	3,647	5,817	4,577	4,000	2,425	4,000	-
WEBSITE HOSTING	978	757	740	720	360	2,265	1,545
ADMINISTRATIVE CONTINGENCY	234	2,350	-	-	-	720	720
TOTAL GENERAL ADMINISTRATIVE	74,339	74,495	92,428	95,727	43,358	94,967	(760)
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	-	-	-	5,000	5,000	5,000	-
TRUSTEE FEES	-	-	-	9,105	9,105	9,105	-
TRUST FUND ACCOUNTING	-	-	3,600	-	1,800	-	-
ARBITRAGE	-	-	650	650	-	650	-
TOTAL DEBT ADMINISTRATION	-	-	4,250	14,755	15,905	14,755	-
PHYSICAL ENVIRONMENT EXPENDITURES							
SECURITY	-	-	-	-	-	10,000	10,000
STREETPOLE LIGHTING	-	-	-	60,000	-	60,000	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	15,000	-	15,000	-
WATER	-	-	-	20,000	770	20,000	-
LANDSCAPING MAINTENANCE	-	-	2,940	150,000	55,390	300,000	150,000
IRRIGATION MAINTENANCE	-	-	-	10,000	-	20,000	10,000
POND MAINTENANCE	-	-	5,460	15,000	5,460	15,000	-
POND MOWING	-	-	-	30,000	2,625	-	(30,000)
GATE MAINTENANCE	-	-	-	-	-	5,000	5,000
GATE ACCESS & FOBS	-	-	-	-	-	6,000	6,000
COMPREHENSIVE FIELD SERVICES	-	-	-	16,200	-	13,896	(2,304)
PET WASTE REMOVAL	-	-	-	-	-	4,000	4,000
HOLIDAY DECORATIONS	-	-	-	-	-	-	-
PHYSICAL ENVIRONMENT CONTINGENCY	-	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	8,400	316,200	64,245	468,896	152,696
TOTAL EXPENDITURES	74,339	74,495	105,078	426,682	123,508	578,618	151,936

**STATEMENT 1
 STONEYBROOK NORTH CDD
 FY 2020 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 OCT MAR	FY 2020 ADOPTED	VARIANCE 2019-2020
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(493)	4,764	178,304	-	(123,498)	-	-
FUND BALANCE - BEGINNING	1,348	855	5,619	183,923	183,923	183,923	-
FUND BALANCE - ENDING	\$ 855	\$ 5,619	\$ 183,923	\$ 183,923	\$ 60,425	\$ 183,923	\$ -

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
STONEBROOK NORTH CDD
FY 2020 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation

Width	Units	ERU	Total ERU	% ERU
35'	104	0.70	72.80	13.60%
40'	75	0.80	60.00	11.21%
50'	280	1.00	280.00	52.32%
60'	102	1.20	122.40	22.87%
Total	561		535.20	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 578,618	/(a)
Plus: Early Payment Discount (4.0%)	\$ 24,622	
Plus: County Collection Charges (2.0%)	\$ 12,311	
Total Expenditures - GROSS	\$ 615,551	[A]
Total ERU:	535.20	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,150.13	[A] / [B]
Total AR / ERU - NET:	1,081.12	

3. Current FY 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
40'	75	0.80	\$865	\$64,867	\$920	\$69,008
50'	280	1.00	\$1,081	\$302,715	\$1,150	\$322,037
60'	102	1.20	\$1,297	\$132,330	\$1,380	\$140,776
35'	104	0.70	\$757	\$78,706	\$805	\$83,730
Total	561			\$578,618		\$615,551

4. Prior FY 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
40'	75	0.80	\$638	\$47,834	\$679	\$ 50,888
50'	280	1.00	\$797	\$223,227	\$848	\$ 237,475
60'	102	1.20	\$957	\$97,582	\$1,018	\$ 103,811
70'	104	1.40	\$558	\$58,039	\$594	\$ 61,744
Total	561			\$426,682		\$ 453,917

5. Difference between Prior FY and Current FY

	<u>Prior FY</u>	<u>Current FY</u>	<u>Change</u>
TOTAL EXPENDITURES - NET:	\$426,682	\$578,618	36%

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.

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 2019	\$ 3,200
INSURANCE	EGIS	Confirmed with EGIS	\$ 2,805
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 DPFG remediation mitigation - \$500. Additional \$250 for any unknown remediation of documents	\$ 2,265
ADMINISTRATIVE CONTINGENCY			\$ 720

STATEMENT 3
STONEYBROOK NORTH CDD

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			\$ -
ARBITRAGE	LLS	Confirmed with LLS		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY		Project security during the development phase		\$ 10,000
STREETPOLE LIGHTING		100 lights approx \$600/light/yr.; Solar lights		\$ 60,000
ELECTRICITY (IRRIGATION & POND PUMPS)		Estimated		\$ 15,000
WATER		Estimated		\$ 20,000
LANDSCAPING MAINTENANCE	Estate Landscaping	Common Area Mowing by Estate Landscaping current contract \$83,795 and Roadway along projects \$7,875 and Ponds \$10,400; Southern Land Services common area maintenance \$73,000; current total (Estimated increase of General Landscape and irrigation \$125,000)	OM-SB-DPFG 001; OM-SB-008 & 009	\$ 300,000
IRRIGATION MAINTENANCE		Estimated		\$ 20,000
POND MAINTENANCE		Original contract is \$10,920 for 8 ponds; estimated increase of \$4,080	OM-SB-DPFG 004	\$ 15,000
POND MOWING		8 ponds Included in landscape Maintenance		\$ -
GATE MAINTENANCE		2 entrance gates. Monthly fee for Cellar system, service calls and gate repair		\$ 5,000
GATE ACCESS & FOBS		Clickers for entrance gates 200 units @30.00		\$ 6,000
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

STATEMENT 3
STONEBROOK NORTH CDD

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
HOLIDAY DECORATIONS		Fiscal Year 2020-21 (\$5,000)		\$ -
PHYSICAL ENVIRONMENT CONTINGENCY				\$ -

STATEMENT 4
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

		BUDGET
REVENUE		
SPECIAL ASSESSMENTS - (Gross)		\$ 299,036
MISCELLANEOUS		-
FUND BALANCE FORWARD		-
LESS: DISCOUNT ASSESSMENTS		(11,961)
TOTAL REVENUE		287,074
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		5,981
INTEREST EXPENSE		
	5/1/2020	107,938
	11/1/2020	107,938
PRINCIPAL PAYMENT		
	11/1/2020	65,000
TOTAL EXPENDITURES		286,856
INCREASE IN FUND BALANCE REVENUE ACCOUNT		
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		
		219
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)		
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)		
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)		\$ 219

Table 1. Assigned Assessments per Lot

Lot Type	Total Lots	MADS/Lot	Gross Assmt.
40	68	878	935
50	93	1,074	1,142
60	90	1,284	1,365
70	4	1,497	1,593
Total	255		

total MADS, net	281,094
total Gross MADS Assmt.	299,036

STATEMENT 5
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt	Bonds
				/(a)	/(a)	Outstanding
11/1/2017	-	5.000%	57,869	57,869	57,869	4,020,000
5/1/2018		5.000%	110,813	110,813		4,020,000
11/1/2018	55,000	5.000%	110,813	165,813	276,625	3,965,000
5/1/2019		5.000%	109,438	109,438		3,965,000
11/1/2019	60,000	5.000%	109,438	169,438	278,875	3,905,000
5/1/2020		5.000%	107,938	107,938		3,905,000
11/1/2020	65,000	5.000%	107,938	172,938	280,875	3,840,000
5/1/2021		5.000%	106,313	106,313		3,840,000
11/1/2021	65,000	5.000%	106,313	171,313	277,625	3,775,000
5/1/2022		5.000%	104,688	104,688		3,775,000
11/1/2022	70,000	5.000%	104,688	174,688	279,375	3,705,000
5/1/2023		5.000%	102,938	102,938		3,705,000
11/1/2023	75,000	5.000%	102,938	177,938	280,875	3,630,000
5/1/2024		5.000%	101,063	101,063		3,630,000
11/1/2024	75,000	5.000%	101,063	176,063	277,125	3,555,000
5/1/2025		5.000%	99,188	99,188		3,555,000
11/1/2025	80,000	5.000%	99,188	179,188	278,375	3,475,000
5/1/2026		5.000%	97,188	97,188		3,475,000
11/1/2026	85,000	5.000%	97,188	182,188	279,375	3,390,000
5/1/2027		5.000%	95,063	95,063		3,390,000
11/1/2027	90,000	5.000%	95,063	185,063	280,125	3,300,000
5/1/2028		5.625%	92,813	92,813		3,300,000
11/1/2028	95,000	5.625%	92,813	187,813	280,625	3,205,000
5/1/2029		5.625%	90,141	90,141		3,205,000
11/1/2029	100,000	5.625%	90,141	190,141	280,281	3,105,000
5/1/2030		5.625%	87,328	87,328		3,105,000
11/1/2030	105,000	5.625%	87,328	192,328	279,656	3,000,000
5/1/2031		5.625%	84,375	84,375		3,000,000
11/1/2031	110,000	5.625%	84,375	194,375	278,750	2,890,000
5/1/2032		5.625%	81,281	81,281		2,890,000
11/1/2032	115,000	5.625%	81,281	196,281	277,563	2,775,000
5/1/2033		5.625%	78,047	78,047		2,775,000
11/1/2033	125,000	5.625%	78,047	203,047	281,094	2,650,000
5/1/2034		5.625%	74,531	74,531		2,650,000
11/1/2034	130,000	5.625%	74,531	204,531	279,063	2,520,000
5/1/2035		5.625%	70,875	70,875		2,520,000

STATEMENT 5
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
11/1/2035	135,000	5.625%	70,875	205,875	276,750	2,385,000
5/1/2036		5.625%	67,078	67,078		2,385,000
11/1/2036	145,000	5.625%	67,078	212,078	279,156	2,240,000
5/1/2037		5.625%	63,000	63,000		2,240,000
11/1/2037	155,000	5.625%	63,000	218,000	281,000	2,085,000
5/1/2038		5.625%	58,641	58,641		2,085,000
11/1/2038	160,000	5.625%	58,641	218,641	277,281	1,925,000
5/1/2039		5.625%	54,141	54,141		1,925,000
11/1/2039	170,000	5.625%	54,141	224,141	278,281	1,755,000
5/1/2040		5.625%	49,359	49,359		1,755,000
11/1/2040	180,000	5.625%	49,359	229,359	278,719	1,575,000
5/1/2041		5.625%	44,297	44,297		1,575,000
11/1/2041	190,000	5.625%	44,297	234,297	278,594	1,385,000
5/1/2042		5.625%	38,953	38,953		1,385,000
11/1/2042	200,000	5.625%	38,953	238,953	277,906	1,185,000
5/1/2043		5.625%	33,328	33,328		1,185,000
11/1/2043	210,000	5.625%	33,328	243,328	276,656	975,000
5/1/2044		5.625%	27,422	27,422		975,000
11/1/2044	225,000	5.625%	27,422	252,422	279,844	750,000
5/1/2045		5.625%	21,094	21,094		750,000
11/1/2045	235,000	5.625%	21,094	256,094	277,188	515,000
5/1/2046		5.625%	14,484	14,484		515,000
11/1/2046	250,000	5.625%	14,484	264,484	278,969	265,000
5/1/2047		5.625%	7,453	7,453		265,000
11/1/2047	265,000	5.625%	7,453	272,453	279,906	-
Total	\$ 4,020,000		\$ 4,404,400	\$ 8,424,400	\$ 8,424,400	

max. annual debt service (MADS) 281,094