

***STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Date/Time:

***Thursday August 25, 2022
9:00 A.M.***

Location:

***Hyatt Place at the Forum
2600 Champion Ring Road
Ft. Myers, FL 33905***

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.

Stoneybrook North Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Stoneybrook North Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Thursday, August 25, 2022 at 9:00 A.M.** at the **Hyatt Place at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday August 25, 2022

Time: 9:00 AM

Location: Hyatt Place at the Forum
2600 Champion Ring Road
Ft. Myers, FL 33905

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Items**
 - A. FY 2022-2023 Budget Public Hearing**
 - Open Public Hearing
 - Presentation of the FY 2022-2023 Budget **Exhibit 1**
 - Public Comments
 - Close Public Hearing
 - B. Consideration and Adoption of Resolution 2022-07, Adopting Final Budget for FY 2022-2023** **Exhibit 2**
 - Exhibit A – FY 2022-2023 Budget
 - C. FY 2022-2023 Assessments Public Hearing**
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
 - D. Consideration and Adoption of Resolution 2022-08, Imposing and Levying O&M Assessments for FY 2022-2023 Budget** **Exhibit 3**
 - Exhibit A - FY 2022-2023 Budget
 - Exhibit B - FY 2022-2023 Budget Funding Agreement
 - E. Consideration and Adoption of Resolution 2022-9, Setting Landowner’s Election Meeting** **Exhibit 4**
 - F. Consideration and Adoption of Resolution 2022-10, Adopting FY 2022-2023 Meeting Schedule** **Exhibit 5**

IV. Consent Agenda

- A. Acceptance of the June Unaudited Financial Statement **Exhibit 6**
- B. Consideration and Approval of May 26, 2022 Regular Meeting Minutes **Exhibit 7**
- C. Consideration and Approval of March 24, 2022 Regular Meeting Minutes **Exhibit 8**
- D. Consideration and Approval of August 26, 2022 Regular Meeting Minutes **Exhibit 9**

V. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1.

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
GENERAL FUND REVENUES /(a)	\$ 139,540	\$ 1,126	\$ 325,739	\$ 308,564	\$ 322,722	\$ 14,158
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING REVENUES /(b)	-	432,559	78,773	342,286	424,755	82,469
LOT CLOSINGS	-	50,747	-	-	-	-
INTEREST	-	-	-	-	-	-
REIMBURSEMENT FOR SECURITY	-	-	-	25,043	-	(25,043)
TOTAL REVENUE	139,540	484,432	404,512	675,893	747,477	71,584
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,615	1,785	1,228	8,000	4,800	(3,200)
PAYROLL TAXES	138	122	132	612	367	(245)
PAYROLL SERVICES	341	147	50	490	490	-
TRAVEL PER DIEM	100	-	-	500	500	-
MANAGEMENT CONSULTING SERVICES	21,000	18,485	21,500	21,000	26,500	5,500
CONSTRUCTION ACCOUNTING SERVICES	-	5,000	5,000	5,000	9,000	4,000
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	-
BANK FEES	139	148	316	300	300	-
MISCELLANEOUS	148	1	1,149	500	500	-
AUDITING SERVICES	2,500	2,500	-	3,200	3,600	400
INSURANCE	3,264	12,638	14,619	15,546	17,552	2,006
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,844	3,191	2,309	1,800	3,600	1,800
ENGINEERING SERVICES	3,422	348	380	4,000	4,000	-
LEGAL SERVICES	7,199	8,389	5,722	4,000	8,000	4,000
WEBSITE HOSTING	1,610	1,400	1,745	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	-	-	12	720	720	-
TOTAL GENERAL ADMINISTRATIVE	83,094	93,929	93,937	107,458	121,719	14,261
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	9,105	10,232	7,042	9,105	9,105	-
TRUST FUND ACCOUNTING	3,600	3,000	650	3,000	3,000	-
ARBITRAGE	650	650	-	650	650	-
TOTAL DEBT ADMINISTRATION	18,355	18,882	12,692	17,755	17,755	-

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	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 Proposed 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 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:			

STATEMENT 3

STONEYBROOK NORTH CDD

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 for arbitrage related to the 2017A Bonds - rebate is calculated by end of July		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY	Suncoast Security	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 motnly 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

STATEMENT 3

STONEBROOK NORTH CDD

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
STONEBROOK 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	

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%	\$10,360	\$152
50	93	1.00	93.00	40.96%	\$16,368	\$176
60	90	1.20	108.00	31.71%	\$12,672	\$141
Total	251		255.40	98.59%	\$39,963	

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

EXHIBIT 2.

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Stoneybrook North Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Stoneybrook North Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2022.

Attested By:

**Stoneybrook North Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
GENERAL FUND REVENUES /(a)	\$ 139,540	\$ 1,126	\$ 325,739	\$ 308,564	\$ 322,722	\$ 14,158
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING REVENUES /(b)	-	432,559	78,773	342,286	424,755	82,469
LOT CLOSINGS	-	50,747	-	-	-	-
INTEREST	-	-	-	-	-	-
REIMBURSEMENT FOR SECURITY	-	-	-	25,043	-	(25,043)
TOTAL REVENUE	139,540	484,432	404,512	675,893	747,477	71,584
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,615	1,785	1,228	8,000	4,800	(3,200)
PAYROLL TAXES	138	122	132	612	367	(245)
PAYROLL SERVICES	341	147	50	490	490	-
TRAVEL PER DIEM	100	-	-	500	500	-
MANAGEMENT CONSULTING SERVICES	21,000	18,485	21,500	21,000	26,500	5,500
CONSTRUCTION ACCOUNTING SERVICES	-	5,000	5,000	5,000	9,000	4,000
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	-
BANK FEES	139	148	316	300	300	-
MISCELLANEOUS	148	1	1,149	500	500	-
AUDITING SERVICES	2,500	2,500	-	3,200	3,600	400
INSURANCE	3,264	12,638	14,619	15,546	17,552	2,006
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,844	3,191	2,309	1,800	3,600	1,800
ENGINEERING SERVICES	3,422	348	380	4,000	4,000	-
LEGAL SERVICES	7,199	8,389	5,722	4,000	8,000	4,000
WEBSITE HOSTING	1,610	1,400	1,745	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	-	-	12	720	720	-
TOTAL GENERAL ADMINISTRATIVE	83,094	93,929	93,937	107,458	121,719	14,261
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	9,105	10,232	7,042	9,105	9,105	-
TRUST FUND ACCOUNTING	3,600	3,000	650	3,000	3,000	-
ARBITRAGE	650	650	-	650	650	-
TOTAL DEBT ADMINISTRATION	18,355	18,882	12,692	17,755	17,755	-

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	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
STONEBROOK 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 Proposed 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 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:			

STATEMENT 3

STONEBROOK NORTH CDD

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 for arbitrage related to the 2017A Bonds - rebate is calculated by end of July		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY	Suncoast Security	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 motnly 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

STATEMENT 3

STONEYBROOK NORTH CDD

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
STONEBROOK 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	

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%	\$10,360	\$152
50	93	1.00	93.00	40.96%	\$16,368	\$176
60	90	1.20	108.00	31.71%	\$12,672	\$141
Total	251		255.40	98.59%	\$39,963	

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

EXHIBIT 3.

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Lee County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **North Brook Holdings, LLC** ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full and may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole

discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2022.

Attested By:

**Stoneybrook North Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
GENERAL FUND REVENUES /(a)	\$ 139,540	\$ 1,126	\$ 325,739	\$ 308,564	\$ 322,722	\$ 14,158
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING REVENUES /(b)	-	432,559	78,773	342,286	424,755	82,469
LOT CLOSINGS	-	50,747	-	-	-	-
INTEREST	-	-	-	-	-	-
REIMBURSEMENT FOR SECURITY	-	-	-	25,043	-	(25,043)
TOTAL REVENUE	139,540	484,432	404,512	675,893	747,477	71,584

II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,615	1,785	1,228	8,000	4,800	(3,200)
PAYROLL TAXES	138	122	132	612	367	(245)
PAYROLL SERVICES	341	147	50	490	490	-
TRAVEL PER DIEM	100	-	-	500	500	-
MANAGEMENT CONSULTING SERVICES	21,000	18,485	21,500	21,000	26,500	5,500
CONSTRUCTION ACCOUNTING SERVICES	-	5,000	5,000	5,000	9,000	4,000
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	-
BANK FEES	139	148	316	300	300	-
MISCELLANEOUS	148	1	1,149	500	500	-
AUDITING SERVICES	2,500	2,500	-	3,200	3,600	400
INSURANCE	3,264	12,638	14,619	15,546	17,552	2,006
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,844	3,191	2,309	1,800	3,600	1,800
ENGINEERING SERVICES	3,422	348	380	4,000	4,000	-
LEGAL SERVICES	7,199	8,389	5,722	4,000	8,000	4,000
WEBSITE HOSTING	1,610	1,400	1,745	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	-	-	12	720	720	-
TOTAL GENERAL ADMINISTRATIVE	83,094	93,929	93,937	107,458	121,719	14,261

DEBT ADMINISTRATION:

DISSEMINATION AGENT	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	9,105	10,232	7,042	9,105	9,105	-
TRUST FUND ACCOUNTING	3,600	3,000	650	3,000	3,000	-
ARBITRAGE	650	650	-	650	650	-
TOTAL DEBT ADMINISTRATION	18,355	18,882	12,692	17,755	17,755	-

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

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	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
STONEBROOK 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 Proposed 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 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:			

STATEMENT 3

STONEBROOK NORTH CDD

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 for arbitrage related to the 2017A Bonds - rebate is calculated by end of July		\$ 650
PHYSICAL ENVIRONMENT:				
SECURITY	Suncoast Security	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, Thanksgiving, 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 motnly 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

STATEMENT 3

STONEYBROOK NORTH CDD

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
STONEBROOK 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	

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%	\$10,360	\$152
50	93	1.00	93.00	40.96%	\$16,368	\$176
60	90	1.20	108.00	31.71%	\$12,672	\$141
Total	251		255.40	98.59%	\$39,963	

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

Budget Funding Agreement
Fiscal Year 2022-2023

This Agreement is made and entered into this 25th day of August, 2022, by and between the **Stoneybrook North Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Lee County, Florida (hereinafter "**District**"), and **North Brook Holdings**, a Florida limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Lee County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2022-2023, which year commences on October 1, 2022 and concludes on September 30, 2023; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2022-2023 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2022-2023, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or

conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Stoneybrook North Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

North Brook Holdings, LLC
a Florida limited liability company

By: _____
John Ryan
Manager

Exhibit "A" – Fiscal Year 2022-2023 General Fund Budget

EXHIBIT 4.

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook North Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on December 18, 2014, by Ordinance No. 14-23 of the Lee County Board of County Commissioners, as amended;

WHEREAS, the terms for Board seats **1, 2, and 5** are set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board seats **1, 2, and 5**, will be held on November 17, 2022, at 9:00 a.m. at the Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, Florida.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 25, 2022.

Attest:

**Stoneybrook North Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Stoneybrook North Community Development District**

Notice is hereby given to the public and all landowners within the Stoneybrook North Community Development District (the “**District**”), comprised of approximately 383.16 acres in Lee County, Florida, advising that a landowners’ meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 17, 2022
Time: 9:00 a.m.
Place: Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, Florida

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663 or PThibault@breezehome.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Patricia Thibault, District Manager

Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Stoneybrook North Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 17, 2022
Time: 9:00 p.m.
Location: Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 17, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Stoneybrook North Community Development District Landowners' Meeting – November 17, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Stoneybrook North Community Development District to be held at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, Florida, on November 17, 2022, at 9:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Stoneybrook North Community Development District Landowners' Meeting – November 17, 2022 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Stoneybrook North Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Stoneybrook North Community Development District

Landowners' Meeting – November 17, 2022

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Stoneybrook North Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 5.

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Stoneybrook North Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2022/2023 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 25, 2022.

ATTEST:

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2022/2023
Stoneybrook North Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Stoneybrook North Community Development District shall be held at **3:00 p.m. at the Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, Florida 33905**. The meeting dates are as follows:

October 27, 2022
November 17, 2022
December 22, 2022
January 26, 2023
February 23, 2023
March 23, 2023
April 27, 2023
May 25, 2023
June 22, 2023
July 27, 2023
August 24, 2023
September 28, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Breeze, District Management

Publish: October 14, 2022 (Business Observer – Lee County)

EXHIBIT 6.

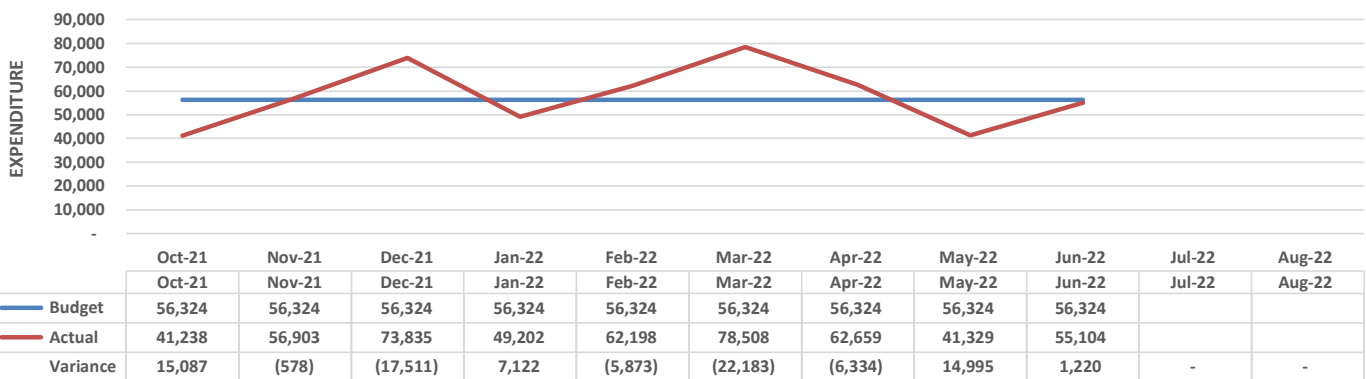
Stoneybrook North
Financial Report Summary - General Fund & Construction Fund
6/30/2022

For The Period Ending :	GENERAL FUND 6/30/2022	CONSTRUCTION 2017 A1 6/30/2022	CONSTRUCTION 2017 A3 6/30/2022
CASH BALANCE	\$ 42,887	\$ 341	\$ 208
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	151,115	-	-
PLUS: DEPOSITS AND PREPAID	1,759	-	-
LESS: ACCOUNTS PAYABLE AND ACCRUED EXPENSES	(83,239)	(6,369)	-
LESS: DUE TO DEBT SERVICE	(43,643)	-	-
LESS: DEFERRED REVENUE - ON ROLL	-	-	-
LESS: DEFERRED REVENUE - OFF ROLL	-	-	-
NET CASH BALANCE	\$ 68,879	\$ (6,028)	\$ 208

GENERAL FUND REVENUE AND EXPENDITURES:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 581,028	\$ 308,564	\$ 272,464
EXPENDITURES (YTD)	(520,975)	(510,392)	(10,583)
NET OPERATING CHANGE	\$ 60,053	\$ (201,828)	\$ 261,881
AVERAGE MONTHLY EXPENDITURES	\$ 57,886	\$ 56,710	\$ (1,176)
PROJECTED EOY BASED ON AVERAGE	\$ 694,633	\$ 308,564	\$ 386,070

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 316,697	\$ 308,564	\$ 8,133
MISCELLANEOUS REVENUE	264,331	-	264,331
TOTAL REVENUE:	581,028	308,564	272,464
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	91,697	97,382	5,685
FIELD SERVICE EXPENDITURES - LANDSCAPE	175,497	223,465	47,968
FIELD SERVICE EXPENDITURES - STREETLIGHTS	72,597	89,250	16,653
FIELD SERVICE EXPENDITURES - POND MAINTENENACE	51,103	11,250	(39,853)
FIELD SERVICE EXPENDITURES - OTHER	130,080	89,045	(41,035)
AMENITY CENTER EXPENDITURES	-	-	-
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 520,975	\$ 510,392	\$ (10,583)

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



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

Stoneybrook North CDD
Balance Sheet
June 30, 2022

	<u>General Fund</u>	<u>Debt Service 2017 A1</u>	<u>Debt Service 2017 A2</u>	<u>Debt Service 2017 A3</u>	<u>TOTAL</u>
1 <u>ASSETS:</u>					
2 CASH - OPERATING ACCTS	\$ 42,887	\$ -	\$ -	\$ -	\$ 42,887
3 INVESTMENTS:					
4 REVENUE TRUST FUND	-	255,228	-	9	255,237
5 INTEREST FUND	-	-	-	-	-
6 RESERVE FUND	-	281,094	-	293,750	574,844
7 PREPAYMENT FUND	-	-	-	-	-
8 ACCOUNTS RECEIVABLE	151,115	-	-	-	151,115
9 ASSESSMENTS RECEIVABLE - ON ROLL	-	35,171	-	-	35,171
10 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-
11 DUE FROM OTHER FUNDS	-	1,153	-	-	1,153
12 DEPOSITS	1,000	-	-	-	1,000
13 PREPAID ITEMS	759	-	-	-	759
14 TOTAL ASSETS	\$ 195,761	\$ 572,647	\$ -	\$ 293,759	\$ 1,062,166
15 <u>LIABILITIES:</u>					
16 ACCOUNTS PAYABLE	\$ 17,473	\$ -	\$ -	\$ -	\$ 17,473
17 DUE TO OTHER FUNDS	43,643	-	-	-	43,643
18 ACCRUED EXPENSES	65,766	-	-	-	65,766
19 DEFERRED REVENUE ON-ROLL	-	35,171	-	-	35,171
20 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
21 <u>OTHER LIABILITIES:</u>					
22 DUE TO GF	-	-	-	-	-
23 DEFERRED REV. OFF ROLL	-	-	-	-	-
24 <u>FUND BALANCE:</u>					
25 NON SPENDABLE	1,759	-	-	-	1,759
26 UNASSIGNED	7,057	462,775	714,984	293,759	1,478,576
27 NET CHANGE IN FUND BALANCE	60,063	12,616	(714,984)	67	(642,238)
28 TOTAL LIABILITIES & FUND BALANCE	\$ 195,761	\$ 510,563	\$ -	\$ 293,827	\$ 1,000,150

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Budget Year-to-Date	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUES /(a)	\$ 308,564	\$ 308,564	\$ 316,697	8,133
3 DEVELOPER FUNDING REVENUES /(a)	342,286	-	264,282	264,282
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	-	-
6 MISC REVENUE	-	-	49	49
7 REIMBURSEMENT FOR SECURITY	25,043	-	-	-
8 TOTAL REVENUE	\$ 675,893	\$ 308,564	\$ 581,028	\$ 272,464
9 EXPENDITURES				
10 GENERAL ADMINISTRATIVE				
11 SUPERVISORS COMPENSATION	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
12 PAYROLL TAXES	612	459	-	459
13 PAYROLL SERVICES	490	368	-	368
14 TRAVEL PER DIEM	500	375	-	375
15 MANAGEMENT CONSULTING SERVICES	21,000	15,750	15,000	750
16 CONSTRUCTION ACCOUNTING SERVICES	5,000	3,750	3,333	417
17 PLANNING AND COORDINATING SERVICES	36,000	27,000	21,000	6,000
17 ACCOUNTING SERVICES	-	-	161	(161)
18 ADMINISTRATIVE SERVICES	3,600	2,700	2,400	300
19 BANK FEES	300	225	-	225
20 MISCELLANEOUS	500	375	542	(167)
21 AUDITING SERVICES	3,200	3,200	2,658	542
22 INSURANCE	15,546	11,660	12,950	(1,290)
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,800	1,350	53	1,298
25 ENGINEERING SERVICES	4,000	3,000	318	2,683
26 LEGAL SERVICES	4,000	4,000	20,109	(16,109)
27 WEBSITE HOSTING	2,015	1,890	1,848	42
28 ADMINISTRATIVE CONTINGENCY	720	540	-	540
29 TOTAL GENERAL ADMINISTRATIVE	107,458	82,816	80,546	2,270
30 DEBT ADMINISTRATION				

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Budget Year-to-Date	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
31 DISSEMINATION AGENT	5,000	5,000	5,000	-
32 TRUSTEE FEES	9,105	6,829	5,312	1,517
33 TRUST FUND ACCOUNTING	3,000	2,250	839	1,411
34 ARBITRAGE	650	488	-	488
35 TOTAL DEBT ADMINISTRATION	17,755	14,566	11,151	3,415
36 PHYSICAL ENVIRONMENT				
37 SECURITY - (6 months)	37,564	37,564	52,110	(14,546)
38 STREETPOLE LIGHTING (170 Solar Streetlights)	119,000	89,250	72,597	16,653
39 ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	11,250	8,980	2,270
40 WATER	15,000	11,250	16	11,234
41 LANDSCAPING MAINTENANCE	284,620	213,465	139,047	74,418
42 IRRIGATION MAINTENANCE	10,000	10,000	36,450	(26,450)
43 NPDES MONITORING	5,400	4,050	2,700	1,350
44 POND MAINTENANCE	15,000	11,250	51,103	(39,853)
45 POND MOWING	-	-	-	-
46 GATE MAINTENANCE	10,200	10,200	28,864	(18,664)
47 GATE ACCESS & FOBS	6,000	4,500	-	4,500
48 COMPREHENSIVE FIELD SERVICES	13,896	10,422	9,264	1,158
49 PET WASTE REMOVAL	4,000	3,000	-	3,000
50 HOLIDAY DECORATIONS	5,000	3,750	-	3,750
51 GATE MONITORING	-	-	-	-
52 CAMERA MONTORING	-	-	-	-
53 PHYSICAL ENVIRONMENT CONTINGENCY (Barriers in FY 201	10,000	10,000	28,147	(18,147)
54 TOTAL PHYSICAL ENVIRONMENT	550,680	413,010	429,278	16,268
55 TOTAL EXPENDITURES	675,893	510,392	520,975	(10,583)
56 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(201,828)	60,053	261,881
57 TRANSFER IN	-	-	10	(10)
58 FUND BALANCE - BEGINNING	8,816	8,816	8,816	-
59 FUND BALANCE - ENDING	\$ 8,816	\$ (193,012)	\$ 68,879	\$ (261,891)

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 281,094	\$ 288,492	\$ 7,398
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	124	124
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,094	288,616	7,522
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			-
11 MAY 1, 2022	104,688	104,688	-
12 NOVEMBER 1, 2021	104,688	106,313	1,625
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2021	70,000	65,000	(5,000)
17 TOTAL EXPENDITURES	279,375	276,000	(3,375)
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,719	\$ 12,616	\$ 10,897
19 OTHER FINANCING SOURCES (USES)			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
23 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
24 FUND BALANCE - BEGINNING	462,775	462,775	-
25 FUND BALANCE - ENDING	\$ 464,494	\$ 475,391	\$ 10,897

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-2
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 39,963	\$ -	\$ (39,963)
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	7	7
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	39,963	7	(39,955)
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			-
11 MAY 1, 2022	19,981	19,981	-
12 NOVEMBER 1, 2022	19,981	-	(19,981)
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2022	-	695,000	695,000
17 TOTAL EXPENDITURES	39,963	714,981	675,019
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (714,974)	\$ (714,974)
19 OTHER FINANCING SOURCES (USES)			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	(10)	(10)
23 TOTAL OTHER FINANCING SOURCES (USES)	-	(10)	(10)
24 FUND BALANCE - BEGINNING	714,984	714,984	-
25 FUND BALANCE - ENDING	\$ 714,984	\$ -	\$ (714,984)

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-3
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 293,750	\$ 146,866	\$ (146,884)
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	146,866	146,866
4 INTEREST	-	86	86
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	293,750	293,817	67
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			-
11 MAY 1, 2022	146,875	146,875	-
12 NOVEMBER 1, 2021	146,875	146,875	-
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2021	-	-	-
17 TOTAL EXPENDITURES	293,750	293,750	-
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ 67	\$ 67
19 OTHER FINANCING SOURCES (USES)			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
23 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
24 FUND BALANCE - BEGINNING	293,759	293,759	-
25 FUND BALANCE - ENDING	\$ 293,759	\$ 293,827	\$ 67

Stoneybrook North CDD
Cash Reconciliation - General Fund
June 30, 2022

	<u>Bank United</u> <u>(Operating Acct)</u>
Balance Per Bank Statement	\$ 56,184.73
Plus: Deposits	-
Less: Outstanding Checks	(13,297.50)
<i>Adjusted Bank Balance</i>	<u>\$ 42,887.23</u>
Beginning Cash Balance Per Books	\$ 39,844.50
Cash Deposits	62,782.40
Cash Disbursements	(59,739.67)
<i>Balance Per Books</i>	<u>\$ 42,887.23</u>

**Stoneybrook North CDD
FY2022 YTD
Check Register**

Date	Num	Name	Memo	Deposit	Disbursement	Balance
09/30/2021		EOY BALANCE				\$ 10,618.76
10/01/2021	1549	DPFG M&C	Statement of Estimated Regulatory Costs for petition to amend CDD boundary		500.00	10,118.76
10/01/2021	1550	Innersync	ADA Website Compliance 10/1/21 - 9/30/22		1,515.00	8,603.76
10/01/2021	GF 2021-10 wire	North Brook Holdings		500.00		9,103.76
10/04/2021	1552	Lee County Utilities	18144 Everson Miles Cir Lift Private 8/26 - 9/28		11.77	9,091.99
10/04/2021	1553	Protective Barriers, LLC	NPDES monitoring 09/21		450.00	8,641.99
10/08/2021	GF 2021-12 wire	North Brook Holdings		1,417.50		10,059.49
10/13/2021	1554	Solitude Lake Management	Lake and Pond Management - October		910.00	9,149.49
10/14/2021	1555	DEPT OF ECONOMIC OPPORTUNITY	FY 2021/2022 Special District Fee Invoice/Update Form		175.00	8,974.49
10/15/2021			Deposit	47.10		9,021.59
10/25/2021	1556	DC Integrations LLC	Door Bell Communicator Service (3)		195.00	8,826.59
10/25/2021	1557	Suncoast Security			4,353.70	4,472.89
10/28/2021	ACH102821	LCEC	18144 Everson Miles Cir #Lift Station 9/3 - 10/4		781.38	3,691.51
10/29/2021	GF 2021-13 wire	North Brook Holdings		5,758.34		9,449.85
10/29/2021	GF 2021-14 wire	North Brook Holdings		1,462.70		10,912.55
10/29/2021	1559	DPFG M&C	CDD Mgmt - Oct 2021		5,758.34	5,154.21
10/29/2021	1560	EGIS INSURANCE ADVISORS, LLC	Insurance FY 10/1/21 - 10/1/22 Policy # 100121269		1,462.70	3,691.51
10/29/2021			Deposit	123.34		3,814.85
10/29/2021			Deposit	5,396.25		9,211.10
10/31/2021		EOM BALANCE		\$ 14,705.23	\$ 16,112.89	\$ 9,211.10
11/01/2021	1558	Banks Engineering			5,396.25	3,814.85
11/02/2021	1561	Lee County Utilities	18144 Everson Miles Cir Lift Private 9/28 - 10/27		12.59	3,802.26
11/10/2021	1562	Protective Barriers, LLC	NPDES monitoring 10/21		450.00	3,352.26
11/10/2021	1563	Sign Solutions of Tampa Bay, Inc.	Install 2 "No Trespassing" signs at entrance Est# 18908		340.00	3,012.26
11/15/2021			Deposit	6,588.57		9,600.83
11/29/2021	ACH112921	LCEC	18144 Everson Miles Cir #Lift Station 10/4 - 11/3		522.68	9,078.15
11/30/2021	GF 2021-15 (WIRE North Brook Holdings			5,119.78		14,197.93
11/30/2021	GF 2021-16 (WIRE North Brook Holdings			4,252.50		18,450.43
11/30/2021	GF 2021-17R (WIF North Brook Holdings			16,725.00		35,175.43
11/30/2021	GF 2021-18 (WIRE North Brook Holdings			2,658.00		37,833.43
11/30/2021	GF 2021-19 (WIRE North Brook Holdings			1,158.00		38,991.43
11/30/2021	GF 2021-20 (WIRE North Brook Holdings			6,208.34		45,199.77
11/30/2021	GF 2021-21 (WIRE North Brook Holdings			7,083.23		52,283.00
11/30/2021	GF 2021-22 (WIRE North Brook Holdings			1,505.00		53,788.00
11/30/2021	GF 2021-23 (WIRE North Brook Holdings			1,303.96		55,091.96
11/30/2021	GF 2021-24 (WIRE North Brook Holdings			1,526.50		56,618.46
11/30/2021			Deposit	20,956.81		77,575.27
11/30/2021		EOM BALANCE		\$ 75,085.69	\$ 6,721.52	\$ 77,575.27
12/03/2021	1564	STRALEY ROBIN VERICKER			5,119.78	72,455.49
12/03/2021	1565	Suncoast Security	Bills 1003, 1010, 1017		4,252.50	68,202.99
12/03/2021	1566	Big Tree, Inc.	Contract Maint 7/31/21 - 7/30/22		16,725.00	51,477.99
12/03/2021	1567	DIBARTOLOMEO,MCBEE,HARTLEY & BARN	Audit Services year ended 9/30/20 plus Confirmations		2,658.00	48,819.99
12/03/2021	1568	Artemis Connected, LLC	Monthly Service Area - November 2021		1,158.00	47,661.99
12/03/2021	1569	DPFG M&C	CDD Mgmt - Nov 2021		5,758.34	41,903.65
12/03/2021	1570	Gig Fiber, LLC	Street Light Materials & Labor		4,755.73	37,147.92
12/03/2021	1571	Solitude Lake Management	Lake and Pond Management - November		910.00	36,237.92

**Stoneybrook North CDD
FY2022 YTD
Check Register**

Date	Num	Name	Memo	Deposit	Disbursement	Balance
12/03/2021	1572	Suncoast Security	Security (10/25 - 10/31)		1,417.50	34,820.42
12/03/2021	1573	Suncoast Security	Security (11/1 - 11/7)		1,505.00	33,315.42
12/03/2021	1574	IPFS Corporation	Insurance Policy - Payment 1 of 11 (notice sent 11/8/21, after due date)		1,303.96	32,011.46
12/03/2021	1575	Suncoast Security	Security (11/8 - 11/14) plus 1 hr Daylight Saving		1,526.50	30,484.96
12/15/2021			Deposit	459,227.58		489,712.54
12/17/2021	1579	DPFG M&C	CDD Mgt- Dec 2021		5,758.34	483,954.20
12/17/2021	1490	Gig Fiber, LLC	Street Light Materials & Labor		0.00	483,954.20
12/17/2021	1577	Solitude Lake Management			1,820.00	482,134.20
12/21/2021	1581	Protective Barriers, LLC	NPDES monitoring 12/21		450.00	481,684.20
12/23/2021			Deposit	1,280.00		482,964.20
12/28/2021	1582	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/2021		363.00	482,601.20
12/29/2021			Deposit	9,003.30		491,604.50
12/31/2021	Wire 123121	IPFS Corporation	Insurance Policy - ACH Payment		1,241.87	490,362.63
12/31/2021	ACH 123121	LCEC	18144 Everson Miles Cir #Lift Station 11/4 - 12/3		663.88	489,698.75
12/31/2021		EOM BALANCE		\$ 469,510.88	\$ 57,387.40	\$ 489,698.75
01/05/2022			Deposit	9.98		489,708.73
01/05/2022	1583	Banks Engineering	11NBHD01-083		1,280.00	488,428.73
01/10/2022	GF 2021-25 (WIRE North Brook Holdings			5,000.00		493,428.73
01/10/2022	GF 2021-26 (WIRE North Brook Holdings			5,759.34		499,188.07
01/10/2022	GF 2021-27 (WIRE North Brook Holdings			1,505.00		500,693.07
01/10/2022	GF 2021-28 (WIRE North Brook Holdings			1,612.50		502,305.57
01/10/2022	GF 2021-29 (WIRE North Brook Holdings			910.00		503,215.57
01/10/2022	GF 2021-30 (WIRE North Brook Holdings			910.00		504,125.57
01/11/2022			Deposit	2,326.25		506,451.82
01/12/2022	1584	Banks Engineering			2,326.25	504,125.57
01/14/2022	1585	Lerner Reporting Services, Inc.	FY 21/22 Annual Disclosure Fee		5,000.00	499,125.57
01/14/2022			Deposit	4,741.05		503,866.62
01/19/2022	1586	Protective Barriers, LLC			1,350.00	502,516.62
01/19/2022	1587	Solitude Lake Management			1,820.00	500,696.62
01/19/2022	1588	STANTEC CONSULTING SERVICES, INC.	legal svcs		65.50	500,631.12
01/19/2022	1589	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/2021		1,870.00	498,761.12
01/19/2022	1590	Suncoast Security	Security (11/29/21-12/05/21)		1,505.00	497,256.12
01/19/2022	1591z	Suncoast Security	Security (11/29/21-12/05/21)		1,505.00	495,751.12
01/21/2022	012221ACH	IPFS Corporation	Insurance Policy - Payment 3 of 11 -ACH (Conf # 16521056)		1,303.96	494,447.16
01/28/2022	1596	Suncoast Security	Multiple double payments because of Suncoast mixup		9,157.50	485,289.66
01/28/2022	1596z	Suncoast Security	Multiple double payments because of Suncoast mixup		10,206.50	475,083.16
01/31/2022		EOM BALANCE		\$ 22,774.12	\$ 37,389.71	\$ 475,083.16
02/01/2022	95	LCEC	record ACH transaction for electricity exp		933.53	474,149.63
02/03/2022	1597	Artemis Connected, LLC			2,316.00	471,833.63
02/03/2022	1598	Big Tree, Inc.			84,345.00	387,488.63
02/03/2022	1599	DC Integrations LLC			24,159.00	363,329.63
02/03/2022	1600	DPFG M&C	CDD Mgt- Jan 2022		5,758.34	357,571.29
02/03/2022	1601	Gig Fiber, LLC	Streetlight - December		8,050.00	349,521.29
02/03/2022	1602	STRALEY ROBIN VERICKER			2,406.01	347,115.28
02/03/2022	1603	Suncoast Security			4,515.00	342,600.28
02/09/2022	GF 2021-38	North Brook Holdings		5,758.34		348,358.62
02/09/2022			Deposit	1,871.75		350,230.37
02/11/2022	021122ACH3	IPFS Corporation	Insurance Policy - Payment 4 of 11		1,303.96	348,926.41
02/16/2022	1604	Banks Engineering			1,871.75	347,054.66
02/19/2022			Deposit	12,948.42		360,003.08
02/25/2022			Deposit	4,260.00		364,263.08
02/28/2022	1606	Gig Fiber, LLC	Streetlights February		8,050.00	356,213.08
02/28/2022		EOM BALANCE		\$ 24,838.51	\$ 143,708.59	\$ 356,213.08

**Stoneybrook North CDD
FY2022 YTD
Check Register**

Date	Num	Name	Memo	Deposit	Disbursement	Balance
03/02/2022	96	LCEC	record ACH for electricity exp		1,574.40	354,638.68
03/04/2022	ACH03.07.22	IPFS Corporation	Insurance Policy - Payment 5 of 11		1,241.87	353,396.81
03/09/2022	Wire081722	Banks Engineering	VOID: 11NBHD01-083 CO#3	0.00		353,396.81
03/09/2022	030922ACH	Banks Engineering	11NBHD01-083 CO#3		1,560.00	351,836.81
03/10/2022	1605	US Bank			244,849.09	106,987.72
03/15/2022	1607	Gig Fiber, LLC	Streetlight November & January		17,573.33	89,414.39
03/15/2022		Gig Fiber, LLC	QuickBooks generated zero amount transaction for bill payment stub	0.00		89,414.39
03/15/2022	1608	Gig Fiber, LLC	Streetlight - October		1,968.33	87,446.06
03/15/2022	98	Lee County Tax Collectors	record tax collections DB07 received 3/15/22	2,419.40		89,865.46
03/18/2022	1612	Big Tree, Inc.			23,123.00	66,742.46
03/18/2022	1613	DC Integrations LLC	Install Door King Entry Unit		5,870.00	60,872.46
03/18/2022	1614	Protective Barriers, LLC	NPDES monitoring 1/6,1/13,1/20 and 1/27/22		450.00	60,422.46
03/18/2022	1620	DexBender	11NBHD01-103		2,700.00	57,722.46
03/29/2022			Deposit	2,060.00		59,782.46
03/30/2022	1615	Artemis Connected, LLC			10,130.07	49,652.39
03/30/2022	1616	Mancini Earth & Pipe	Nature Trail Repair		21,365.50	28,286.89
03/30/2022	1617	STANTEC CONSULTING SERVICES, INC.	legal svcs		252.00	28,034.89
03/31/2022	93		Adjust to remove old dupe posted ACH for PR	49.00		28,083.89
03/31/2022	97	LCEC	record ACH for electricity exp		1,377.40	26,706.49
03/31/2022	1621	DexBender	11NBHD01-103		2,060.00	24,646.49
03/31/2022		EOM BALANCE		\$ 4,528.40	\$ 336,094.99	\$ 24,646.49
04/01/2022	1618	IPFS Corporation	Insurance Policy - Payment 6 of 11		1,241.87	23,404.62
04/01/2022	1619	Suncoast Security			3,010.00	20,394.62
04/01/2022	113	DexBender	reverse PY audit entry - trivial amt - posted to misc exp		49.00	20,345.62
04/01/2022	117		restrict cash for DS amts not yet transferred out of GF chkg		1,153.33	19,192.29
04/01/2022	113	DexBender	reverse PY audit entry for exp that hit P&L 2/28/22		2,060.00	17,132.29
04/01/2022	117		restrict cash for DS amts not yet transferred out of GF chkg	1,153.33		18,285.62
04/04/2022	ACHOnline	IPFS Corporation	Insurance Policy - Payment 7 of 11		1,303.96	16,981.66
04/14/2022	1622	Artemis Connected, LLC			3,916.34	13,065.32
04/18/2022			Deposit	5,802.00		18,867.32
04/22/2022	91		to record tax collector pyament on 04/22	45,578.63		64,445.95
04/22/2022	91		to restrict cash for payment to debt service fund	41,519.85		105,965.80
04/27/2022	300000	Gig Fiber, LLC			8,050.00	97,915.80
04/27/2022	300000-1	Gig Fiber, LLC			8,050.00	89,865.80
04/27/2022	106A	Gig Fiber, LLC	Assign class to Unclassified activity	8,050.00		97,915.80
04/27/2022	106B	Gig Fiber, LLC	Assign class to Unclassified activity		8,050.00	89,865.80
04/27/2022			Deposit	3,624.24		93,490.04
04/30/2022	112	LCEC	record missing transactions April bank recon		928.77	92,561.27
04/30/2022		EOM BALANCE		\$ 105,728.05	\$ 37,813.27	\$ 92,561.27
05/04/2022	100004	Big Tree, Inc.			33,450.00	59,111.27
05/04/2022	104		paid inv 21057, 21058, 21204 and 21205 twice		1,534.50	57,576.77
05/05/2022	1624	Banks Engineering	11NBHD01-083 CO#3		5,802.00	51,774.77
05/06/2022	1623	STRALEY ROBIN VERICKER			1,534.50	50,240.27
05/06/2022	100001	Artemis Connected, LLC			3,916.34	46,323.93
05/06/2022	100002	Lee County Utilities			2.93	46,321.00
05/10/2022	100003	STRALEY ROBIN VERICKER			1,910.45	44,410.55
05/13/2022	100005	STRALEY ROBIN VERICKER			3,045.50	41,365.05
05/19/2022	116	Lee County Tax Collectors	record tax collections received 5/19/22	1,064.75		42,429.80
05/19/2022	116	Lee County Tax Collectors	record tax collections received 5/19/22	969.93		43,399.73
05/20/2022	100006	Big Tree, Inc.			10,954.00	32,445.73
05/20/2022	1625	Banks Engineering	11NBHD01-083		3,624.24	28,821.49
05/31/2022			Deposit	11,023.01		39,844.50
05/31/2022		EOM BALANCE		\$ 13,057.69	\$ 65,774.46	\$ 39,844.50

**Stoneybrook North CDD
FY2022 YTD
Check Register**

Date	Num	Name	Memo	Deposit	Disbursement	Balance
06/08/2022	300002	IPFS Corporation			1,303.96	38,540.54
06/09/2022	1627	Banks Engineering	11NBHD01-083		11,023.01	27,517.53
06/16/2022		Kirkwood Electric	Repaired broken pipes		5,720.00	21,797.53
06/16/2022	107A	Kirkwood Electric	Assign class to Unclassified activity	5,720.00		27,517.53
06/16/2022	107B	Kirkwood Electric	Assign class to Unclassified activity		5,720.00	21,797.53
06/17/2022	WIRE 220617	North Brook Holdings		48,662.40		70,459.93
06/17/2022			Deposit	8,400.00		78,859.93
06/20/2022			Deposit	0.00		78,859.93
06/20/2022	1628	DexBender			8,400.00	70,459.93
06/22/2022	100007	Big Tree, Inc.			6,900.00	63,559.93
06/22/2022	100008	Business Observer			52.50	63,507.43
06/22/2022	100009	Gig Fiber, LLC			8,050.00	55,457.43
06/22/2022	100010	Protective Barriers, LLC			900.00	54,557.43
06/22/2022	100011	Solitude Lake Management			1,947.40	52,610.03
06/22/2022	100012	Suncoast Security			7,525.00	45,085.03
06/30/2022	118	LCEC	record missing transactions from June bank recon activity		1,385.94	43,699.09
06/30/2022	118	LCEC	record missing transactions from June bank recon activity		811.86	42,887.23
06/30/2022		EOM BALANCE		\$ 62,782.40	\$ 59,739.67	\$ 42,887.23

EXHIBIT 7.

1 **MINUTES OF MEETING**
2 **STONEYBROOK NORTH**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community
5 Development District was held on Thursday, May 26, 2022 at 3:00 p.m. at Hyatt Place Ft. Myers At the
6 Forum, 2600 Champion Ring Rd. Fort Myers, FL 33905

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Comings-Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson Board Supervisor, Chairman
11 Lori Price Board Supervisor, Assistant Secretary
12 Christie Ray Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the May 26, 2022 Stoneybrook North*
14 *CDD Board of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments**

16 ➤ There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS – Business Matters**

18 Lee Worst from Lee County
19 DEP- John Hart

- 20 A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*
21 B. Exhibit 1: Consideration and Approval of Resolution 2022-06, Approving Proposed
22 Budget and Setting Public Hearing (FY 2022-2023) – August 25 – 9 am

23 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
24 Approved Resolution 2022-06, Approving Proposed Budget and Setting Public Hearing (FY 2022-
25 2023) for Stoneybrook North Community Development District.

26 ➤ Exhibit A – Proposed Budget for FY 2022-2023

- 27 C. Exhibit 2: Service Agreement Amendment – Innovative Employer Solutions, Inc.

28 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board
29 Adopted Service Agreement Amendment – Innovative Employer Solutions, Inc. for Stoneybrook
30 North Community Development District.

- 31 D. Exhibit3: Amortization Recalculation Agreement Stoneybrook North CDD

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
33 Adopted Amortization Recalculation Agreement Stoneybrook North CDD for Stoneybrook North
34 Community Development District.

35 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 36 A. Acceptance of the Unaudited Financial Statements *(To Be Distributed)*
37 B. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors
38 Regular Meeting Held March 24, 2022

39 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board
40 Approved the Minutes of the Board of Supervisors Regular Meeting Held March 24, 2022 for
41 Stoneybrook North Community Development District.

- 42 C. Exhibit 5: Presentation of Stoneybrook North CDD Number of Qualified Electors – 203
43 D. Exhibit 6: Ratification of Contracts

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

- 45 A. District Manager
46 ➤ Field Services Update
47 B. District Attorney- There being none, the next item followed.
48 C. District Engineer- There being none, the next item followed.

49 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business**

- 50 ➤ A resident asked if the security company just sitting and not patrolling
51 ➤ A resident mentioned the dog waste
52 ➤ A resident mentioned signs made for “no construction vehicles on the bridge” and arrows to the
53 second entrance
54 ➤ A resident asked when the lagoon is being brought on and the board needs to get updates to the
55 residents
56 ➤ A resident mentioned that there are no speed limit signs in the community
57 ➤ A resident mentioned the rear construction entrance off of Marlin Kite – the 4 wheelers are
58 coming in as well as homeless - need to ask Breeze

59 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- 60 ➤ There being none, the next item followed.

61 **EIGHTH ORDER OF BUSINESS – Adjournment**

62 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
63 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

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

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

69 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
70 meeting held on _____.**

71 _____
Signature

Signature

Printed Name

Printed Name

72 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 8.

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Zephyr Lakes Community Development
5 District was held on Thursday, March 24, 2022 at 9:00 a.m. Hyatt Place Ft. Myers At the Forum, 2600
6 Champion Ring Rd. Fort Myers, FL 33905.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Comings-Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson Board Supervisor, Chairman
11 Lori Price Board Supervisor, Assistant Secretary
12 Christie Ray Board Supervisor, Assistant Secretary

13 Also Present:

14 Cynthia Wilhelm NABORS, GIBLIN AND NICKERSON (via phone)

15 *The following is a summary of the discussions and actions taken at the March 24, 2022 Stoneybrook North*
16 *CDD Board of Supervisors Regular Meeting.*

17 **SECOND ORDER OF BUSINESS – Audience Comments**

18 ➤ There being none, the next time followed

19 **THIRD ORDER OF BUSINESS – Business Items**

- 20 A. Exhibit 1: Consideration of Form 8B – Memorandum of Voting Conflict for County,
21 Municipal, and Other Local Public Officers
- 22 B. Exhibit 2: Consideration & Adoption of Resolution **2022-02, Appointing and Fixing**
23 **Compensation for District Management**

24 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
25 Resolution **2022-02, Appointing and Fixing Compensation for District Management** for
26 the Stoneybrook North Community Development District.

- 27 C. Exhibit 3: Consideration & Adoption of **Resolution 2022-03, A Designation of Officers**

28 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
29 Resolution **2022-03, A Designation of Officers** for the Stoneybrook North Community
30 Development District.

- 31 D. Exhibit 4: Consideration & Adoption of **Resolution 2022-04, A Designation of Primary**
32 **Administrative Office & Principal Headquarters**

33 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
34 Resolution **2022-04, A Designation of Primary Administrative Office & Principal**
35 **Headquarters** for the Stoneybrook North Community Development District.

- 36 E. Exhibit 5: Consideration & Adoption of **Resolution 2022-05, A Designation of**
37 **Authorized Bank Signatories**

38 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
39 Resolution **2022-05, A Designation of Authorized Bank Signatories** for the Stoneybrook
40 North Community Development District.

41 F. Exhibit 6: Resolution **2022-06, Delegated Award resolution**

- 42 ➤ Ms. Wilhelm reviewed the Delegated Award Resolution with the Board of Supervisors
- 43 ➤ This resolution was added to the record

44 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
45 Resolution **2022-06, Delegated Award resolution** for the Stoneybrook North Community
46 Development District.

47 G. Preliminary Engineer Report

48 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
49 the Preliminary Engineer Report for the Stoneybrook North Community Development District.

50 H. AMR

51 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
52 the AMR for the Stoneybrook North Community Development District.

53 **FOURTH ORDER OF BUSINESS – Staff Reports**

- 54 A. District Manager- There being none, the next item followed
- 55 ➤ Field Services Update- There being none the next item followed
- 56 B. District Attorney- There being none, the next item followed
- 57 C. District Engineer- There being none, the next item followed

58 **FIFTH ORDER OF BUSINESS – Audience Comments - New Business**

- 59 A. A resident asked for an update on sprinklers, ponds, and gates.
- 60 ➤ Mr. Lawson gave an update regarding irrigation and gate system.
- 61 B. A resident asked if CDD can add a status update on the CDD website.
- 62 ➤ Mr. Lawson said he would work on getting that on the website.
- 63 C. A resident asked about a school bus stop location
- 64 ➤ There was no option involving the CDD currently to fix the issue.
- 65 D. A resident asked about a streetlight that must be replaced
- 66 ➤ Mr. Lawson said the CDD would follow up with Streetleaf
- 67 E. A resident asked about street signs down
- 68 ➤ Mr. Lawson said the CDD would follow up with Breeze.

69 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

- 70 ➤ There being none, the next item followed

71 **SEVENTH ORDER OF BUSINESS – Adjournment**

72 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
73 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

74 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adjourned
75 the meeting for the Stoneybrook North Community Development District.

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

79 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
80 **meeting held on _____.**

81

Signature

Signature

Printed Name

Printed Name

82 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 9.

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development
5 District was held on Thursday, August 26, 2021 at 10:00 a.m. at the Hyatt Place Fort Myers At the Forum,
6 2600 Champion Ring Road, Fort Myers, FL 33905.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Comings called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Lori Price	Board Supervisor, Assistant Secretary
13 Christie Ray (<i>via phone</i>)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Austin Comings	District Manager, DPFG Management & Consulting
16 Patricia Thibault (<i>via phone</i>)	District Manager, DPFG Management & Consulting
17 John Vericker (<i>via phone</i>)	District Counsel, Straley Robin Vericker

18 *The following is a summary of the discussions and actions taken at the August 26, 2021 Stoneybrook North*
19 *CDD Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 23 A. Exhibit 1: Consideration and Approval of the May 27, 2021 Regular Meeting Minutes
- 24 B. Exhibit 2: Ratification of Pos: 17, 20-22
- 25 C. Exhibit 3: Acceptance of the Arbitrage Rebate Report for Capital Improvement Revenue Bonds
26 Series 2017A-1, 2017A-2, and 2017A-3

27 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
28 Items A – C of the Consent Agenda for the Stoneybrook North Community Development District.

29 **FOURTH ORDER OF BUSINESS – Business Matters**

30 **A. FY 2021-2022 Budget and Assessments Public Hearing**

31 1. Open Public Hearing

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board opened the
33 FY 2021-2022 Budget and Assessments Public Hearing for the Stoneybrook North Community Development
34 District.

35 2. Exhibit 4: Presentation of the FY 2021-2022 Budget

36 Mr. Lawson stated that this was a virtually flat budget, with a very slight increase. Mr.
37 Draper inquired about an increase in security expenditures, and Mr. Lawson indicated that
38 there would be additional revenue to offset.

39 3. Public Comments

40 There being none, the next item followed.

41 4. Close Public Hearing

42 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed the
43 FY 2021-2022 Budget and Assessments Public Hearing for the Stoneybrook North Community Development
44 District.

45 B. Exhibit 5: Consideration and Approval of **Resolution 2021-05, Adopting Final Budget for FY**
46 **2021-2022**

47 1. Exhibit A – FY 2021-2022 Budget

48 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted
49 **Resolution 2021-05, Adopting Final Budget for FY 2021-2022**, for the Stoneybrook North Community
50 Development District.

51 C. Exhibit 6: Consideration and Approval of **Resolution 2021-06, Imposing and Levying O&M**
52 **Assessments for FY 2021-2022 Budget**

53 1. Exhibit A – FY 2021-2022 Budget

54 2. Exhibit B – FY 2021-2022 Budget Funding Agreement

55 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
56 **Resolution 2021-6, Imposing and Levying O&M Assessments for FY 2021-2022 Budget**, for the
57 Stoneybrook North Community Development District.

58 A. Exhibit 7: Consideration and Approval of **Resolution 2021-07, Adopting FY 2021-2022 Meeting**
59 **Schedule**

60 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
61 **Resolution 2021-07, Adopting FY 2021-2022 Meeting Schedule**, for the Stoneybrook North Community
62 Development District.

63 Following the motion, Mr. Comings requested for a motion to adopt the Supplemental Assessment
64 Methodology Report that had not been listed on the agenda. Mr. Vericker explained that, in
65 conjunction with the boundary amendment, this supplemental report removed 5 acres from the report,
66 as there were not supposed to be assessments on the lagoon area. He additionally noted that the unit
67 count would remain unchanged.

68 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved the
69 amended assessment report on 2017 Bonds, for the Stoneybrook North Community Development District.

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

71 A. District Manager

72 1. Field Team Update

73 No update was given.

74 B. District Counsel

75 Mr. Vericker stated that he would continue to work on the boundary amendment with the County.

76 C. District Engineer

77 There being none, the next item followed.

78 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

79 There being none, the next item followed.

80 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

81 Mr. Lawson expressed appreciation for District staff in getting the supplemental assessment report
82 done.

83 **NINTH ORDER OF BUSINESS – Adjournment**

84 Mr. Comings asked for final questions, comments, or corrections before requesting a motion to adjourn
85 the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

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

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

91 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
92 **meeting held on _____.**

93

94

Signature

Signature

95

Printed Name

Printed Name

96 **Title:** **Secretary** **Assistant Secretary**

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