



FY 2026 ADOPTED BUDGET

at August 26, 2025 meeting

STATEMENT 1
STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 ADOPTED 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 ADOPTED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES - ON ROLL	\$ 325,740	\$ 316,696	\$ 341,464	\$ 362,752	\$ 487,616	\$ 534,582	\$ 841,662	\$ 354,046
GENERAL FUND REVENUES - OFF ROLL	74,023	424,946	423,745	513,551	575,867	186,803	594,709	18,842
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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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	-	(23,250)
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						-	-	-

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	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 ADOPTED 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						-	24,000	24,000
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	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	358,438
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 -	\$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:				
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	Sunrise, Inc	1546001	PO#: OM-SBN-123 & OM-SBN-155: The District contracted Sunrise 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	Sunrise, 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
POND MAINTENANCE	Solitude Lake Management & Sunrise	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

STATEMENT 3
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CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
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
GATE ACCESS & FOBS	DKS Integrations	1541025	Clickers for entrance gates 200 units @30.00.	\$6,000.00
GATE SYSTEM ENHANCEMENTS		NEW LINE	Upgrades and improvements to gate equipment and access control systems to maintain security and reliability.	\$24,000.00
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	Sunrise, 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 cost of holiday displays for FY 2026, including installation of electrical outlets at the gates.	\$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 - NET	\$ 281,093.85		\$ 150,250.00	\$ 431,343.85
SPECIAL ASSESSMENTS - OFF-ROLL - NET		203,862.50	131,893.76	335,756.26
TOTAL REVENUE	281,093.85	203,862.50	282,143.76	767,100.11
EXPENDITURES				
INTEREST EXPENSE				-
May 1, 2026	97,187.50	101,931.25	112,584.38	311,703.13
November 1, 2026	97,187.50	101,931.25	112,584.38	311,703.13
PRINCIPAL PAYMENT				-
November 1, 2026	85,000.00	-	55,000.00	140,000.00
TOTAL EXPENDITURES	279,375.00	203,862.50	280,168.76	483,237.50
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,718.85	-	1,975.00	3,693.85
FUND BALANCE - ENDING	\$ 1,718.85	\$ -	\$ 1,975.00	\$ 1,718.85

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	55,000	5.50%	114,097	169,097		3,985,000
5/1/26		5.50%	112,584	112,584		3,985,000
11/1/26	55,000	5.50%	112,584	167,584	280,169	3,930,000
5/1/27		5.50%	111,072	111,072		3,930,000
11/1/27	60,000	5.50%	111,072	171,072	282,144	3,870,000
5/1/28		5.50%	109,422	109,422		3,870,000
11/1/28	60,000	5.50%	109,422	169,422	278,844	3,810,000
5/1/29		5.50%	107,772	107,772		3,810,000
11/1/29	65,000	5.50%	107,772	172,772	280,544	3,745,000
5/1/30		5.50%	105,984	105,984		3,745,000
11/1/30	70,000	6.38%	105,984	175,984	281,969	3,675,000
5/1/31		6.38%	103,753	103,753		3,675,000
11/1/31	70,000	6.38%	103,753	173,753	277,506	3,605,000
5/1/32		6.38%	101,522	101,522		3,605,000
11/1/32	75,000	6.38%	101,522	176,522	278,044	3,530,000
5/1/33		6.38%	99,131	99,131		3,530,000
11/1/33	80,000	6.38%	99,131	179,131	278,263	3,450,000
5/1/34		6.38%	96,581	96,581		3,450,000
11/1/34	85,000	6.38%	96,581	181,581	278,163	3,365,000
5/1/35		6.38%	93,872	93,872		3,365,000
11/1/35	90,000	6.38%	93,872	183,872	277,744	3,275,000
5/1/36		6.38%	91,003	91,003		3,275,000
11/1/36	100,000	6.38%	91,003	191,003	282,006	3,175,000
5/1/37		6.38%	87,816	87,816		3,175,000
11/1/37	105,000	6.38%	87,816	192,816	280,631	3,070,000
5/1/38		6.38%	84,469	84,469		3,070,000
11/1/38	110,000	6.38%	84,469	194,469	278,938	2,960,000
5/1/39		6.38%	80,963	80,963		2,960,000
11/1/39	120,000	6.38%	80,963	200,963	281,925	2,840,000
5/1/40		6.38%	77,138	77,138		2,840,000
11/1/40	125,000	6.38%	77,138	202,138	279,275	2,715,000
5/1/41		6.38%	73,153	73,153		2,715,000
11/1/41	135,000	6.38%	73,153	208,153	281,306	2,580,000
5/1/42		6.38%	68,850	68,850		2,580,000
11/1/42	140,000	6.38%	68,850	208,850	277,700	2,440,000
5/1/43		6.38%	64,388	64,388		2,440,000
11/1/43	150,000	6.38%	64,388	214,388	278,775	2,290,000
5/1/44		6.38%	59,606	59,606		2,290,000
11/1/44	160,000	6.38%	59,606	219,606	279,213	2,130,000
5/1/45		6.38%	54,506	54,506		2,130,000
11/1/45	170,000	6.38%	54,506	224,506	279,013	1,960,000
5/1/46		6.38%	49,088	49,088		1,960,000
11/1/46	180,000	6.38%	49,088	229,088	278,175	1,780,000
5/1/47		6.38%	43,350	43,350		1,780,000
11/1/47	195,000	6.38%	43,350	238,350	281,700	1,585,000
5/1/48		6.38%	37,134	37,134		1,585,000
11/1/48	205,000	6.38%	37,134	242,134	279,269	1,380,000
5/1/49		6.38%	30,600	30,600		1,380,000
11/1/49	220,000	6.38%	30,600	250,600	281,200	1,160,000
5/1/50		6.38%	23,588	23,588		1,160,000
11/1/50	230,000	6.38%	23,588	253,588	277,175	930,000
5/1/51		6.38%	16,256	16,256		930,000
11/1/51	245,000	6.38%	16,256	261,256	277,513	685,000
5/1/52		6.38%	8,447	8,447		685,000
11/1/52	265,000	6.38%	8,447	273,447	281,894	420,000
Total	\$ 3,620,000		4,098,190.76	7,718,190.76	7,549,093.88	

Footnote:

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

Max annual ds: 282,144

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