

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Diane Allenbaugh - Assistant Secretary
Regis Steighner - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
Jim Bugos - Field Services Manager
Tyson Waag - District Engineer
John Vericker - District Counsel

Stoneybrook North Community Development District

Regular Meeting and Public Hearing Agenda

Tuesday, August 26, 2025 at 2:00 P.M.

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

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, August 26, 2025, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. FY 2025-2026 Budget Public Hearing
 - Open Public Hearing
 - Affidavit of Publication – July 25 & August 1, 2025
 - Presentation of the FY 2025-2026 Budget
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2025-10, Adopting FY 2025-2026 Budget**
 - Exhibit A – FY 2025-2026 Adopted Budget
 - C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

District Office:

Kai (formerly Breeze/BreezeHome)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

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

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
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- D. Consideration for Adoption – **Resolution 2025-11, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget** **Exhibit 4**

➤ Exhibit A – FY 2025-2026 Budget

- E. Consideration for Approval – Interim Operating and Deficit Budget Funding Agreement **Exhibit 5**

➤ Exhibit A – FY 2025-2026 General Fund Budget

- F. Consideration for Adoption – **Resolution 2025-12, Adopting the FY 2025-2026 Meeting Schedule** **Exhibit 6**

4. Consent Agenda

- A. Consideration for Acceptance – The Unaudited July 2025 Financials **Exhibit 7**

- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025 **Exhibit 8**

5. Staff Reports

A. District Counsel

B. District Engineer

C. Kai Field Staff

1. Landscape Inspection Report **Exhibit 9**

2. Solitude Retention Pond Report **Exhibit 10**

3. Consideration for Approval – Big Tree – Dripline Installation - \$3,162.30 **Exhibit 11**

D. District Manager

- Presentation of Quarterly Compliance Website Audit Report **Exhibit 12**

- Discussion on Incident in Nature Preserve

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce

District Manager

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Kai (*formerly Breeze/BreezeHome*)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

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

EXHIBIT 1

AGENDA

Serial Number
25-02782L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

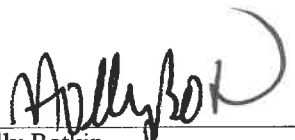
in the matter of Stoneybrook North CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.


*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin


Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)

 Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

PS 1 22

Notice of Public Hearing and Board of Supervisors Meeting of the Stoneybrook North Community Development District

The Board of Supervisors (the "Board") of the Stoneybrook North Community Development District (the "District") will hold a public hearing and a meeting on August 26, 2025, at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting: www.stoneybrooknorthdcd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Units	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

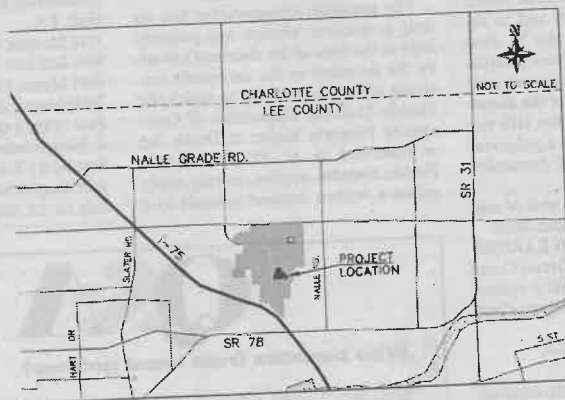
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Audette Bruce
District Manager



July 25, 2025

25-02782L

PS 2 of 2

Serial Number
25-02815L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Stoneybrook North CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 8/1/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

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Audette Bruce
District Manager
August 1, 2025

25-02815L

EXHIBIT 2

AGENDA



FY 2026 PROPOSED BUDGET

STATEMENT 1
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES - ON ROLL	\$ 325,740	\$ 316,696	\$ 341,464	\$ 362,752	\$ 487,616	\$ 534,582	\$ 710,628	\$ 223,012
GENERAL FUND REVENUES - OFF ROLL	74,023	424,946	423,745	513,551	575,867	186,803	725,743	149,877
GENERAL FUND REVENUES - LOT CLOSINGS	-	-	-	34,926	-	-	-	-
GENERAL FUND REVENUES - O&M ASSESSMENT/EXCESS FEES	-	-	-	58	-	-	-	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
MISCELLANEOUS	-	400	-	-	-	-	-	-
LOT CLOSINGS	-	-	-	-	-	68,656	-	-
INSURANCE REIMBURSEMENT- HURRICANE	-	-	25,045	355	-	-	-	-
TOTAL REVENUE	399,762	742,043	790,254	911,641	1,203,483	822,038	1,436,371	232,888
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,228	2,899	2,984	4,011	6,400	3,800	12,000	5,600
PAYROLL TAXES	132	77	199	321	490	291	918	428
PAYROLL SERVICES	50	100	877	400	490	400	490	-
TRAVEL PER DIEM	-	-	349	800	500	391	1,000	500
MANAGEMENT CONSULTING SERVICES	21,735	19,875	21,000	26,500	48,000	36,000	48,000	-
CONSTRUCTION ACCOUNTING SERVICES	5,000	4,732	5,000	9,000	4,500	3,375	4,500	-
PLANNING AND COORDINATING SERVICES	36,000	34,071	3,900	36,000	19,000	14,250	19,000	-
ADMINISTRATIVE SERVICES	3,600	3,408	36,000	3,001	3,600	2,700	3,600	-
BANK FEES	316	-	-	-	150	-	150	-
MISCELLANEOUS	1,147	1,657	5,148	913	500	315	500	-
AUDITING SERVICES	-	5,922	-	7,200	4,400	-	4,400	-
INSURANCE	14,620	16,812	16,181	25,815	60,760	24,488	60,760	-
REGULATORY AND PERMIT FEES	175	175	7,147	175	175	200	175	-

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STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
LEGAL ADVERTISEMENTS	2,309	800	284	641	1,500	144	1,500	-
ENGINEERING SERVICES	380	979	2,236	447	4,000	4,495	4,000	-
LEGAL SERVICES	5,723	22,596	8,162	17,185	12,000	11,696	12,000	-
WEBSITE HOSTING	2,062	1,989	2,515	3,515	2,015	5,673	2,015	-
MEETING ROOM RENTAL	-	-			1,200	540	1,200	-
ADMINISTRATIVE OTHER			1,083			-		
ADMINISTRATIVE CONTINGENCY	12	528	4,800	150	10,750	-	10,750	-
TOTAL GENERAL ADMINISTRATIVE	94,488	116,619.10	117,864	136,074	180,430	108,758	186,958	6,528
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	5,000	5,000	6,500	6,750	5,000	10,000	11,000	6,000
TRUSTEE FEES	8,559	8,657	6,411	10,313	10,667	8,000	11,814	1,147
TRUST FUND ACCOUNTING	-	2,839	3,000	3,000	3,000	2,250	3,000	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
ARBITRAGE	650	-	-	1,425	650	475	1,425	775
TOTAL DEBT ADMINISTRATION	14,209	16,496	15,911	21,488	159,317	52,722	27,239	(132,078)
PHYSICAL ENVIRONMENT EXPENDITURES								
SECURITY	75,127	72,794	32,928	10,183	23,250	9,500	24,000	750
STREETPOLE LIGHTING & REPAIRS	13,600	80,548	96,500	102,600	185,100	92,102	251,616	66,516
ELECTRICITY (IRRIGATION & POND PUMPS)	14,680	11,413	15,121	30,146	9,300	46,567	71,568	62,268
GATE MAINTENANCE & MONITORING		33,804	55,464	16,952	17,160	17,732	22,160	5,000
RUST CONTROL	-	-	-		20,000	28,800	38,400	18,400
COMPREHENSIVE FIELD SERVICES	3,474	12,738	13,896	13,896	13,896	10,422	15,000	1,104
WATER	148	104	3,044	136	400	160	400	-
LANDSCAPING MAINTENANCE	166,868	207,451	274,713	229,263	282,900	249,011	338,000	55,100
LANDSCAPE REPLENISHMENT						-	-	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
IRRIGATION MAINTENANCE	9,875	77,552	106,376	131,154	115,900	107,081	155,400	39,500
NPDES MONITORING	5,850	4,050	3,150	4,050	5,400	-	5,400	-
POND MAINTENANCE	21,639	40,259	62,764	54,521	42,200	39,223	55,000	12,800
POND AERATION		-	-	46,759	25,000	-	25,000	-
DECORATIVE LIGHTS			2,000	3,795	-	-	-	-
GATE ACCESS & FOBS	6,165	-	-		6,000	-	6,000	-
GATE SYSTEM ENHANCEMENTS						-	-	
PET WASTE REMOVAL	-	-	7,750	5,497	7,230	4,876	7,230	-
HOLIDAY DECORATIONS	-	-			15,000	-	15,000	-
PRESSURE WASHING	-	-	-		10,000	-	10,000	-
ENTRY BRIDGE FEATURES	-	-			65,000	-	65,000	-
PRESERVE MAINTENANCE						-	17,000	
PHYSICAL ENVIRONMENT OTHER			2,070			-		
PHYSICAL ENVIRONMENT CONTINGENCY	-	27,423	47,577	51,559	20,000	81,661	100,000	80,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	317,425	568,136	723,351	700,511	863,736	687,135	1,222,174	341,438
TOTAL EXPENDITURES	426,122	701,251	857,126	858,073	1,203,483	848,615	1,436,371	232,888
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(26,360)	40,792	(66,872)	53,568	-	(26,577)	-	
FUND BALANCE - BEGINNING	36,094	10,334	51,126	(15,746)	37,822	37,822	37,822	
FUND BALANCE - ENDING	\$ 10,334	\$ 51,125.84	\$ (15,746)	\$ 37,822	\$ 37,822	\$ 11,245	\$ 37,822	

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 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	Assigned ERU	Total ERU	% ERU
28'	106	0.56	59.36	9.24%
40'	117	0.80	93.60	14.57%
50'	313	1.00	313.00	48.73%
60'	147	1.20	176.40	27.46%
Total	683		642.36	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$1,436,371.00	/(a)
Plus: Early Payment Discount (4.0%)	\$61,122.17	
Plus: County Collection Charges (2.0%)	\$30,561.09	
Total Expenditures - GROSS	\$1,528,054.26	[A]
Total ERU:	642.36	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$2,378.81	[A] / [B]
Total AR / ERU - NET:	2,236.08	

3. Proposed FY 2026 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
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

4. FY 2025 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
28'	106	0.70	\$927.13	\$98,275.66	\$986.31	\$104,548.57
40'	117	0.80	\$1,324.47	\$154,962.96	\$1,409.01	\$164,854.22
50'	313	1.00	\$1,655.59	\$518,198.80	\$1,761.26	\$551,275.32
60'	147	1.20	\$1,986.70	\$292,045.58	\$2,113.52	\$310,686.79
Total	683			\$1,063,483.00		\$1,131,364.89

5. Difference between FY 2026 and FY 2025

	FY 2025	FY 2026	Change
TOTAL EXPENDITURES - NET:	\$1,063,483.00	\$1,436,371.00	35%

Lot Width	FY 2025 Gross Assmt/Unit	FY 2026 Gross Assmt/Unit	Change in Gross Assmt/Unit	Change in Gross/Unit per month
28'	\$986.31	\$1,332.14	\$345.83	\$28.82
40'	\$1,409.01	\$1,903.05	\$494.04	\$41.17
50'	\$1,761.26	\$2,378.81	\$617.55	\$51.46
60'	\$2,113.52	\$2,854.58	\$741.06	\$61.75

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	1511001	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting, 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$918.00
PAYROLL SERVICES	Innovative	1511117	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation.	\$490.00
TRAVEL PER DEIM	Misc.	1511118	Estimated as needed for Supervisor travel.	\$1,000.00
MANAGEMENT CONSULTING SERVICES	Kai	1511119	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1511120	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$4,500.00
PLANNING & COORDINATING SERVICES	Kai	1511122	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure.	\$19,000.00
ADMINISTRATIVE SERVICES	Kai	1511125	Pursuant to District Management Contract.	\$3,600.00
BANK FEES	Bank United	1511130	Fees associated with maintaining the District's bank accounts and the ordering of checks.	\$150.00
MISCELLANEOUS	Misc.	1511133	Estimated for administrative expenditures not identified in any other line item.	\$500.00
AUDITING	DiBartolomeo	1511135	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.	\$4,400.00
INSURANCE	EGIS	1511140	The Districts General Liability, Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on advice from the carrier that there will be a substantial increase in rates.	\$60,760.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513040	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.	\$175.00
LEGAL ADVERTISEMENTS		1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$1,500.00
ENGINEERING SERVICES	Stantec	1513080	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000.00
LEGAL SERVICES	Straley, Robin Vericker	1514010	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$12,000.00
MEETING ROOM RENTAL	Marriott	1514013	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County.	\$1,200.00
WEBSITE HOSTING	Campus Suite	1514012	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1514090		\$10,750.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	LERNER	1513025	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service as contracted.	\$11,000.00
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees confirmed by the Trustee.	\$11,813.76
DEVELOPER INTERIM FUNDING - OPERATING		1513035	The developer will advance funding based on actual needs of the District to bridge for October and November until assessment revenues are received in December. Developer will be reimbursed for any actual need payments advanced to the District.	\$0.00
TRUST FUND ACCOUNTING	Kai	1513038	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.	\$3,000.00
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513044	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,425.00
PHYSICAL ENVIRONMENT:				
SECURITY	JCS Security	1521010	PO# OM-SBN-118: The budget reflects a full year of unarmed, professional security guard services for the Stoneybrook North Community Development District, including random vehicle patrols between 4:00 PM and 2:00 AM, seven days a week. The District will compensate the Contractor at a rate of \$50.00 per day, in accordance with the terms of the executed agreement. Included an additional \$5,750 for cost increases.	\$24,000.00
STREETPOLE LIGHTING	Gig Fiber, LLC	1531030	By the end of FY 2025, a total of 208 streetlights are expected to be installed—162 with a monthly service cost of \$51.50 and the remaining 46 at \$50 each. An additional 177 streetlights are anticipated in FY 2026, each with a monthly rate of \$50. A security deposit of \$100 per streetlight is required for all new installations.	\$251,616.00
ELECTRICITY (IRRIGATION & POND PUMPS)	LCEC	1531035	Estimated utility costs for irrigation and pond pump services are based on the FY 2025 monthly average of \$5,964. Currently, there is one active meter located at 18144 Everson Miles Circle (Lift Station).	\$71,568.00
WATER	Lee County Utilities	1531040	Estimated for water utilities related to the District. There is one meter located at 18144 Everson Miles Cir Lift. The District is on well water.	\$400.00
LANDSCAPING MAINTENANCE	Big Tree, Inc	1546001	PO#: OM-SBN-123 & OM-SBN-155: The District contracted Big Tree Landscaping for landscape maintenance, installation, irrigation services, mowing, trimming, weeding, fertilization, pest control, irrigation inspections, and tree/palm pruning. The general currently contract costs \$17,774 per month, with an additional \$8,965 addendum covering maintenance for six lakes in Phase III (Lakes 17-22), common areas, "back of curb" spaces, the tot lot, and utility trimming, but excluding the dog park. The FY 2026 contract reflects a 3% price increase from the prior year. Includes \$7,877 for additional expenses.	\$338,000.24
LANDSCAPE REPLENISHMENT			Replacement of trees, shrubs, and flowers within the common areas of the district.	
IRRIGATION MAINTENANCE	Big Tree, Inc	1546003	Servicing of valves on a monthly basis. Contract confirms an amount of \$50 per valve for every two homes. Currently there are 179 valves within Phase 1 and 39 valves within Phase 3 being maintained and it is anticipated that there will be an additional 41 valves installed by October 1, 2025.	\$155,400.00
NPDES MONITORING	Protective Barriers	1546000	National Pollution Discharge Elimination System Monitoring is provided once every 7 days and after 0.50 inch of rainfall Monthly \$450.	\$5,400.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
POND MAINTENANCE	Solitude Lake Management & Big Tree	1546050	PO# OM-SBN-159 & OM-SBN-181: Solitude Lake Management, LLC will provide semi-annual exotic vegetation maintenance for seven preserve areas and Lakes 23,24,25,26,28,29,30,31,17,18A,19,20,21, and 22 within the Stoneybrook North Community Development District in the amount of \$51,733.61.	\$55,000.00
POND AERATION	Solitude Lake Management	1546056	There are 27 aerators, along with 6 compressors and 5 valve boxes that will need to be serviced. The estimated costs for servicing is \$25,000 on an annual basis.	\$25,000.00
GATE MAINTENANCE & MONITORING	DKS Integrations	1541020	DKS provides internet services for the North, South, and Lagoon gate sites at a rate of \$480 per site per quarter, totaling \$5,760 annually. They also provide cellular services at \$540 per quarter, totaling \$2,160 per year. In addition, DKS manages the gate camera systems at a rate of \$495 per quarter, for an annual total of \$1,980. The total annual value of the contract is \$9,900. An additional amount of \$12,260 is budgeted for unforeseen gate repairs and maintenance.	\$22,160.00
DECORATIVE LIGHTS				\$0.00
GATE ACCESS & FOBS	DKS Integrations	1541025	Clickers for entrance gates 200 units @30.00.	\$6,000.00
GATE SYSTEM ENHANCEMENTS		NEW LINE		\$0.00
COMPREHENSIVE FIELD SERVICES	Kai	1541090	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.	\$15,000.00
PET WASTE REMOVAL	Big Tree, Inc	1546060	PO# OM-SBN-123: The contract provides for the removal of pet waste, replacement of the can liner and includes 1000 bags per station annually at a rate of 123.09 weekly. This amount includes a 3% increase from prior year.	\$7,230.00
HOLIDAY DECORATIONS	TBD	1541040	Estimated for holiday decorations for the FY 2026 year.	\$15,000.00
RUST CONTROL	Suncoast Rust Control, Inc	1541045	PO# OM-SBN-122: Cost of community rust control contract to service three wells at \$3,200 per month.	\$38,400.00
PRESSURE WASHING		1541051	Estimated cost to pressure wash sidewalks, walls, fences in common grounds.	\$10,000.00
ENTRY BRIDGE FEATURES		1541055	Estimated budget for wear deck replacement on both bridges.	\$65,000.00
PRESERVE MAINTENANCE			Maintenance of the preserve areas within the District.	\$17,000.00
PHYSICAL ENVIRONMENT CONTINGENCY		1551000	Additional maintenance added with new areas coming online especially as it relates to Popash Creek and the upland buffer area.	\$100,000.00
TOTAL EXPENDITURES				\$1,436,371.00

STATEMENT 4
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2017A-1	SERIES 2017A-3	SERIES 2022	FY 2026 TOTAL
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	299,035.91			299,035.91
SPECIAL ASSESSMENTS - OFF-ROLL - NET		203,862.50	314,531.26	203,862.50
LESS: EARLY PAYMENT DISCOUNT	(11,961.44)			(11,961.44)
TOTAL REVENUE	287,074.48	203,862.50	314,531.26	490,936.98
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	5,980.72			-
INTEREST EXPENSE				-
May 1, 2026	97,187.50	101,931.25	125,703.13	199,118.75
November 1, 2026	97,187.50	101,931.25	125,703.13	199,118.75
PRINCIPAL PAYMENT				-
November 1, 2026	85,000.00	-	60,000.00	85,000.00
TOTAL EXPENDITURES	285,355.72	203,862.50	311,406.26	489,218.22
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,718.76	-	3,125.00	1,718.76
FUND BALANCE - ENDING	1,718.76	-	3,125.00	1,718.76

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40	75	0.80	\$71,280.75	\$950.41
50	117	1.00	\$136,021.86	\$1,162.58
60	66	1.20	\$91,733.40	\$1,389.90
Total	258		\$299,036.01	

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

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
FUTURE LOTS	459	1.00	\$203,862.50	\$444.14

Table 4. Series 2022 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial	ASSMT / LOT after Partial	TOTAL GROSS ASSMTS	ASSMT / LOT before Partial
50	73	1.00	\$169,819.00	\$2,326.29	\$1,250.00	\$97,074.67	\$1,329.79
60	81	1.20	\$232,837.00	\$2,874.53	\$1,500.00	\$129,254.94	\$1,595.74
Total	154		\$402,656.00			\$226,329.61	

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23		5.00%	102,938	102,938		3,705,000
11/1/23	75,000	5.00%	102,938	177,938	280,875	3,630,000
5/1/24		5.00%	101,063	101,063		3,630,000
11/1/24	75,000	5.00%	101,063	176,063	277,125	3,555,000
5/1/25		5.00%	99,188	99,188		3,555,000
11/1/25	80,000	5.00%	99,188	179,188	278,375	3,475,000
5/1/26		5.00%	97,188	97,188		3,475,000
11/1/26	85,000	5.00%	97,188	182,188	279,375	3,390,000
5/1/27		5.00%	95,063	95,063		3,390,000
11/1/27	90,000	5.00%	95,063	185,063	280,125	3,300,000
5/1/28		5.00%	92,813	92,813		3,300,000
11/1/28	95,000	5.00%	92,813	187,813	280,625	3,205,000
5/1/29		5.00%	90,141	90,141		3,205,000
11/1/29	100,000	5.00%	90,141	190,141	280,281	3,105,000
5/1/30		5.00%	87,328	87,328		3,105,000
11/1/30	105,000	5.00%	87,328	192,328	279,656	3,000,000
5/1/31		5.00%	84,375	84,375		3,000,000
11/1/31	110,000	5.00%	84,375	194,375	278,750	2,890,000
5/1/32		5.00%	81,281	81,281		2,890,000
11/1/32	115,000	5.00%	81,281	196,281	277,563	2,775,000
5/1/33		5.00%	78,047	78,047		2,775,000
11/1/33	125,000	5.63%	78,047	203,047	281,094	2,650,000
5/1/34		5.63%	74,531	74,531		2,650,000
11/1/34	130,000	5.63%	74,531	204,531	279,063	2,520,000
5/1/35		5.63%	70,875	70,875		2,520,000
11/1/35	135,000	5.63%	70,875	205,875	276,750	2,385,000
5/1/36		5.63%	67,078	67,078		2,385,000
11/1/36	145,000	5.63%	67,078	212,078	279,156	2,240,000
5/1/37		5.63%	63,000	63,000		2,240,000
11/1/37	155,000	5.63%	63,000	218,000	281,000	2,085,000
5/1/38		5.63%	58,641	58,641		2,085,000
11/1/38	160,000	5.63%	58,641	218,641	277,281	1,925,000
5/1/39		5.63%	54,141	54,141		1,925,000
11/1/39	170,000	5.63%	54,141	224,141	278,281	1,755,000
5/1/40		5.63%	49,359	49,359		1,755,000
11/1/40	180,000	5.63%	49,359	229,359	278,719	1,575,000
5/1/41		5.63%	44,297	44,297		1,575,000
11/1/41	190,000	5.63%	44,297	234,297	278,594	1,385,000
5/1/42		5.63%	38,953	38,953		1,385,000
11/1/42	200,000	5.63%	38,953	238,953	277,906	1,185,000
5/1/43		5.63%	33,328	33,328		1,185,000
11/1/43	210,000	5.63%	33,328	243,328	276,656	975,000
5/1/44		5.63%	27,422	27,422		975,000
11/1/44	225,000	5.63%	27,422	252,422	279,844	750,000
5/1/45		5.63%	21,094	21,094		750,000
11/1/45	235,000	5.63%	21,094	256,094	277,188	515,000
5/1/46		5.63%	14,484	14,484		515,000
11/1/46	250,000	5.63%	14,484	264,484	278,969	265,000
5/1/47		5.63%	7,453	7,453		265,000
11/1/47	265,000	5.63%	7,453	272,453	279,906	-
Total	\$ 3,705,000		\$ 3,268,156	\$ 6,973,156	\$ 6,973,156	

max. annual debt service (MADS) 281,094

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017A-3 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/23		5.88%	101,931			3,470,000
11/1/23		5.88%	101,931	101,931	101,931	3,470,000
5/1/24		5.88%	101,931	101,931		3,470,000
11/1/24		5.88%	101,931	101,931	203,863	3,470,000
5/1/25		5.88%	101,931	101,931		3,470,000
11/1/25		5.88%	101,931	101,931	203,863	3,470,000
5/1/26		5.88%	101,931	101,931		3,470,000
11/1/26		5.88%	101,931	101,931	203,863	3,470,000
5/1/27		5.88%	101,931	101,931		3,470,000
11/1/27		5.88%	101,931	101,931	203,863	3,470,000
5/1/28		5.88%	101,931	101,931		3,470,000
11/1/28		5.88%	101,931	101,931	203,863	3,470,000
5/1/29		5.88%	101,931	101,931		3,470,000
11/1/29	3,470,000	5.88%	101,931	3,571,931	3,673,863	-
Total	3,470,000		1,427,038	4,795,106	4,795,106	

Max Annual DS: (interest only) 203,863

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
						4,040,000
11/1/25	60,000	5.50%	127,353	132,409		3,980,000
5/1/26		5.50%	125,703	125,703		3,980,000
11/1/26	60,000	5.50%	125,703	185,703	311,406	3,920,000
5/1/27		5.50%	124,053	124,053		3,920,000
11/1/27	65,000	5.50%	124,053	189,053	313,106	3,855,000
5/1/28		5.50%	122,266	122,266		3,855,000
11/1/28	70,000	5.50%	122,266	192,266	314,531	3,785,000
5/1/29		5.50%	120,341	120,341		3,785,000
11/1/29	70,000	5.50%	120,341	190,341	310,681	3,715,000
5/1/30		5.50%	118,416	118,416		3,715,000
11/1/30	75,000	6.38%	118,416	193,416	311,831	3,640,000
5/1/31		6.38%	116,025	116,025		3,640,000
11/1/31	80,000	6.38%	116,025	196,025	312,050	3,560,000
5/1/32		6.38%	113,475	113,475		3,560,000
11/1/32	85,000	6.38%	113,475	198,475	311,950	3,475,000
5/1/33		6.38%	110,766	110,766		3,475,000
11/1/33	90,000	6.38%	110,766	200,766	311,531	3,385,000
5/1/34		6.38%	107,897	107,897		3,385,000
11/1/34	95,000	6.38%	107,897	202,897	310,794	3,290,000
5/1/35		6.38%	104,869	104,869		3,290,000
11/1/35	100,000	6.38%	104,869	204,869	309,738	3,190,000
5/1/36		6.38%	101,681	101,681		3,190,000
11/1/36	110,000	6.38%	101,681	211,681	313,363	3,080,000
5/1/37		6.38%	98,175	98,175		3,080,000
11/1/37	115,000	6.38%	98,175	213,175	311,350	2,965,000
5/1/38		6.38%	94,509	94,509		2,965,000
11/1/38	125,000	6.38%	94,509	219,509	314,019	2,840,000
5/1/39		6.38%	90,525	90,525		2,840,000
11/1/39	130,000	6.38%	90,525	220,525	311,050	2,710,000
5/1/40		6.38%	86,381	86,381		2,710,000
11/1/40	140,000	6.38%	86,381	226,381	312,763	2,570,000
5/1/41		6.38%	81,919	81,919		2,570,000
11/1/41	150,000	6.38%	81,919	231,919	313,838	2,420,000
5/1/42		6.38%	77,138	77,138		2,420,000
11/1/42	160,000	6.38%	77,138	237,138	314,275	2,260,000
5/1/43		6.38%	72,038	72,038		2,260,000
11/1/43	170,000	6.38%	72,038	242,038	314,075	2,090,000
5/1/44		6.38%	66,619	66,619		2,090,000
11/1/44	180,000	6.38%	66,619	246,619	313,238	1,910,000
5/1/45		6.38%	60,881	60,881		1,910,000
11/1/45	190,000	6.38%	60,881	250,881	311,763	1,720,000
5/1/46		6.38%	54,825	54,825		1,720,000
11/1/46	200,000	6.38%	54,825	254,825	309,650	1,520,000
5/1/47		6.38%	48,450	48,450		1,520,000
11/1/47	215,000	6.38%	48,450	263,450	311,900	1,305,000
5/1/48		6.38%	41,597	41,597		1,305,000
11/1/48	230,000	6.38%	41,597	271,597	313,194	1,075,000
5/1/49		6.38%	34,266	34,266		1,075,000
11/1/49	245,000	6.38%	34,266	279,266	313,531	830,000
5/1/50		6.38%	26,456	26,456		830,000
11/1/50	260,000	6.38%	26,456	286,456	312,913	570,000
5/1/51		6.38%	18,169	18,169		570,000
11/1/51	275,000	6.38%	18,169	293,169	311,338	295,000
5/1/52		6.38%	9,403	9,403		295,000
11/1/52	295,000	6.38%	9,403	304,403	313,806	-
Total	\$ 4,040,000		4,581,034.49	8,566,090.74	8,433,681.36	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 314,531

STATEMENT 8
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1A and 6A

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	75	0.80	\$1,903.05	\$950.41	\$2,853.46	\$2,359.42	\$494.04
50'	117	1.00	\$2,378.81	\$1,162.58	\$3,541.39	\$2,923.84	\$617.55
60'	66	1.20	\$2,854.58	\$1,389.90	\$4,244.48	\$3,503.42	\$741.06
Total	258						

ASSESSMENT AREA 2- PHASES 3, 4, 5 and 6B

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-3 DS	Total FY 2026	Total FY 2025	Difference**
FUTURE LOTS	459	1.00	\$2,378.81	\$472.49	\$2,851.31	\$2,233.76	\$617.55

ASSESSMENT AREA 3 - PHASES 3

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2022 DS Post Paydown	Total FY 2026	Total FY 2025	Difference**
50'	73	1.00	\$2,378.81	\$1,329.79	\$3,708.60	\$3,091.05	\$617.55
60'	81	1.20	\$2,854.58	\$1,595.74	\$4,450.32	\$3,709.26	\$741.06
Total	154						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 3

AGENDA

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; 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 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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, 2025, and ending September 30, 2026, 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	\$_____
Total Reserve Fund [if Applicable]	\$_____
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 26, 2025.

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 2025-2026 Adopted Budget



FY 2026 PROPOSED BUDGET

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES - ON ROLL	\$ 325,740	\$ 316,696	\$ 341,464	\$ 362,752	\$ 487,616	\$ 534,582	\$ 710,628	\$ 223,012
GENERAL FUND REVENUES - OFF ROLL	74,023	424,946	423,745	513,551	575,867	186,803	725,743	149,877
GENERAL FUND REVENUES - LOT CLOSINGS	-	-	-	34,926	-	-	-	-
GENERAL FUND REVENUES - O&M ASSESSMENT/EXCESS FEES	-	-	-	58	-	-	-	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
MISCELLANEOUS	-	400	-	-	-	-	-	-
LOT CLOSINGS	-	-	-	-	-	68,656	-	-
INSURANCE REIMBURSEMENT- HURRICANE	-	-	25,045	355	-	-	-	-
TOTAL REVENUE	399,762	742,043	790,254	911,641	1,203,483	822,038	1,436,371	232,888
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,228	2,899	2,984	4,011	6,400	3,800	12,000	5,600
PAYROLL TAXES	132	77	199	321	490	291	918	428
PAYROLL SERVICES	50	100	877	400	490	400	490	-
TRAVEL PER DIEM	-	-	349	800	500	391	1,000	500
MANAGEMENT CONSULTING SERVICES	21,735	19,875	21,000	26,500	48,000	36,000	48,000	-
CONSTRUCTION ACCOUNTING SERVICES	5,000	4,732	5,000	9,000	4,500	3,375	4,500	-
PLANNING AND COORDINATING SERVICES	36,000	34,071	3,900	36,000	19,000	14,250	19,000	-
ADMINISTRATIVE SERVICES	3,600	3,408	36,000	3,001	3,600	2,700	3,600	-
BANK FEES	316	-	-	-	150	-	150	-
MISCELLANEOUS	1,147	1,657	5,148	913	500	315	500	-
AUDITING SERVICES	-	5,922	-	7,200	4,400	-	4,400	-
INSURANCE	14,620	16,812	16,181	25,815	60,760	24,488	60,760	-
REGULATORY AND PERMIT FEES	175	175	7,147	175	175	200	175	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
LEGAL ADVERTISEMENTS	2,309	800	284	641	1,500	144	1,500	-
ENGINEERING SERVICES	380	979	2,236	447	4,000	4,495	4,000	-
LEGAL SERVICES	5,723	22,596	8,162	17,185	12,000	11,696	12,000	-
WEBSITE HOSTING	2,062	1,989	2,515	3,515	2,015	5,673	2,015	-
MEETING ROOM RENTAL	-	-			1,200	540	1,200	-
ADMINISTRATIVE OTHER			1,083			-		
ADMINISTRATIVE CONTINGENCY	12	528	4,800	150	10,750	-	10,750	-
TOTAL GENERAL ADMINISTRATIVE	94,488	116,619.10	117,864	136,074	180,430	108,758	186,958	6,528
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	5,000	5,000	6,500	6,750	5,000	10,000	11,000	6,000
TRUSTEE FEES	8,559	8,657	6,411	10,313	10,667	8,000	11,814	1,147
TRUST FUND ACCOUNTING	-	2,839	3,000	3,000	3,000	2,250	3,000	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
ARBITRAGE	650	-	-	1,425	650	475	1,425	775
TOTAL DEBT ADMINISTRATION	14,209	16,496	15,911	21,488	159,317	52,722	27,239	(132,078)
PHYSICAL ENVIRONMENT EXPENDITURES								
SECURITY	75,127	72,794	32,928	10,183	23,250	9,500	24,000	750
STREETPOLE LIGHTING & REPAIRS	13,600	80,548	96,500	102,600	185,100	92,102	251,616	66,516
ELECTRICITY (IRRIGATION & POND PUMPS)	14,680	11,413	15,121	30,146	9,300	46,567	71,568	62,268
GATE MAINTENANCE & MONITORING		33,804	55,464	16,952	17,160	17,732	22,160	5,000
RUST CONTROL	-	-	-		20,000	28,800	38,400	18,400
COMPREHENSIVE FIELD SERVICES	3,474	12,738	13,896	13,896	13,896	10,422	15,000	1,104
WATER	148	104	3,044	136	400	160	400	-
LANDSCAPING MAINTENANCE	166,868	207,451	274,713	229,263	282,900	249,011	338,000	55,100
LANDSCAPE REPLENISHMENT						-	-	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
IRRIGATION MAINTENANCE	9,875	77,552	106,376	131,154	115,900	107,081	155,400	39,500
NPDES MONITORING	5,850	4,050	3,150	4,050	5,400	-	5,400	-
POND MAINTENANCE	21,639	40,259	62,764	54,521	42,200	39,223	55,000	12,800
POND AERATION		-	-	46,759	25,000	-	25,000	-
DECORATIVE LIGHTS			2,000	3,795	-	-	-	-
GATE ACCESS & FOBS	6,165	-	-		6,000	-	6,000	-
GATE SYSTEM ENHANCEMENTS						-	-	
PET WASTE REMOVAL	-	-	7,750	5,497	7,230	4,876	7,230	-
HOLIDAY DECORATIONS	-	-			15,000	-	15,000	-
PRESSURE WASHING	-	-	-		10,000	-	10,000	-
ENTRY BRIDGE FEATURES	-	-			65,000	-	65,000	-
PRESERVE MAINTENANCE						-	17,000	
PHYSICAL ENVIRONMENT OTHER			2,070			-		
PHYSICAL ENVIRONMENT CONTINGENCY	-	27,423	47,577	51,559	20,000	81,661	100,000	80,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	317,425	568,136	723,351	700,511	863,736	687,135	1,222,174	341,438
TOTAL EXPENDITURES	426,122	701,251	857,126	858,073	1,203,483	848,615	1,436,371	232,888
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(26,360)	40,792	(66,872)	53,568	-	(26,577)	-	
FUND BALANCE - BEGINNING	36,094	10,334	51,126	(15,746)	37,822	37,822	37,822	
FUND BALANCE - ENDING	\$ 10,334	\$ 51,125.84	\$ (15,746)	\$ 37,822	\$ 37,822	\$ 11,245	\$ 37,822	

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 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	Assigned ERU	Total ERU	% ERU
28'	106	0.56	59.36	9.24%
40'	117	0.80	93.60	14.57%
50'	313	1.00	313.00	48.73%
60'	147	1.20	176.40	27.46%
Total	683		642.36	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$1,436,371.00	/(a)
Plus: Early Payment Discount (4.0%)	\$61,122.17	
Plus: County Collection Charges (2.0%)	\$30,561.09	
Total Expenditures - GROSS	\$1,528,054.26	[A]
Total ERU:	642.36	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$2,378.81	[A] / [B]
Total AR / ERU - NET:	2,236.08	

3. Proposed FY 2026 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
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

4. FY 2025 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
28'	106	0.70	\$927.13	\$98,275.66	\$986.31	\$104,548.57
40'	117	0.80	\$1,324.47	\$154,962.96	\$1,409.01	\$164,854.22
50'	313	1.00	\$1,655.59	\$518,198.80	\$1,761.26	\$551,275.32
60'	147	1.20	\$1,986.70	\$292,045.58	\$2,113.52	\$310,686.79
Total	683			\$1,063,483.00		\$1,131,364.89

5. Difference between FY 2026 and FY 2025

	FY 2025	FY 2026	Change
TOTAL EXPENDITURES - NET:	\$1,063,483.00	\$1,436,371.00	35%

Lot Width	FY 2025 Gross Assmt/Unit	FY 2026 Gross Assmt/Unit	Change in Gross Assmt/Unit	Change in Gross/Unit per month
28'	\$986.31	\$1,332.14	\$345.83	\$28.82
40'	\$1,409.01	\$1,903.05	\$494.04	\$41.17
50'	\$1,761.26	\$2,378.81	\$617.55	\$51.46
60'	\$2,113.52	\$2,854.58	\$741.06	\$61.75

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	1511001	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting, 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$918.00
PAYROLL SERVICES	Innovative	1511117	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation.	\$490.00
TRAVEL PER DEIM	Misc.	1511118	Estimated as needed for Supervisor travel.	\$1,000.00
MANAGEMENT CONSULTING SERVICES	Kai	1511119	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1511120	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$4,500.00
PLANNING & COORDINATING SERVICES	Kai	1511122	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure.	\$19,000.00
ADMINISTRATIVE SERVICES	Kai	1511125	Pursuant to District Management Contract.	\$3,600.00
BANK FEES	Bank United	1511130	Fees associated with maintaining the District's bank accounts and the ordering of checks.	\$150.00
MISCELLANEOUS	Misc.	1511133	Estimated for administrative expenditures not identified in any other line item.	\$500.00
AUDITING	DiBartolomeo	1511135	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.	\$4,400.00
INSURANCE	EGIS	1511140	The Districts General Liability, Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on advice from the carrier that there will be a substantial increase in rates.	\$60,760.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513040	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.	\$175.00
LEGAL ADVERTISEMENTS		1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$1,500.00
ENGINEERING SERVICES	Stantec	1513080	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000.00
LEGAL SERVICES	Straley, Robin Vericker	1514010	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$12,000.00
MEETING ROOM RENTAL	Marriott	1514013	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County.	\$1,200.00
WEBSITE HOSTING	Campus Suite	1514012	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1514090		\$10,750.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	LERNER	1513025	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service as contracted.	\$11,000.00
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees confirmed by the Trustee.	\$11,813.76
DEVELOPER INTERIM FUNDING - OPERATING		1513035	The developer will advance funding based on actual needs of the District to bridge for October and November until assessment revenues are received in December. Developer will be reimbursed for any actual need payments advanced to the District.	\$0.00
TRUST FUND ACCOUNTING	Kai	1513038	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.	\$3,000.00
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513044	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,425.00
PHYSICAL ENVIRONMENT:				
SECURITY	JCS Security	1521010	PO# OM-SBN-118: The budget reflects a full year of unarmed, professional security guard services for the Stoneybrook North Community Development District, including random vehicle patrols between 4:00 PM and 2:00 AM, seven days a week. The District will compensate the Contractor at a rate of \$50.00 per day, in accordance with the terms of the executed agreement. Included an additional \$5,750 for cost increases.	\$24,000.00
STREETPOLE LIGHTING	Gig Fiber, LLC	1531030	By the end of FY 2025, a total of 208 streetlights are expected to be installed—162 with a monthly service cost of \$51.50 and the remaining 46 at \$50 each. An additional 177 streetlights are anticipated in FY 2026, each with a monthly rate of \$50. A security deposit of \$100 per streetlight is required for all new installations.	\$251,616.00
ELECTRICITY (IRRIGATION & POND PUMPS)	LCEC	1531035	Estimated utility costs for irrigation and pond pump services are based on the FY 2025 monthly average of \$5,964. Currently, there is one active meter located at 18144 Everson Miles Circle (Lift Station).	\$71,568.00
WATER	Lee County Utilities	1531040	Estimated for water utilities related to the District. There is one meter located at 18144 Everson Miles Cir Lift. The District is on well water.	\$400.00
LANDSCAPING MAINTENANCE	Big Tree, Inc	1546001	PO#: OM-SBN-123 & OM-SBN-155: The District contracted Big Tree Landscaping for landscape maintenance, installation, irrigation services, mowing, trimming, weeding, fertilization, pest control, irrigation inspections, and tree/palm pruning. The general currently contract costs \$17,774 per month, with an additional \$8,965 addendum covering maintenance for six lakes in Phase III (Lakes 17-22), common areas, "back of curb" spaces, the tot lot, and utility trimming, but excluding the dog park. The FY 2026 contract reflects a 3% price increase from the prior year. Includes \$7,877 for additional expenses.	\$338,000.24
LANDSCAPE REPLENISHMENT			Replacement of trees, shrubs, and flowers within the common areas of the district.	
IRRIGATION MAINTENANCE	Big Tree, Inc	1546003	Servicing of valves on a monthly basis. Contract confirms an amount of \$50 per valve for every two homes. Currently there are 179 valves within Phase 1 and 39 valves within Phase 3 being maintained and it is anticipated that there will be an additional 41 valves installed by October 1, 2025.	\$155,400.00
NPDES MONITORING	Protective Barriers	1546000	National Pollution Discharge Elimination System Monitoring is provided once every 7 days and after 0.50 inch of rainfall Monthly \$450.	\$5,400.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
POND MAINTENANCE	Solitude Lake Management & Big Tree	1546050	PO# OM-SBN-159 & OM-SBN-181: Solitude Lake Management, LLC will provide semi-annual exotic vegetation maintenance for seven preserve areas and Lakes 23,24,25,26,28,29,30,31,17,18A,19,20,21, and 22 within the Stoneybrook North Community Development District in the amount of \$51,733.61.	\$55,000.00
POND AERATION	Solitude Lake Management	1546056	There are 27 aerators, along with 6 compressors and 5 valve boxes that will need to be serviced. The estimated costs for servicing is \$25,000 on an annual basis.	\$25,000.00
GATE MAINTENANCE & MONITORING	DKS Integrations	1541020	DKS provides internet services for the North, South, and Lagoon gate sites at a rate of \$480 per site per quarter, totaling \$5,760 annually. They also provide cellular services at \$540 per quarter, totaling \$2,160 per year. In addition, DKS manages the gate camera systems at a rate of \$495 per quarter, for an annual total of \$1,980. The total annual value of the contract is \$9,900. An additional amount of \$12,260 is budgeted for unforeseen gate repairs and maintenance.	\$22,160.00
DECORATIVE LIGHTS				\$0.00
GATE ACCESS & FOBS	DKS Integrations	1541025	Clickers for entrance gates 200 units @30.00.	\$6,000.00
GATE SYSTEM ENHANCEMENTS		NEW LINE		\$0.00
COMPREHENSIVE FIELD SERVICES	Kai	1541090	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.	\$15,000.00
PET WASTE REMOVAL	Big Tree, Inc	1546060	PO# OM-SBN-123: The contract provides for the removal of pet waste, replacement of the can liner and includes 1000 bags per station annually at a rate of 123.09 weekly. This amount includes a 3% increase from prior year.	\$7,230.00
HOLIDAY DECORATIONS	TBD	1541040	Estimated for holiday decorations for the FY 2026 year.	\$15,000.00
RUST CONTROL	Suncoast Rust Control, Inc	1541045	PO# OM-SBN-122: Cost of community rust control contract to service three wells at \$3,200 per month.	\$38,400.00
PRESSURE WASHING		1541051	Estimated cost to pressure wash sidewalks, walls, fences in common grounds.	\$10,000.00
ENTRY BRIDGE FEATURES		1541055	Estimated budget for wear deck replacement on both bridges.	\$65,000.00
PRESERVE MAINTENANCE			Maintenance of the preserve areas within the District.	\$17,000.00
PHYSICAL ENVIRONMENT CONTINGENCY		1551000	Additional maintenance added with new areas coming online especially as it relates to Popash Creek and the upland buffer area.	\$100,000.00
TOTAL EXPENDITURES				\$1,436,371.00

STATEMENT 4
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL - GROSS

SPECIAL ASSESSMENTS - OFF-ROLL - NET

LESS: EARLY PAYMENT DISCOUNT

TOTAL REVENUE

EXPENDITURES

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2026

November 1, 2026

PRINCIPAL PAYMENT

November 1, 2026

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

FUND BALANCE - ENDING

SERIES 2017A-1	SERIES 2017A-3	SERIES 2022	FY 2026 TOTAL
299,035.91			299,035.91
	203,862.50	314,531.26	203,862.50
(11,961.44)			(11,961.44)
287,074.48	203,862.50	314,531.26	490,936.98
			-
5,980.72			5,980.72
			-
97,187.50	101,931.25	125,703.13	199,118.75
97,187.50	101,931.25	125,703.13	199,118.75
			-
85,000.00	-	60,000.00	85,000.00
285,355.72	203,862.50	311,406.26	489,218.22
			-
1,718.76	-	3,125.00	1,718.76
			-
1,718.76	-	3,125.00	1,718.76

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40	75	0.80	\$71,280.75	\$950.41
50	117	1.00	\$136,021.86	\$1,162.58
60	66	1.20	\$91,733.40	\$1,389.90
Total	258		\$299,036.01	

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

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
FUTURE LOTS	459	1.00	\$203,862.50	\$444.14

Table 4. Series 2022 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial	ASSMT / LOT after Partial	TOTAL GROSS ASSMTS	ASSMT / LOT before Partial
50	73	1.00	\$169,819.00	\$2,326.29	\$1,250.00	\$97,074.67	\$1,329.79
60	81	1.20	\$232,837.00	\$2,874.53	\$1,500.00	\$129,254.94	\$1,595.74
Total	154		\$402,656.00			\$226,329.61	

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23		5.00%	102,938	102,938		3,705,000
11/1/23	75,000	5.00%	102,938	177,938	280,875	3,630,000
5/1/24		5.00%	101,063	101,063		3,630,000
11/1/24	75,000	5.00%	101,063	176,063	277,125	3,555,000
5/1/25		5.00%	99,188	99,188		3,555,000
11/1/25	80,000	5.00%	99,188	179,188	278,375	3,475,000
5/1/26		5.00%	97,188	97,188		3,475,000
11/1/26	85,000	5.00%	97,188	182,188	279,375	3,390,000
5/1/27		5.00%	95,063	95,063		3,390,000
11/1/27	90,000	5.00%	95,063	185,063	280,125	3,300,000
5/1/28		5.00%	92,813	92,813		3,300,000
11/1/28	95,000	5.00%	92,813	187,813	280,625	3,205,000
5/1/29		5.00%	90,141	90,141		3,205,000
11/1/29	100,000	5.00%	90,141	190,141	280,281	3,105,000
5/1/30		5.00%	87,328	87,328		3,105,000
11/1/30	105,000	5.00%	87,328	192,328	279,656	3,000,000
5/1/31		5.00%	84,375	84,375		3,000,000
11/1/31	110,000	5.00%	84,375	194,375	278,750	2,890,000
5/1/32		5.00%	81,281	81,281		2,890,000
11/1/32	115,000	5.00%	81,281	196,281	277,563	2,775,000
5/1/33		5.00%	78,047	78,047		2,775,000
11/1/33	125,000	5.63%	78,047	203,047	281,094	2,650,000
5/1/34		5.63%	74,531	74,531		2,650,000
11/1/34	130,000	5.63%	74,531	204,531	279,063	2,520,000
5/1/35		5.63%	70,875	70,875		2,520,000
11/1/35	135,000	5.63%	70,875	205,875	276,750	2,385,000
5/1/36		5.63%	67,078	67,078		2,385,000
11/1/36	145,000	5.63%	67,078	212,078	279,156	2,240,000
5/1/37		5.63%	63,000	63,000		2,240,000
11/1/37	155,000	5.63%	63,000	218,000	281,000	2,085,000
5/1/38		5.63%	58,641	58,641		2,085,000
11/1/38	160,000	5.63%	58,641	218,641	277,281	1,925,000
5/1/39		5.63%	54,141	54,141		1,925,000
11/1/39	170,000	5.63%	54,141	224,141	278,281	1,755,000
5/1/40		5.63%	49,359	49,359		1,755,000
11/1/40	180,000	5.63%	49,359	229,359	278,719	1,575,000
5/1/41		5.63%	44,297	44,297		1,575,000
11/1/41	190,000	5.63%	44,297	234,297	278,594	1,385,000
5/1/42		5.63%	38,953	38,953		1,385,000
11/1/42	200,000	5.63%	38,953	238,953	277,906	1,185,000
5/1/43		5.63%	33,328	33,328		1,185,000
11/1/43	210,000	5.63%	33,328	243,328	276,656	975,000
5/1/44		5.63%	27,422	27,422		975,000
11/1/44	225,000	5.63%	27,422	252,422	279,844	750,000
5/1/45		5.63%	21,094	21,094		750,000
11/1/45	235,000	5.63%	21,094	256,094	277,188	515,000
5/1/46		5.63%	14,484	14,484		515,000
11/1/46	250,000	5.63%	14,484	264,484	278,969	265,000
5/1/47		5.63%	7,453	7,453		265,000
11/1/47	265,000	5.63%	7,453	272,453	279,906	-
Total	\$ 3,705,000		\$ 3,268,156	\$ 6,973,156	\$ 6,973,156	

max. annual debt service (MADS) 281,094

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017A-3 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/23		5.88%	101,931			3,470,000
11/1/23		5.88%	101,931	101,931	101,931	3,470,000
5/1/24		5.88%	101,931	101,931		3,470,000
11/1/24		5.88%	101,931	101,931	203,863	3,470,000
5/1/25		5.88%	101,931	101,931		3,470,000
11/1/25		5.88%	101,931	101,931	203,863	3,470,000
5/1/26		5.88%	101,931	101,931		3,470,000
11/1/26		5.88%	101,931	101,931	203,863	3,470,000
5/1/27		5.88%	101,931	101,931		3,470,000
11/1/27		5.88%	101,931	101,931	203,863	3,470,000
5/1/28		5.88%	101,931	101,931		3,470,000
11/1/28		5.88%	101,931	101,931	203,863	3,470,000
5/1/29		5.88%	101,931	101,931		3,470,000
11/1/29	3,470,000	5.88%	101,931	3,571,931	3,673,863	-
Total	3,470,000		1,427,038	4,795,106	4,795,106	

Max Annual DS: (interest only) 203,863

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
						4,040,000
11/1/25	60,000	5.50%	127,353	132,409		3,980,000
5/1/26		5.50%	125,703	125,703		3,980,000
11/1/26	60,000	5.50%	125,703	185,703	311,406	3,920,000
5/1/27		5.50%	124,053	124,053		3,920,000
11/1/27	65,000	5.50%	124,053	189,053	313,106	3,855,000
5/1/28		5.50%	122,266	122,266		3,855,000
11/1/28	70,000	5.50%	122,266	192,266	314,531	3,785,000
5/1/29		5.50%	120,341	120,341		3,785,000
11/1/29	70,000	5.50%	120,341	190,341	310,681	3,715,000
5/1/30		5.50%	118,416	118,416		3,715,000
11/1/30	75,000	6.38%	118,416	193,416	311,831	3,640,000
5/1/31		6.38%	116,025	116,025		3,640,000
11/1/31	80,000	6.38%	116,025	196,025	312,050	3,560,000
5/1/32		6.38%	113,475	113,475		3,560,000
11/1/32	85,000	6.38%	113,475	198,475	311,950	3,475,000
5/1/33		6.38%	110,766	110,766		3,475,000
11/1/33	90,000	6.38%	110,766	200,766	311,531	3,385,000
5/1/34		6.38%	107,897	107,897		3,385,000
11/1/34	95,000	6.38%	107,897	202,897	310,794	3,290,000
5/1/35		6.38%	104,869	104,869		3,290,000
11/1/35	100,000	6.38%	104,869	204,869	309,738	3,190,000
5/1/36		6.38%	101,681	101,681		3,190,000
11/1/36	110,000	6.38%	101,681	211,681	313,363	3,080,000
5/1/37		6.38%	98,175	98,175		3,080,000
11/1/37	115,000	6.38%	98,175	213,175	311,350	2,965,000
5/1/38		6.38%	94,509	94,509		2,965,000
11/1/38	125,000	6.38%	94,509	219,509	314,019	2,840,000
5/1/39		6.38%	90,525	90,525		2,840,000
11/1/39	130,000	6.38%	90,525	220,525	311,050	2,710,000
5/1/40		6.38%	86,381	86,381		2,710,000
11/1/40	140,000	6.38%	86,381	226,381	312,763	2,570,000
5/1/41		6.38%	81,919	81,919		2,570,000
11/1/41	150,000	6.38%	81,919	231,919	313,838	2,420,000
5/1/42		6.38%	77,138	77,138		2,420,000
11/1/42	160,000	6.38%	77,138	237,138	314,275	2,260,000
5/1/43		6.38%	72,038	72,038		2,260,000
11/1/43	170,000	6.38%	72,038	242,038	314,075	2,090,000
5/1/44		6.38%	66,619	66,619		2,090,000
11/1/44	180,000	6.38%	66,619	246,619	313,238	1,910,000
5/1/45		6.38%	60,881	60,881		1,910,000
11/1/45	190,000	6.38%	60,881	250,881	311,763	1,720,000
5/1/46		6.38%	54,825	54,825		1,720,000
11/1/46	200,000	6.38%	54,825	254,825	309,650	1,520,000
5/1/47		6.38%	48,450	48,450		1,520,000
11/1/47	215,000	6.38%	48,450	263,450	311,900	1,305,000
5/1/48		6.38%	41,597	41,597		1,305,000
11/1/48	230,000	6.38%	41,597	271,597	313,194	1,075,000
5/1/49		6.38%	34,266	34,266		1,075,000
11/1/49	245,000	6.38%	34,266	279,266	313,531	830,000
5/1/50		6.38%	26,456	26,456		830,000
11/1/50	260,000	6.38%	26,456	286,456	312,913	570,000
5/1/51		6.38%	18,169	18,169		570,000
11/1/51	275,000	6.38%	18,169	293,169	311,338	295,000
5/1/52		6.38%	9,403	9,403		295,000
11/1/52	295,000	6.38%	9,403	304,403	313,806	-
Total	\$ 4,040,000		4,581,034.49	8,566,090.74	8,433,681.36	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 314,531

STATEMENT 8
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1A and 6A

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	75	0.80	\$1,903.05	\$950.41	\$2,853.46	\$2,359.42	\$494.04
50'	117	1.00	\$2,378.81	\$1,162.58	\$3,541.39	\$2,923.84	\$617.55
60'	66	1.20	\$2,854.58	\$1,389.90	\$4,244.48	\$3,503.42	\$741.06
Total	258						

ASSESSMENT AREA 2- PHASES 3, 4, 5 and 6B

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-3 DS	Total FY 2026	Total FY 2025	Difference**
FUTURE LOTS	459	1.00	\$2,378.81	\$472.49	\$2,851.31	\$2,233.76	\$617.55

ASSESSMENT AREA 3 - PHASES 3

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2022 DS Post Paydown	Total FY 2026	Total FY 2025	Difference**
50'	73	1.00	\$2,378.81	\$1,329.79	\$3,708.60	\$3,091.05	\$617.55
60'	81	1.20	\$2,854.58	\$1,595.74	\$4,450.32	\$3,709.26	\$741.06
Total	154						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 4

AGENDA

RESOLUTION 2025-11

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 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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, a Florida limited liability company ("Developer"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$_____ of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, 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, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- 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 2025-2026 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 on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- 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. 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 26, 2025.

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 2025-2026 Budget
Exhibit B: Form of Budget Funding Agreement with Developer



FY 2026 PROPOSED BUDGET

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES - ON ROLL	\$ 325,740	\$ 316,696	\$ 341,464	\$ 362,752	\$ 487,616	\$ 534,582	\$ 710,628	\$ 223,012
GENERAL FUND REVENUES - OFF ROLL	74,023	424,946	423,745	513,551	575,867	186,803	725,743	149,877
GENERAL FUND REVENUES - LOT CLOSINGS	-	-	-	34,926	-	-	-	-
GENERAL FUND REVENUES - O&M ASSESSMENT/EXCESS FEES	-	-	-	58	-	-	-	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
MISCELLANEOUS	-	400	-	-	-	-	-	-
LOT CLOSINGS	-	-	-	-	-	68,656	-	-
INSURANCE REIMBURSEMENT- HURRICANE	-	-	25,045	355	-	-	-	-
TOTAL REVENUE	399,762	742,043	790,254	911,641	1,203,483	822,038	1,436,371	232,888
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,228	2,899	2,984	4,011	6,400	3,800	12,000	5,600
PAYROLL TAXES	132	77	199	321	490	291	918	428
PAYROLL SERVICES	50	100	877	400	490	400	490	-
TRAVEL PER DIEM	-	-	349	800	500	391	1,000	500
MANAGEMENT CONSULTING SERVICES	21,735	19,875	21,000	26,500	48,000	36,000	48,000	-
CONSTRUCTION ACCOUNTING SERVICES	5,000	4,732	5,000	9,000	4,500	3,375	4,500	-
PLANNING AND COORDINATING SERVICES	36,000	34,071	3,900	36,000	19,000	14,250	19,000	-
ADMINISTRATIVE SERVICES	3,600	3,408	36,000	3,001	3,600	2,700	3,600	-
BANK FEES	316	-	-	-	150	-	150	-
MISCELLANEOUS	1,147	1,657	5,148	913	500	315	500	-
AUDITING SERVICES	-	5,922	-	7,200	4,400	-	4,400	-
INSURANCE	14,620	16,812	16,181	25,815	60,760	24,488	60,760	-
REGULATORY AND PERMIT FEES	175	175	7,147	175	175	200	175	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
LEGAL ADVERTISEMENTS	2,309	800	284	641	1,500	144	1,500	-
ENGINEERING SERVICES	380	979	2,236	447	4,000	4,495	4,000	-
LEGAL SERVICES	5,723	22,596	8,162	17,185	12,000	11,696	12,000	-
WEBSITE HOSTING	2,062	1,989	2,515	3,515	2,015	5,673	2,015	-
MEETING ROOM RENTAL	-	-			1,200	540	1,200	-
ADMINISTRATIVE OTHER			1,083			-		
ADMINISTRATIVE CONTINGENCY	12	528	4,800	150	10,750	-	10,750	-
TOTAL GENERAL ADMINISTRATIVE	94,488	116,619.10	117,864	136,074	180,430	108,758	186,958	6,528
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	5,000	5,000	6,500	6,750	5,000	10,000	11,000	6,000
TRUSTEE FEES	8,559	8,657	6,411	10,313	10,667	8,000	11,814	1,147
TRUST FUND ACCOUNTING	-	2,839	3,000	3,000	3,000	2,250	3,000	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
ARBITRAGE	650	-	-	1,425	650	475	1,425	775
TOTAL DEBT ADMINISTRATION	14,209	16,496	15,911	21,488	159,317	52,722	27,239	(132,078)
PHYSICAL ENVIRONMENT EXPENDITURES								
SECURITY	75,127	72,794	32,928	10,183	23,250	9,500	24,000	750
STREETPOLE LIGHTING & REPAIRS	13,600	80,548	96,500	102,600	185,100	92,102	251,616	66,516
ELECTRICITY (IRRIGATION & POND PUMPS)	14,680	11,413	15,121	30,146	9,300	46,567	71,568	62,268
GATE MAINTENANCE & MONITORING		33,804	55,464	16,952	17,160	17,732	22,160	5,000
RUST CONTROL	-	-	-		20,000	28,800	38,400	18,400
COMPREHENSIVE FIELD SERVICES	3,474	12,738	13,896	13,896	13,896	10,422	15,000	1,104
WATER	148	104	3,044	136	400	160	400	-
LANDSCAPING MAINTENANCE	166,868	207,451	274,713	229,263	282,900	249,011	338,000	55,100
LANDSCAPE REPLENISHMENT						-	-	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
IRRIGATION MAINTENANCE	9,875	77,552	106,376	131,154	115,900	107,081	155,400	39,500
NPDES MONITORING	5,850	4,050	3,150	4,050	5,400	-	5,400	-
POND MAINTENANCE	21,639	40,259	62,764	54,521	42,200	39,223	55,000	12,800
POND AERATION		-	-	46,759	25,000	-	25,000	-
DECORATIVE LIGHTS			2,000	3,795	-	-	-	-
GATE ACCESS & FOBS	6,165	-	-		6,000	-	6,000	-
GATE SYSTEM ENHANCEMENTS						-	-	
PET WASTE REMOVAL	-	-	7,750	5,497	7,230	4,876	7,230	-
HOLIDAY DECORATIONS	-	-			15,000	-	15,000	-
PRESSURE WASHING	-	-	-		10,000	-	10,000	-
ENTRY BRIDGE FEATURES	-	-			65,000	-	65,000	-
PRESERVE MAINTENANCE						-	17,000	
PHYSICAL ENVIRONMENT OTHER			2,070			-		
PHYSICAL ENVIRONMENT CONTINGENCY	-	27,423	47,577	51,559	20,000	81,661	100,000	80,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	317,425	568,136	723,351	700,511	863,736	687,135	1,222,174	341,438
TOTAL EXPENDITURES	426,122	701,251	857,126	858,073	1,203,483	848,615	1,436,371	232,888
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(26,360)	40,792	(66,872)	53,568	-	(26,577)	-	
FUND BALANCE - BEGINNING	36,094	10,334	51,126	(15,746)	37,822	37,822	37,822	
FUND BALANCE - ENDING	\$ 10,334	\$ 51,125.84	\$ (15,746)	\$ 37,822	\$ 37,822	\$ 11,245	\$ 37,822	

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 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	Assigned ERU	Total ERU	% ERU
28'	106	0.56	59.36	9.24%
40'	117	0.80	93.60	14.57%
50'	313	1.00	313.00	48.73%
60'	147	1.20	176.40	27.46%
Total	683		642.36	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$1,436,371.00	/(a)
Plus: Early Payment Discount (4.0%)	\$61,122.17	
Plus: County Collection Charges (2.0%)	\$30,561.09	
Total Expenditures - GROSS	\$1,528,054.26	[A]
Total ERU:	642.36	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$2,378.81	[A] / [B]
Total AR / ERU - NET:	2,236.08	

3. Proposed FY 2026 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
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

4. FY 2025 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
28'	106	0.70	\$927.13	\$98,275.66	\$986.31	\$104,548.57
40'	117	0.80	\$1,324.47	\$154,962.96	\$1,409.01	\$164,854.22
50'	313	1.00	\$1,655.59	\$518,198.80	\$1,761.26	\$551,275.32
60'	147	1.20	\$1,986.70	\$292,045.58	\$2,113.52	\$310,686.79
Total	683			\$1,063,483.00		\$1,131,364.89

5. Difference between FY 2026 and FY 2025

	FY 2025	FY 2026	Change
TOTAL EXPENDITURES - NET:	\$1,063,483.00	\$1,436,371.00	35%

Lot Width	FY 2025 Gross Assmt/Unit	FY 2026 Gross Assmt/Unit	Change in Gross Assmt/Unit	Change in Gross/Unit per month
28'	\$986.31	\$1,332.14	\$345.83	\$28.82
40'	\$1,409.01	\$1,903.05	\$494.04	\$41.17
50'	\$1,761.26	\$2,378.81	\$617.55	\$51.46
60'	\$2,113.52	\$2,854.58	\$741.06	\$61.75

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	1511001	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting, 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$918.00
PAYROLL SERVICES	Innovative	1511117	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation.	\$490.00
TRAVEL PER DEIM	Misc.	1511118	Estimated as needed for Supervisor travel.	\$1,000.00
MANAGEMENT CONSULTING SERVICES	Kai	1511119	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1511120	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$4,500.00
PLANNING & COORDINATING SERVICES	Kai	1511122	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure.	\$19,000.00
ADMINISTRATIVE SERVICES	Kai	1511125	Pursuant to District Management Contract.	\$3,600.00
BANK FEES	Bank United	1511130	Fees associated with maintaining the District's bank accounts and the ordering of checks.	\$150.00
MISCELLANEOUS	Misc.	1511133	Estimated for administrative expenditures not identified in any other line item.	\$500.00
AUDITING	DiBartolomeo	1511135	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.	\$4,400.00
INSURANCE	EGIS	1511140	The Districts General Liability, Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on advice from the carrier that there will be a substantial increase in rates.	\$60,760.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513040	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.	\$175.00
LEGAL ADVERTISEMENTS		1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$1,500.00
ENGINEERING SERVICES	Stantec	1513080	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000.00
LEGAL SERVICES	Straley, Robin Vericker	1514010	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$12,000.00
MEETING ROOM RENTAL	Marriott	1514013	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County.	\$1,200.00
WEBSITE HOSTING	Campus Suite	1514012	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1514090		\$10,750.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	LERNER	1513025	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service as contracted.	\$11,000.00
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees confirmed by the Trustee.	\$11,813.76
DEVELOPER INTERIM FUNDING - OPERATING		1513035	The developer will advance funding based on actual needs of the District to bridge for October and November until assessment revenues are received in December. Developer will be reimbursed for any actual need payments advanced to the District.	\$0.00
TRUST FUND ACCOUNTING	Kai	1513038	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.	\$3,000.00
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513044	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,425.00
PHYSICAL ENVIRONMENT:				
SECURITY	JCS Security	1521010	PO# OM-SBN-118: The budget reflects a full year of unarmed, professional security guard services for the Stoneybrook North Community Development District, including random vehicle patrols between 4:00 PM and 2:00 AM, seven days a week. The District will compensate the Contractor at a rate of \$50.00 per day, in accordance with the terms of the executed agreement. Included an additional \$5,750 for cost increases.	\$24,000.00
STREETPOLE LIGHTING	Gig Fiber, LLC	1531030	By the end of FY 2025, a total of 208 streetlights are expected to be installed—162 with a monthly service cost of \$51.50 and the remaining 46 at \$50 each. An additional 177 streetlights are anticipated in FY 2026, each with a monthly rate of \$50. A security deposit of \$100 per streetlight is required for all new installations.	\$251,616.00
ELECTRICITY (IRRIGATION & POND PUMPS)	LCEC	1531035	Estimated utility costs for irrigation and pond pump services are based on the FY 2025 monthly average of \$5,964. Currently, there is one active meter located at 18144 Everson Miles Circle (Lift Station).	\$71,568.00
WATER	Lee County Utilities	1531040	Estimated for water utilities related to the District. There is one meter located at 18144 Everson Miles Cir Lift. The District is on well water.	\$400.00
LANDSCAPING MAINTENANCE	Big Tree, Inc	1546001	PO#: OM-SBN-123 & OM-SBN-155: The District contracted Big Tree Landscaping for landscape maintenance, installation, irrigation services, mowing, trimming, weeding, fertilization, pest control, irrigation inspections, and tree/palm pruning. The general currently contract costs \$17,774 per month, with an additional \$8,965 addendum covering maintenance for six lakes in Phase III (Lakes 17-22), common areas, "back of curb" spaces, the tot lot, and utility trimming, but excluding the dog park. The FY 2026 contract reflects a 3% price increase from the prior year. Includes \$7,877 for additional expenses.	\$338,000.24
LANDSCAPE REPLENISHMENT			Replacement of trees, shrubs, and flowers within the common areas of the district.	
IRRIGATION MAINTENANCE	Big Tree, Inc	1546003	Servicing of valves on a monthly basis. Contract confirms an amount of \$50 per valve for every two homes. Currently there are 179 valves within Phase 1 and 39 valves within Phase 3 being maintained and it is anticipated that there will be an additional 41 valves installed by October 1, 2025.	\$155,400.00
NPDES MONITORING	Protective Barriers	1546000	National Pollution Discharge Elimination System Monitoring is provided once every 7 days and after 0.50 inch of rainfall Monthly \$450.	\$5,400.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
POND MAINTENANCE	Solitude Lake Management & Big Tree	1546050	PO# OM-SBN-159 & OM-SBN-181: Solitude Lake Management, LLC will provide semi-annual exotic vegetation maintenance for seven preserve areas and Lakes 23,24,25,26,28,29,30,31,17,18A,19,20,21, and 22 within the Stoneybrook North Community Development District in the amount of \$51,733.61.	\$55,000.00
POND AERATION	Solitude Lake Management	1546056	There are 27 aerators, along with 6 compressors and 5 valve boxes that will need to be serviced. The estimated costs for servicing is \$25,000 on an annual basis.	\$25,000.00
GATE MAINTENANCE & MONITORING	DKS Integrations	1541020	DKS provides internet services for the North, South, and Lagoon gate sites at a rate of \$480 per site per quarter, totaling \$5,760 annually. They also provide cellular services at \$540 per quarter, totaling \$2,160 per year. In addition, DKS manages the gate camera systems at a rate of \$495 per quarter, for an annual total of \$1,980. The total annual value of the contract is \$9,900. An additional amount of \$12,260 is budgeted for unforeseen gate repairs and maintenance.	\$22,160.00
DECORATIVE LIGHTS				\$0.00
GATE ACCESS & FOBS	DKS Integrations	1541025	Clickers for entrance gates 200 units @30.00.	\$6,000.00
GATE SYSTEM ENHANCEMENTS		NEW LINE		\$0.00
COMPREHENSIVE FIELD SERVICES	Kai	1541090	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.	\$15,000.00
PET WASTE REMOVAL	Big Tree, Inc	1546060	PO# OM-SBN-123: The contract provides for the removal of pet waste, replacement of the can liner and includes 1000 bags per station annually at a rate of 123.09 weekly. This amount includes a 3% increase from prior year.	\$7,230.00
HOLIDAY DECORATIONS	TBD	1541040	Estimated for holiday decorations for the FY 2026 year.	\$15,000.00
RUST CONTROL	Suncoast Rust Control, Inc	1541045	PO# OM-SBN-122: Cost of community rust control contract to service three wells at \$3,200 per month.	\$38,400.00
PRESSURE WASHING		1541051	Estimated cost to pressure wash sidewalks, walls, fences in common grounds.	\$10,000.00
ENTRY BRIDGE FEATURES		1541055	Estimated budget for wear deck replacement on both bridges.	\$65,000.00
PRESERVE MAINTENANCE			Maintenance of the preserve areas within the District.	\$17,000.00
PHYSICAL ENVIRONMENT CONTINGENCY		1551000	Additional maintenance added with new areas coming online especially as it relates to Popash Creek and the upland buffer area.	\$100,000.00
TOTAL EXPENDITURES				\$1,436,371.00

STATEMENT 4
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL - GROSS

SPECIAL ASSESSMENTS - OFF-ROLL - NET

LESS: EARLY PAYMENT DISCOUNT

TOTAL REVENUE

EXPENDITURES

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2026

November 1, 2026

PRINCIPAL PAYMENT

November 1, 2026

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

FUND BALANCE - ENDING

SERIES 2017A-1	SERIES 2017A-3	SERIES 2022	FY 2026 TOTAL
299,035.91			299,035.91
	203,862.50	314,531.26	203,862.50
(11,961.44)			(11,961.44)
287,074.48	203,862.50	314,531.26	490,936.98
			-
5,980.72			5,980.72
			-
97,187.50	101,931.25	125,703.13	199,118.75
97,187.50	101,931.25	125,703.13	199,118.75
			-
85,000.00	-	60,000.00	85,000.00
285,355.72	203,862.50	311,406.26	489,218.22
			-
1,718.76	-	3,125.00	1,718.76
			-
1,718.76	-	3,125.00	1,718.76

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40	75	0.80	\$71,280.75	\$950.41
50	117	1.00	\$136,021.86	\$1,162.58
60	66	1.20	\$91,733.40	\$1,389.90
Total	258		\$299,036.01	

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

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
FUTURE LOTS	459	1.00	\$203,862.50	\$444.14

Table 4. Series 2022 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial	ASSMT / LOT after Partial	TOTAL GROSS ASSMTS	ASSMT / LOT before Partial
50	73	1.00	\$169,819.00	\$2,326.29	\$1,250.00	\$97,074.67	\$1,329.79
60	81	1.20	\$232,837.00	\$2,874.53	\$1,500.00	\$129,254.94	\$1,595.74
Total	154		\$402,656.00			\$226,329.61	

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23		5.00%	102,938	102,938		3,705,000
11/1/23	75,000	5.00%	102,938	177,938	280,875	3,630,000
5/1/24		5.00%	101,063	101,063		3,630,000
11/1/24	75,000	5.00%	101,063	176,063	277,125	3,555,000
5/1/25		5.00%	99,188	99,188		3,555,000
11/1/25	80,000	5.00%	99,188	179,188	278,375	3,475,000
5/1/26		5.00%	97,188	97,188		3,475,000
11/1/26	85,000	5.00%	97,188	182,188	279,375	3,390,000
5/1/27		5.00%	95,063	95,063		3,390,000
11/1/27	90,000	5.00%	95,063	185,063	280,125	3,300,000
5/1/28		5.00%	92,813	92,813		3,300,000
11/1/28	95,000	5.00%	92,813	187,813	280,625	3,205,000
5/1/29		5.00%	90,141	90,141		3,205,000
11/1/29	100,000	5.00%	90,141	190,141	280,281	3,105,000
5/1/30		5.00%	87,328	87,328		3,105,000
11/1/30	105,000	5.00%	87,328	192,328	279,656	3,000,000
5/1/31		5.00%	84,375	84,375		3,000,000
11/1/31	110,000	5.00%	84,375	194,375	278,750	2,890,000
5/1/32		5.00%	81,281	81,281		2,890,000
11/1/32	115,000	5.00%	81,281	196,281	277,563	2,775,000
5/1/33		5.00%	78,047	78,047		2,775,000
11/1/33	125,000	5.63%	78,047	203,047	281,094	2,650,000
5/1/34		5.63%	74,531	74,531		2,650,000
11/1/34	130,000	5.63%	74,531	204,531	279,063	2,520,000
5/1/35		5.63%	70,875	70,875		2,520,000
11/1/35	135,000	5.63%	70,875	205,875	276,750	2,385,000
5/1/36		5.63%	67,078	67,078		2,385,000
11/1/36	145,000	5.63%	67,078	212,078	279,156	2,240,000
5/1/37		5.63%	63,000	63,000		2,240,000
11/1/37	155,000	5.63%	63,000	218,000	281,000	2,085,000
5/1/38		5.63%	58,641	58,641		2,085,000
11/1/38	160,000	5.63%	58,641	218,641	277,281	1,925,000
5/1/39		5.63%	54,141	54,141		1,925,000
11/1/39	170,000	5.63%	54,141	224,141	278,281	1,755,000
5/1/40		5.63%	49,359	49,359		1,755,000
11/1/40	180,000	5.63%	49,359	229,359	278,719	1,575,000
5/1/41		5.63%	44,297	44,297		1,575,000
11/1/41	190,000	5.63%	44,297	234,297	278,594	1,385,000
5/1/42		5.63%	38,953	38,953		1,385,000
11/1/42	200,000	5.63%	38,953	238,953	277,906	1,185,000
5/1/43		5.63%	33,328	33,328		1,185,000
11/1/43	210,000	5.63%	33,328	243,328	276,656	975,000
5/1/44		5.63%	27,422	27,422		975,000
11/1/44	225,000	5.63%	27,422	252,422	279,844	750,000
5/1/45		5.63%	21,094	21,094		750,000
11/1/45	235,000	5.63%	21,094	256,094	277,188	515,000
5/1/46		5.63%	14,484	14,484		515,000
11/1/46	250,000	5.63%	14,484	264,484	278,969	265,000
5/1/47		5.63%	7,453	7,453		265,000
11/1/47	265,000	5.63%	7,453	272,453	279,906	-
Total	\$ 3,705,000		\$ 3,268,156	\$ 6,973,156	\$ 6,973,156	

max. annual debt service (MADS) 281,094

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017A-3 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/23		5.88%	101,931			3,470,000
11/1/23		5.88%	101,931	101,931	101,931	3,470,000
5/1/24		5.88%	101,931	101,931		3,470,000
11/1/24		5.88%	101,931	101,931	203,863	3,470,000
5/1/25		5.88%	101,931	101,931		3,470,000
11/1/25		5.88%	101,931	101,931	203,863	3,470,000
5/1/26		5.88%	101,931	101,931		3,470,000
11/1/26		5.88%	101,931	101,931	203,863	3,470,000
5/1/27		5.88%	101,931	101,931		3,470,000
11/1/27		5.88%	101,931	101,931	203,863	3,470,000
5/1/28		5.88%	101,931	101,931		3,470,000
11/1/28		5.88%	101,931	101,931	203,863	3,470,000
5/1/29		5.88%	101,931	101,931		3,470,000
11/1/29	3,470,000	5.88%	101,931	3,571,931	3,673,863	-
Total	3,470,000		1,427,038	4,795,106	4,795,106	

Max Annual DS: (interest only) 203,863

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
						4,040,000
11/1/25	60,000	5.50%	127,353	132,409		3,980,000
5/1/26		5.50%	125,703	125,703		3,980,000
11/1/26	60,000	5.50%	125,703	185,703	311,406	3,920,000
5/1/27		5.50%	124,053	124,053		3,920,000
11/1/27	65,000	5.50%	124,053	189,053	313,106	3,855,000
5/1/28		5.50%	122,266	122,266		3,855,000
11/1/28	70,000	5.50%	122,266	192,266	314,531	3,785,000
5/1/29		5.50%	120,341	120,341		3,785,000
11/1/29	70,000	5.50%	120,341	190,341	310,681	3,715,000
5/1/30		5.50%	118,416	118,416		3,715,000
11/1/30	75,000	6.38%	118,416	193,416	311,831	3,640,000
5/1/31		6.38%	116,025	116,025		3,640,000
11/1/31	80,000	6.38%	116,025	196,025	312,050	3,560,000
5/1/32		6.38%	113,475	113,475		3,560,000
11/1/32	85,000	6.38%	113,475	198,475	311,950	3,475,000
5/1/33		6.38%	110,766	110,766		3,475,000
11/1/33	90,000	6.38%	110,766	200,766	311,531	3,385,000
5/1/34		6.38%	107,897	107,897		3,385,000
11/1/34	95,000	6.38%	107,897	202,897	310,794	3,290,000
5/1/35		6.38%	104,869	104,869		3,290,000
11/1/35	100,000	6.38%	104,869	204,869	309,738	3,190,000
5/1/36		6.38%	101,681	101,681		3,190,000
11/1/36	110,000	6.38%	101,681	211,681	313,363	3,080,000
5/1/37		6.38%	98,175	98,175		3,080,000
11/1/37	115,000	6.38%	98,175	213,175	311,350	2,965,000
5/1/38		6.38%	94,509	94,509		2,965,000
11/1/38	125,000	6.38%	94,509	219,509	314,019	2,840,000
5/1/39		6.38%	90,525	90,525		2,840,000
11/1/39	130,000	6.38%	90,525	220,525	311,050	2,710,000
5/1/40		6.38%	86,381	86,381		2,710,000
11/1/40	140,000	6.38%	86,381	226,381	312,763	2,570,000
5/1/41		6.38%	81,919	81,919		2,570,000
11/1/41	150,000	6.38%	81,919	231,919	313,838	2,420,000
5/1/42		6.38%	77,138	77,138		2,420,000
11/1/42	160,000	6.38%	77,138	237,138	314,275	2,260,000
5/1/43		6.38%	72,038	72,038		2,260,000
11/1/43	170,000	6.38%	72,038	242,038	314,075	2,090,000
5/1/44		6.38%	66,619	66,619		2,090,000
11/1/44	180,000	6.38%	66,619	246,619	313,238	1,910,000
5/1/45		6.38%	60,881	60,881		1,910,000
11/1/45	190,000	6.38%	60,881	250,881	311,763	1,720,000
5/1/46		6.38%	54,825	54,825		1,720,000
11/1/46	200,000	6.38%	54,825	254,825	309,650	1,520,000
5/1/47		6.38%	48,450	48,450		1,520,000
11/1/47	215,000	6.38%	48,450	263,450	311,900	1,305,000
5/1/48		6.38%	41,597	41,597		1,305,000
11/1/48	230,000	6.38%	41,597	271,597	313,194	1,075,000
5/1/49		6.38%	34,266	34,266		1,075,000
11/1/49	245,000	6.38%	34,266	279,266	313,531	830,000
5/1/50		6.38%	26,456	26,456		830,000
11/1/50	260,000	6.38%	26,456	286,456	312,913	570,000
5/1/51		6.38%	18,169	18,169		570,000
11/1/51	275,000	6.38%	18,169	293,169	311,338	295,000
5/1/52		6.38%	9,403	9,403		295,000
11/1/52	295,000	6.38%	9,403	304,403	313,806	-
Total	\$ 4,040,000		4,581,034.49	8,566,090.74	8,433,681.36	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 314,531

STATEMENT 8
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1A and 6A

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	75	0.80	\$1,903.05	\$950.41	\$2,853.46	\$2,359.42	\$494.04
50'	117	1.00	\$2,378.81	\$1,162.58	\$3,541.39	\$2,923.84	\$617.55
60'	66	1.20	\$2,854.58	\$1,389.90	\$4,244.48	\$3,503.42	\$741.06
Total	258						

ASSESSMENT AREA 2- PHASES 3, 4, 5 and 6B

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-3 DS	Total FY 2026	Total FY 2025	Difference**
FUTURE LOTS	459	1.00	\$2,378.81	\$472.49	\$2,851.31	\$2,233.76	\$617.55

ASSESSMENT AREA 3 - PHASES 3

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2022 DS Post Paydown	Total FY 2026	Total FY 2025	Difference**
50'	73	1.00	\$2,378.81	\$1,329.79	\$3,708.60	\$3,091.05	\$617.55
60'	81	1.20	\$2,854.58	\$1,595.74	\$4,450.32	\$3,709.26	\$741.06
Total	154						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 5

AGENDA

Interim Operating and Deficit Budget Funding Agreement
Fiscal Year 2025-2026

This Interim Operating and Deficit Budget Funding Agreement is made and entered into as of August 26, 2025, by and between the **Stoneybrook North Community Development District** (the "**District**") and **North Brook Holdings, LLC**, a Florida limited liability company, ("**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes 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 2025-2026, which year commences on October 1, 2025 and concludes on September 30, 2026 as described in **Exhibit A** attached hereto (the "**Budget**"); and

WHEREAS, the Budget includes the projected revenues needed for its operations and services for Fiscal Year 2025-2026, however the revenues will not start coming in until mid-December; and

WHEREAS, the District will need interim operating capital to enable it to proceed with its operations and services during October-December for its Fiscal Year 2025-2026; and

WHEREAS, the District may need additional deficit capital to enable it to proceed with unexpected expenses during its Fiscal Year 2025-2026; 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 2025-2026.

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. **Funding Obligations.** The Developer agrees to make available to the District the monies necessary for the operation of the District, within 30 days of written request by the District.
 - a. The funds shall be placed in the District's general checking account.
 - b. These payments are made by the Developer in lieu of additional assessments which might otherwise be levied or imposed by the District.
 - c. *Funds Advanced by Developer for Interim Operating Expenses.* The monies to be funded by the Developer in this category will be the amount necessary to fund the District's operations for October-December on an "as needed" basis only. An estimate of such funding needs is included in the Budget.

- d. *Deficit Funding.* The monies to be funded by the Developer in this category will be the difference between any actual revenues (on-roll, off-roll, or other sources) received by the District and the actual expenditures incurred by the District and will be provided on an “as needed” basis only.
- i. At the end of the fiscal year if it is determined there is a surplus that is related to the deficit funding provided, the Developer will be entitled to a return of such funds up to the total amount deficit funded. Any other funds advanced in this category are not reimbursable.
2. **Reimbursement of Interim Operating Expenses.** The District anticipates that it will have enough revenues to reimburse the Developer for the Funds Advanced for Interim Operating Expenses by January 1. If the District has enough funds to do so without jeopardizing its operations and services, it shall reimburse the Developer for any amounts actually advanced by the Developer by January 1. If the District does not have enough funds to do so by January 1, then as soon as it does have such funds, it shall reimburse the Developer.
3. **Notes or Bonds.** The parties hereto recognize that a portion of the 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).
4. **Amendment.** 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 parties.
5. **Assignment.** 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. **Default and Remedies.** 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. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
8. **Enforcement and Attorney’s Fees.** 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.
9. **No Third Party Benefits.** 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.

10. **Arm's Length Agreement.** 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. **Authorization.** 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.
12. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

North Brook Holdings, LLC
a Florida limited liability company

Stoneybrook North
Community Development District

John M. Ryan
Authorized Person

Michael Lawson
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2025-2026 General Fund Budget

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA

COUNTY OF _____

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared John M. Ryan, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Authorized Person of **North Brook Holdings, LLC**, a Florida limited liability company/corporation (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Zephyr Lakes Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on August _____, 2025.

Notary Public Signature

Notary Stamp



FY 2026 PROPOSED BUDGET

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES - ON ROLL	\$ 325,740	\$ 316,696	\$ 341,464	\$ 362,752	\$ 487,616	\$ 534,582	\$ 710,628	\$ 223,012
GENERAL FUND REVENUES - OFF ROLL	74,023	424,946	423,745	513,551	575,867	186,803	725,743	149,877
GENERAL FUND REVENUES - LOT CLOSINGS	-	-	-	34,926	-	-	-	-
GENERAL FUND REVENUES - O&M ASSESSMENT/EXCESS FEES	-	-	-	58	-	-	-	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
MISCELLANEOUS	-	400	-	-	-	-	-	-
LOT CLOSINGS	-	-	-	-	-	68,656	-	-
INSURANCE REIMBURSEMENT- HURRICANE	-	-	25,045	355	-	-	-	-
TOTAL REVENUE	399,762	742,043	790,254	911,641	1,203,483	822,038	1,436,371	232,888
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	1,228	2,899	2,984	4,011	6,400	3,800	12,000	5,600
PAYROLL TAXES	132	77	199	321	490	291	918	428
PAYROLL SERVICES	50	100	877	400	490	400	490	-
TRAVEL PER DIEM	-	-	349	800	500	391	1,000	500
MANAGEMENT CONSULTING SERVICES	21,735	19,875	21,000	26,500	48,000	36,000	48,000	-
CONSTRUCTION ACCOUNTING SERVICES	5,000	4,732	5,000	9,000	4,500	3,375	4,500	-
PLANNING AND COORDINATING SERVICES	36,000	34,071	3,900	36,000	19,000	14,250	19,000	-
ADMINISTRATIVE SERVICES	3,600	3,408	36,000	3,001	3,600	2,700	3,600	-
BANK FEES	316	-	-	-	150	-	150	-
MISCELLANEOUS	1,147	1,657	5,148	913	500	315	500	-
AUDITING SERVICES	-	5,922	-	7,200	4,400	-	4,400	-
INSURANCE	14,620	16,812	16,181	25,815	60,760	24,488	60,760	-
REGULATORY AND PERMIT FEES	175	175	7,147	175	175	200	175	-

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
LEGAL ADVERTISEMENTS	2,309	800	284	641	1,500	144	1,500	-
ENGINEERING SERVICES	380	979	2,236	447	4,000	4,495	4,000	-
LEGAL SERVICES	5,723	22,596	8,162	17,185	12,000	11,696	12,000	-
WEBSITE HOSTING	2,062	1,989	2,515	3,515	2,015	5,673	2,015	-
MEETING ROOM RENTAL	-	-			1,200	540	1,200	-
ADMINISTRATIVE OTHER			1,083			-		
ADMINISTRATIVE CONTINGENCY	12	528	4,800	150	10,750	-	10,750	-
TOTAL GENERAL ADMINISTRATIVE	94,488	116,619.10	117,864	136,074	180,430	108,758	186,958	6,528
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	5,000	5,000	6,500	6,750	5,000	10,000	11,000	6,000
TRUSTEE FEES	8,559	8,657	6,411	10,313	10,667	8,000	11,814	1,147
TRUST FUND ACCOUNTING	-	2,839	3,000	3,000	3,000	2,250	3,000	-
DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-	140,000	31,997	-	(140,000)
ARBITRAGE	650	-	-	1,425	650	475	1,425	775
TOTAL DEBT ADMINISTRATION	14,209	16,496	15,911	21,488	159,317	52,722	27,239	(132,078)
PHYSICAL ENVIRONMENT EXPENDITURES								
SECURITY	75,127	72,794	32,928	10,183	23,250	9,500	24,000	750
STREETPOLE LIGHTING & REPAIRS	13,600	80,548	96,500	102,600	185,100	92,102	251,616	66,516
ELECTRICITY (IRRIGATION & POND PUMPS)	14,680	11,413	15,121	30,146	9,300	46,567	71,568	62,268
GATE MAINTENANCE & MONITORING		33,804	55,464	16,952	17,160	17,732	22,160	5,000
RUST CONTROL	-	-	-		20,000	28,800	38,400	18,400
COMPREHENSIVE FIELD SERVICES	3,474	12,738	13,896	13,896	13,896	10,422	15,000	1,104
WATER	148	104	3,044	136	400	160	400	-
LANDSCAPING MAINTENANCE	166,868	207,451	274,713	229,263	282,900	249,011	338,000	55,100
LANDSCAPE REPLENISHMENT						-	-	-

STATEMENT 1
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
IRRIGATION MAINTENANCE	9,875	77,552	106,376	131,154	115,900	107,081	155,400	39,500
NPDES MONITORING	5,850	4,050	3,150	4,050	5,400	-	5,400	-
POND MAINTENANCE	21,639	40,259	62,764	54,521	42,200	39,223	55,000	12,800
POND AERATION		-	-	46,759	25,000	-	25,000	-
DECORATIVE LIGHTS			2,000	3,795	-	-	-	-
GATE ACCESS & FOBS	6,165	-	-		6,000	-	6,000	-
GATE SYSTEM ENHANCEMENTS						-	-	
PET WASTE REMOVAL	-	-	7,750	5,497	7,230	4,876	7,230	-
HOLIDAY DECORATIONS	-	-			15,000	-	15,000	-
PRESSURE WASHING	-	-	-		10,000	-	10,000	-
ENTRY BRIDGE FEATURES	-	-			65,000	-	65,000	-
PRESERVE MAINTENANCE						-	17,000	
PHYSICAL ENVIRONMENT OTHER			2,070			-		
PHYSICAL ENVIRONMENT CONTINGENCY	-	27,423	47,577	51,559	20,000	81,661	100,000	80,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	317,425	568,136	723,351	700,511	863,736	687,135	1,222,174	341,438
TOTAL EXPENDITURES	426,122	701,251	857,126	858,073	1,203,483	848,615	1,436,371	232,888
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(26,360)	40,792	(66,872)	53,568	-	(26,577)	-	
FUND BALANCE - BEGINNING	36,094	10,334	51,126	(15,746)	37,822	37,822	37,822	
FUND BALANCE - ENDING	\$ 10,334	\$ 51,125.84	\$ (15,746)	\$ 37,822	\$ 37,822	\$ 11,245	\$ 37,822	

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 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	Assigned ERU	Total ERU	% ERU
28'	106	0.56	59.36	9.24%
40'	117	0.80	93.60	14.57%
50'	313	1.00	313.00	48.73%
60'	147	1.20	176.40	27.46%
Total	683		642.36	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$1,436,371.00	/(a)
Plus: Early Payment Discount (4.0%)	\$61,122.17	
Plus: County Collection Charges (2.0%)	\$30,561.09	
Total Expenditures - GROSS	\$1,528,054.26	[A]
Total ERU:	642.36	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$2,378.81	[A] / [B]
Total AR / ERU - NET:	2,236.08	

3. Proposed FY 2026 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
28'	106	0.56	\$1,252.21	\$132,733.95	\$1,332.14	\$141,206.33
40'	117	0.80	\$1,788.87	\$209,297.47	\$1,903.05	\$222,656.89
50'	313	1.00	\$2,236.08	\$699,894.33	\$2,378.81	\$744,568.44
60'	147	1.20	\$2,683.30	\$394,445.24	\$2,854.58	\$419,622.60
Total	683			\$1,436,371.00		\$1,528,054.26

4. FY 2025 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
28'	106	0.70	\$927.13	\$98,275.66	\$986.31	\$104,548.57
40'	117	0.80	\$1,324.47	\$154,962.96	\$1,409.01	\$164,854.22
50'	313	1.00	\$1,655.59	\$518,198.80	\$1,761.26	\$551,275.32
60'	147	1.20	\$1,986.70	\$292,045.58	\$2,113.52	\$310,686.79
Total	683			\$1,063,483.00		\$1,131,364.89

5. Difference between FY 2026 and FY 2025

	FY 2025	FY 2026	Change
TOTAL EXPENDITURES - NET:	\$1,063,483.00	\$1,436,371.00	35%

Lot Width	FY 2025 Gross Assmt/Unit	FY 2026 Gross Assmt/Unit	Change in Gross Assmt/Unit	Change in Gross/Unit per month
28'	\$986.31	\$1,332.14	\$345.83	\$28.82
40'	\$1,409.01	\$1,903.05	\$494.04	\$41.17
50'	\$1,761.26	\$2,378.81	\$617.55	\$51.46
60'	\$2,113.52	\$2,854.58	\$741.06	\$61.75

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	Board of Supervisors	1511001	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 4 Board Members per Meeting, 8 Meetings Considered.	\$12,000.00
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$918.00
PAYROLL SERVICES	Innovative	1511117	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation.	\$490.00
TRAVEL PER DEIM	Misc.	1511118	Estimated as needed for Supervisor travel.	\$1,000.00
MANAGEMENT CONSULTING SERVICES	Kai	1511119	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1511120	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$4,500.00
PLANNING & COORDINATING SERVICES	Kai	1511122	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure.	\$19,000.00
ADMINISTRATIVE SERVICES	Kai	1511125	Pursuant to District Management Contract.	\$3,600.00
BANK FEES	Bank United	1511130	Fees associated with maintaining the District's bank accounts and the ordering of checks.	\$150.00
MISCELLANEOUS	Misc.	1511133	Estimated for administrative expenditures not identified in any other line item.	\$500.00
AUDITING	DiBartolomeo	1511135	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.	\$4,400.00
INSURANCE	EGIS	1511140	The Districts General Liability, Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on advice from the carrier that there will be a substantial increase in rates.	\$60,760.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513040	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.	\$175.00
LEGAL ADVERTISEMENTS		1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$1,500.00
ENGINEERING SERVICES	Stantec	1513080	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000.00
LEGAL SERVICES	Straley, Robin Vericker	1514010	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$12,000.00
MEETING ROOM RENTAL	Marriott	1514013	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County.	\$1,200.00
WEBSITE HOSTING	Campus Suite	1514012	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1514090		\$10,750.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	LERNER	1513025	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service as contracted.	\$11,000.00
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees confirmed by the Trustee.	\$11,813.76
DEVELOPER INTERIM FUNDING - OPERATING		1513035	The developer will advance funding based on actual needs of the District to bridge for October and November until assessment revenues are received in December. Developer will be reimbursed for any actual need payments advanced to the District.	\$0.00
TRUST FUND ACCOUNTING	Kai	1513038	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.	\$3,000.00
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513044	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,425.00
PHYSICAL ENVIRONMENT:				
SECURITY	JCS Security	1521010	PO# OM-SBN-118: The budget reflects a full year of unarmed, professional security guard services for the Stoneybrook North Community Development District, including random vehicle patrols between 4:00 PM and 2:00 AM, seven days a week. The District will compensate the Contractor at a rate of \$50.00 per day, in accordance with the terms of the executed agreement. Included an additional \$5,750 for cost increases.	\$24,000.00
STREETPOLE LIGHTING	Gig Fiber, LLC	1531030	By the end of FY 2025, a total of 208 streetlights are expected to be installed—162 with a monthly service cost of \$51.50 and the remaining 46 at \$50 each. An additional 177 streetlights are anticipated in FY 2026, each with a monthly rate of \$50. A security deposit of \$100 per streetlight is required for all new installations.	\$251,616.00
ELECTRICITY (IRRIGATION & POND PUMPS)	LCEC	1531035	Estimated utility costs for irrigation and pond pump services are based on the FY 2025 monthly average of \$5,964. Currently, there is one active meter located at 18144 Everson Miles Circle (Lift Station).	\$71,568.00
WATER	Lee County Utilities	1531040	Estimated for water utilities related to the District. There is one meter located at 18144 Everson Miles Cir Lift. The District is on well water.	\$400.00
LANDSCAPING MAINTENANCE	Big Tree, Inc	1546001	PO#: OM-SBN-123 & OM-SBN-155: The District contracted Big Tree Landscaping for landscape maintenance, installation, irrigation services, mowing, trimming, weeding, fertilization, pest control, irrigation inspections, and tree/palm pruning. The general currently contract costs \$17,774 per month, with an additional \$8,965 addendum covering maintenance for six lakes in Phase III (Lakes 17-22), common areas, "back of curb" spaces, the tot lot, and utility trimming, but excluding the dog park. The FY 2026 contract reflects a 3% price increase from the prior year. Includes \$7,877 for additional expenses.	\$338,000.24
LANDSCAPE REPLENISHMENT			Replacement of trees, shrubs, and flowers within the common areas of the district.	
IRRIGATION MAINTENANCE	Big Tree, Inc	1546003	Servicing of valves on a monthly basis. Contract confirms an amount of \$50 per valve for every two homes. Currently there are 179 valves within Phase 1 and 39 valves within Phase 3 being maintained and it is anticipated that there will be an additional 41 valves installed by October 1, 2025.	\$155,400.00
NPDES MONITORING	Protective Barriers	1546000	National Pollution Discharge Elimination System Monitoring is provided once every 7 days and after 0.50 inch of rainfall Monthly \$450.	\$5,400.00

STATEMENT 3
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
POND MAINTENANCE	Solitude Lake Management & Big Tree	1546050	PO# OM-SBN-159 & OM-SBN-181: Solitude Lake Management, LLC will provide semi-annual exotic vegetation maintenance for seven preserve areas and Lakes 23,24,25,26,28,29,30,31,17,18A,19,20,21, and 22 within the Stoneybrook North Community Development District in the amount of \$51,733.61.	\$55,000.00
POND AERATION	Solitude Lake Management	1546056	There are 27 aerators, along with 6 compressors and 5 valve boxes that will need to be serviced. The estimated costs for servicing is \$25,000 on an annual basis.	\$25,000.00
GATE MAINTENANCE & MONITORING	DKS Integrations	1541020	DKS provides internet services for the North, South, and Lagoon gate sites at a rate of \$480 per site per quarter, totaling \$5,760 annually. They also provide cellular services at \$540 per quarter, totaling \$2,160 per year. In addition, DKS manages the gate camera systems at a rate of \$495 per quarter, for an annual total of \$1,980. The total annual value of the contract is \$9,900. An additional amount of \$12,260 is budgeted for unforeseen gate repairs and maintenance.	\$22,160.00
DECORATIVE LIGHTS				\$0.00
GATE ACCESS & FOBS	DKS Integrations	1541025	Clickers for entrance gates 200 units @30.00.	\$6,000.00
GATE SYSTEM ENHANCEMENTS		NEW LINE		\$0.00
COMPREHENSIVE FIELD SERVICES	Kai	1541090	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.	\$15,000.00
PET WASTE REMOVAL	Big Tree, Inc	1546060	PO# OM-SBN-123: The contract provides for the removal of pet waste, replacement of the can liner and includes 1000 bags per station annually at a rate of 123.09 weekly. This amount includes a 3% increase from prior year.	\$7,230.00
HOLIDAY DECORATIONS	TBD	1541040	Estimated for holiday decorations for the FY 2026 year.	\$15,000.00
RUST CONTROL	Suncoast Rust Control, Inc	1541045	PO# OM-SBN-122: Cost of community rust control contract to service three wells at \$3,200 per month.	\$38,400.00
PRESSURE WASHING		1541051	Estimated cost to pressure wash sidewalks, walls, fences in common grounds.	\$10,000.00
ENTRY BRIDGE FEATURES		1541055	Estimated budget for wear deck replacement on both bridges.	\$65,000.00
PRESERVE MAINTENANCE			Maintenance of the preserve areas within the District.	\$17,000.00
PHYSICAL ENVIRONMENT CONTINGENCY		1551000	Additional maintenance added with new areas coming online especially as it relates to Popash Creek and the upland buffer area.	\$100,000.00
TOTAL EXPENDITURES				\$1,436,371.00

STATEMENT 4
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL - GROSS

SPECIAL ASSESSMENTS - OFF-ROLL - NET

LESS: EARLY PAYMENT DISCOUNT

TOTAL REVENUE

EXPENDITURES

COUNTY - ASSESSMENT COLLECTION FEES

INTEREST EXPENSE

May 1, 2026

November 1, 2026

PRINCIPAL PAYMENT

November 1, 2026

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

FUND BALANCE - ENDING

SERIES 2017A-1	SERIES 2017A-3	SERIES 2022	FY 2026 TOTAL
299,035.91			299,035.91
	203,862.50	314,531.26	203,862.50
(11,961.44)			(11,961.44)
287,074.48	203,862.50	314,531.26	490,936.98
			-
5,980.72			5,980.72
			-
97,187.50	101,931.25	125,703.13	199,118.75
97,187.50	101,931.25	125,703.13	199,118.75
			-
85,000.00	-	60,000.00	85,000.00
285,355.72	203,862.50	311,406.26	489,218.22
			-
1,718.76	-	3,125.00	1,718.76
			-
1,718.76	-	3,125.00	1,718.76

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
40	75	0.80	\$71,280.75	\$950.41
50	117	1.00	\$136,021.86	\$1,162.58
60	66	1.20	\$91,733.40	\$1,389.90
Total	258		\$299,036.01	

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

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
FUTURE LOTS	459	1.00	\$203,862.50	\$444.14

Table 4. Series 2022 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial	ASSMT / LOT after Partial	TOTAL GROSS ASSMTS	ASSMT / LOT before Partial
50	73	1.00	\$169,819.00	\$2,326.29	\$1,250.00	\$97,074.67	\$1,329.79
60	81	1.20	\$232,837.00	\$2,874.53	\$1,500.00	\$129,254.94	\$1,595.74
Total	154		\$402,656.00			\$226,329.61	

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23		5.00%	102,938	102,938		3,705,000
11/1/23	75,000	5.00%	102,938	177,938	280,875	3,630,000
5/1/24		5.00%	101,063	101,063		3,630,000
11/1/24	75,000	5.00%	101,063	176,063	277,125	3,555,000
5/1/25		5.00%	99,188	99,188		3,555,000
11/1/25	80,000	5.00%	99,188	179,188	278,375	3,475,000
5/1/26		5.00%	97,188	97,188		3,475,000
11/1/26	85,000	5.00%	97,188	182,188	279,375	3,390,000
5/1/27		5.00%	95,063	95,063		3,390,000
11/1/27	90,000	5.00%	95,063	185,063	280,125	3,300,000
5/1/28		5.00%	92,813	92,813		3,300,000
11/1/28	95,000	5.00%	92,813	187,813	280,625	3,205,000
5/1/29		5.00%	90,141	90,141		3,205,000
11/1/29	100,000	5.00%	90,141	190,141	280,281	3,105,000
5/1/30		5.00%	87,328	87,328		3,105,000
11/1/30	105,000	5.00%	87,328	192,328	279,656	3,000,000
5/1/31		5.00%	84,375	84,375		3,000,000
11/1/31	110,000	5.00%	84,375	194,375	278,750	2,890,000
5/1/32		5.00%	81,281	81,281		2,890,000
11/1/32	115,000	5.00%	81,281	196,281	277,563	2,775,000
5/1/33		5.00%	78,047	78,047		2,775,000
11/1/33	125,000	5.63%	78,047	203,047	281,094	2,650,000
5/1/34		5.63%	74,531	74,531		2,650,000
11/1/34	130,000	5.63%	74,531	204,531	279,063	2,520,000
5/1/35		5.63%	70,875	70,875		2,520,000
11/1/35	135,000	5.63%	70,875	205,875	276,750	2,385,000
5/1/36		5.63%	67,078	67,078		2,385,000
11/1/36	145,000	5.63%	67,078	212,078	279,156	2,240,000
5/1/37		5.63%	63,000	63,000		2,240,000
11/1/37	155,000	5.63%	63,000	218,000	281,000	2,085,000
5/1/38		5.63%	58,641	58,641		2,085,000
11/1/38	160,000	5.63%	58,641	218,641	277,281	1,925,000
5/1/39		5.63%	54,141	54,141		1,925,000
11/1/39	170,000	5.63%	54,141	224,141	278,281	1,755,000
5/1/40		5.63%	49,359	49,359		1,755,000
11/1/40	180,000	5.63%	49,359	229,359	278,719	1,575,000
5/1/41		5.63%	44,297	44,297		1,575,000
11/1/41	190,000	5.63%	44,297	234,297	278,594	1,385,000
5/1/42		5.63%	38,953	38,953		1,385,000
11/1/42	200,000	5.63%	38,953	238,953	277,906	1,185,000
5/1/43		5.63%	33,328	33,328		1,185,000
11/1/43	210,000	5.63%	33,328	243,328	276,656	975,000
5/1/44		5.63%	27,422	27,422		975,000
11/1/44	225,000	5.63%	27,422	252,422	279,844	750,000
5/1/45		5.63%	21,094	21,094		750,000
11/1/45	235,000	5.63%	21,094	256,094	277,188	515,000
5/1/46		5.63%	14,484	14,484		515,000
11/1/46	250,000	5.63%	14,484	264,484	278,969	265,000
5/1/47		5.63%	7,453	7,453		265,000
11/1/47	265,000	5.63%	7,453	272,453	279,906	-
Total	\$ 3,705,000		\$ 3,268,156	\$ 6,973,156	\$ 6,973,156	

max. annual debt service (MADS) 281,094

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017A-3 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/23		5.88%	101,931			3,470,000
11/1/23		5.88%	101,931	101,931	101,931	3,470,000
5/1/24		5.88%	101,931	101,931		3,470,000
11/1/24		5.88%	101,931	101,931	203,863	3,470,000
5/1/25		5.88%	101,931	101,931		3,470,000
11/1/25		5.88%	101,931	101,931	203,863	3,470,000
5/1/26		5.88%	101,931	101,931		3,470,000
11/1/26		5.88%	101,931	101,931	203,863	3,470,000
5/1/27		5.88%	101,931	101,931		3,470,000
11/1/27		5.88%	101,931	101,931	203,863	3,470,000
5/1/28		5.88%	101,931	101,931		3,470,000
11/1/28		5.88%	101,931	101,931	203,863	3,470,000
5/1/29		5.88%	101,931	101,931		3,470,000
11/1/29	3,470,000	5.88%	101,931	3,571,931	3,673,863	-
Total	3,470,000		1,427,038	4,795,106	4,795,106	

Max Annual DS: (interest only) 203,863

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
						4,040,000
11/1/25	60,000	5.50%	127,353	132,409		3,980,000
5/1/26		5.50%	125,703	125,703		3,980,000
11/1/26	60,000	5.50%	125,703	185,703	311,406	3,920,000
5/1/27		5.50%	124,053	124,053		3,920,000
11/1/27	65,000	5.50%	124,053	189,053	313,106	3,855,000
5/1/28		5.50%	122,266	122,266		3,855,000
11/1/28	70,000	5.50%	122,266	192,266	314,531	3,785,000
5/1/29		5.50%	120,341	120,341		3,785,000
11/1/29	70,000	5.50%	120,341	190,341	310,681	3,715,000
5/1/30		5.50%	118,416	118,416		3,715,000
11/1/30	75,000	6.38%	118,416	193,416	311,831	3,640,000
5/1/31		6.38%	116,025	116,025		3,640,000
11/1/31	80,000	6.38%	116,025	196,025	312,050	3,560,000
5/1/32		6.38%	113,475	113,475		3,560,000
11/1/32	85,000	6.38%	113,475	198,475	311,950	3,475,000
5/1/33		6.38%	110,766	110,766		3,475,000
11/1/33	90,000	6.38%	110,766	200,766	311,531	3,385,000
5/1/34		6.38%	107,897	107,897		3,385,000
11/1/34	95,000	6.38%	107,897	202,897	310,794	3,290,000
5/1/35		6.38%	104,869	104,869		3,290,000
11/1/35	100,000	6.38%	104,869	204,869	309,738	3,190,000
5/1/36		6.38%	101,681	101,681		3,190,000
11/1/36	110,000	6.38%	101,681	211,681	313,363	3,080,000
5/1/37		6.38%	98,175	98,175		3,080,000
11/1/37	115,000	6.38%	98,175	213,175	311,350	2,965,000
5/1/38		6.38%	94,509	94,509		2,965,000
11/1/38	125,000	6.38%	94,509	219,509	314,019	2,840,000
5/1/39		6.38%	90,525	90,525		2,840,000
11/1/39	130,000	6.38%	90,525	220,525	311,050	2,710,000
5/1/40		6.38%	86,381	86,381		2,710,000
11/1/40	140,000	6.38%	86,381	226,381	312,763	2,570,000
5/1/41		6.38%	81,919	81,919		2,570,000
11/1/41	150,000	6.38%	81,919	231,919	313,838	2,420,000
5/1/42		6.38%	77,138	77,138		2,420,000
11/1/42	160,000	6.38%	77,138	237,138	314,275	2,260,000
5/1/43		6.38%	72,038	72,038		2,260,000
11/1/43	170,000	6.38%	72,038	242,038	314,075	2,090,000
5/1/44		6.38%	66,619	66,619		2,090,000
11/1/44	180,000	6.38%	66,619	246,619	313,238	1,910,000
5/1/45		6.38%	60,881	60,881		1,910,000
11/1/45	190,000	6.38%	60,881	250,881	311,763	1,720,000
5/1/46		6.38%	54,825	54,825		1,720,000
11/1/46	200,000	6.38%	54,825	254,825	309,650	1,520,000
5/1/47		6.38%	48,450	48,450		1,520,000
11/1/47	215,000	6.38%	48,450	263,450	311,900	1,305,000
5/1/48		6.38%	41,597	41,597		1,305,000
11/1/48	230,000	6.38%	41,597	271,597	313,194	1,075,000
5/1/49		6.38%	34,266	34,266		1,075,000
11/1/49	245,000	6.38%	34,266	279,266	313,531	830,000
5/1/50		6.38%	26,456	26,456		830,000
11/1/50	260,000	6.38%	26,456	286,456	312,913	570,000
5/1/51		6.38%	18,169	18,169		570,000
11/1/51	275,000	6.38%	18,169	293,169	311,338	295,000
5/1/52		6.38%	9,403	9,403		295,000
11/1/52	295,000	6.38%	9,403	304,403	313,806	-
Total	\$ 4,040,000		4,581,034.49	8,566,090.74	8,433,681.36	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 314,531

STATEMENT 8
STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1A and 6A

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-1 DS	Total FY 2026	Total FY 2025	Difference**
40'	75	0.80	\$1,903.05	\$950.41	\$2,853.46	\$2,359.42	\$494.04
50'	117	1.00	\$2,378.81	\$1,162.58	\$3,541.39	\$2,923.84	\$617.55
60'	66	1.20	\$2,854.58	\$1,389.90	\$4,244.48	\$3,503.42	\$741.06
Total	258						

ASSESSMENT AREA 2- PHASES 3, 4, 5 and 6B

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2017A-3 DS	Total FY 2026	Total FY 2025	Difference**
FUTURE LOTS	459	1.00	\$2,378.81	\$472.49	\$2,851.31	\$2,233.76	\$617.55

ASSESSMENT AREA 3 - PHASES 3

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2022 DS Post Paydown	Total FY 2026	Total FY 2025	Difference**
50'	73	1.00	\$2,378.81	\$1,329.79	\$3,708.60	\$3,091.05	\$617.55
60'	81	1.20	\$2,854.58	\$1,595.74	\$4,450.32	\$3,709.26	\$741.06
Total	154						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 6

AGENDA

RESOLUTION 2025-12

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, 2025, AND ENDING SEPTEMBER 30, 2026, 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 Commerce, 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, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) 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 2025/2026 annual public meeting schedule to Lee County and the Department of Commerce.

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

PASSED AND ADOPTED ON AUGUST 26, 2025.

ATTEST:

**STONEYBROOK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A

**Notice of Meetings
Fiscal Year 2025/2026
Stoneybrook North Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Stoneybrook North Community Development District shall be held at **2:00 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 28, 2025
November 25, 2025
December 23, 2025
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. 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.

Kai, District Management

Publish: September _____, 2025 (Business Observer – Lee County)

EXHIBIT 7

AGENDA

Stoneybrook Community Development District

Summary Financial Statements (Unaudited)

July 31, 2025

Stoneybrook North CDD
Balance Sheet
July 31, 2025

	General Fund	Debt Service 2017 A1	Debt Service 2017 A3	Debt Service 2022	TOTAL
1 <u>ASSETS:</u>					
2 CASH - OPERATING ACCTS	\$ 67,289	\$ -	\$ -	\$ -	\$ 67,289
3 CASH - OPERATING ACCTS-RESTRICTED	20,768	-	-	-	20,768
4 INVESTMENTS:	-				
5 REVENUE TRUST FUND	-	261,962	2,080	71,158	335,199
6 INTEREST FUND	-	-	-	-	-
7 RESERVE FUND	-	281,094	203,863	314,531	799,488
8 PREPAYMENT FUND	-	-	-	559,109	559,109
9 OPTIONAL REDEMPTION	-	-	1,880	-	1,880
10 ACCOUNTS RECEIVABLE	14,926	-	-	-	14,926
11 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-
13 DUE FROM OTHER FUNDS	-	16,276	-	4,492	20,768
14 DEPOSITS	17,200	-	-	-	17,200
15 PREPAID ITEMS	1,064	-	-	-	1,064
16 TOTAL ASSETS	\$ 121,247	\$ 559,331	\$ 207,822	\$ 949,289	\$ 1,837,689
17 <u>LIABILITIES:</u>					
18 ACCOUNTS PAYABLE	\$ 34,864	\$ -	\$ -	\$ -	\$ 34,864
19 DUE TO OTHER FUNDS	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-
21 DEFERRED REVENUE ON-ROLL	2,000	-	-	-	2,000
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 <u>OTHER LIABILITIES:</u>					
24 DUE TO DS	20,768	-	-	-	20,768
25 DEVELOPER INTERIM FUNDING PAYABLE	31,997				31,997
26 <u>FUND BALANCE:</u>					
27 NON SPENDABLE	18,264	-	-	-	18,264
28 RESTRICTED FOR DEBT SERVICE	-	559,331	207,822	949,289	1,716,442
29 UNASSIGNED	13,354	-	-	-	13,354
30 TOTAL LIABILITIES & FUND BALANCE	\$ 121,247	\$ 559,331	\$ 207,822	\$ 949,289	\$ 1,837,689

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUES	\$ 487,616	\$ 487,616	\$ 539,618	52,002
3 DEVELOPER FUNDING REVENUES	575,867	-	300,703	300,703
4 DEVELOPER INTERIM FUNDING - OPERATING	140,000		31,997	31,997
5 LOT CLOSINGS	-	-	80,788	80,788
6 INTEREST	-	-	-	-
7 MISC REVENUE	-	-	-	-
8 REIMBURSEMENT FOR SECURITY	-	-	-	-
9 TOTAL REVENUE	\$ 1,203,483	\$ 487,616	\$ 953,106	\$ 465,490
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 6,400	\$ 5,333	\$ 5,800	\$ (467)
13 PAYROLL TAXES	490	408	291	118
14 PAYROLL SERVICES	490	408	400	8
15 TRAVEL PER DIEM	500	417	391	26
16 MANAGEMENT CONSULTING SERVICES	48,000	40,000	40,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	3,750	3,750	-
18 PLANNING AND COORDINATING SERVICES	19,000	15,833	15,833	-
18 ACCOUNTING SERVICES	-	-	-	-
19 ADMINISTRATIVE SERVICES	3,600	3,000	3,000	-
20 BANK FEES	150	125	-	125
21 MISCELLANEOUS	500	417	315	102
22 AUDITING SERVICES	4,400	4,400	-	4,400
23 INSURANCE	60,760	50,633	26,953	23,680
24 REGULATORY AND PERMIT FEES	175	175	200	(25)
25 LEGAL ADVERTISEMENTS	1,500	1,250	372	878
26 ENGINEERING SERVICES	4,000	3,333	8,957	(5,624)
27 LEGAL SERVICES	12,000	12,000	14,113	(2,113)
28 WEBSITE HOSTING	2,015	1,932	5,715	(3,783)
29 MEETING ROOM RENTAL	1,200	1,200	720	480
30 ADMINISTRATIVE CONTINGENCY	10,750	8,958	-	8,958
31 TOTAL GENERAL ADMINISTRATIVE	180,430	153,573	126,809	26,765

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
32 DEBT ADMINISTRATION				
33 DISSEMINATION AGENT	5,000	5,000	10,000	(5,000)
34 TRUSTEE FEES	10,667	8,889	8,889	-
35 TRUST FUND ACCOUNTING	3,000	2,500	2,500	-
36 DEVELOPER INTERIM FUNDING - OPERATING	140,000	116,667	31,997	84,669
37 ARBITRAGE	650	542	475	67
38 TOTAL DEBT ADMINISTRATION	159,317	133,598	53,861	79,736
39 PHYSICAL ENVIRONMENT				
40 SECURITY	23,250	23,250	11,250	12,000
41 STREETPOLE LIGHTING (170 Solar Streetlights)	185,100	154,250	102,763	51,488
42 ELECTRICITY (IRRIGATION & POND PUMPS)	9,300	7,750	52,549	(44,799)
43 GATE MAINTENANCE	17,160	17,160	21,107	(3,947)
44 RUST CONTROL	20,000	3,333	32,000	3,333
45 COMPREHENSIVE FIELD SERVICES	13,896	11,580	11,580	-
46 WATER	400	333	175	158
47 LANDSCAPING MAINTENANCE	282,900	235,750	275,720	(39,970)
48 IRRIGATION MAINTENANCE	115,900	115,900	140,224	(24,324)
49 NPDES MONITORING	5,400	4,500	-	4,500
50 POND MAINTENANCE	42,200	35,167	44,002	(8,835)
51 POND AERATION	25,000	20,833	-	20,833
52 GATE ACCESS & FOBS	6,000	5,000	-	5,000
53 PET WASTE REMOVAL	7,230	6,025	5,449	576
54 HOLIDAY DECORATIONS	15,000	12,500	-	12,500
55 PRESSURE WASHING	10,000	8,333	-	8,333
56 ENTRY BRIDGE FEATURES	65,000	54,167	-	54,167
57 PHYSICAL ENVIRONMENT CONTINGENCY	20,000	20,000	81,821	(61,821)
58 TOTAL PHYSICAL ENVIRONMENT	863,736	719,780	778,640	58,860
59 TOTAL EXPENDITURES	1,203,483	1,006,951	959,310	47,641
60 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(519,335)	(6,204)	513,131
57 TRANSFER IN			-	
58 FUND BALANCE - BEGINNING			37,822	
59 FUND BALANCE - ENDING			\$ 31,618	

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, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 281,093	\$ 286,144	\$ 5,051
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	16,219	16,219
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,093	302,363	21,270
8 DEBT SERVICE:			
9 INTEREST EXPENSE			-
10 NOVEMBER 1, 2024	99,188	101,063	(1,875)
11 MAY 1, 2025	99,188	99,188	1
12 PREPAYMENT	-	-	-
13 PRINCIPAL RETIREMENT	-	-	-
14 PRINCIPAL PAYMENT			
15 NOVEMBER 1, 2024	80,000	75,000	5,000
16 TOTAL EXPENDITURES	278,376	275,250	(3,126)
17 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 2,717	\$ 27,113	\$ 24,396
18 OTHER FINANCING SOURCES (USES)			
19 BOND PROCEEDS	-	-	-
20 TRANSFER IN	-	-	-
21 TRANSFER OUT (USES)	-	-	-
22 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
23 FUND BALANCE - BEGINNING		532,218	532,218
24 FUND BALANCE - ENDING		\$ 559,331	\$ 559,331

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, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	326,319	193,329	(132,990)
4 INTEREST	-	7,339	7,339
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	326,319	200,668	(125,651)
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			-
11 NOVEMBER 1, 2024	163,159	101,931	61,228
12 MAY 1, 2025	163,159	101,931	61,228
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2024	-	-	-
17 TOTAL EXPENDITURES	326,318	203,863	(122,456)
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1	\$ (3,194)	\$ (3,195)
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		211,016	
25 FUND BALANCE - ENDING		\$ 207,822	

Stoneybrook North CDD
Debt Service Fund - Series 2022
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 79,999	\$ 78,972	\$ (1,027)
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	326,319	196,612	(129,707)
4 INTEREST	-	17,977	17,977
5 LOT CLOSINGS	-	113,803	113,803
6 PREPAYMENT REVENUE		702,233	
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
8 TOTAL REVENUE	406,318	1,109,596	703,278
9 DEBT SERVICE:			
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
11 INTEREST EXPENSE			
12 NOVEMBER 1, 2024	163,159	145,164	17,995
13 MAY 1, 2025	163,159	132,409	30,750
14 PREPAYMENT	-	495,000	(495,000)
15 PRINCIPAL RETIREMENT	-	-	-
16 PRINCIPAL PAYMENT			
17 NOVEMBER 1, 2024	-	65,000	(65,000)
18 TOTAL EXPENDITURES	326,318	837,573	511,255
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 80,000	\$ 272,022	\$ 192,022
20 OTHER FINANCING SOURCES (USES)			
21 BOND PROCEEDS	-	-	-
22 TRANSFER IN	-	-	-
23 TRANSFER OUT (USES)	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
25 FUND BALANCE - BEGINNING		677,267	
26 FUND BALANCE - ENDING		\$ 949,289	

Stoneybrook North CDD
Cash Reconciliation - General Fund
July 31, 2025

	Bank United
	(Operating Acct)
	<hr/>
Balance Per Bank Statement	\$ 167,316.15
Plus: Deposits	-
Less: Outstanding Checks	(79,259.35)
<i>Adjusted Bank Balance</i>	<u><u>\$ 88,056.80</u></u>

Beginning Cash Balance Per Books	\$ 143,127.59
Cash Deposits	134,668.33
Cash Disbursements	(189,739.12)
<i>Balance Per Books</i>	<u><u>\$ 88,056.80</u></u>

**Stoneybrook North CDD
FY 2025 YTD
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
09/30/2024		EOY BALANCE				\$ 118,295.97
10/1/2024	100324	Big Tree, Inc	Invoice: 35888 (Reference: Pump replacement and irrigation Materials with labor.)	13,190.00		105,105.97
10/2/2024	100224ACH	LCEC	18144 Everson Miles Cir #Lift Station	6,008.99		99,096.98
10/2/2024	100325	Big Tree, Inc	Invoice: 36430 (Reference: Irrigation Repairs.)	826.54		98,270.44
10/2/2024	100326	Gig Fiber, LLC - Streetleaf	Invoice: 3265 (Reference: Solar Equipment Lease Income.)	8,050.00		90,220.44
10/2/2024	100327	4K's Construction Cleanup LLC.	Concrete sidewalk replacement @ 8758 Cascade Price Circle. Work consists of removing damaged sidew	3,000.00		87,220.44
10/2/2024	100328	Solitude Lake Management	Invoice: PSII09511 (Reference: Annual Maintenance.) Invoice: PSII09509 (Reference: Annual Maint	44,880.00		42,340.44
10/3/2024	1660	Stoneybrook North CDD c/o US Bank	DS 2017 A-1 Tax collections FY24	26,201.85		16,138.59
10/3/2024	1661	Stoneybrook North CDD c/o US Bank	DS 2017 A-1 Excess fees FY22 received in FY23	38.53		16,100.06
10/10/2024	154R	Arbitrage Rebate Counselors-Customer	Duplicate payment-April contacted vendor to confirm and vendor is returning payment 7/19/23		475.00	16,575.06
10/15/2024	100329	US Bank	Invoice: 7448819 (Reference: Trustee Fee and Incidental expenses-prepaid.)	6,411.13		10,163.93
10/15/2024	100330	Arbitrage Rebate Counselors	Invoice: 091824- (Reference: Annual Arbitrage Report for the period July 27, 2023 to July 27 2024.	475.00		9,688.93
10/15/2024	100331	Straley Robin Vericker		4,112.45		5,576.48
10/17/2024	163		to book assessments received from county		1,529.27	7,105.75
10/17/2024	163		to book assessments received from county	617.16		6,488.59
10/17/2024	163		to book assessments received from county		617.16	7,105.75
10/20/2024	100390	Disclosure Technology Services, LLC	DTS MUNI – CDA SaaS, 1 Year Subscription reissued	1,500.00		5,605.75
10/23/2024	100332	Breeze	Invoice: 19586 (Reference: Admin Services Oct24.)	1,158.00		4,447.75
10/30/2024		North Brook Holdings			29,497.17	33,944.92
10/31/2024	100333	Breeze Connected, LLC	Invoice: 4088 (Reference: management monthly service Oct24.)	6,550.00		27,394.92
10/31/2024	100334	Big Tree, Inc	Invoice: 36464 (Reference: Removal and Disposal of Diseased Sabals in VFD Lake.) Invoice: 36529	10,280.00		17,114.92
10/31/2024	100335	Gig Fiber, LLC - Streetleaf	Invoice: 3398 (Reference: Solar Equipment Lease Income.)	8,050.00		9,064.92
10/31/2024	100336	Straley Robin Vericker	For Professional Services Rendered Through September 31, 2024	657.50		8,407.42
10/31/2024	100337	Disclosure Technology Services, LLC	VOID: DTS MUNI – CDA SaaS, 1 Year Subscription			8,407.42
10/31/2024	103124ACH	IPFS Corporation	Reference: October 2024 Conf# 21629077	2,464.67		5,942.75
10/31/2024	158R		FY24 Excess Fees		103.31	6,046.06
10/31/2024	158R		FY24 Excess Fees		45.59	6,091.65
10/31/2024	158R		FY24 Excess Fees			6,046.06
10/31/2024		EOM BALANCE		\$ 144,517.41	\$ 32,267.50	\$ 6,046.06
11/4/2024	110424ACH	LCEC	18144 Everson Miles Cir #Lift Station	5,777.39		268.67
11/8/2024		North Brook Holdings			24,885.00	25,153.67
11/12/2024	100338	Lochner Environmental	Invoice: 14075 (Reference: 2023 Annual AMR Maintenance.)	1,500.00		23,653.67
11/14/2024	159		to book assessments received from county		7,652.60	31,306.27
11/14/2024	159		to book assessments received from county	3,088.29		28,217.98
11/14/2024	159		to book assessments received from county		3,088.29	31,306.27
11/15/2024	100339	Irrigation Plus	Invoice: 2024-818A (Reference: Removed top head assembly and inserted a removable inflatable water	8,690.00		22,616.27
11/21/2024	100340	Big Tree, Inc	Invoice: 36445 (Reference: Residential irrigation maintenance.)	7,050.00		15,566.27
11/25/2024	112524ACH	IPFS Corporation	Reference: October 2024 Conf# 21629077	2,464.67		13,101.60
11/26/2024	170		to book assessments received from county		54,547.78	67,649.38
11/26/2024	170		to book assessments received from county	22,013.35		45,636.03
11/26/2024	170		to book assessments received from county		22,013.35	67,649.38
11/30/2024	163		to true up restricted cash	45.60		67,603.78
11/30/2024	163		to true up restricted cash		45.60	67,649.38
11/30/2024		EOM BALANCE		\$ 50,629.30	\$ 112,232.62	\$ 67,649.38
12/3/2024	120324ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	5,559.34		62,090.04
12/10/2024	100341	Breeze	Invoice: 19763 (Reference: Service Area Service Area CDD.)	1,158.00		60,932.04
12/11/2024	100342	Breeze Connected, LLC	Invoice: 4266 (Reference: Hyatt - Meeting , pecial District - Annual State Fee.)	380.00		60,552.04
12/11/2024	164		to book assessments received from county		630,444.96	690,997.00
12/11/2024	164		to book assessments received from county	254,423.40		436,573.60
12/11/2024	164		to book assessments received from county		254,423.40	690,997.00
12/17/2024	121724ACH	IPFS Corporation	Reference: October 2024 Conf# 21629077	2,464.67		688,532.33

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Date	Num	Name	Memo	Disbursement	Deposit	Balance
12/26/2024	100343	DC Integrations LLC	Invoice: 25130 (Reference: MANUAL GATE LOCK SETS WITH CODE FOR BOTH SIDES OF LOCKS REMOVE.)	7,175.00		681,357.33
12/26/2024	100344	US Bank	Invoice: 7553171 (Reference: Trustee Fees and Incidental Exp.)	4,256.13		677,101.20
12/26/2024	100345	Breeze Connected, LLC	Invoice: 4172 (Reference: management monthly service Oct24.) Invoice: 4235 (Reference: managem	13,100.00		664,001.20
12/26/2024	100346	Gig Fiber, LLC - Streetleaf	Invoice: 3528 (Reference: Solar Equipment Lease Income.) Invoice: 3527 (Reference: Solar Equipm	20,400.00		643,601.20
12/26/2024	100347	Breeze	Invoice: 19702 (Reference: Service Area Service Area CDD.)	1,158.00		642,443.20
12/27/2024		North Brook Holdings			1,250.00	643,693.20
12/27/2024		North Brook Holdings			1,250.00	644,943.20
12/30/2024	100348	Business Observer	Invoice: 24-04688L (Reference: Meeting Notice.)	144.38		644,798.82
12/30/2024	100349	Lee County Property Appraisers Office	Invoice: 012684 (Reference: 2024 Non Ad Valorem Roll.)	315.00		644,483.82
12/30/2024	100350	Straley Robin Vericker	Invoice: 25498 (Reference: Professional Services Rendered Through October 31, 2024.) Invoice: 2	1,385.00		643,098.82
12/30/2024	100351	Arbitrage Rebate Counselors	Invoice: 110624- (Reference: Annual Arbitrage Report for the period July 27, 2023 to July 27 2024.	475.00		642,623.82
12/30/2024	100352	SchoolNow	Invoice: INV-SN-307 (Reference: SchoolNow CDD ADA-PDF Subscription.)	1,515.00		641,108.82
12/30/2024	100353	Breeze Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: CONTINUING DISCLOSURE / DISSEMINATION SERVICES - FY 2025.)	8,500.00		632,608.82
12/30/2024	164		to book assessments received from county		134,311.14	766,919.96
12/30/2024	164		to book assessments received from county	54,202.83		712,717.13
12/30/2024	164		to book assessments received from county		54,202.83	766,919.96
12/31/2024	123124ACH1	Engage PEO	BOS MTG	1,462.60		765,457.36
12/31/2024	27	DOUG DRAPER	BOS MTG	473.92		764,983.44
12/31/2024	123124ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	6,926.94		758,056.50
12/31/2024		EOM BALANCE		\$ 385,475.21	\$ 1,075,882.33	\$ 758,056.50
1/6/2025	100354	Breeze Connected, LLC	Invoice: 4334 (Reference: management monthly service.)	6,550.00		751,506.50
1/6/2025	100355	Big Tree, Inc	Invoice: 36420 (Reference: Landscape Services thru August and September.) Invoice: 36541 (Refer	21,850.00		729,656.50
1/8/2025	100356	4K's Construction Cleanup LLC.	Invoice: HOG REMOVAL ()	500.00		729,156.50
1/9/2025	100357	Big Tree, Inc	Invoice: 36637 (Reference: One Time Clean Up and Service of Outside Lagoon Area Berm and Construct	1,800.00		727,356.50
1/10/2025	100358	JCS Investigations	Invoice: 20 (Reference: Roving patrol.)	1,100.00		726,256.50
1/13/2025	100359	DC Integrations LLC	Invoice: 24954 (Reference: Camera management North, South, Lagoon Gates.) Invoice: 24958 (Refer	6,525.00		719,731.50
1/13/2025	100360	JCS Investigations	Invoice: 17 (Reference: Roving patrol.) Invoice: 18 (Reference: Roving patrol.) Invoice: 19	4,400.00		715,331.50
1/13/2025	100361	Big Tree, Inc	Invoice: 36547 (Reference: Servicing of Valves - October 2024.) Invoice: 36610 (Reference: Cont	62,337.62		652,993.88
1/13/2025	100362	Suncoast Rust Control, Inc.	Invoice: 07787 ()	3,200.00		649,793.88
1/13/2025	100363	Solitude Lake Management	Invoice: PSII17922 (Reference: Fountain/Aerator Service & Repairs.)	1,732.01		648,061.87
1/13/2025	100364	Big Tree, Inc	Invoice: 36546 (Reference: Hurricane trash clean up from lakes.)	720.00		647,341.87
1/13/2025	100365	Suncoast Rust Control, Inc.	Invoice: 07456 (Reference: Commercial: Monthly rust control service and solution for previous mont	9,600.00		637,741.87
1/14/2025	011425ACH	IPFS Corporation	Reference: Payment 4	2,464.67		635,277.20
1/14/2025	100366	Big Tree, Inc	Invoice: 36446 () Invoice: 36449 (Reference: Contract maintenance - October 2024.) Invoice: 36	54,374.00		580,903.20
1/15/2025	100367	Big Tree, Inc	Invoice: 36671 ()	6,300.00		574,603.20
1/15/2025	100368	Straley Robin Vericker	Invoice: 001456 (Reference: Professional Services Rendered Through December 31, 2024.)	127.50		574,475.70
1/15/2025	166		to book assessments received from county		11,481.49	585,957.19
1/15/2025	166		to book assessments received from county	4,633.49		581,323.70
1/15/2025	166		to book assessments received from county		4,633.49	585,957.19
1/16/2025	100369	Big Tree, Inc	Invoice: 36727 (Reference: December 2024 Landscape Maintenance.)	3,150.00		582,807.19
1/17/2025	100370	Solitude Lake Management	Invoice: PSII13906 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PSII121577 (R	3,257.40		579,549.79
1/17/2025	100371	Big Tree, Inc	Invoice: 36612 (Reference: Landscape Maintenance - Stoneybrook North (Phase III) - November 2024.	8,965.00		570,584.79
1/21/2025	100372	DC Integrations LLC	Invoice: 25203 (Reference: January camera management, North, South, Lagoon.)	495.00		570,089.79
1/21/2025	100373	Solitude Lake Management	Invoice: PSII128347 () Invoice: PSII134919 (Reference: January 2025 Annual Maintenance Contract.)	3,257.40		566,832.39
1/21/2025	100374	Breeze	Invoice: 19932 (Reference: Service Area Service Area CDD.)	1,158.00		565,674.39
1/21/2025	100375	Big Tree, Inc	Invoice: 36808 ()	597.50		565,076.89
1/21/2025	100376	Gig Fiber, LLC - Streetleaf	Invoice: 3805 (Reference: January 2025 Solar Lease Ph 1.) Invoice: 3806 (Reference: January 20	10,350.00		554,726.89
1/23/2025	100377	Big Tree, Inc	Invoice: 36799 (Reference: January 2025 Landscape Maintenance.)	3,150.00		551,576.89
1/28/2025	100378	4K's Construction Cleanup LLC.	Invoice: HURRICANE PREPARATIO (Reference: Secured large gates to prevent wind damage.) Invoice:	540.00		551,036.89
1/31/2025	100379	4K's Construction Cleanup LLC.	Invoice: Pritchett Parkway fe (Reference: Straighten and cement 12 aluminum fence post,Remove and	4,000.00		547,036.89
01/31/2025		EOM BALANCE		\$ 227,134.59	\$ 16,114.98	\$ 547,036.89

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Date	Num	Name	Memo	Disbursement	Deposit	Balance
2/3/2025	020325ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	5,418.23		541,618.66
2/5/2025	100380	4K's Construction Cleanup LLC.	Invoice: Wall Painting 50% De (Reference: Wall Painting 50% Deposit.) Invoice: STREET SIGN REPL	8,150.00		533,468.66
2/10/2025	100381	Breeze	Invoice: 20080 (Reference: Service Area Service Area CDD.)	1,158.00		532,310.66
2/12/2025	021225ACH	IPFS Corporation	Reference: Payment 5	2,464.67		529,845.99
2/12/2025	100382	Big Tree, Inc	Invoice: 36851 (Reference: Servicing of Valves - January 2025.) Invoice: 36904 (Reference: Land	16,365.00		513,480.99
2/12/2025	100383	Custom Trade Printing	Invoice: 49878 (Reference: Street Sign - Everson Miles Cir..) Invoice: 50064 (Reference: Sign-A	713.00		512,767.99
2/13/2025	100384	Breeze Connected, LLC	Invoice: 4416 (Reference: Professional Management Services,Construction Accounting Services,Genera	6,910.00		505,857.99
2/13/2025	162		to book assessments received from county		13,305.06	519,163.05
2/13/2025	162		to book assessments received from county	5,369.41		513,793.64
2/13/2025	162		to book assessments received from county		5,369.41	519,163.05
2/14/2025	28	DOUG DRAPER	BOS MTG	184.70		518,978.35
2/14/2025	021425ACH	Engage PEO	BOS MTG	511.20		518,467.15
2/18/2025			Deposit		22,440.00	540,907.15
2/18/2025			Deposit		6,893.15	547,800.30
2/18/2025	100385	DC Integrations LLC	Invoice: 25391 (Reference: KNOX BOX . 1- KEY SWITCH,INSTALL KNOX BOX AND KEY SWITCH FOR RESIDENT G	1,270.00		546,530.30
2/18/2025	100386	JCS Investigations	Invoice: 21 (Reference: Security Service.)	1,100.00		545,430.30
2/19/2025	100387	Big Tree, Inc	Invoice: 36860 (Reference: Pet Waste Stations.) Invoice: 36861 (Reference: Contract maintenance	25,432.44		519,997.86
2/19/2025	100388	Solitude Lake Management	Invoice: PSI140787 (Reference: Annual Maintenance-February 2025.)	1,628.70		518,369.16
2/20/2025	100389	Straley Robin Vericker	Invoice: 25915 (Reference: General prof Legal services.) Invoice: 25916 (Reference: Boundary Am	492.50		517,876.66
2/21/2025	022125ACH2	Engage PEO	Diane Allenbaugh Backpay	80.60		517,796.06
2/21/2025	29	DOUG DRAPER	Mileage Reimb	59.50		517,736.56
2/21/2025	30	Diane Allenbaugh	Void Diane Allenbaugh BOS Backpay Taxes/PR fees	0.00		517,736.56
2/21/2025	022125ACH	Engage PEO	Mileage Processing fee-Draper	50.00		517,686.56
2/26/2025	100391	Gig Fiber, LLC - Streetleaf	Invoice: 3964 (Reference: Solar Lease Agreement PH 3A and CollectorFeb 2025.) Invoice: 3963 (Re	10,350.00		507,336.56
02/28/2025		EOM BALANCE		\$ 87,707.95	\$ 48,007.62	\$ 507,336.56
3/1/2025	Wire	Stoneybrook North CDD c/o US Bank	DS 2017 A-1 Tax collections FY25	269,927.35		237,409.21
3/1/2025	Wire	Stoneybrook North CDD c/o US Bank	DS 2022 Tax collections FY25	74,479.72		162,929.49
3/3/2025	100392	4K's Construction Cleanup LLC.	Invoice: Wall Painting (Reference: Wall Painting 50% final due.)	8,000.00		154,929.49
3/4/2025	030425ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	6,090.44		148,839.05
3/6/2025	100393	Breeze Connected, LLC	Invoice: 4517 (Reference: Billable Expense Hyatt - meeting 2.25.25.)	180.00		148,659.05
3/7/2025	31	DOUG DRAPER	BOS MTG	184.70		148,474.35
3/7/2025	030725ACG	Engage PEO	BOS MTG 2-25-25	726.50		147,747.85
3/7/2025	100394	Breeze	Invoice: 20210 (Reference: Service Area Service Area CDD -March.)	1,158.00		146,589.85
3/7/2025	100395	Breeze Connected, LLC	Invoice: 4506 (Reference: Professional Management Services,Construction Accounting Services,Genera	6,550.00		140,039.85
3/7/2025	100396	Gig Fiber, LLC - Streetleaf	Invoice: 4106 (Reference: March 2025-Solar Equipment Lease Income.) Invoice: 4107 (Reference: M	10,350.00		129,689.85
3/11/2025	100397	Suncoast Rust Control, Inc.	Invoice: 07978 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		126,489.85
3/12/2025	100398	Big Tree, Inc	Invoice: 37004 (Reference: Landscape Maintenance - Stoneybrook North (Phase III) - March 2025.)	8,965.00		117,524.85
3/12/2025	100399	JCS Investigations	Invoice: 2A (Reference: Security Service-March 2025.)	1,000.00		116,524.85
3/13/2025	031325ACH	IPFS Corporation	Reference: Payment 6	2,464.67		114,060.18
3/13/2025	163		to book assessments received from county		8,672.99	122,733.17
3/13/2025	163		to book assessments received from county	3,500.09		119,233.08
3/13/2025	163		to book assessments received from county		3,500.09	122,733.17
3/17/2025	100400	DC Integrations LLC	Invoice: 25459 (Reference: 100- Clickers TH25312-4.)	3,900.00		118,833.17
3/19/2025	100401	Solitude Lake Management	Invoice: PSI146934 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025.) Invoice: PSI152621 (Re	18,211.03		100,622.14
3/19/2025	100402	Big Tree, Inc	Invoice: 36996 (Reference: Landscape Maintenance - March 2025.) Invoice: 37002 (Reference: Pet	21,372.00		79,250.14
3/19/2025	100403	Suncoast Rust Control, Inc.	Invoice: 08075 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		76,050.14
3/21/2025			Deposit		8,271.75	84,321.89
3/21/2025	162	Custom Trade Printing	Check 100383 returned from SR Michele J contacting vendor 4/21		713.00	85,034.89
3/31/2025	100404	Straley Robin Vericker	Invoice: 26143 (Reference: For Professional Services Rendered Through February 28, 2025.)	447.50		84,587.39
03/31/2025		EOM BALANCE		\$ 443,907.00	\$ 21,157.83	\$ 84,587.39
4/2/2025	040225ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,949.99		80,637.40

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4/7/2025	100405	JCS Investigations	Invoice: 23 (Reference: Security Service 3/01-3/31/2025.)	1,000.00		79,637.40
4/7/2025	100406	Big Tree, Inc	Invoice: 37005 (Reference: Irrigation Repairs - January and February Phase 1.)	3,249.50		76,387.90
4/7/2025	100407	DC Integrations LLC	Invoice: 25499 (Reference: DKS Cellular Service billed quarterly North,DKS Cellular Service billed	1,800.00		74,587.90
4/8/2025	100408	Big Tree, Inc	Invoice: 37154 (Reference: April 2025 Landscape Maintenance.)	8,965.00		65,622.90
4/11/2025	32	DOUG DRAPER	BOS MTG 3-25-25	184.70		65,438.20
4/11/2025	041125ach	Engage PEO	BOS MTG 3-25-25	511.20		64,927.00
4/11/2025	041125ACH	Lee County Utilities	18144 Everson Miles Cir- Lift Private 2/26/25- 3/26/25	131.04		64,795.96
4/11/2025	164		to book assessments received from county		28,738.21	93,534.17
4/11/2025	164		to book assessments received from county	11,597.64		81,936.53
4/11/2025	164		to book assessments received from county		11,597.64	93,534.17
4/14/2025	041425ACH	IPFS Corporation	Reference: Payment 7	2,464.67		91,069.50
4/14/2025	100409	Gig Fiber, LLC - Streetleaf	VOID: Invoice: 4257 (Reference: Solar Equipment Lease Income - April 2025.) Invoice: 4258 (Refe			91,069.50
4/15/2025	100410	DC Integrations LLC	Invoice: 25589 (Reference: VIKING MAIN MOTOR BOARD 1 790.00 790.00T INSTALL REPLACE MOTOR BOARD FO	1,805.00		89,264.50
4/22/2025	100411	Big Tree, Inc	VOID: Invoice: 37102 (Reference: March 2025 valve servicing for new construction.)			89,264.50
4/25/2025	100412	Suncoast Rust Control, Inc.	Invoice: 08181 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		86,064.50
4/25/2025	100413	DC Integrations LLC	Invoice: 25508 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quarterl	495.00		85,569.50
4/25/2025	100414	Big Tree, Inc	Invoice: 37118 (Reference: Dog Stations Repair.) Invoice: 37158 (Reference: Pet Waste Stations.	953.00		84,616.50
4/25/2025	100415	Kai Connected, LLC	Invoice: 4539/CM4447 (Reference: April-Professional Management Services,Construction Accounting Se	6,370.00		78,246.50
4/28/2025	100416	Gig Fiber, LLC - Streetleaf	Invoice: 4257 (Reference: Solar Equipment Lease Income - April 2025.) Invoice: 4258 (Reference:	10,350.00		67,896.50
4/28/2025	100417	Solitude Lake Management	Invoice: PS1160892 (Reference: Annual Maintenance-April Billing-4/1/2025 - 4/30/2025.) Invoice:	1,966.20		65,930.30
4/28/2025	100418	Big Tree, Inc	Invoice: 37152 (Reference: Routine Irrigation Inspection and repairs for Phase 3 January - March.	1,725.00		64,205.30
4/29/2025	100419	Straley Robin Vericker	Invoice: 041425- (Reference: Petition to Amend Boundaries of Stoneybrook North CDD.)	1,500.00		62,705.30
4/30/2025	100420	Big Tree, Inc	Invoice: 37102 (Reference: March 2025 valve servicing for new construction.)	1,950.00		60,755.30
4/30/2025	100421	Straley Robin Vericker	Invoice: 26279 (Reference: For Professional Services Rendered Through March 31, 2025.) Invoice:	1,062.50		59,692.80
4/30/2025	163		Ck # 100411 cleared and returned signature		1,950.00	61,642.80
4/30/2025	163		Ck # 100411 cleared and returned signature	1,950.00		59,692.80
4/30/2025	163		Ck # 100409 cleared and returned signature		10,350.00	70,042.80
4/30/2025	163		Ck # 100409 cleared and returned signature	10,350.00		59,692.80
04/30/2025	EOM BALANCE			\$ 77,530.44	\$ 52,635.85	\$ 59,692.80
5/2/2025	100422	Big Tree, Inc	Invoice: 37117 (Reference: Removal of dead tree Everson Miles Circle.)	4,389.00		55,303.80
5/5/2025	050525ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,805.78		51,498.02
5/5/2025	100423	Big Tree, Inc	Invoice: 26983 (Reference: Valve servicing, Feb.) Invoice: 36984 (Reference: Dec, Jan & Feb ser	21,100.00		30,398.02
5/14/2025			Deposit		19,852.23	50,250.25
5/15/2025	167		to book assessments received from county		2,422.91	52,673.16
5/15/2025	167		to book assessments received from county	977.79		51,695.37
5/15/2025	168	GTIS Metro DG LLC.	Partial refund of developer funding 2025-06 for IPFS paid by developer			51,695.37
5/15/2025	167		to book assessments received from county		977.79	52,673.16
5/19/2025			Deposit		20,127.95	72,801.11
5/19/2025	051925ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	14.68		72,786.43
5/23/2025	052325ach	Engage PEO	mileage	159.52		72,626.91
5/28/2025			VOID: Deposit		0.00	72,626.91
5/28/2025		North Brook Holdings			146,310.55	218,937.46
5/28/2025	052825ACH	IPFS Corporation	Reference: Payment 8	2,464.67		216,472.79
5/29/2025	052925WIRE	North Brook Holding, LLC	GF 2025-06- refund	2,464.67		214,008.12
5/29/2025	100424	Kai	Invoice: 20337 (Reference: Service Area Service Area CDD -May.) Invoice: 20245 (Reference: Serv	2,316.00		211,692.12
5/29/2025	100425	JCS Investigations	Invoice: 24 (Reference: Security Service 4/01-4/31/2025.)	1,000.00		210,692.12
5/29/2025	100426	Kai Connected, LLC	Invoice: 4568 (Reference: May-Professional Management Services,Construction Accounting Services,Ge	6,550.00		204,142.12
5/29/2025	100427	Big Tree, Inc	Invoice: 37151 (Reference: Contract maintenance - April 2025.) Invoice: 37153 (Reference: Lands	55,041.00		149,101.12
5/29/2025	100428	Gig Fiber, LLC - Streetleaf	Invoice: 4495 (Reference: May 2025_Phase 3A and Collector.) Invoice: 4496 (Reference: May 2025_	10,541.50		138,559.62

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Date	Num	Name	Memo	Disbursement	Deposit	Balance
5/29/2025	100429	Kirkwood Electric	VOID: Invoice: 7652 (Reference: Lake Maintenance - PUMP,Lake..)			138,559.62
5/29/2025	100430	Suncoast Rust Control, Inc.	Invoice: 08297 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		135,359.62
5/29/2025	100431	ECS Integrations LLC	Invoice: 102476 (Reference: Added the new Speco nvr and cameras are online and recording. Met with	1,442.00		133,917.62
5/29/2025	100432	Solitude Lake Management	Invoice: PS1168662 (Reference: Annual Maintenance-May Billing-5/1/2025 - 5/31/2025.)	1,628.70		132,288.92
5/29/2025	100433	Custom Trade Printing	Invoice: 49878-1 (Reference: Street Sign - Everson Miles Cir..) Invoice: 50064-1 (Reference: Si	713.00		131,575.92
5/31/2025	053125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,029.75		128,546.17
05/31/2025		EOM BALANCE		\$ 120,838.06	\$ 189,691.43	\$ 128,546.17
6/2/2025	100434	Big Tree, Inc	Invoice: 36845 (Reference: Bahia & Watering Truck for Back and Side of Lagoon, watering truck (3x	24,088.00		104,458.17
6/2/2025	100435	Straley Robin Vericker	Invoice: 26447 (Reference: For Professional Services Rendered Through April 30, 2025.) Invoice:	4,684.48		99,773.69
6/3/2025	100436	Q. Grady Minor and Associates, LLC	Invoice: 25-612(1) (Reference: Prepare sketch & descriptions.)	1,950.00		97,823.69
6/9/2025	100437	Gig Fiber, LLC - Streetleaf	Invoice: 4667 (Reference: Solar Equipment Lease Income-June 2025.) Invoice: 4668 (Reference: So	10,660.50		87,163.19
6/11/2025			Deposit		13,510.55	100,673.74
6/11/2025	100438	Kai	Invoice: 20420 (Reference: Service Area Service Area CDD -June.)	1,158.00		99,515.74
6/11/2025	162		to book assessments received from county		3,183.78	102,699.52
6/11/2025	162		to book assessments received from county	1,284.85		101,414.67
6/11/2025	162		to book assessments received from county		1,284.85	102,699.52
6/17/2025	061725ACH	IPFS Corporation	Reference: Payment 9	2,464.67		100,234.85
6/20/2025	062025ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	14.68		100,220.17
6/20/2025	100439	Kai Connected, LLC	Invoice: 4600 (Reference: Jun-Professional Management, Website Management, General Adm.)	6,550.00		93,670.17
6/27/2025		North Brook Holdings			42,957.42	136,627.59
6/27/2025	33	DOUG DRAPER	Mileage Reimb	57.40		136,570.19
6/27/2025	062725ach	Engage PEO	ira draper mileage	50.00		136,520.19
6/30/2025	100440	Suncoast Rust Control, Inc.	Invoice: 08412 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		133,320.19
6/30/2025	100441	Big Tree, Inc	Invoice: 37331 (Reference: Pet Waste Stations-June 2025.) Invoice: 37332 (Reference: Contract m	30,432.60		102,887.59
6/30/2025	100442	Lochner Environmental	Invoice: 14232 (Reference: Cellular data plan, VDV Webpage data hosting.)	3,782.96		99,104.63
6/30/2025	100443	JCS Investigations	Invoice: 25 (Reference: Security Service 4/30-5/31/2025.)	1,000.00		98,104.63
6/30/2025	100444	Straley Robin Vericker	Invoice: 26610 (Reference: For Professional Services Rendered Through May 31, 2025.)	777.61		97,327.02
06/30/2025		EOM BALANCE		\$ 92,155.75	\$ 60,936.60	\$ 97,327.02
7/1/2025	34	Diane Allenbaugh	Diane Allenbaugh BOS Backpay Taxes/PR fees-Org pmt not recvd-reissued	184.70		97,142.32
7/1/2025	100445	Stantec Consulting Services Inc.	Invoice: 2400911 (Reference: 2024 FY General Consulting Professional services.)	2,545.00		94,597.32
7/1/2025	100446	Straley Robin Vericker	Invoice: 26608 (Reference: For Professional Services Rendered Through May 31, 2025.)	1,219.25		93,378.07
7/1/2025	100447	Sunrise Landscape	Invoice: 37306 ()	6,467.80		86,910.27
7/2/2025	070225ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,217.79		83,692.48
7/2/2025	100448	Sunrise Landscape	Invoice: 37211 (Reference: Irrigation Repairs.) Invoice: 37212 (Reference: Irrigation Repairs.	9,500.00		74,192.48
7/2/2025	100449	North Brook Holding, LLC	Invoice: 061325-0015 (Reference: reim of funds for Kirkwood Electric - GF 2025-07. Check Stub Not	23,141.20		51,051.28
7/21/2025	072125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	14.68		51,036.60
7/25/2025		North Brook Holdings			89,786.44	140,823.04
7/25/2025		North Brook Holdings			20,898.75	161,721.79
7/28/2025			Deposit		12,131.92	173,853.71
7/28/2025	072825ACH	IPFS Corporation	Reference: Payment 10	2,464.67		171,389.04
7/28/2025	100450	Suncoast Rust Control, Inc.	Invoice: 08527 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		168,189.04
7/28/2025	100451	4K's Construction Cleanup LLC	Invoice: STREET SIGNS (Reference: Everson Miles/swell brooks CT.,street sign screws,shimmer dawn.	160.00		168,029.04
7/28/2025	100452	ECS Integrations LLC	Invoice: 102711 (Reference: DKS Cellular Service billed quarterly North+South.) Invoice: 102712	2,295.00		165,734.04
7/28/2025	100453	Straley Robin Vericker	Invoice: 26774 (Reference: For Professional Services Rendered Through June 30, 2025.) Invoice:	2,416.25		163,317.79
7/28/2025	100454	Kai	Invoice: 20502 (Reference: Service Area Service Area CDD-July.)	1,158.00		162,159.79
7/28/2025	100455	JCS Investigations	Invoice: 26 (Reference: Security Service 5/29-5/31/2025.)	1,000.00		161,159.79
7/28/2025	100456	Kai Connected, LLC	Invoice: 4632 (Reference: Jul-Professional Management, Website Management, General Adm.)	6,550.00		154,609.79

Stoneybrook North CDD
FY 2025 YTD
Check Register

Date	Num	Name	Memo	Disbursement	Deposit	Balance
7/28/2025	100457	Sunrise Landscape	Invoice: 37313 (Reference: Irrigation Calls and Repairs during April for Phase 3.) Invoice: 373	52,802.60		101,807.19
7/28/2025	100458	Gig Fiber, LLC - Streetleaf	Invoice: 4694 (Reference: Pole Replacement-June.) Invoice: 4851 (Reference: Solar Equipment Lea	11,710.50		90,096.69
7/28/2025	100459	Solitude Lake Management	Invoice: PSI176880 (Reference: Annual Maintenance June Billing 6/1/2025 - 6/30/2025.) Invoice:	3,257.40		86,839.29
7/28/2025	164		to book assessments received from county		8,443.68	95,282.97
7/28/2025	164		to book assessments received from county	3,407.54		91,875.43
7/28/2025	164		to book assessments received from county		3,407.54	95,282.97
7/29/2025	100460	Stantec Consulting Services Inc.	Invoice: 2420811 (Reference: 2024 FY General Consulting Professional services.)	4,462.00		90,820.97
7/31/2025	073125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,764.17		88,056.80
07/31/2025		EOM BALANCE		\$ 97,662.81	\$ 134,668.33	\$ 88,056.80

EXHIBIT 8

AGENDA

MINUTES OF MEETING
STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development District was held on Tuesday, July 22, 2025 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Ft. Myers, Florida 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Michael Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Diane Allenbaugh	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present were:

Audette Bruce	District Manager, Kai
Jesse Dann (<i>via Zoom</i>)	Community Director, Kai
PJ Olson	Stantec

The following is a summary of the discussions and actions taken at the July 22, 2025 Stoneybrook North CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments- (*limited to 3 minutes per individual for agenda items*)

There were six audience members present and eleven on Zoom.

Due to technical difficulties experienced during the meeting, portions of the proceedings were impacted for participants attending via Zoom. Specifically, there were times when attendees using Zoom were unable to be heard. These issues were addressed as promptly as possible to restore communication; however, some interruptions persisted intermittently throughout the meeting.

Residents discussed gates, sign replacement, irrigation, the entrance bridge, and better signage for the lagoon.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Approval – HOA Community Event License Agreement

Procedures on signing forms were also discussed. Ms. Bruce confirmed that there were communication channels and that the Board could make a decision on the matter. The Board suggested forming a social committee appointed under the supervision of the HOA to manage resident request regarding events in the community.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved the HOA Community Event License Agreement , for the Stoneybrook North Community Development District.

B. Exhibit 2: Consideration for Approval – Irrigation Plus – Removal and Replacement of Defective Water Totalizing Meter - \$5,250.00

Mr. Lawson explained that in South Florida, pumps which were out of compliance needed to be reported. He also explained that this would be developer funded.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the Removal and Replacement of Defective Water Totalizing Meter in the amount of \$5,250.00**, for the Stoneybrook North Community Development District.

Walk on Proposal: Big Tree – Ratification of the Replacement of Stormwater Pump #4 - \$14,800.00

Mr. Lawson discussed the replacement of the stormwater pump #4 and showed its location to the Board. He repeated that this was under developer funded request.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the Ratification of the Replacement of Stormwater Pump #4 in the amount of \$14,800.00**, for the Stoneybrook North Community Development District.

C. Discussion of Hydraulic Leak

1. Exhibit 3: Updated Photos – April 2025

Ms. Bruce explained that the leak was left by a subcontractor way back in October. There were photos provided by the developer and they wanted the Board's decision since it required repaving. Ms. Allenbaugh opined that the vendor needed to be held accountable.

Mr. Lawson made a motion to coordinate with the vendor on getting out notices to the resident and have them coat the road.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved **that the subcontractor would coat the road**, for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Acceptance – The Unaudited June 2025 Financials

B. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 27, 2025

C. Exhibit 6: Ratification of 4K's Construction Cleanup LLC – Street Sign Replacement - \$560.00

D. Exhibit 7: Ratification of 4K's Construction Cleanup LLC – Street Sign Bolts Replacement and Repair - \$160.00

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **items A to D under the Consent Agenda**, for the Stoneybrook North Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being no representative present, the next item followed.

B. District Engineer

Mr. Olson recommended that a master correction or replacement plan should be drafted. He mentioned that the stop signs were required to be 36 by 36 inches and a minimum of seven feet high from the ground with a minimum of one foot from the pavement. He also recommended to put speed limit signs near the entrances to the community, to add directional signs to roundabouts that would enhance the safety of the community, and to have uniform stop signs. The Board

discussed the next steps. Ms. Allenbaugh suggested to get three proposals from local signage companies to start with stop signs.

1. Community Sign Audit Results

- a. Exhibit 8: Field Report
- b. Exhibit 9: Community Sign Audit Memo
- c. Exhibit 10: Signage Package
- d. Exhibit 11: Map

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **to get proposals from local signage companies for stop signs**, for the Stoneybrook North Community Development District.

C. Field Operations Manager: Kai

- 1. Exhibit 12: Field Service Report conducted on June 19, 2025
- 2. Timber Vehicular Bridge Review and Evaluation Report dated September 2, 2023
 - a. Exhibit 13: Consideration for Approval – Bridge Builders – Timber Bridges Removal and Installation of Wear deck - \$72,500.00
 - b. Exhibit 14: Consideration for Approval – Timber Intentions – Timber Bridges Removal and Installation of Wear deck - \$72,303.37

Ms. Allenbaugh reiterated the wear and tear that the lagoon was causing to the bridge. She also mentioned that probably 90% of the cars in the parking lot were from outside. She also asked if various materials that could be used for the bridge were looked at. She mentioned to look for different type of material which would be more resilient to the wear and tear. Mr. Lawson said that it was a fair discussion with the developer to talk about this.

The Board made a motion to table discussion until further responses on the type of material to be used to resurface and a conversation with the developer on cost sharing.

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board tabled **the discussion until further responses**, for the Stoneybrook North Community Development District.

Walk on: Field Service Report

Mr. Dann spoke about the mulch testing that lasted less than 24 hours. He explained that close to 60 days later, the treated pine straw was still in place. Ms. Allenbaugh asked about the density of the pine straw that was put in the area since it was very thin. Mr. Dann said that this could be discussed if the Board wanted a thinner or thicker pine straw. Mr. Lawson instructed Mr. Dann to ask Big Tree if they did the same thickness of pine bark and pine straw for the mulch testing.

Walk on: Big Tree Proposal – Refresh Mailbox Beds and Address Mulch Washout - \$6,800.00

Ms. Allenbabaugh made a motion to adopt the proposal but to observe the conditions to see if pine bar needed to be switched out to another material.

On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Refreshing the Mailbox Beds and Addressing Mulch Washout in the amount of \$6,800.00**, for the Stoneybrook North Community Development District.

D. District Manager

1. Discussion of Towing Service

The Board discussed the parameters that the Towing Service should be approved by the Lee County Sheriff's Office and within 10 miles of the property. Mr. Draper said that the towing company should be proactive but it should be within the parameters established by the Board. Ms. Bruce was directed to check with the Sheriff's Office to see if the community can get a waiver for a vendor that is further away but was willing to be proactive.

2. Discussion of Basketball Hoop

Ms. Allenbaugh explained that the basketball hoop has been installed by a resident and this was done in a positive manner to keep the children engaged in good things. Mr. Lawson explained to the resident owner of the hoop that the basketball hoop was creating a huge liability for the District. He added that the Board was open to find a location in the community for the future. Mr. Lawson explained that the HOA would dictate that the hoop would be retained within the resident's lot. He also explained that there were two separate entities which were the Master Association whose job was to regulate the restrictions on the residential lots. CDDs, on the other hand, have no authority in regulating private property, but, it was being discussed during the meeting since it was affecting the CDD roadway. Ms. Bruce informed the resident that he could send an email to brightwater@hikai.com.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Allenbaugh asked about the liability of the bridge and the lagoon for any kind of damage if anything happens to the property. She suggested contacting Lee County School so they could move the bus stop to the entrance to prevent the children from walking over the bridge. She also discussed that the phase three has no littorals around the ponds at all. Mr. Lawson said that the District Engineer could pull the construction plans to see what was required. Ms. Bruce asked if Ms. Allenbaugh wanted to have the District Engineer look into the littoral issue. Ms. Allenbaugh affirmed and added to look into Florida Water Management also.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual for non-agenda items)

A resident informed the Board that the street sign has been gone since Milton and commended that the sign survey was a great job. He also said that one stop sign was gone just a couple of hours ago and it may probably be at the packet.

Another resident said that some of the renters have not been following parking instructions and even leaving trash cans outside. Mr. Draper said that this was HOA issue. Mr. Lawson said that the HOA manager was the one doing the reviews.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Allenbaugh made a motion to adjourn the meeting.

On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adjourned **the meeting**, for the Stoneybrook North Community Development District.

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

161 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
162 meeting held on _____.
163

Signature

Signature

164 _____
Printed Name

Printed Name

165 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Aug 16, 2025 / Jim Bugos

Complete

Score	30 / 39 (76.92%)	Flagged items	5	Actions	0
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Site conducted

Brightwater

Conducted on

Aug 16, 2025 1:35 PM EDT

Prepared by

Jim Bugos

Location

8670 Sunny Page Ln
North Fort Myers FL 33917
United States
(26.72900700055774,
-81.81311102257037)

Bridges

2 / 2 (100%)

Entrance Bridge

Fair

Entrance bridge is showing somewhere and tear



Photo 1



Photo 2



Photo 3

Exit Bridge

Fair

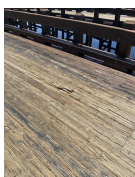


Photo 4

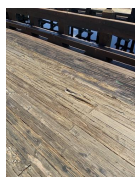


Photo 5

Monuments

2 / 2 (100%)

South Entrance

Good

North Entrance (Lennar)

Good

Lakes

13 / 14 (92.86%)





South Entrance Lake	Good
Lagoon Parking Lake	Good
Behind 18184 Everson Miles Circle	Fair
 <p>Photo 6</p>	
Behind 18189 Everson Miles Circle	Good
<p>Change the name of this lake to Everson Myles Lake</p>  <p>Photo 7</p>	
Behind 8901 Cascade Price	Fair
<p>Change this name to Cascade Price Circle Lake</p> <p>Appears to be a lot of vegetative growth in all of the lakes</p>  <p>Photo 8</p>	
Behind 8912 Cascade Price	N/A
<p>This lake can be removed since it is the Emerson Myles Circle Lake</p>	
Behind 18519 Marlin Kite	
Pond & Pump Station at Marlin Kite Circle	Fair
<p>Lake is a little low, but well is running</p>  <p>Photo 9</p>	
River Burst Court Cul-de-sac Lake	Fair
<p>Why were trees planted within the lake area?</p>	



Photo 10



Photo 11



Photo 12

Between River Burst Court and Shimmer Dawn Court

Fair

Again. Why were trees planted within the lake bed area?



Photo 13



Photo 14

Pump Station & Lake at Water Sale Drive

Fair

Trees in lake

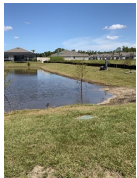


Photo 15

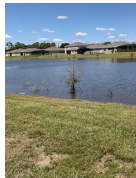


Photo 16

Lake across from North Entrance Mail Center

Fair

More questions about trees planted within the waterline

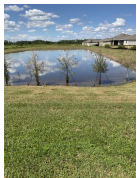


Photo 17

Lake behind North Entrance Mail Center

Fair

Does the well work here? This lake seems lower than others.

Pond behind 8716 Sewell Brooks Court

Fair

A little bit of algae growth in this lake

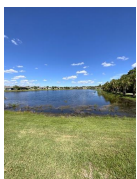


Photo 18

Pump Station at corner of Sunny Page Ln & Everson Myles Court

Good




Gates		1 flagged, 5 / 6 (83.33%)
Original Entrance Gate - before lagoon		Poor
These were supposed to be removed per Diane		
		
Photo 19		
Resident Entrance Gate		Good
Pedestrian Gate at main entrance		Fair
What is the code for this pedestrian gate? I was trying to walk around and do inspections and couldn't get through.		
Exit Gate at North Entrance (Lennar)		Good
Entrance Gate at North Entrance (Lennar)		Good
Pedestrian Gate at Sewell Brooks Court		Good
What is the code for this gate?		
Mail Centers		4 / 4 (100%)
South Entrance Mail Center		Good
South Mail Center Island Landscape		Fair
Mulch needs finished in this area		
What is supposed to be on this pole?		
 		
Photo 20 Photo 21		
North Entrance Mail Center		Good
North Mail Center Island Landscape		Fair
Needs mulch added back to this area		



Photo 22

Miscellaneous

2 / 2 (100%)

Preserve Area near tot lot

Good

Flags are in place for upcoming construction project



Photo 23

Gate at Sedgfield Rd

Fair

Closed the gate again today



Photo 24

Landscape

2 flagged, 2 / 5 (40%)

Landscape 1

0 / 1 (0%)

Landscape

Weeds in main landscaping bed at intersection

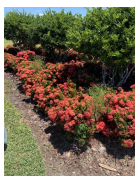


Photo 25

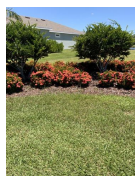


Photo 26

Landscape Location

18141 Everson Miles Cir
North Fort Myers FL 33917
United States
(26.730683098852168,
-81.81125064117494)

Landscape 2

1 / 1 (100%)

Landscape

Fair

Utility cover between 18 105 and 18 109 Everson Myles Circle needs addressed

5/20



Photo 27

Landscape Location

Landscape 3

1 flagged, 0 / 1 (0%)

Landscape

Poor

Utility cover to left of 18 125 Everson Myles needs addressed



Photo 28

Landscape Location

Landscape 4

1 flagged, 0 / 1 (0%)

Landscape

Poor

Who does this construction debris belong to?



Photo 29

Landscape Location

Landscape 5

1 / 1 (100%)

Landscape

Fair

What is going on with this utility cover?



Photo 30

Landscape Location

8720 Swell Brooks Ct
North Fort Myers FL 33917
United States
(26.731720344411904,

-81.81396425646673)

Sidewalks

2 flagged, 0 / 2 (0%)

Sidewalks 1

1 flagged, 0 / 1 (0%)

Sidewalk

Poor

Sidewalk is broken near Todd lot, but I believe this area is being dug up for sewer project any



Photo 31



Photo 32

Sidewalk Location

18569 Marlin Kite Ln
North Fort Myers FL 33917
United States
(26.735752566689897,
-81.80790922595658)

Sidewalks 2

1 flagged, 0 / 1 (0%)

Sidewalk

Poor

Sidewalk is cracked very bad across from mail center



Photo 33

Sidewalk Location

18796 Marlin Kite Ln
North Fort Myers FL 33917
United States
(26.735147901669393,
-81.81309984275876)

Roads

0 / 1 (0%)

Roads 1

0 / 1 (0%)

Road

Poor patch job in the middle of the circle

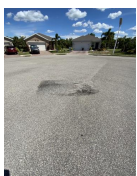


Photo 34

Flagged items

5 flagged

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

These were supposed to be removed per Diane



Photo 19

Title Page / Landscape / Landscape 3

Landscape

Poor

Utility cover to left of 18 125 Everson Myles needs addressed



Photo 28

Title Page / Landscape / Landscape 4

Landscape

Poor

Who does this construction debris belong to?



Photo 29

Title Page / Sidewalks / Sidewalks 1

Sidewalk

Poor

Sidewalk is broken near Todd lot, but I believe this area is being dug up for sewer project any



Photo 31



Photo 32

Title Page / Sidewalks / Sidewalks 2

Sidewalk

Poor

Sidewalk is cracked very bad across from mail center



Photo 33

Media summary



Photo 1

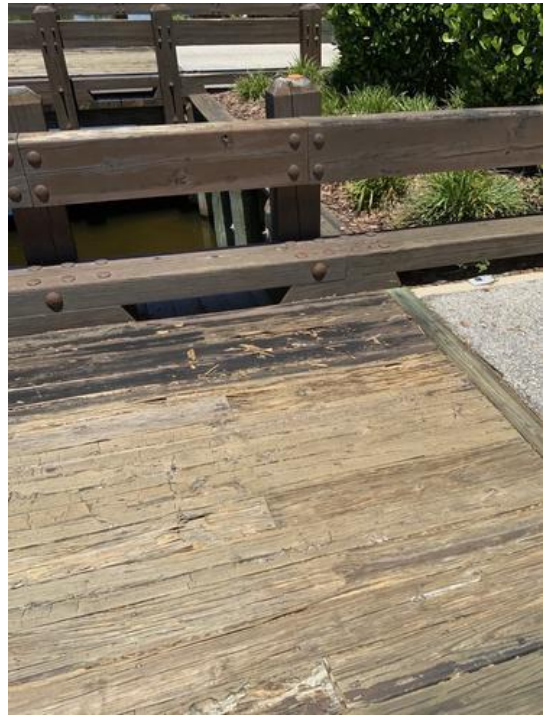


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

EXHIBIT 10

AGENDA



Work Order 00835949

Work Order 00835949
Number

Created Date 7/25/2025

Account

Stoneybrook North CDD

Contact

Heather Dilley

Address

18541 Cronin Sand Ln
North Fort Myers, FL 33917
United States

Work Details

Specialist Comments to Customer
07/25/2025 , the following lakes were treated for unwanted weeds: 19, 20 , 21, 22, 18A , 17, 24, 26, 25, 23, 28 , 29, 30, 31 , brightwater lagoon such as: primrose, cattail, weeds, ragweed, dogfennel, pennywort , weeds, torpedograss, grasses, vines, frostweed.

Prepared By

JONATHAN VELASCO

Work Order Assets

Asset	Status	Product Work Type
Lake-#28	Inspected	
Lake-#26	Inspected	
Lake-#25	Inspected	
Lake-#24	Inspected	
Lake #22	Inspected	
Lake #17	Inspected	
Lake-#31	Inspected	
Lake-#30	Inspected	
Lake-#29	Inspected	
Lake-#23	Inspected	
Lake #21	Inspected	
Lake #20	Inspected	
Lake #19	Inspected	
Lake #18A	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake #22	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake #21	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake #20	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order 00835949

Work Order 00835949
Number

Account

Stoneybrook North CDD

Contact

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Address

18541 Cronin Sand Ln
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United States

Created Date 7/25/2025

Lake #19	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake #18A	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake #17	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#31	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#30	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#29	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#28	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#26	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#25	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#24	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake-#23	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake #22	ILLCIT DISCHARGE	
Lake #21	ILLCIT DISCHARGE	
Lake #20	ILLCIT DISCHARGE	
Lake #19	ILLCIT DISCHARGE	
Lake #18A	ILLCIT DISCHARGE	



Work Order 00835949

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Created Date 7/25/2025

Lake #17	ILLICIT DISCHARGE	
Lake-#31	ILLICIT DISCHARGE	
Lake-#30	ILLICIT DISCHARGE	
Lake-#29	ILLICIT DISCHARGE	
Lake-#28	ILLICIT DISCHARGE	
Lake-#26	ILLICIT DISCHARGE	
Lake-#25	ILLICIT DISCHARGE	
Lake-#24	ILLICIT DISCHARGE	
Lake-#23	ILLICIT DISCHARGE	
Lake #22	SHORELINE WEED CONTROL	
Lake #22	LAKE WEED CONTROL	
Lake #22	ALGAE CONTROL	
Lake #22	MONITORING	
Lake #21	SHORELINE WEED CONTROL	
Lake #21	LAKE WEED CONTROL	
Lake #21	ALGAE CONTROL	
Lake #21	MONITORING	
Lake #20	SHORELINE WEED CONTROL	
Lake #20	LAKE WEED CONTROL	
Lake #20	ALGAE CONTROL	
Lake #20	MONITORING	



Work Order 00835949

Work Order 00835949
Number

Account

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Created Date 7/25/2025

Lake #19 SHORELINE
WEED CONTROLLake #19 LAKE WEED
CONTROLLake #19 ALGAE
CONTROL

Lake #19 MONITORING

Lake #18A SHORELINE
WEED CONTROLLake #18A LAKE WEED
CONTROLLake #18A ALGAE
CONTROL

Lake #18A MONITORING

Lake #17 SHORELINE
WEED CONTROLLake #17 LAKE WEED
CONTROLLake #17 ALGAE
CONTROL

Lake #17 MONITORING

Lake-#31 SHORELINE
WEED CONTROLLake-#31 LAKE WEED
CONTROLLake-#31 ALGAE
CONTROL

Lake-#31 MONITORING

Lake-#30 SHORELINE
WEED CONTROLLake-#30 LAKE WEED
CONTROLLake-#30 ALGAE
CONTROL

Lake-#30 MONITORING

Lake-#29 SHORELINE
WEED CONTROLLake-#29 LAKE WEED
CONTROL



Work Order 00835949

Work Order 00835949
Number

Account

Stoneybrook North CDD

Contact

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United States

Created Date 7/25/2025

Lake-#29	ALGAE CONTROL	
Lake-#29	MONITORING	
Lake-#28	SHORELINE WEED CONTROL	
Lake-#28	LAKE WEED CONTROL	
Lake-#28	ALGAE CONTROL	
Lake-#28	MONITORING	
Lake-#26	SHORELINE WEED CONTROL	
Lake-#26	LAKE WEED CONTROL	
Lake-#26	ALGAE CONTROL	
Lake-#26	MONITORING	
Lake-#25	SHORELINE WEED CONTROL	
Lake-#25	LAKE WEED CONTROL	
Lake-#25	ALGAE CONTROL	
Lake-#25	MONITORING	
Lake-#24	SHORELINE WEED CONTROL	
Lake-#24	LAKE WEED CONTROL	
Lake-#24	ALGAE CONTROL	
Lake-#24	MONITORING	
Lake-#23	SHORELINE WEED CONTROL	
Lake-#23	LAKE WEED CONTROL	
Lake-#23	ALGAE CONTROL	
Lake-#23	MONITORING	



Work Order	00835949	Account	Stoneybrook North CDD
Work Order	00835949	Contact	Heather Dilley
Number		Address	18541 Cronin Sand Ln North Fort Myers, FL 33917 United States
Created Date	7/25/2025		
Lake #18A		07/25/2025 , the following lakes were treated for unwanted weeds: 19, 20 , 21, 22, 18A , 17, 24, 26, 25, 23, 28 , 29, 30, 31 , brightwater lagoon such as: primrose, cattail, weeds, ragweed, dogfennel, pennywort , weeds, torpedograss, grasses, vines, frostweed.	
Lake #19			
Lake #20			
Lake #21			
Lake #23			
Lake #29			
Lake #30			
Lake #31			
Lake #17			
Lake #22			
Lake #24			
Lake #25			
Lake #26			
Lake #28			

EXHIBIT 11

AGENDA



Big Tree, Inc

5175 Country Lakes Dr.
Fort Myers, FL 33905
Phone # (239) 694-9700

SWO Invoice

Date 6/27/2025
Invoice # 368540

Name/Address

Stoneybrook North CDD
Lori Dann

Job Name

4421 - Stoneybrook North CDD Phase I MX

P.O. No.**Terms**

Net 30

Description	Quantity	U/M	Rate	Total
New Dripline Installed in Annual beds main entrance				
As we flipped the annuals in May to coincide with the Lagoon Grand Opening, the dripline was extremely clogged and not providing sufficient coverage. Most of this drip is approximately 5yrs old and this happens over time, especially with the very dry season and the lakes being so low and filled with sediment. This slowly creeps into the lines and there is no way to clean the tiny drip lines out. This would not be something that needs replacing regularly.				
Irrigation Materials: Hunter HDL Dripline w/check valve 0.9 gph, Pro-trade 6" staple round, Hunter PLD Tee 17mm barb, Hunter PLD coupling 17mm barb	1	LS	1,407.30	1,407.30
Labor	27	HR	65.00	1,755.00
Thank you for your business, we appreciated it very much!				

Payments/Credits \$0.00

Balance Due \$3,162.30

Total **\$3,162.30**

EXHIBIT 12

AGENDA



Quarterly Compliance Audit Report

Stoneybrook North

Date: April 2025 - 1st Quarter

Prepared for: Monica Alvarez

Developer: Kai

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

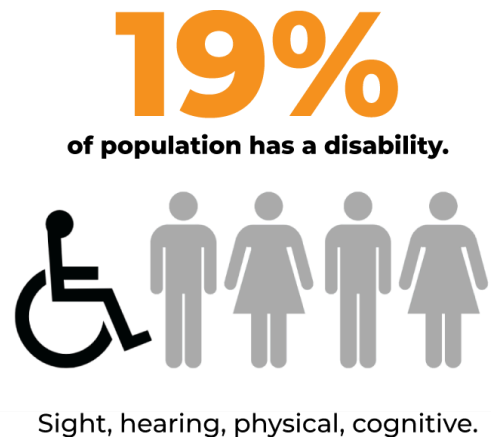
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web