

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 Agenda

Tuesday, October 28, 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, October 28, 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. Second Notice of Boundary Amendment [Exhibit 1](#)
 - B. Ordinance 25-20 – Amending the boundaries [Exhibit 2](#)
 - C. Presentation of Amended Supplemental Engineer’s Report [Exhibit 3](#)
 - D. Presentation of Amended Supplemental Assessment Methodology Reports [Exhibit 4](#)
 - E. Consideration for Adoption – **Resolution 2026-01**, Declaring Special Assessments [Exhibit 5](#)
 - F. Consideration for Adoption – **Resolution 2026-02**, Setting Public Hearing on Special Assessments [Exhibit 6](#)
 - G. Consideration for Adoption – **Resolution 2026-03**, Development Acquisition Agreement [Exhibit 7](#)
 - Exhibit A – Development Acquisition Agreement *Under Separate Cover*

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

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- H. Consideration for Approval – Water Science Associates – Water Use Permit - \$21,250.00 **Exhibit 8**
- I. Consideration for Adoption – **Resolution 2026-04**, District Objectives and Goals for FY 2026 **Exhibit 9**
 - Objectives and Goals **Exhibit 10**
- J. Consideration for Approval – Suncoast Rust Control – Pricing and Invoice Updates - \$3,296.00 monthly **Exhibit 11**
- K. Discussion on Bridge and Metro Lagoon Access
- L. Discussion on Halloween Event
 - Consideration for Approval – 2025 Halloween Event Proposal **Exhibit 12**
 - Waiver **Exhibit 13**

4. Consent Agenda

- A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
 - Letter from Auditors **Exhibit 14**
 - Audit Report **Exhibit 15**
- B. Consideration for Acceptance – The Unaudited August 2025 Financials **Exhibit 16**
- C. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 17**
- D. Consideration for Acceptance – The Annual Arbitrage Report for the Period July 27, 2024 to July 27, 2025 **Exhibit 18**
- E. Consideration for Acceptance – FY 2024 Audit Response Letter **Exhibit 19**
- F. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing August 26, 2025 **Exhibit 20**
- G. Ratification of Stantec – Change Order for Engineering Services **Exhibit 21**
- H. Ratification of IFPS Corporation – Notice of Acceptance and Assignment **Exhibit 22**
- I. Ratification of 4K's Construction Cleanup LLC – Clean Out Pop Ash Creek **Exhibit 23**

5. Staff Reports

- A. District Counsel
 - Discussion on Basketball Hoop
- B. District Engineer

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

- Romaner Graphics – Stop Signs

Exhibit 24

C. Field Operations Manager: Kai – Jim Bugos

- Field Inspection Report Dated October 12, 2025
- Solitude – Pond Inspection Report
- Consideration for Approval

Exhibit 25

Exhibit 26

1. Sign Solutions – 12” x 18” Preserve Area Signs - \$765.70

Exhibit 27

2. Trimmers Holiday Decor Inc. – Wreaths and LED Warm White Coaxial Lighting Installation - \$12,000.00

Exhibit 28

D. District Manager

- Discussion on Resident Gate Strike

1. Photos of the Incident

Exhibit 29

2. Prime Paint & Repair Receipt - \$3,566.41

Exhibit 30

- Discussion on Resident-Installed Speed Bumps on Cascade Price Circle

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

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
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Fort Myers, FL 33905

EXHIBIT 1

AGENDA

This Instrument Prepared By:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

**Second Notice of Boundary Amendment of the
Stoneybrook North Community Development District**
(Boundary Amendment)

The Stoneybrook North Community Development District (the “**District**”) previously recorded a *Notice of Establishment* on February 16, 2015, at Instrument #2015000031636 in the public records of Lee County, Florida, as amended by previously recorded *Amended Notice of Establishment* on April 12, 2022, at Instrument #2022000121755 in the public records of Lee County, Florida by the for its original boundary of 383.16 acres, more or less.

In accordance with Sections 190.0485 and 190.046(1)(h)5, Florida Statutes, notice is hereby given of an amendment to the *Notice of Establishment* to reflect the revised boundaries of the District pursuant to the Lee County Board of County Commissioners Ordinance No. 25-20 which amended 1.25 acres to the District’s boundaries due to changed development plans. The revised boundary of the District now encompasses **384.41 acres** of property located in Lee County, Florida, as more particularly described in the legal description attached hereto as **Exhibit A**.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes and the full text of the boundary amendment ordinance, or by contacting the Florida Department of Commerce in accordance with section 189.014, Florida Statutes.

THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[Signature Page to Follow]

Witnesses:



Name: _____

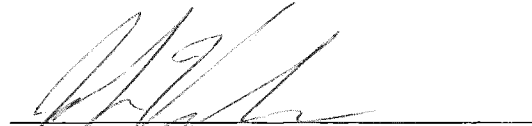
Address: 1510 W. Cleveland Street
Tampa, Florida 33606



Name: Lynn A. Carver

Address: 1510 W. Cleveland Street
Tampa, Florida 33606

**Stoneybrook North Community
Development District**

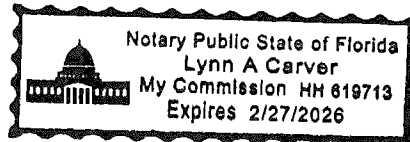


John M. Vericker
District Counsel

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, on October 13, 2025, by John M. Vericker, as District Counsel for the Stoneybrook North Community Development District, on behalf of the District, who is personally known to me.


Notary Public Signature

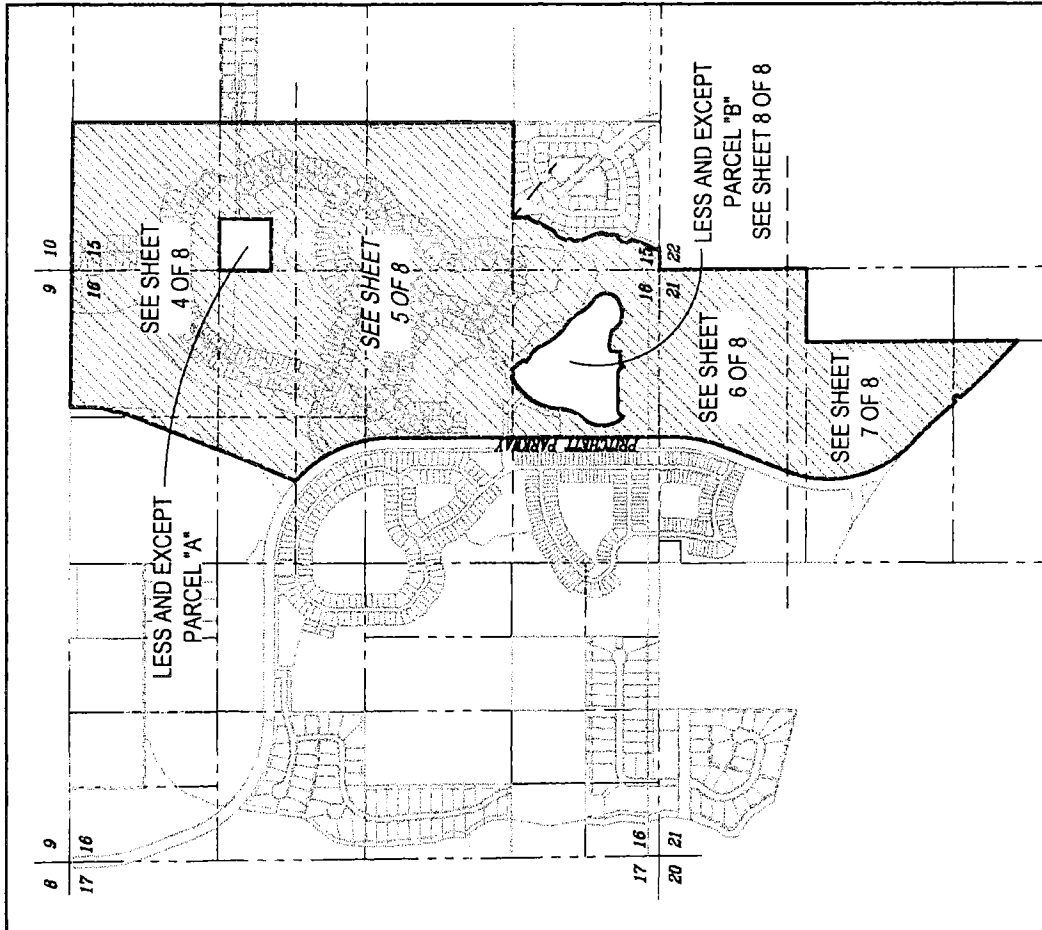


Notary Stamp

Exhibit "A"

Stoneybrook North CDD - Overall Legal Description

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

- PC POINT OF COMMENCEMENT
- PB POINT OF BEGINNING
- FB PLAT BOOK
- OR OFFICIAL RECORDS BOOK
- IN INSTRUMENT NUMBER
- PG PAGE(S)
- LCDC LEE COUNTY ELECTRIC COOPERATIVE
- R/W RIGHT-OF-WAY
- DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	1 of 8

NOT A SURVEY

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN

SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

O. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Landscapes Architects
Business LC 26000266
Fort Myers: 239.690.4380

GradyMinor
a Pape-Dawson company

Civil Engineers • Land Surveyors • Planners •
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



DATE SIGNED
Digitally signed
by Todd B. Short
Date: 2025.04.17
09:58:37 -04'00'

TODD B. SHORT, P.S.M.
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 15, 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°45'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 07°00'49" EAST, ALONG THE EAST LINE OF SAID FRACTION, FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 07°01'49" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF OAKMONT, PLAT BOOK 34, PAGES 161 THROUGH 164, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 89°41'09" WEST, ALONG THE SOUTH LINE OF SAID FRACTION ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 888.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHWEST CORNER OF SAID OAKMONT, (SAID ROUTE HAVING A TIE LINE OF SOUTH 11°51'07" WEST, FOR 1,354.79 FEET); THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 07°20'36" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR 1,339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°51'11" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, FOR 664.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21; THENCE SOUTH 07°14'02" EAST, ALONG SAID EAST LINE, FOR 1,921.58 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (RIGHT-OF-WAY WIDTH VARIES) AND A POINT OF CURVATURE; 1) THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN (7) CURVES AND DISTANCES: 1) NORTH 46°32'34" WEST, FOR 203.32 FEET; THENCE 2) NORTHWESTERLY 533.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET THROUGH A CENTRAL ANGLE OF 05°30'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'22" WEST FOR 533.52 FEET; 3) THENCE NORTH 49°05'05" EAST, FOR 36.99 FEET; 4) THENCE NORTH 40°54'55" WEST, FOR 50.00 FEET; 5) THENCE SOUTH 49°05'05" WEST, FOR 37.00 FEET; 6) THENCE NORTH 40°54'55" WEST, FOR 156.94 FEET TO A POINT OF CURVATURE; 7) THENCE NORTHWESTERLY 373.78 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET THROUGH A CENTRAL ANGLE OF 06°05'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°57'46" WEST FOR 373.60 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) CURVES AND DISTANCES: 1) NORTHERLY 1,247.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°57'56" WEST FOR 1,175.67 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.71 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 07°02'02" WEST, FOR 2,572.47 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY 922.47 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 48°27'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 24°15'33" WEST FOR 943.75 FEET; THENCE NORTH 27°39'29" EAST, DEPARTING SAID RIGHT-OF-WAY, FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET; THENCE SOUTH 72°51'13" EAST, FOR 1.88 FEET; THENCE NORTH 07°29'14" EAST, FOR 284.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID NORTH LINE, FOR 1,235.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTINUED ON SHEET 3 OF 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8

 GradyMinor a Pape-Dawson company		Q. Grady Minor and Associates, LLC 3800 Via Del Rey Bonita Springs, Florida 34134		SKETCH AND DESCRIPTION		*NOT A SURVEY*		DRAWN BY: KJG	
Civil Engineers • Land Surveyors • Planners • Landscape Architects		www.GradyMinor.com		PARCEL OF LAND		LYING IN		CHECKED BY: TBS	
Cert. of Auth. EB 0005151		Fort Myers: 239.690.4380		SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST		LEE COUNTY, FLORIDA		JOB CODE: 25-612	
Bonita Springs: 239.947.1144								SCALE: N/A	
								DATE: 4/2/2025	
								FILE: 25-612-SB	
								SHEET: 2 of 8	

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09"E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1328.33 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,

THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

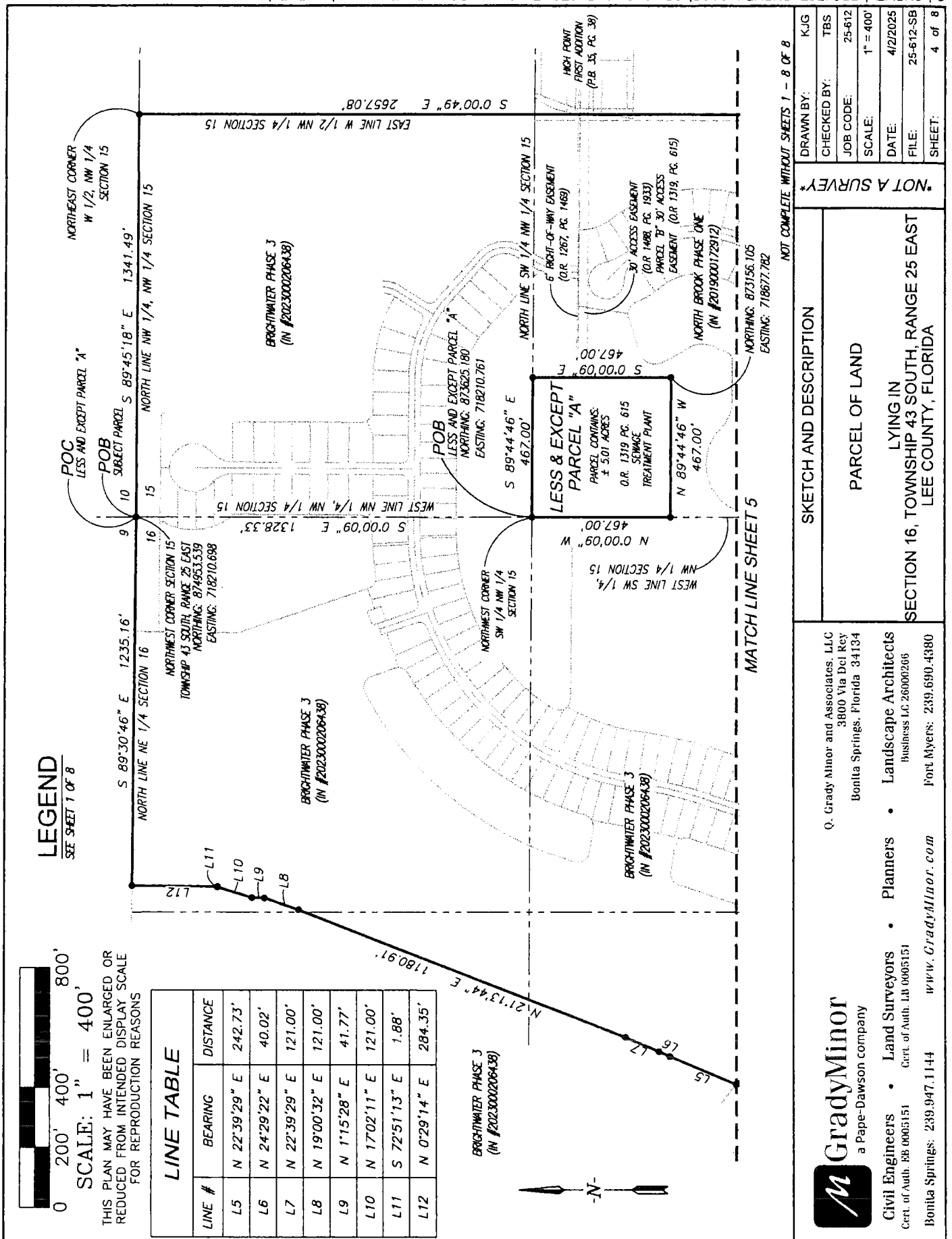
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PACE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PACE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 89°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'27" EAST, FOR 137.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.78 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.51 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 288.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 123°01'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 96.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 27°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'42" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 88.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°50'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

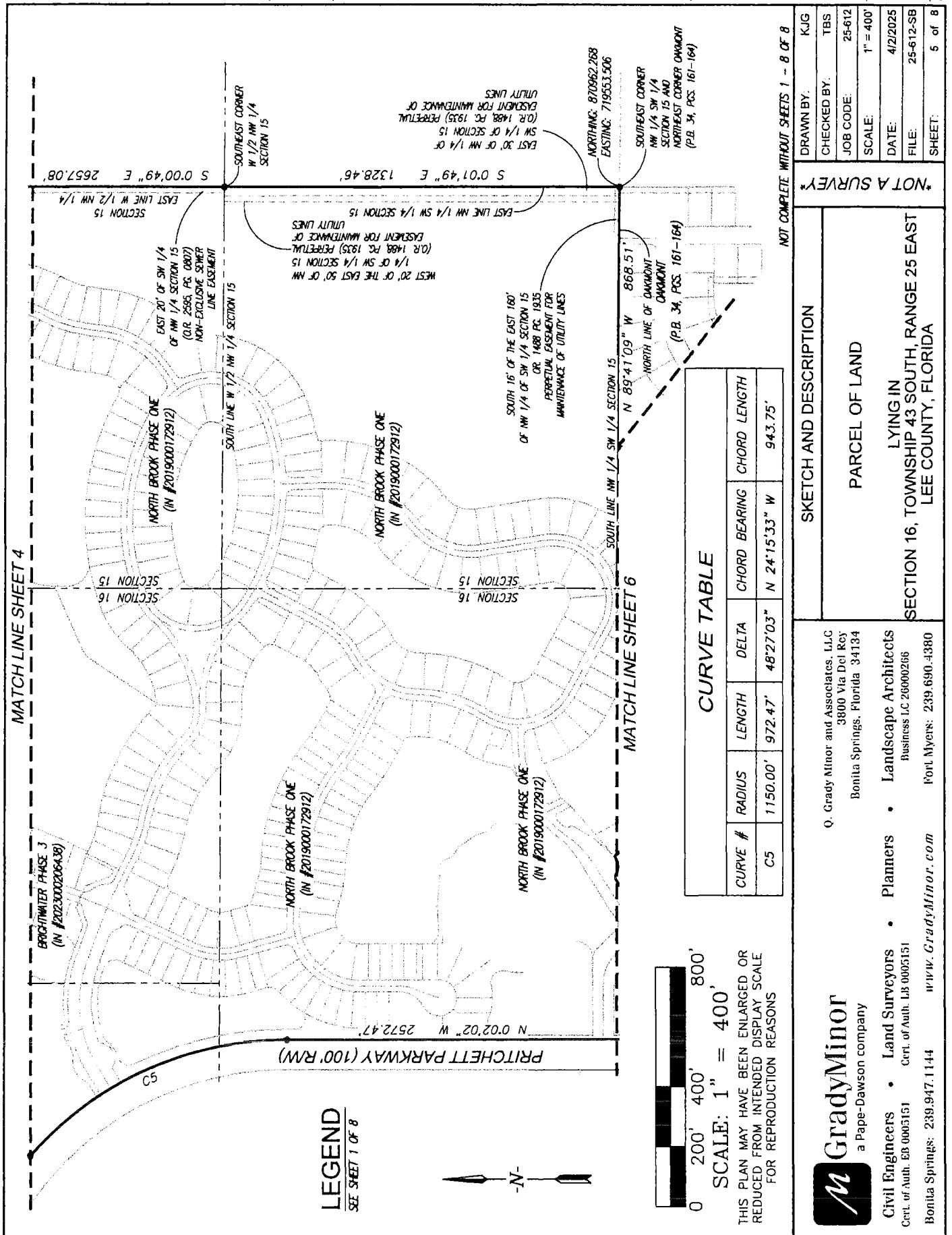
PARCEL CONTAINS 384.41 ACRES MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8

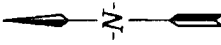
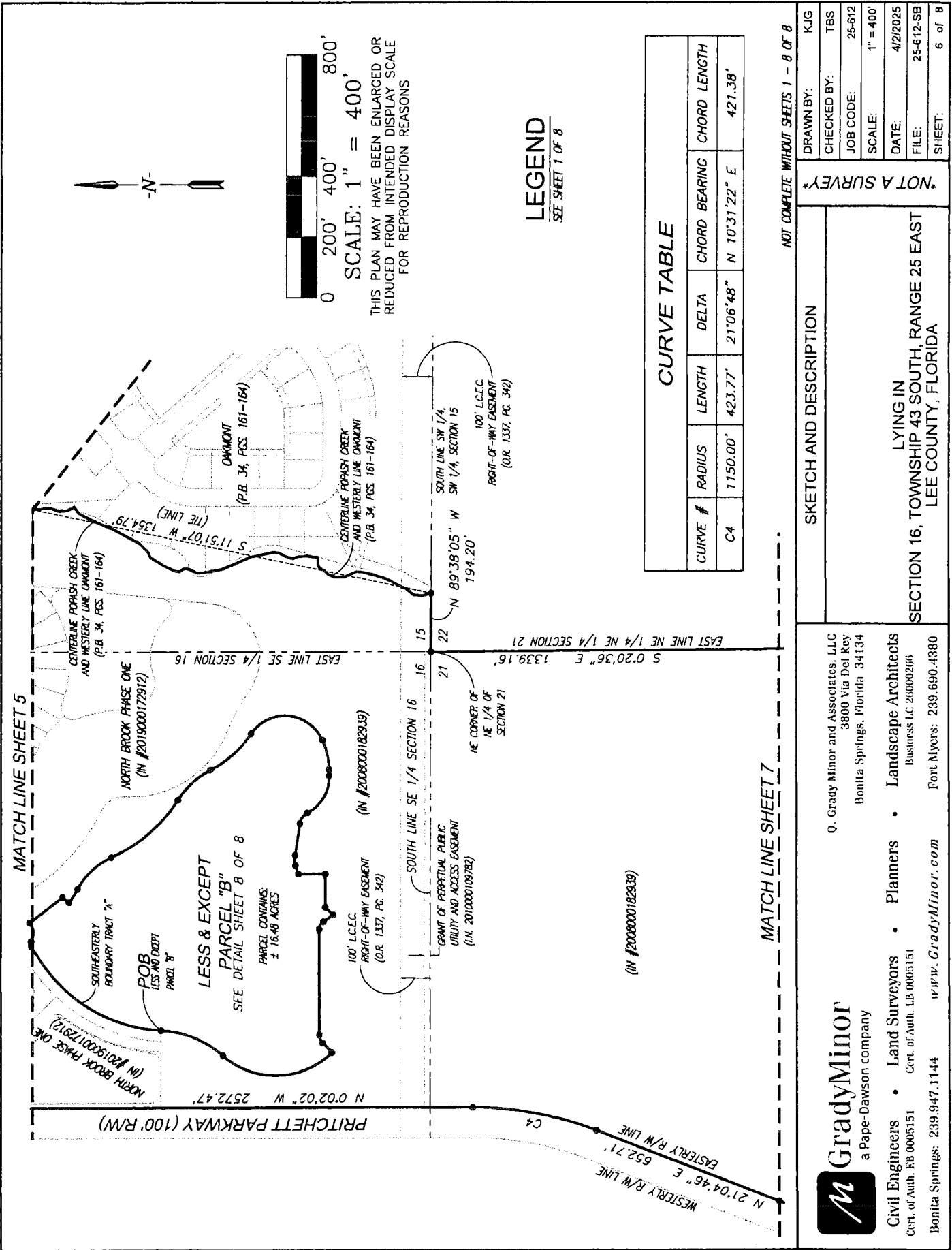
 GradyMinor a Pape-Dawson company		Q. Grady Minor and Associates, LLC 3800 Via Del Rey Bonita Springs, Florida 34134		SKETCH AND DESCRIPTION		*NOT A SURVEY*		DRAWN BY: KJG	
Civil Engineers	Land Surveyors	Planners	Landscapes Architects	PARCEL OF LAND				CHECKED BY: TBS	JOB CODE: 25-612
Cert. of Auth. EB 0005151	Cert. of Auth. LB 0005151		Business LC 20000266	LYING IN				SCALE: N/A	DATE: 4/2/2025
Bonita Springs: 239.947.1144	www.GradyMinor.com	Port Myers: 239.690.4380		SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST				FILE: 25-612-SB	SHEET: 3 of 8
				LEE COUNTY, FLORIDA					



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0 200' 400' 800'
SCALE: 1" = 400'
THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS

LEGEND
SEE SHEET 1 OF 8

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C4	1150.00'	423.77'	21°06'48"	N 10°31'22" E
				CHORD LENGTH
				421.38'

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144

Q. Grady Minor and Associates, LLC
3800 Via Del Key
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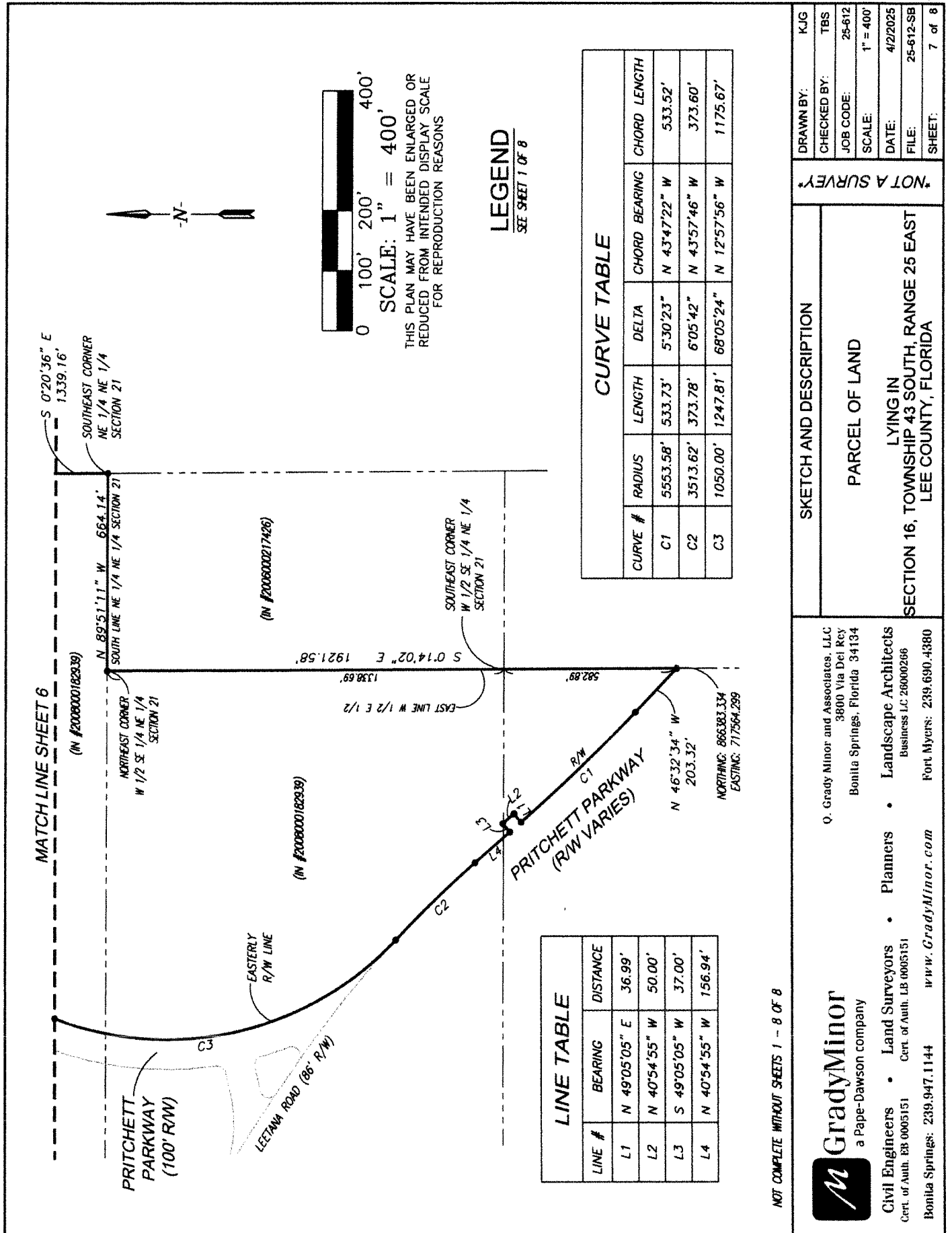
SKETCH AND DESCRIPTION

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY*

DRAWN BY: KJG
CHECKED BY: TBS
JOB CODE: 25-612
SCALE: 1" = 400'
DATE: 4/2/2025
FILE: 25-612-SB
SHEET: 6 of 8

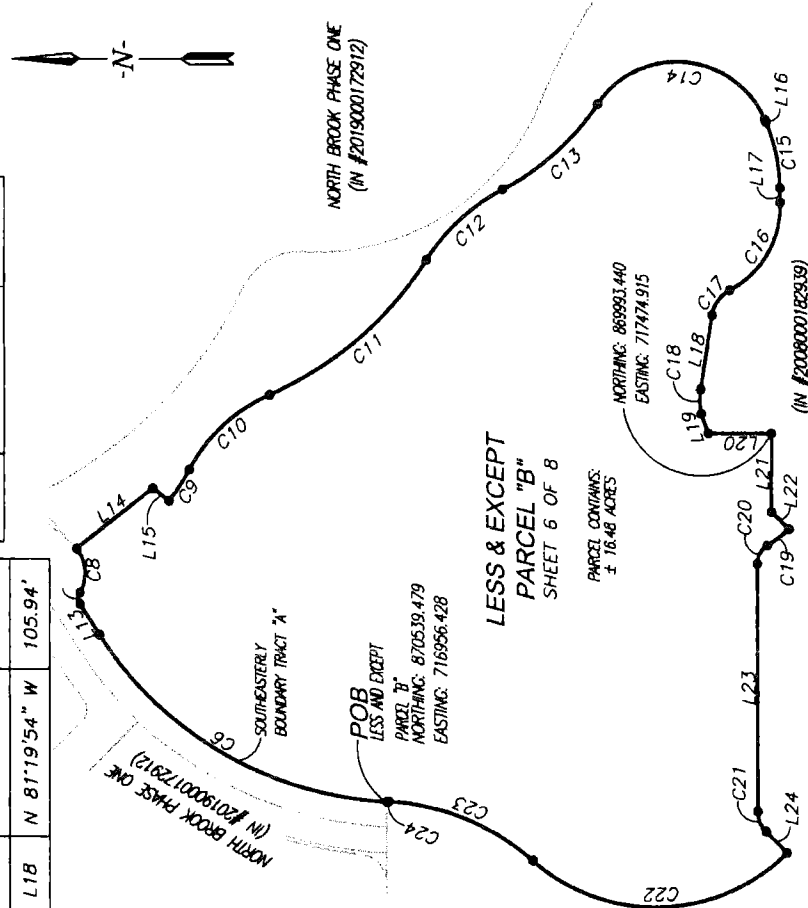
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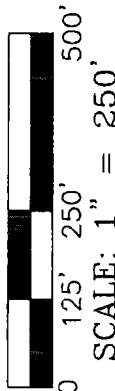
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LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N 57°39'29" E	51.64'
L14	S 38°23'27" E	137.00'
L15	S 38°09'45" W	28.79'
L16	S 66°45'20" W	4.32'
L17	S 88°45'02" W	20.43'
L18	N 81°19'54" W	105.94'

LINE TABLE		
L19	S 70°09'56" W	29.38'
L20	S 0°00'00" W	88.43'
L21	N 90°00'00" W	110.72'
L22	S 44°42'03" W	35.16'
L23	S 89°58'51" W	349.64'
L24	S 45°24'05" W	42.51'



DETAIL SHEET



LEGEND
SCALE: 1" = 250'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	508.00'	485.25'	54°43'49"	N 30°17'34" E	467.02'
C7	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C8	55.00'	66.42'	69°11'21"	N 85°45'16" E	62.45'
C9	292.00'	52.53'	10°18'25"	S 56°58'01" E	52.46'
C10	234.84'	157.31'	38°22'50"	S 42°55'49" E	154.39'
C11	505.16'	297.00'	33°41'08"	S 40°34'58" E	292.74'
C12	284.84'	148.15'	29°48'05"	S 42°31'30" E	146.49'
C13	365.16'	182.61'	28°39'11"	S 41°57'03" E	180.72'
C14	134.84'	289.55'	123°01'59"	S 5°14'21" W	237.04'
C15	247.17'	96.01'	22°15'24"	S 77°53'02" W	95.41'
C16	134.83'	150.67'	64°01'22"	N 60°06'39" W	142.95'
C17	48.00'	44.60'	53°13'56"	N 54°42'56" W	43.01'
C18	98.00'	34.74'	20°18'38"	S 88°30'47" W	34.56'
C19	268.96'	38.56'	8°12'54"	N 36°25'26" W	38.53'
C20	30.01'	30.22'	57°41'42"	N 61°09'51" W	28.96'
C21	40.00'	31.12'	44°34'46"	S 67°41'28" W	30.34'
C22	264.10'	396.12'	85°56'10"	N 1°37'47" W	360.02'
C23	336.00'	226.41'	38°36'28"	N 22°02'04" E	222.15'
C24	508.00'	1.75'	0°11'50"	N 2°49'44" E	1.75'

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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Cert. of Auth. LB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 Fort Myers: 239.690.4380

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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	1" = 250'
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	8 of 8

EXHIBIT 2

AGENDA



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 8, 2025

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 25-20, which was filed in this office on October 8, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 25-20

AN ORDINANCE OF THE COUNTY OF LEE, STATE OF FLORIDA, AMENDING CHAPTER 25 OF THE LEE COUNTY CODE OF ORDINANCES, ARTICLE II, DIVISION 25 - STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT, SECTION 25-798 ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE FOR THE MODIFICATION OF THE BOUNDARIES OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook North Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 14-23 being adopted by the Lee County Board of County Commissioners on December 16, 2014; and

WHEREAS, the boundary of the Stoneybrook North Community Development District was previously modified through Lee County Ordinance No. 22-08 being adopted by the Lee County Board of County Commissioners on April 5, 2022.

WHEREAS, Ordinance No. 14-23 establishing the Stoneybrook North Community Development District has been codified in the Lee County Code of Ordinance in Chapter 25, Article II, Division 25; and

WHEREAS, Stoneybrook North Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established Community Development District may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of District's boundaries; and

WHEREAS, Stoneybrook North Community Development District specifically requests permission to remove approximately 0.77 acres of land from the District and add approximately 2.03 acres of land to the District for an overall combined increase of approximately 1.26 acres of land, resulting in the new District boundary as set forth in attached Exhibit "A"; and

WHEREAS, staff review of the request to modify the boundaries of the Stoneybrook North Community Development District and all related information indicates there is no rational basis to refuse the requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO CODE OF ORDINANCES, CHAPTER 25

CHAPTER 25 – SPECIAL DISTRICTS

ARTICLE II. – COMMUNITY DEVELOPMENT DISTRICTS

DIVISION 25. – STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

The boundaries of the real property described in Exhibit "A", in Section 25-798, as approved on December 16, 2014, is hereby amended and replaced with Exhibit "A" attached.

SECTION TWO: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code of Ordinances. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Attorney, or the County Manager or designee, without the need for a public hearing.

SECTION THREE: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION FIVE: EFFECTIVE DATE

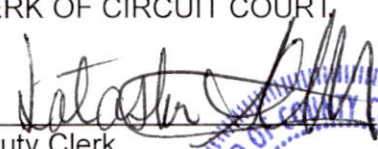
This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

Commissioner Hamman made a motion to adopt the foregoing ordinance, seconded by Commissioner Mulicka. The vote was as follows:

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Absent

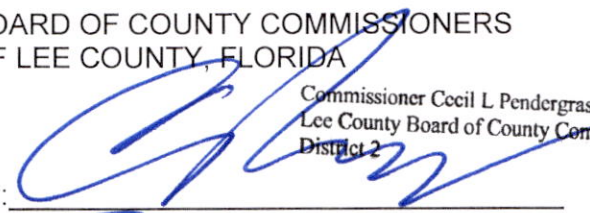
DULY PASSED AND ADOPTED THIS 7th day of October, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT,

By: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA


Commissioner Cecil L. Pendergrass, Ch
Lee County Board of County Commiss
District 2

By: 
Kevin Ruane, Chair
for

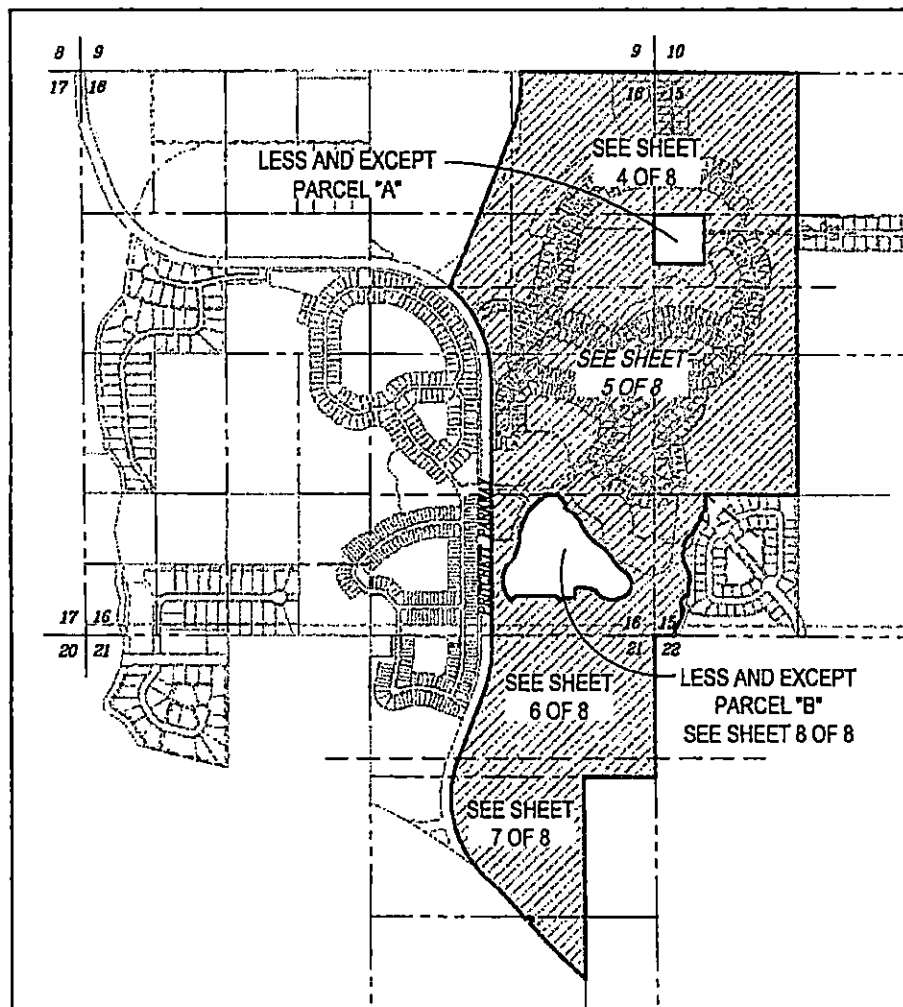
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

By: 
Office of County Attorney

Exhibit A: The new District boundary

Stoneybrook North CDD - Overall Legal Description

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
IN INSTRUMENT NUMBER
PG PAGE(S)
LCEC LEE COUNTY ELECTRIC COOPERATIVE
R/W RIGHT-OF-WAY
■ DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	1 of 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8

NOT A SURVEY



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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



DATE SIGNED
Digitally signed
by Todd B. Short
Date: 2025.04.17
09:58:37 -04'00'

TODD B. SHORT, P.S.M.
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 15, 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°45'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°00'49" EAST, ALONG THE EAST LINE OF SAID FRACTION, FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°01'49" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF OAKMONT, PLAT BOOK 34, PAGES 161 THROUGH 164, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 89°41'09" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 888.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHWEST CORNER OF SAID OAKMONT, (SAID ROUTE HAVING A TIE LINE OF SOUTH 11°51'07" WEST, FOR 1,354.79 FEET); THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 00°20'36" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR 1,339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°51'11" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, FOR 684.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 21; THENCE SOUTH 00°14'02" EAST, ALONG SAID EAST LINE, FOR 1,921.58 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (RIGHT-OF-WAY WIDTH VARIES) AND A POINT OF CURVATURE; 1) THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 45°32'34" WEST, FOR 203.32 FEET; THENCE 2) NORTHWESTERLY 533.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET THROUGH A CENTRAL ANGLE OF 05°30'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'22" WEST FOR 533.52 FEET; 3) THENCE NORTH 49°05'05" EAST, FOR 36.99 FEET; 4) THENCE NORTH 40°54'55" WEST, FOR 50.00 FEET; 5) THENCE SOUTH 49°05'05" WEST, FOR 37.00 FEET; 6) THENCE NORTH 40°54'55" WEST, FOR 156.94 FEET TO A POINT OF CURVATURE; 7) THENCE NORTHWESTERLY 373.78 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET THROUGH A CENTRAL ANGLE OF 06°05'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°57'46" WEST FOR 373.60 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES, 1) NORTHERLY 1,247.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°57'56" WEST FOR 1,175.67 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.71 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 2,572.47 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY 972.47 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 48°27'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 24°15'33" WEST FOR 943.75 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT-OF-WAY, FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET; THENCE SOUTH 72°51'13" EAST, FOR 1.88 FEET; THENCE NORTH 00°29'14" EAST, FOR 284.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID NORTH LINE, FOR 1,235.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTINUED ON SHEET 3 OF 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	2 of 8

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09" E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1,328.33 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PAGE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 69°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'22" EAST, FOR 137.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 289.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 123°01'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 96.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 22°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'47" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 82.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°58'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PARCEL CONTAINS .384.41 ACRES MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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SKETCH AND DESCRIPTION

PARCEL OF LAND

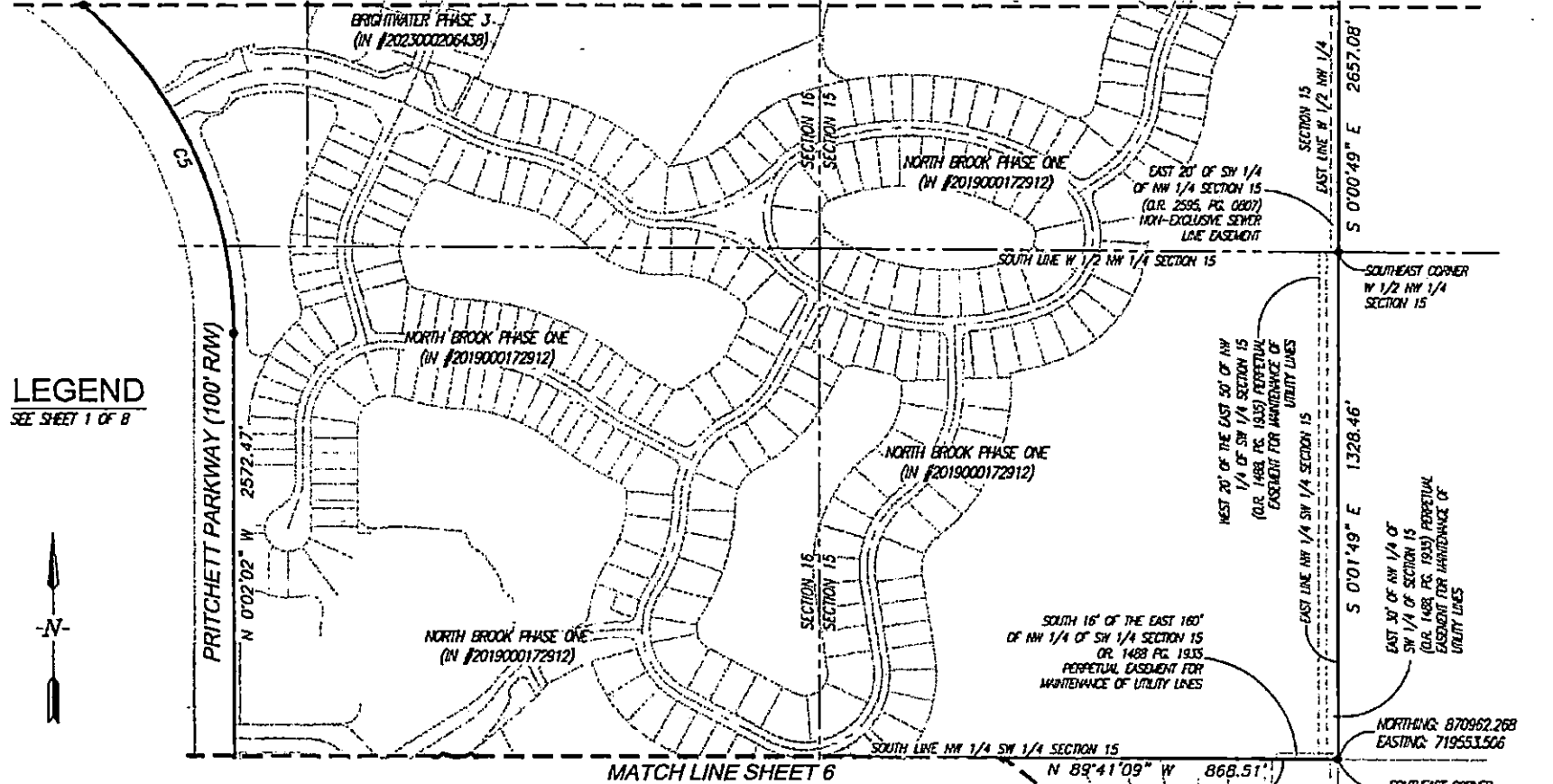
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	K.J.G.
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	3 of 8

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

MATCH LINE SHEET 4



LEGEND
SEE SHEET 1 OF 8

0 200' 400' 800'
SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	1150.00'	972.47'	48°27'03"	N 24°15'33" W	943.75'

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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

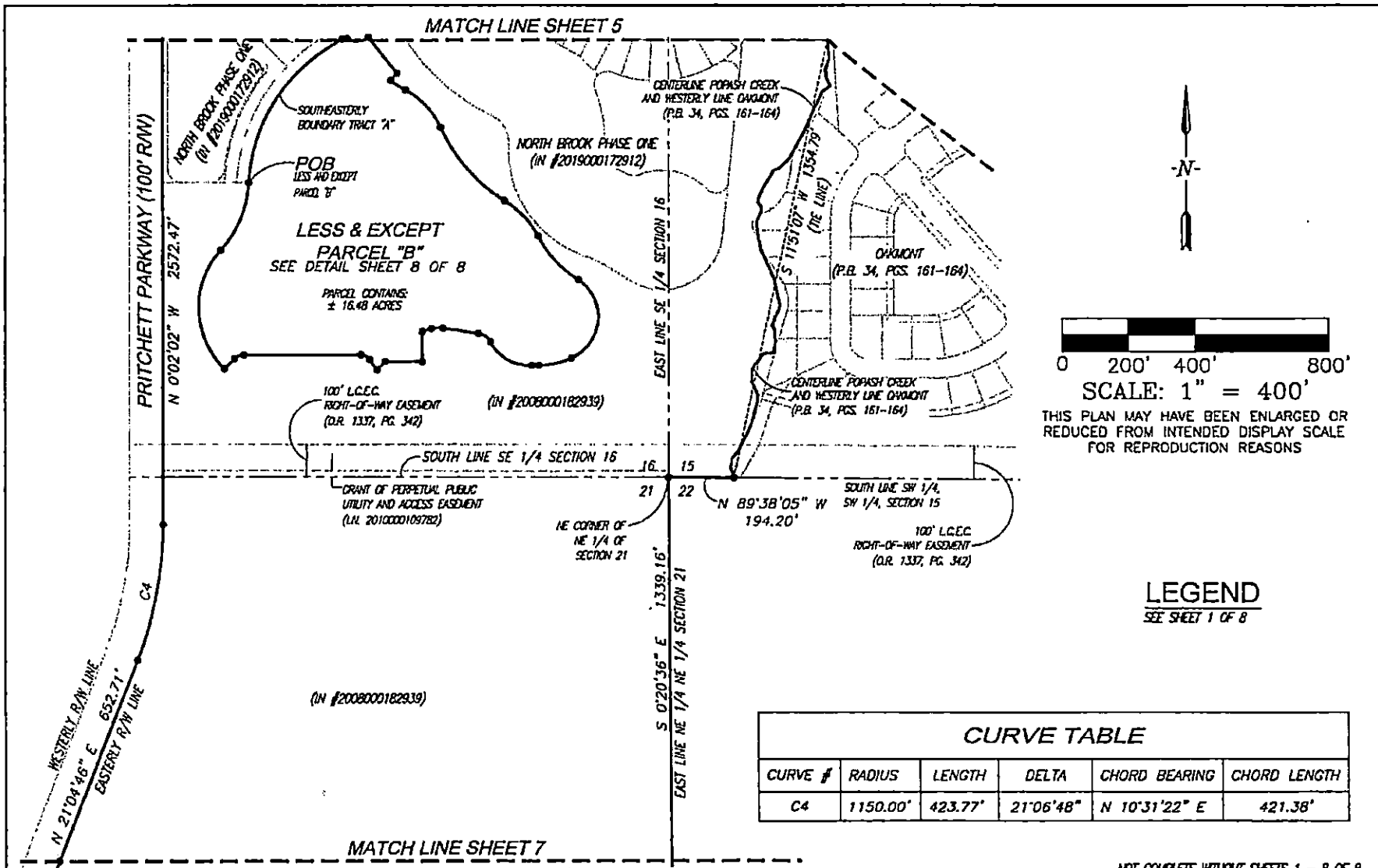
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY: KJG
CHECKED BY: TBS
JOB CODE: 25-612
SCALE: 1" = 400'
DATE: 4/2/2025
FILE: 25-612-SB
SHEET: 5 of 8

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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

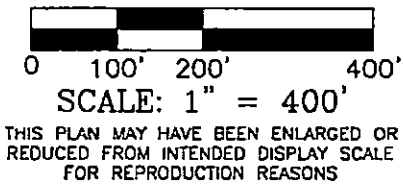
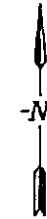
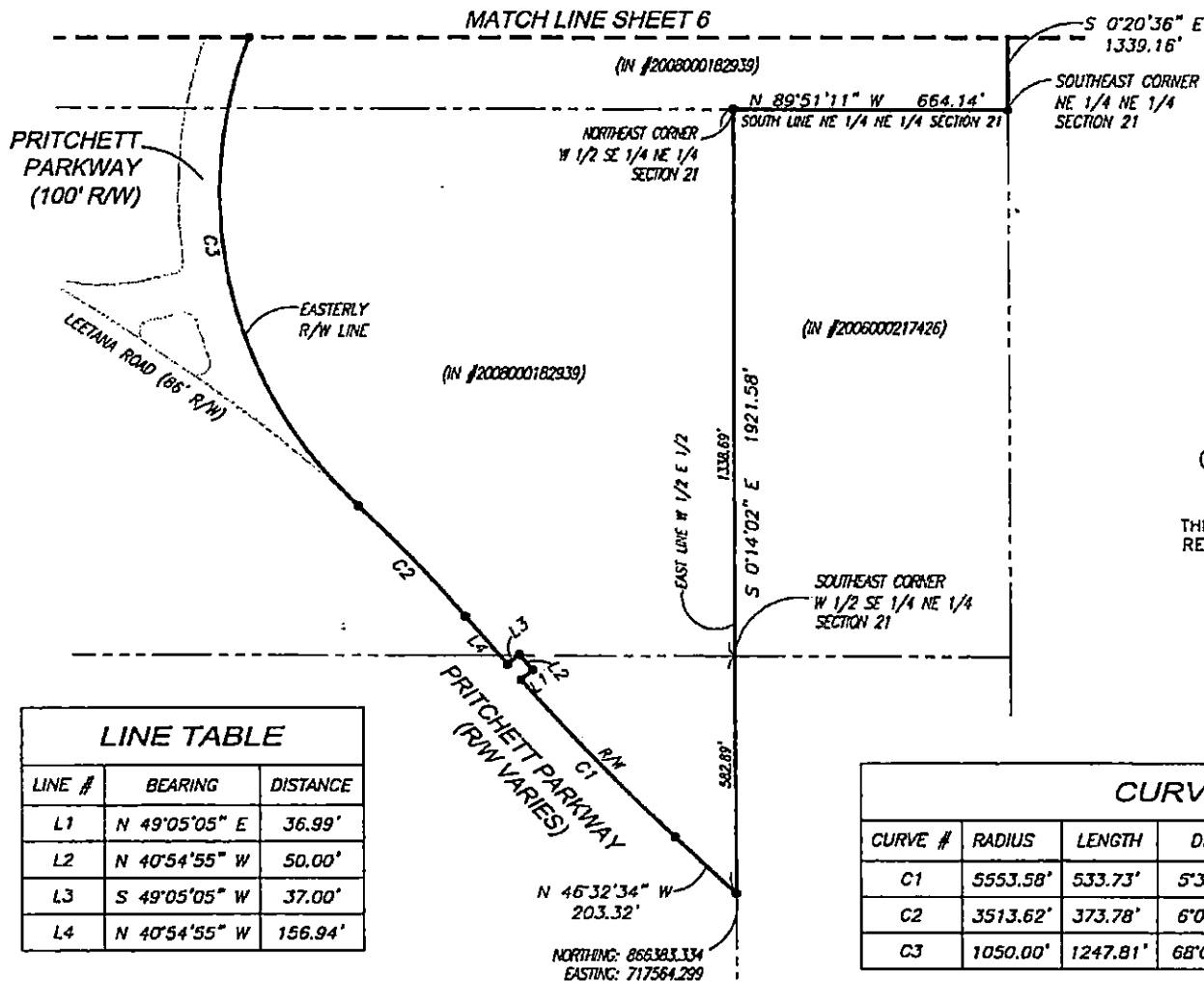
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
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JOB CODE:	25-612
SCALE:	1" = 400'
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	6 of 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8

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LEGEND
SEE SHEET 1 OF 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 49°05'05" E	36.99'
L2	N 40°54'55" W	50.00'
L3	S 49°05'05" W	37.00'
L4	N 40°54'55" W	156.94'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5553.58'	533.73'	5°30'23"	N 43°47'22" W	533.52'
C2	3513.62'	373.78'	6°05'42"	N 43°57'46" W	373.60'
C3	1050.00'	1247.81'	68°05'24"	N 12°57'56" W	1175.67'

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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

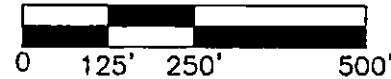
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CHECKED BY: TBS
JOB CODE: 25-612
SCALE: 1" = 400'
DATE: 4/2/2025
FILE: 25-612-SB
SHEET: 7 of 8

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DETAIL SHEET

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N 57°39'29" E	51.64'
L14	S 38°23'27" E	137.00'
L15	S 38°09'45" W	28.79'
L16	S 66°45'20" W	4.32'
L17	S 88°45'02" W	20.43'
L18	N 81°19'54" W	105.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 70°09'56" W	29.38'
L20	S 0°00'00" W	88.43'
L21	N 90°00'00" W	110.72'
L22	S 44°42'03" W	35.16'
L23	S 89°58'51" W	349.64'
L24	S 45°24'05" W	42.51'



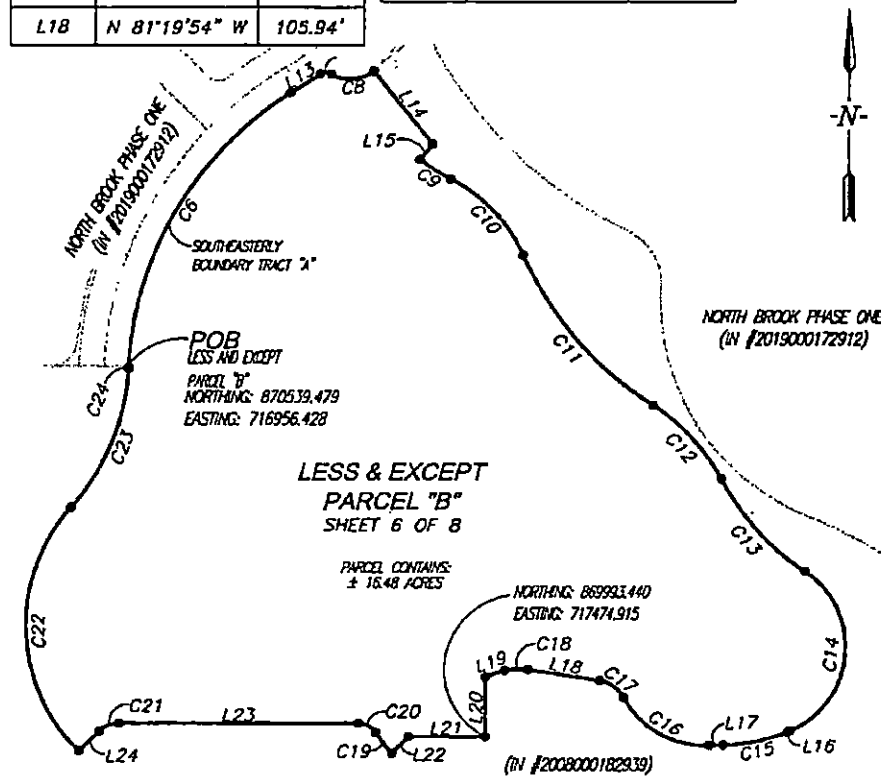
SCALE: 1" = 250'

THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 8

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	508.00'	485.25'	54°43'49"	N 30°17'34" E	467.02'
C7	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C8	55.00'	66.42'	69°11'21"	N 85°45'16" E	62.45'
C9	292.00'	52.53'	10°18'25"	S 56°58'01" E	52.46'
C10	234.84'	157.31'	38°22'50"	S 42°55'49" E	154.39'
C11	505.16'	297.00'	33°41'08"	S 40°34'58" E	292.74'
C12	284.84'	148.15'	29°48'05"	S 42°31'30" E	146.49'
C13	365.16'	182.61'	28°39'11"	S 41°57'03" E	180.72'
C14	134.84'	289.55'	123°01'59"	S 5°14'21" W	237.04'
C15	247.17'	96.01'	22°15'24"	S 77°53'02" W	95.41'
C16	134.83'	150.67'	64°01'22"	N 60°06'39" W	142.95'
C17	48.00'	44.60'	53°13'56"	N 54°42'56" W	43.01'
C18	98.00'	34.74'	20°18'38"	S 88°30'47" W	34.56'
C19	268.96'	38.56'	8°12'54"	N 36°25'26" W	38.53'
C20	30.01'	30.22'	57°41'42"	N 61°09'51" W	28.96'
C21	40.00'	31.12'	44°34'46"	S 67°41'28" W	30.34'
C22	264.10'	396.12'	85°56'10"	N 1°37'47" W	360.02'
C23	336.00'	226.41'	38°36'28"	N 22°02'04" E	222.15'
C24	508.00'	1.75'	0°11'50"	N 2°49'44" E	1.75'



NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	1" = 250'
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	8 of 8

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 25-20
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Special Districts

SECONDARY KEYFIELD

DESCRIPTOR: Local Government

OTHER KEYFIELD

DESCRIPTOR: Government Agencies

ORDINANCE DESCRIPTION: Stoneybrook North CDD
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 22-08 AMENDMENT #2: 14-23

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____

REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: October 7, 2025

TO: Commissioner Kevin Ruane
Chair, Board of County
Commissioners

FROM: 
David W. Halverson
Assistant County Attorney

RE: **Ordinance No. 25-20**
Ordinance Modifying Stoneybrook North Community Development District
Agenda Item PH#61, October 7, 2025

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on October 7, 2025.

The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department for filing and transmittal to Tallahassee.

By copy of this memorandum to the Minutes Department, I request that a clerk attest to the Chair's signature on the attached ordinance and return the fully executed copy with all exhibits to my attention via email.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than October 17, 2025.

Also attached please find the Data Retrieval form. Kindly include this ordinance on the Lee County Website.

Thank you for your prompt attention to this matter.

DWH/slk

Attachment

VIA EMAIL ONLY:

Claudia Curtin, County Clerk & Records Management Manager
leeclerkminutes@leeclerk.org

2025 OCT -8 AM 5:39

RECEIVED
MINUTES OFFICE

AGENDA ITEM REPORT

DATE: October 7, 2025
DEPARTMENT: County Attorney
REQUESTER: David W. Halverson
TITLE: Conduct Public Hearing to Modify the Boundaries of Stoneybrook North CDD

I. MOTION REQUESTED

Conduct Public Hearing to Adopt an Ordinance modifying the boundaries of the Stoneybrook North Community Development District (CDD).

II. ITEM SUMMARY

Conduct Public Hearing to adopt an Ordinance authorizing the Stoneybrook North Community Development District (CDD) to amend Lee County Ordinance 14-23 to modify the District's external boundary.

Stoneybrook North CDD submitted a petition to modify the boundaries of the CDD by removing approximately 0.77 acres of land from the District and adding approximately 2.03 acres. The modified boundary will encompass approximately 384.41 acres. The request is consistent with the Lee County Comprehensive Plan.

III. BACKGROUND AND IMPLICATIONS OF ACTION

The Stoneybrook North Community Development District is a uniform community development district established by the Board through adoption of Lee County Ordinance 14-23 on December 16, 2014. The District's external boundary was previously modified by the Board through adoption of Lee County Ordinance 22-08 on April 5, 2022, which resulted in 16.48 acres being removed from the District.

Currently, the Stoneybrook North Community Development District is comprised of 383.16 acres and has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for the following basic infrastructure: water management; water supply; sewer and waste water management; bridges and culverts; district roads; and other projects within or without the district boundary for which a development order is issued.

In accordance with Florida Statutes Ch. 190, the Stoneybrook North Community Development District has petitioned the Board of County Commissioners to conduct a public hearing for the purpose of adopting a non-emergency ordinance to:

Modify the boundaries of the Stoneybrook North Community Development District by removing approximately 0.77 acres of land from the District and adding approximately 2.03 acres of land to the District. The modified boundary will encompass approximately 384.41 acres.

The Stoneybrook North Community Development District's request for boundary modification is consistent with the Lee County Comprehensive Plan.

Inquiry will focus on whether or not a change has occurred since the creation of the District that would render authorization for modification of the boundaries inappropriate. Staff has reviewed the factors set forth in Florida Statutes Ch. 190 and finds no new information relevant to those factors that is inconsistent with the modification of District boundaries.

The Office of the County Attorney and Planning Staff recommend that the Board of County Commissioners grant the Stoneybrook North Community Development District's petition by adopting the proposed amendment to Lee County Ordinance 14-23, as previously modified by Lee County Ordinance 22-08.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A

Fund: N/A

Comments:

Is this a revenue or expense item? N/A

Is this Discretionary or Mandatory? Discretionary

Will this item impact future budgets? No

Program:

Project:

Account Strings:

Fund Type?

V. RECOMMENDATION

Approve

ATTACHMENTS:

Stoneybrook North - Draft Ordinance, Stoneybrook North - Staff Report, Petition to Amend Boundaries, Stoneybrook North - FAIS Form

REVIEWERS:

Sandra Kokotilo, County Attorney

David Halverson, County Attorney

Richard Wesch, County Attorney

Anne Henkel, Budget Services

Peter Winton, County Manager

Created -

EXHIBIT 3

AGENDA

**Stoneybrook North Community
Development District**

Amended Report of
the District Engineer



Prepared for:
Board of Supervisors
Stoneybrook North Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

October 28, 2025



1.0 INTRODUCTION

The Stoneybrook North Community Development District ("the District") original boundary encompassed approximately 383.16 acres, but was later amended, expanding the area by approximately 1.25 acres. The current District boundary now encompasses approximately 384.41 acres. The District is located within Sections 16 and 21, Township 43 South, Range 25 East, and is generally located between Interstate 75 and State Road 31, and North of State Road 78 (Bayshore Road) in Lee County.

See Appendix A for a Vicinity Map and Appendix B for the Legal Description of the District.

2.0 PURPOSE

The Petition to Establish Stoneybrook North Community Development District was approved the Lee County Board of County Commissioners on December 16, 2014 by Ordinance 14-23. A Petition to Amend the District boundary was approved by the Lee County Board of County Commissioners on April 5, 2022 by Ordinance 22-08 and followed by a Petition to Amend the District boundary that was approved by the Lee County Board of County Commissioners on October 7, 2025 by Ordinance 25-20. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Amended Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

See Appendix C for a Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner and land developer, North Brook Holdings, LLC (the "Developer") currently plans to build up to 698 units within the District. Phases 1A and 1B have 258 completed lots and Phase 3 has 140 completed lots. The remaining 300 lots will be developed in the future.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, environmental mitigation, undergrounding of electric service, amenities and recreational facilities, and landscaping/irrigation/hardscaping.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.



4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Lee County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Lee County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Lee County Utilities' service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Lee County technical standards. It is anticipated that Lee County Utilities will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Florida Governmental Utility Authority's (FGUA) utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer



system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with FGUA technical standards. It is anticipated that FGUA will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Lee County technical standards and are anticipated to be owned and maintained by the Lee County.

4.5 ENVIRONMENTAL MITIGATION

Design, permitting, construction, and maintenance of environmental mitigation may be required to offset any environmental impacts associated with the public infrastructure.

It is anticipated that the environmental mitigation will be owned and maintained by the District.

4.6 AMENITIES AND RECREATIONAL FACILITIES

The amenities are anticipated to include community recreation facilities and will be owned and maintained by the District.

4.7 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

Lee County, FGUA and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Fees associated with performance and warranty financial securities covering Lee County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix D for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Lee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

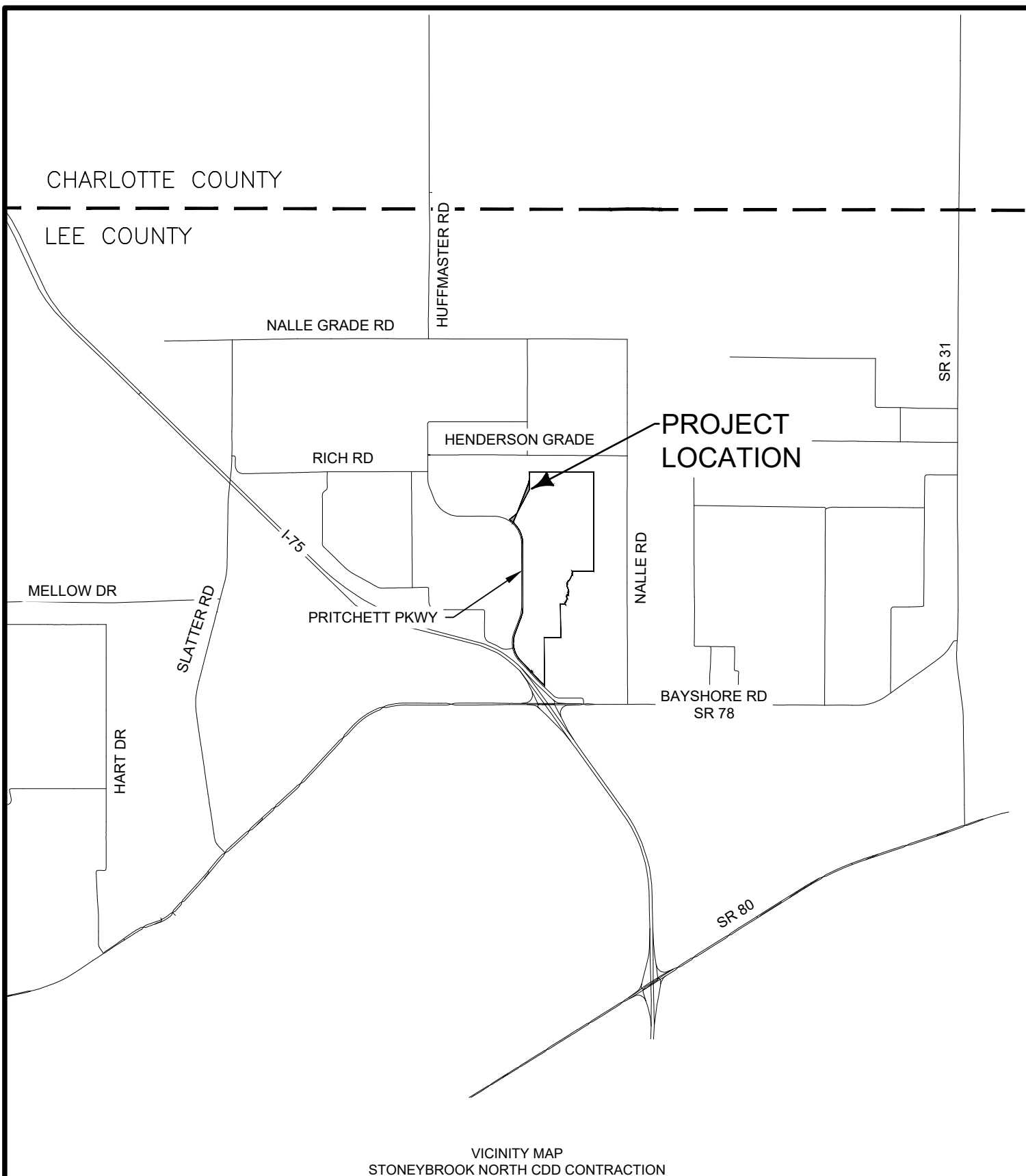
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



Appendix A VICINITY MAP



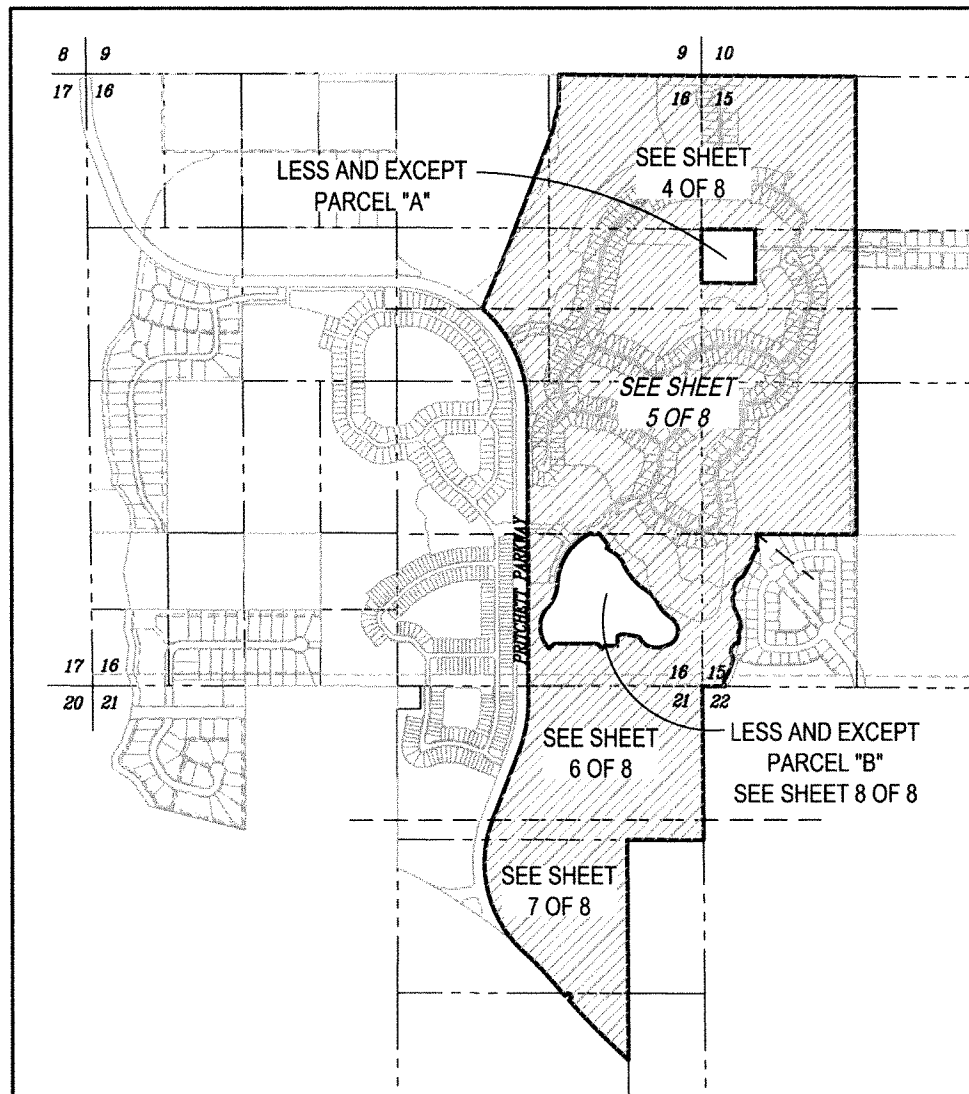
VICINITY MAP
STONEBROOK NORTH CDD CONTRACTION





Appendix B LEGAL DESCRIPTION OF THE DISTRICT

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 PB PLAT BOOK
 OR OFFICIAL RECORDS BOOK
 IN INSTRUMENT NUMBER
 PG PAGE(S)
 LCEC LEE COUNTY ELECTRIC COOPERATIVE
 R/W RIGHT-OF-WAY
 • DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	1 of 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8

NOT A SURVEY



GradyMinor
 a Pape-Dawson company

Q. Grady Minor and Associates, LLC
 3800 Via Del Rey
 Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4388

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN

SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



DATE SIGNED
 Digitally signed
 by Todd B. Short
 Date: 2025.04.17
 09:58:37 -04'00'

TODD B. SHORT, P.S.M.
 FL LICENSE #7587
 FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

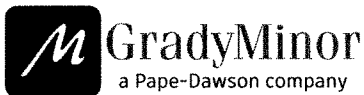
DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 15, 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°45'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°00'49" EAST, ALONG THE EAST LINE OF SAID FRACTION, FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°01'49" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF OAKMONT, PLAT BOOK 34, PAGES 161 THROUGH 164, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 89°41'09" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHWEST CORNER OF SAID OAKMONT, (SAID ROUTE HAVING A TIE LINE OF SOUTH 11°51'07" WEST, FOR 1,354.79 FEET); THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 00°20'36" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR 1,339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°51'11" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, FOR 664.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 21; THENCE SOUTH 00°14'02" EAST, ALONG SAID EAST LINE, FOR 1,921.58 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (RIGHT-OF-WAY WIDTH VARIES) AND A POINT OF CURVATURE; 1) THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 46°32'34" WEST, FOR 203.32 FEET; THENCE 2) NORTHWESTERLY 533.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET THROUGH A CENTRAL ANGLE OF 05°30'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'22" WEST FOR 533.52 FEET; 3) THENCE NORTH 49°05'05" EAST, FOR 36.99 FEET; 4) THENCE NORTH 40°54'55" WEST, FOR 50.00 FEET; 5) THENCE SOUTH 49°05'05" WEST, FOR 37.00 FEET; 6) THENCE NORTH 40°54'55" WEST, FOR 156.94 FEET TO A POINT OF CURVATURE; 7) THENCE NORTHWESTERLY 373.78 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET THROUGH A CENTRAL ANGLE OF 06°05'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°57'46" WEST FOR 373.60 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES, 1) NORTHERLY 1,247.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°57'56" WEST FOR 1,175.67 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.71 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 2,572.47 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY 972.47 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 48°27'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 24°15'33" WEST FOR 943.75 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT-OF-WAY, FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET; THENCE SOUTH 72°51'13" EAST, FOR 1.88 FEET; THENCE NORTH 00°29'14" EAST, FOR 284.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID NORTH LINE, FOR 1,235.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTINUED ON SHEET 3 OF 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.698.4380

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	2 of 8

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09"E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1328.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,

THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PAGE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 69°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'27" EAST, FOR 137.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 289.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 123°01'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 96.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 22°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'47" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 88.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°58'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

PARCEL CONTAINS 384.41 ACRES MORE OR LESS.

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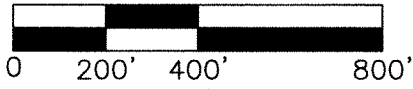
SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY	DRAWN BY:	KJG
	CHECKED BY:	TBS
	JOB CODE:	25-612
	SCALE:	N/A
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	SHEET:	3 of 8

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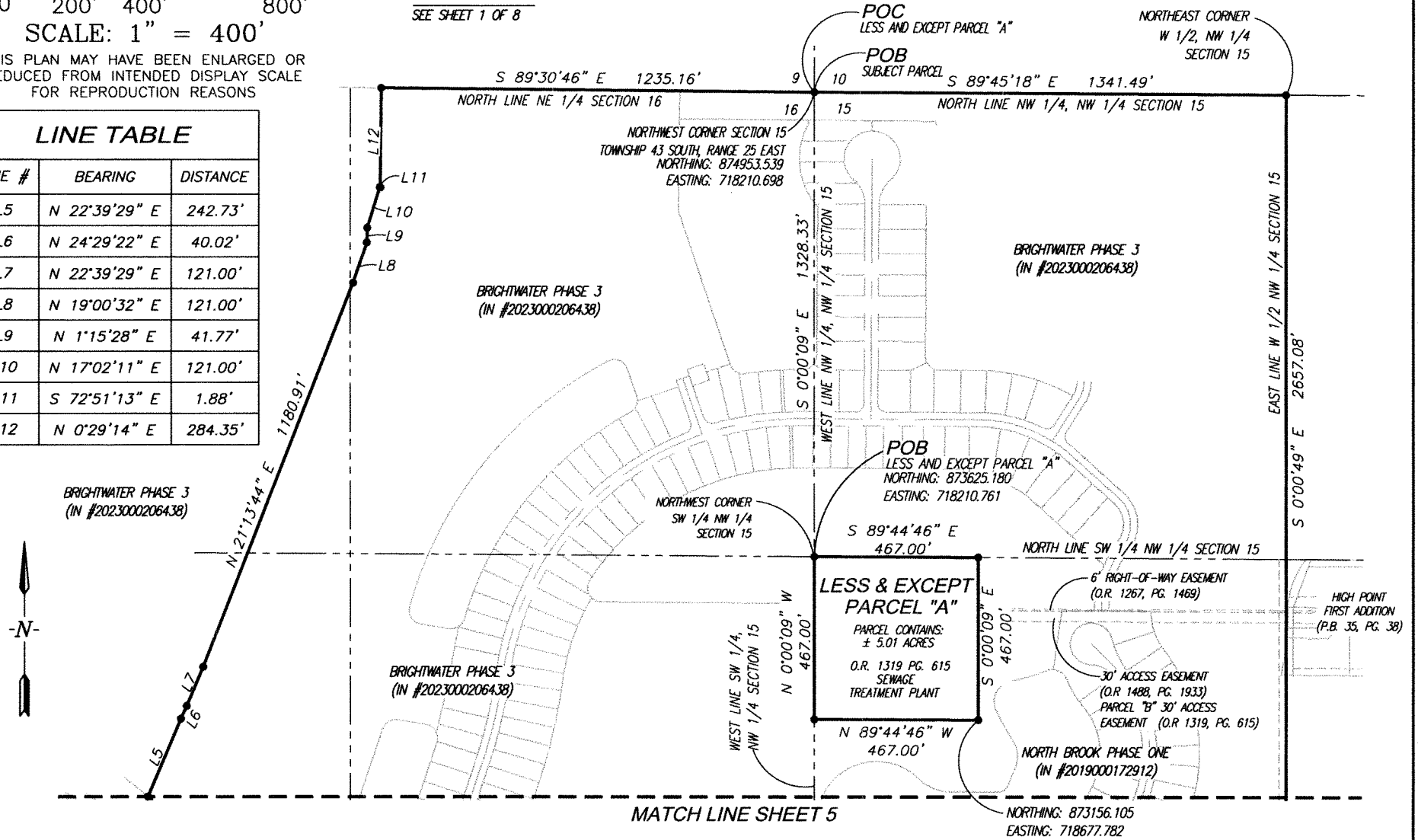
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LINE TABLE

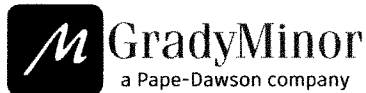
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L6	N 24°29'22" E	40.02'
L7	N 22°39'29" E	121.00'
L8	N 19°00'32" E	121.00'
L9	N 1°15'28" E	41.77'
L10	N 17°02'11" E	121.00'
L11	S 72°51'13" E	1.88'
L12	N 0°29'14" E	284.35'

LEGEND

SEE SHEET 1 OF 8



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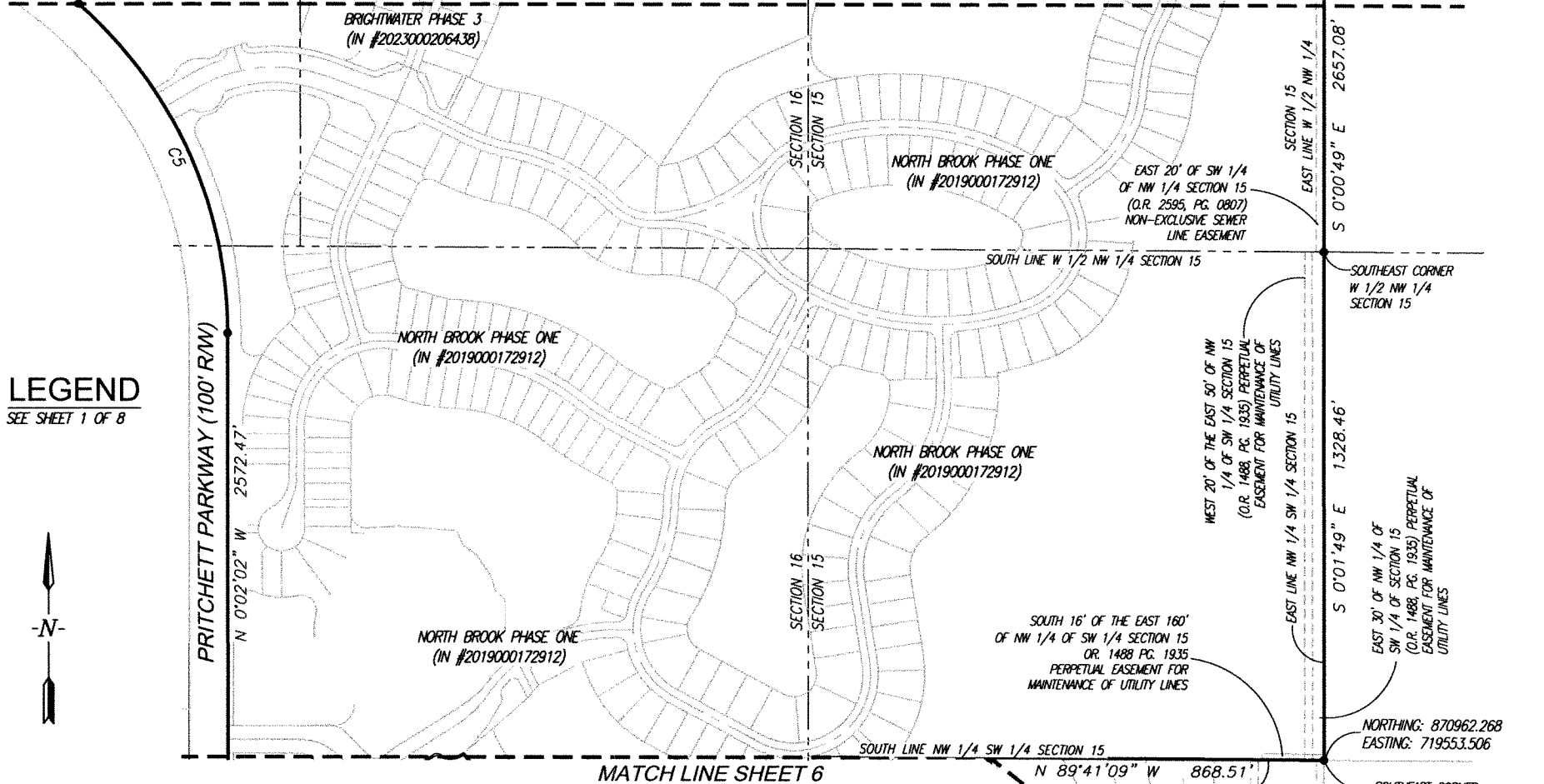
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LEE COUNTY, FLORIDA

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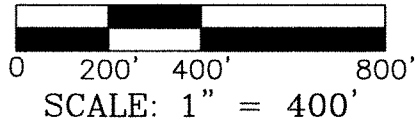
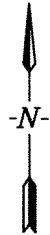
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MATCH LINE SHEET 4



LEGEND
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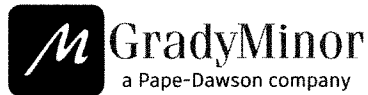
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CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	1150.00'	972.47'	48°27'03"	N 24°15'33" W	943.75'

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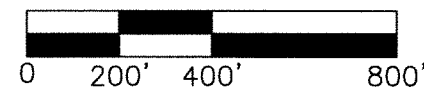
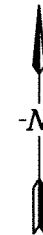
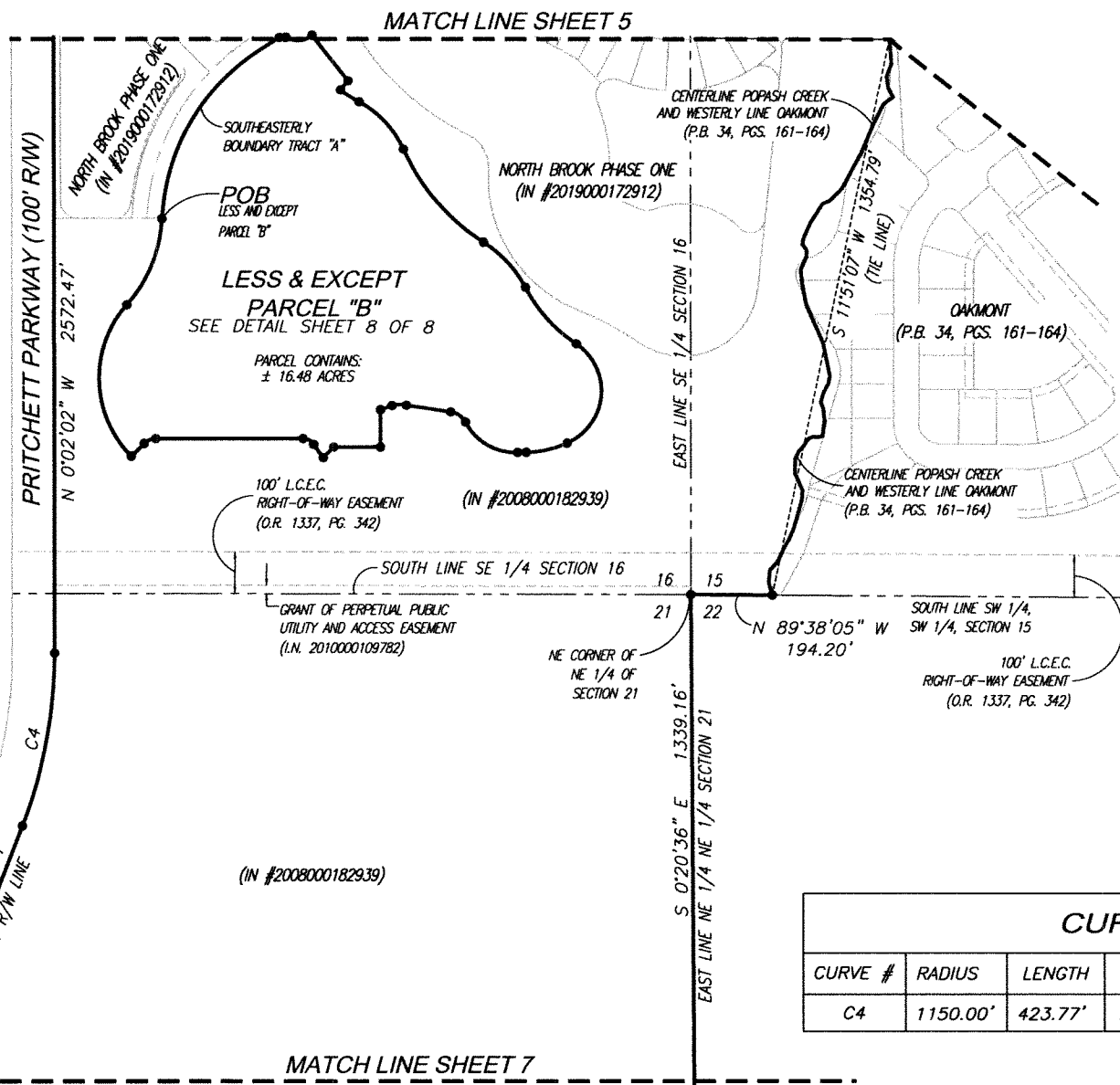
SKETCH AND DESCRIPTION

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LEE COUNTY, FLORIDA

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SCALE: 1" = 400'

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LEGEND
SEE SHEET 1 OF 8

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C4	1150.00'	423.77'	21°06'48"	N 10°31'22" E	421.38'

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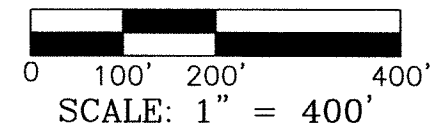
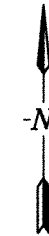
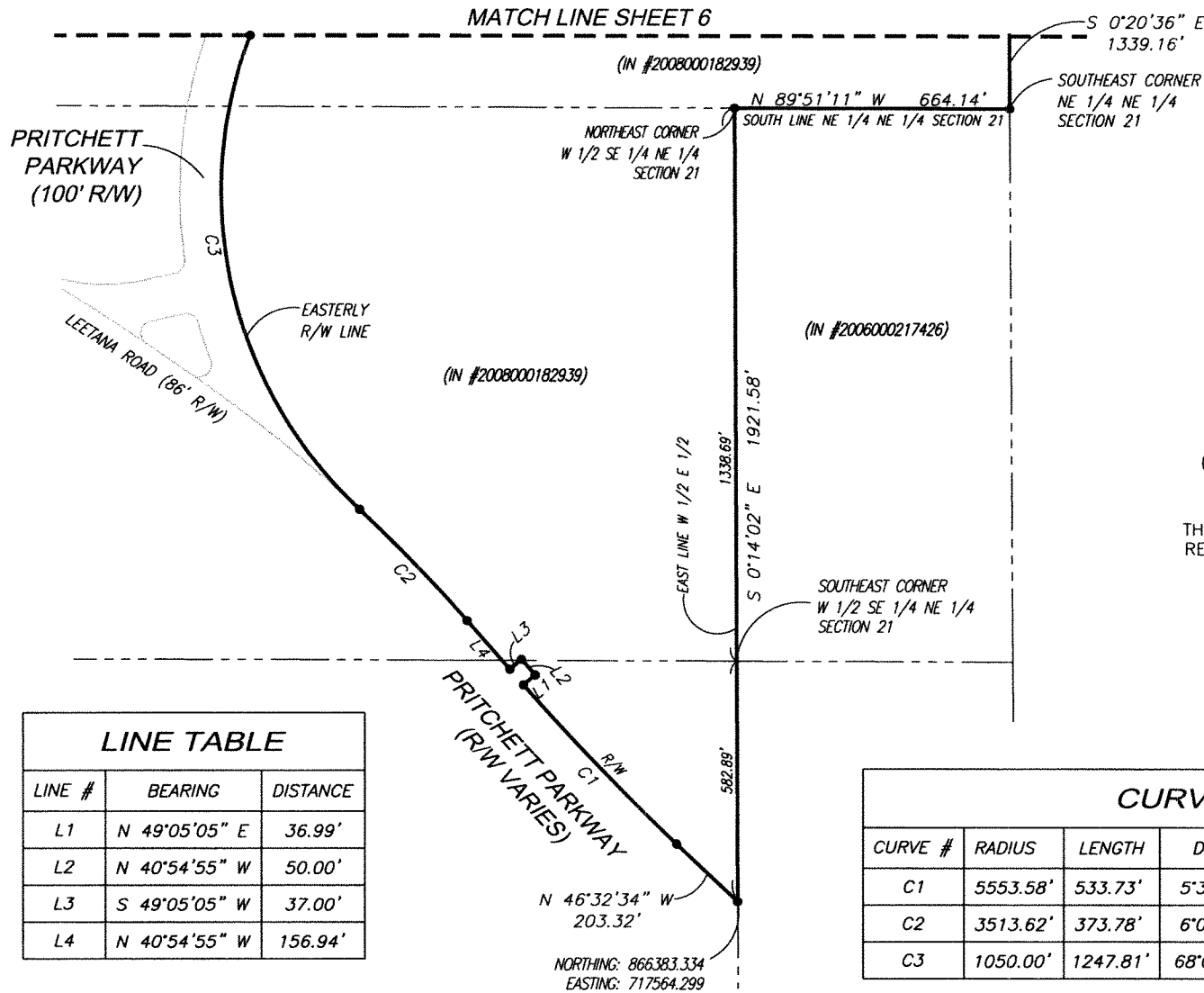
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LEE COUNTY, FLORIDA

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LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 49°05'05" E	36.99'
L2	N 40°54'55" W	50.00'
L3	S 49°05'05" W	37.00'
L4	N 40°54'55" W	156.94'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5553.58'	533.73'	5°30'23"	N 43°47'22" W	533.52'
C2	3513.62'	373.78'	6°05'42"	N 43°57'46" W	373.60'
C3	1050.00'	1247.81'	68°05'24"	N 12°57'56" W	1175.67'

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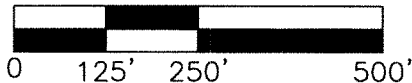
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DETAIL SHEET

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N 57°39'29" E	51.64'
L14	S 38°23'27" E	137.00'
L15	S 38°09'45" W	28.79'
L16	S 66°45'20" W	4.32'
L17	S 88°45'02" W	20.43'
L18	N 81°19'54" W	105.94'

LINE TABLE		
L19	S 70°09'56" W	29.38'
L20	S 0°00'00" W	88.43'
L21	N 90°00'00" W	110.72'
L22	S 44°42'03" W	35.16'
L23	S 89°58'51" W	349.64'
L24	S 45°24'05" W	42.51'



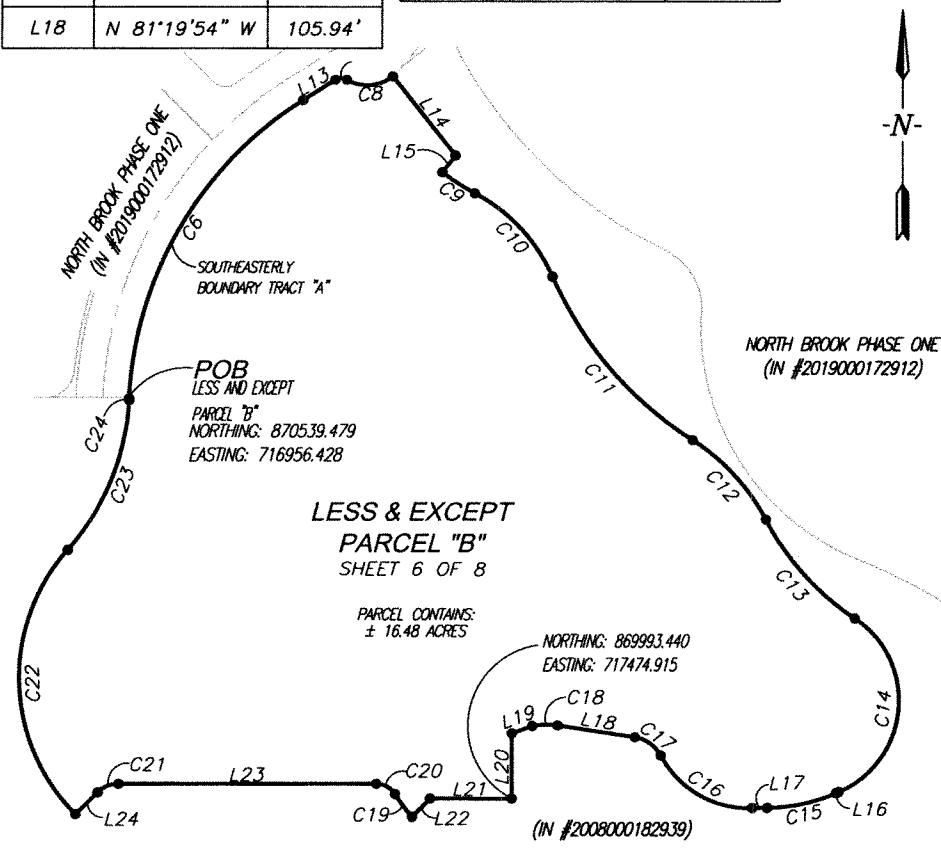
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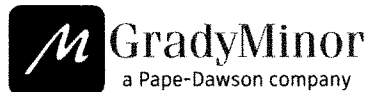
LEGEND

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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	508.00'	485.25'	54°43'49"	N 30°17'34" E	467.02'
C7	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C8	55.00'	66.42'	69°11'21"	N 85°45'16" E	62.45'
C9	292.00'	52.53'	10°18'25"	S 56°58'01" E	52.46'
C10	234.84'	157.31'	38°22'50"	S 42°55'49" E	154.39'
C11	505.16'	297.00'	33°41'08"	S 40°34'58" E	292.74'
C12	284.84'	148.15'	29°48'05"	S 42°31'30" E	146.49'
C13	365.16'	182.61'	28°39'11"	S 41°57'03" E	180.72'
C14	134.84'	289.55'	123°01'59"	S 5°14'21" W	237.04'
C15	247.17'	96.01'	22°15'24"	S 77°53'02" W	95.41'
C16	134.83'	150.67'	64°01'22"	N 60°06'39" W	142.95'
C17	48.00'	44.60'	53°13'56"	N 54°42'56" W	43.01'
C18	98.00'	34.74'	20°18'38"	S 88°30'47" W	34.56'
C19	268.96'	38.56'	8°12'54"	N 36°25'26" W	38.53'
C20	30.01'	30.22'	57°41'42"	N 61°09'51" W	28.96'
C21	40.00'	31.12'	44°34'46"	S 67°41'28" W	30.34'
C22	264.10'	396.12'	85°56'10"	N 1°37'47" W	360.02'
C23	336.00'	226.41'	38°36'28"	N 22°02'04" E	222.15'
C24	508.00'	1.75'	0°11'50"	N 2°49'44" E	1.75'



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SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
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LEE COUNTY, FLORIDA

NOT A SURVEY	DRAWN BY:	KJG
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Appendix C SITE PLAN



Appendix D CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Stoneybrook North

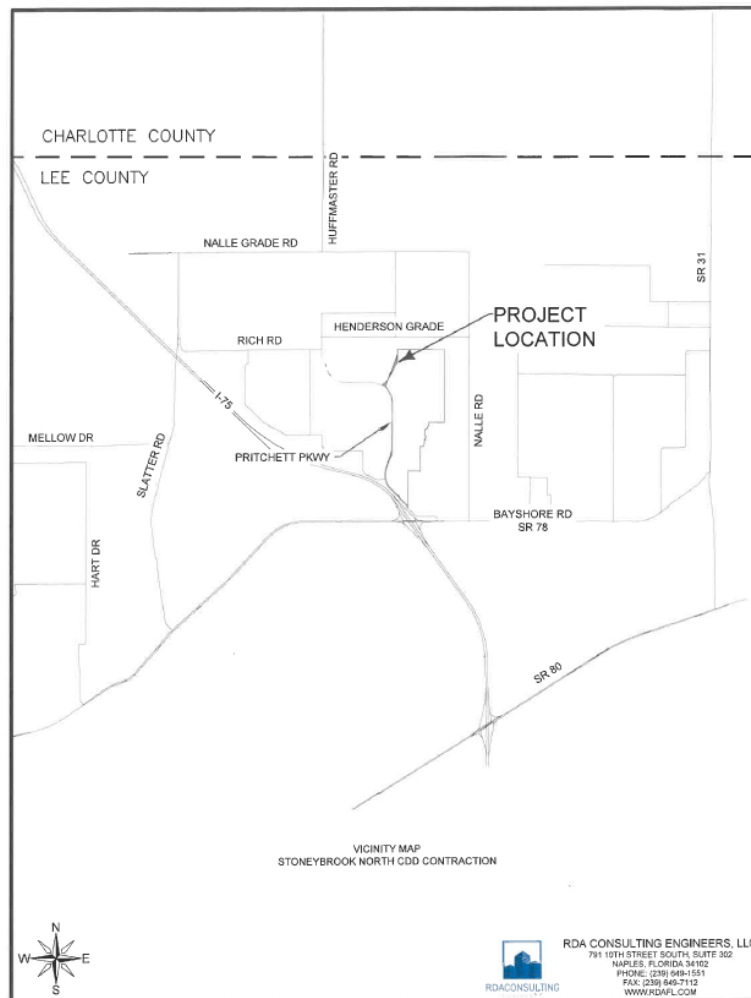
Description	Phase 1 2017 - 2019	Phases 2-4 2020-2026	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$656,040	\$1,530,760	\$2,186,800
Consultant / Management Fees	\$184,920	\$431,480	\$616,400
Earthwork	\$1,764,120	\$4,116,280	\$5,880,400
Roads and Paving	\$1,472,916	\$3,436,804	\$4,909,720
Potable Water	\$330,300	\$770,700	\$1,101,000
Sanitary Sewer	\$460,467	\$1,074,423	\$1,534,890
Drainage Storm	\$594,507	\$1,387,183	\$1,981,690
Dry Utilities Trenching	\$152,490	\$355,810	\$508,300
Offsite Road & Utilities	\$800,000	\$1,200,000	\$2,000,000
Landscaping/Irrigation/Hardscape/Recreation	\$4,240,000	\$1,060,000	\$5,300,000
Permit Fees and Impact Fees	\$2,845,920	\$1,219,680	\$4,065,600
Contingency	\$235,560	\$549,640	\$785,200
Total	\$13,737,240	\$17,132,760	\$30,870,000

EXHIBIT 4

AGENDA

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

AMENDED MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS



October 28, 2025

Prepared by

Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, Florida 33607

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT AMENDED MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

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THE DISTRICT

GENERAL

The petition to establish the Stoneybrook North Community Development District (the "**District**") was approved by the Board of County Commissioners of Lee County (the "**County**") on January 16, 2018, and the District was subsequently created by Ordinance No. 14-23. The original boundaries of the District encompassed approximately 399.64 acres and were later amended to 383.16 acres pursuant to Ordinance No. 22-08. Subsequently, in October 2025, a petition to further amend the boundaries of the District was approved by the County Commission, and the County adopted Ordinance No. 25-20 on October 7, 2025, effective October 8, 2025 (the "**Boundary Amendment Ordinance**"). The District's amended boundaries now encompass approximately 384.41 acres (the "**Amended District Boundary**").

PURPOSE

The District is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "**Act**"). Pursuant to the Act, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, water, sewer and wastewater, reclaimed water and irrigation systems, storm water management, community amenities, landscaping improvements, signage and lighting, electrical power and professional services and fees (the "**Project**"), as further described in the Amended District Engineer's Report, prepared by Stantec Consulting Services Inc., dated October 28, 2025 (the "**Engineer's Report**").

METHODOLOGY REPORTS

This Amended Master Special Assessment Methodology Report (the "**Report**") amends the Master Special Assessment Methodology Report dated February 29, 2016, to reflect the removal of approximately 0.77 acres from the District and the addition of approximately 2.03 acres, resulting in a net increase of approximately 1.26 acres pursuant to the Boundary Amendment Ordinance. This Report also continues to provide a master assessment methodology for analyzing the benefits derived from the Project and determining the fair and equitable allocation of such benefits through the levy of non-ad valorem special assessments on property within the District to fund all or portions of the Project. It is designed to conform to the requirements of Chapters 170 and 190, Florida Statutes, with respect to special assessments. The District plans to issue bonds to finance portions of the Project as development progresses. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

PROJECT FINANCING AND BENEFIT ALLOCATION

To advance development of the land in the District, the District plans to finance the construction of the Project through the issuance of multiple series of bonds. The bonds will be secured by and payable from the levy of Special Assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the Special Assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

INFRASTRUCTURE PROJECT

The Project contains improvements that benefit all assessable units within the District (the “Improvements”). Accordingly, the Special Assessments levied in connection with the Improvements will be levied on all planned units in the District. The Project is estimated to cost approximately \$30,870,000. A summary of the estimated costs of the Project, as shown in the Amended Engineer’s Report, is set forth in the following table.

Table 1 - Estimated Project Costs

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS COST ESTIMATE				
TOTAL COST DETAIL				
IMPROVEMENT CATEGORY	PHASE 1 2017-2019	PHASE 2-4 2020-2026	DISTRICT IMPROVEMENTS	
Engineering Design, Permitting, Surveying, Testing	\$ 656,040	\$ 1,530,760	\$	2,186,800
Consultant / Management Fees	184,920	431,480		616,400
Earthwork	1,764,120	4,116,280		5,880,400
Roads and Paving	1,472,916	3,436,804		4,909,720
Potable Water	330,300	770,700		1,101,000
Sanitary Sewer	460,467	1,074,423		1,534,890
Drainage Storm	594,507	1,387,183		1,981,690
Dry Utilities Trenching	152,490	355,810		508,300
Offsite Road & Utilities	800,000	1,200,000		2,000,000
Landscaping/Irrigation/Hardscape/Recreation	4,240,000	1,060,000		5,300,000
Permit Fees and Impact Fees	2,845,920	1,219,680		4,065,600
Contingency	235,560	549,640		785,200
TOTAL	\$ 13,737,240	\$ 17,132,760	\$	30,870,000

The proposed issuance of multiple series of bonds is anticipated to fund a portion or all the costs associated with the development of the District which is planned for a total 698 lots. The developer will covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

BENEFITS

The construction of the Project will advance development of the properties within the District and will thereby create special benefits for those properties, and enhance the value of the properties. All properties within the District will generally benefit from the Project, but developed residential lots with structures have an added benefit from the Project, for example, in terms of vehicular access, disposal of plumbing waste through a system of pipes, flood prevention through a stormwater collection system, potable water lines, recreational facilities, and other basic public infrastructure benefits for use by the properties.

ASSESSMENT ALLOCATION

The preliminary land use plan describes the development of the land in one construction phase with final build-out anticipated to include a total of 698 residential dwelling units to be constructed on lots of varying

frontage along a street. Customarily in the land development industry, residential lots are sold and bought in the market in standard lot width categories pursuant to purchase contracts, as opposed by exact lot width measurements of the street front footage or the size of such lot shown on a future plat map (this concept is referred to as “**Product Type**” herein). The methodology herein allocates debt special assessments to such residential Product Types based upon the benefits derived from the Project and apportioned such benefit to particular Product Types based on frontage. Accordingly, this report utilizes Project costs as a proxy value for benefit and allocates the special assessments based on standard front foot, or frontage, as standard measurement of land applied at the frontage, or linear distance, along a street.

Residential lots with a marketable street frontage of 50’ are currently anticipated to be the most common Product Type within the District. Accordingly, the 50’ Product Type will provide the base “equivalent per Product Type” benefit and be assigned a value of 1.00 ERU. All other Product Types will be ranked and assigned a value in comparison with a 50’ Product Type. Applying the ERU concept to the Product Types in lieu of actual or platted front footage allows for the District to create a more uniform, easier to understand, and cost-effective methodology that still apportions the Special Assessments in a fair and reasonable manner. Trying to forecast actual or platted front footage may cause unintended consequences and is too rigid for undeveloped properties to reasonably accommodate small discrepancies in the development process, irregularly shaped lots, or other circumstances outside the control of the District. Those consequences may result in a wide spectrum of Special Assessments that would be burdensome to administer and cause undue frustration to future homeowners who specifically bought into a master planned community that is intended to be uniformly developed.

In the event that multi-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans. This ERU ranking is the basis upon which the benefits to other lot size categories are measured. The advantage to an ERU structured methodology includes the ability to assign identical benefits to generally uniform sized lots or similarly used properties (e.g., all lots with front footage of fifty feet are assigned 1.0 ERU irrespective of home size or phase) or assign different ERUs to reflect different land uses (e.g., residential versus non-residential).

In connection with the Project, as of this date, the developer has informed the District that it plans to construct 698 lots of varying Product Types as shown in the table below, which represents a total of 746.80 ERUs.

Table 2 – Proposed Product Type Mix and ERU Assignment

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT PROPOSED PRODUCT MIX AND ERU ASSIGNMENT					
DEVELOPMENT PLAN					
PRODUCT	LOT SIZE ⁽¹⁾	UNIT COUNT	ERU PER UNIT ⁽²⁾	TOTAL ERUs	% ERU
Villas	35	120	0.70	84.00	11.25%
Single Family	50	227	1.00	227.00	30.40%
Single Family	60	278	1.20	333.60	44.67%
Single Family	70	73	1.40	102.20	13.69%
TOTAL		698		746.80	100.00%
(1) Estimated Front Footage					
(2) Equivalent Residential Unit					

PROJECT BOND FINANCING PROGRAM

For purposes of this Report, the bond principal amount and associated maximum annual debt service assessments (“**MADS**”) have been sized based on funding all the Project costs described in the Engineer’s Report and adjusted for allowable bond financing costs including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The developable properties within the District will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 698 residential units. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all the Project costs.

Table 3 – Estimated Maximum Sources and Uses of Funds

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS SOURCES AND USES OF FUNDS		
PRELIMINARY SOURCES AND USES DISTRIBUTION		
SOURCES	TOTAL	% TOTAL
Bond Proceeds:		
Par Amount	\$41,815,000	
TOTAL SOURCES	\$41,815,000	100.00%
USES		
Fund Deposits:		
Debt Service Reserve Fund, 0% MADS	\$3,352,106	8.02%
Capitalized Interest 23 Months	\$5,646,767	13.50%
Delivery Date Expenses:		
Cost of Issuance	\$1,109,075	2.65%
Underwriter's Discount	\$836,300	2.00%
Other Uses of Funds:		
Construction Fund	\$30,870,000	73.83%
Rounding	\$751	0.00%
TOTAL USES	\$41,815,000	100.00%

ASSESSMENT LEVY AND COLLECTION

Each Fiscal Year, the District will certify for collection the Special Assessments in connection with the MADS, or debt service requirement, for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

Table 4 - Maximum Annual Debt Service

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT MAXIMUM ANNUAL DEBT SERVICE REQUIREMENT				
BONDS MADS ALLOCATION METHODOLOGY				
PHASES	TOTAL LOTS	TOTAL ERUs	TOTAL MADS ⁽¹⁾	MADS PER ERU ⁽¹⁾
ALL	698	746.80	\$3,369,720	\$4,512
(1) Excluding County collection fees and early payment discount				

Prior to recordation of a subdivision plat map, the Special Assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation of a subdivision plat map the lot sizes are determinable, and the Special Assessments will then be levied on the individual lots based on the ERU assigned to each lot.

ASSESSMENT ALLOCATION STANDARDS

STANDARDS

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states "Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe."

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the Project, such benefits are incidental. The facilities in the Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

METHODOLOGY

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct

benefits from each public improvement system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot-wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates special assessments on platted property proportionately based on generally uniform lot size as indicated on the subject recorded plat map; special assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on acreage basis. The special assessments are fairly and reasonably allocated based on lot front footage categories and acreage among properties that receive the special benefits; for example, upon plat map recordation, the special assessments per lot front footage are generally uniform for each benefitted lot.

SPECIAL BENEFITS

As described above in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Project. Such public improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefitted residential properties, and will increase the value and marketability of the benefitted residential properties. These benefits flow proportionately over all benefitted properties. The District will apply the assessment methodology to the financing program relating to the Project. All residential units will proportionally benefit from the construction of the Project.

RATES

A rate and method of apportionment of the Special Assessments is attached as Appendix 1. The developer may decide to re-adjust product types within the District in order to meet market demand. Changes in product types may or may not trigger a density “true-up” obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the Special Assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation will be described in a supplemental assessment methodology report. The supplemental assessment methodology report will provide a mechanism by which the landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Special Assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment methodology report (which payments shall collectively be referenced as the **“True-Up Payment”**). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner will guarantee the payment of any True-Up Payment required of it and the landowner and the District will enter into an agreement to confirm the landowner’s intentions and obligations to make any and all True-Up Payments related to the Special Assessments.

In the event Undeveloped Property (**“Transferred Parcel”**) is sold to a third party not affiliated with the landowner, the Special Assessments will be assigned to that Transferred Parcel based on the maximum

total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total Special Assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These total Special Assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently subdivided into smaller parcels, the total Special Assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the Special Assessments in the event that the Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

A Preliminary Assessment Roll is attached in Appendix 3.

CONCLUSION

The acquisition and construction of the Project using bond proceeds will be utilized for common District purposes. The Special Assessments will be levied over all benefited properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated Special Assessments. Accordingly, the Project is an appropriate District project that will significantly benefit the properties and enhance the District.

SPECIAL BENEFIT

The Project will provide special benefits to parcels within the District. The parcels will receive special benefits, because the Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Project yields benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

ASSESSMENT APPORTIONMENT

The Special Assessments are fairly and equally apportioned over all the benefited properties. The benefits, using Project costs as proxy for benefit, are quantified and assigned to parcels based on lot size categories and Product Types since larger lot areas consume proportionately greater benefits than smaller lots from the Project. The District assigned an ERU value and ranking to the expected lot sizes on the basis that a Product Type with frontage of approximately fifty feet receives the value of 1.0 ERU.

REASONABLENESS OF ASSESSMENT APPORTIONMENT

It is reasonable, proper and just to assess the costs of the Project against lands in the District. As a result of the Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands

within the District. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

BEST INTEREST

The District provides for delivering the Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Project at a relatively low cost of capital, and (ii) on a timely, “pay for itself” type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

ADDITIONAL STIPULATIONS

KAI CONNECTED, LLC dba KAI was retained by the District to prepare this methodology to fairly allocate the Series 2025 Assessments related to the District’s Assessment Area One Project. Certain financing, development, and engineering data was provided by members of District staff, the District’s underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. The undersigned makes no representations regarding that information, beyond restatement of the factual information necessary for preparation of this First Supplemental AMR. For additional information on the Series 2025 Bonds structure and other related items, please refer to the offering statement associated with of the issuance of the Series 2025 Bonds.

KAI CONNECTED, LLC dba KAI does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, KAI CONNECTED, LLC dba KAI does not provide the District with financial advisory services or offer investment advice in any form.

APPENDIX 1. RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT

The Special Assessments shall be levied on all parcels within the CDD that benefit from the Project and will be collected each Fiscal Year in an amount determined by the CDD through the application of this rate and method of apportionment as described below. All of the real property within the CDD, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms hereinafter set forth have the following meanings:

"Administrative Expenses" means any actual or reasonably estimated expenses of the CDD to carry out the administration of the CDD related to the determination of the amount of the Special Assessments, the collection of Special Assessments, and costs otherwise incurred in order to carry out the authorized purposes of the CDD.

"Appraiser's Parcel" means a Lot or parcel shown in Lee County appraiser's parcel map, or included or includable in Lee County's non-ad valorem assessment roll designated by folio or PIN.

"Assessable Property" means all of the Appraiser's Parcels within the Amended District Boundary that are not exempt from the Special Assessment pursuant to law or as defined below.

"District Debt" means bonds or other debt issued by the CDD, which are secured by the levy of Special Assessments of the CDD.

"Developed Property" means all Taxable Property for which the Lee County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the CDD, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

"ERU" means a way to quantify different land use types in terms of their equivalence to a fifty-foot-wide lot Product Type, which is defined as 1.0 ERU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

"Lot" means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

"Property Owner Association Property" means any property within the Amended District Boundary that is owned by a property owner association, including any master or sub-association.

"Public Property" means any property within the Amended District Boundary that is, at the time of the CDD formation and expansion, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State of Florida, Lee County, Florida, the District or any other public agency.

"Special Assessments" means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the CDD to fund the Special Assessment Requirement.

"Special Assessment Requirement" means that amount determined by the CDD's Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the CDD.

B. Assignment of Land Use Categories and of ERU

Each Fiscal Year, all Assessable Property within each phase of the CDD shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

C. Annual Maximum Special Assessment Requirement

Refer to Table 3 for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all the Project costs is presented in the following table.

Table 5 - Estimated Special Assessment Requirement (MADS)

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT MAXIMUM ANNUAL DEBT SERVICE REQUIREMENT	
PROJECT ALL BONDS SERIES MADS	
SPECIAL ASSESSMENT REQUIREMENT	TOTAL MADS ⁽¹⁾
ALL BONDS SERIES	\$3,369,720
(1) Excluding County collection fees and early payment discount	

D. Special Assessment Rate

1. Developed Property in All Phases

After recordation of a plat map, the Special Assessments are allocated as illustrated in the following table.

Table 6 – Developed Property Assigned ERU, Maximum Debt and MADS Allocation for All Lots

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADS ALLOCATION								
PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	TOTAL MADS ⁽²⁾	TOTAL PRINCIPAL	TOTAL MADS ⁽²⁾
Villas 35'	120	0.70	84.00	11.25%	\$4,703,348	\$379,026	\$39,195	\$3,159
Single Family 50'	227	1.00	227.00	30.40%	\$12,710,237	\$1,024,272	\$55,992	\$4,512
Single Family 60'	278	1.20	333.60	44.67%	\$18,679,009	\$1,505,274	\$67,191	\$5,415
Single Family 70'	73	1.40	102.20	13.69%	\$5,722,406	\$461,148	\$78,389	\$6,317
TOTAL	698		746.80	100%	41,815,000	3,369,720		

(1) Allocation of total bond principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 23 months Capitalized Interest Period.

(2) Includes principal, interest and is net of early payment discount and collection fees.

2. Undeveloped Property

Prior to recordation of a plat map, the District Debt is allocated per acre as illustrated in the following table.

Table 7 – Undeveloped Property Assigned ERU, Maximum Debt and MADS Allocation

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT MAXIMUM ANNUAL DEBT SERVICE REQUIREMENT							
UNDEVELOPED PROPERTY ERU ASSIGNMENT, MAXIMUM DEBT & MADS ALLOCATION							
PHASES	TOTAL LOTS	TOTAL ERUs	TOTAL ACREAGE	PAR AMOUNT	PAR PER AC	TOTAL MADS	MADS PER AC
ALL PHASES	698	746.80	384.41	\$41,815,000	\$108,778	\$3,369,720	\$8,766

E. Method of Apportionment of the Special Assessment

Each Fiscal Year, the CDD shall levy the Special Assessments as follows:

First (Developed Property): The Special Assessment shall be levied proportionately on each Appraiser's Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase or subdivision.

Second (Undeveloped Property): If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Special Assessment shall be levied

proportionally on each Appraiser's Parcel of Undeveloped Property at up to 100% of the assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section D.2 for each particular phase.

Third – True Up: If additional monies are needed to satisfy the Special Assessment Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Special Assessment Requirement and the Special Assessment revenue generated after the first two steps have been completed (the “**True Up Obligation**”). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to Appendix 3 for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

F. Manner of Collection

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The CDD intends to directly collect Special Assessments on un-platted parcels, and, to the extent permitted by the applicable indenture and in the CDD's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

APPENDIX 2. ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT ALLOCATION

As described above, the total benefits will be the completed public infrastructure with estimated costs in the amount of \$30,870,000. The following table allocates the Project costs, which are used as a proxy for benefit, excluding bond financing costs. Refer to the Engineer's Report and Table 1 of this Report for cost details.

Table 8 – Project Costs and Benefit Allocation

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS						
PROJECT COSTS AND NET BENEFIT ALLOCATION						
PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	TOTAL PIC (AS PROXY FOR BENEFIT)	TOTAL NET BENEFIT PER UNIT
Villas 35'	120	0.70	84.00	11.25%	\$3,472,255	\$28,935
Single Family 50'	227	1.00	227.00	30.40%	\$9,383,356	\$41,336
Single Family 60'	278	1.20	333.60	44.67%	\$13,789,813	\$49,604
Single Family 70'	73	1.40	102.20	13.69%	\$4,224,577	\$57,871
TOTAL	698		746.80	100%	30,870,000	

APPENDIX 3. PRELIMINARY ASSESSMENT ROLL

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the Amended District Boundary.

Table 9 - Preliminary Assessment Roll

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION							
PRELIMINARY ASSESSMENT ROLL							
PARCEL IDs	OWNER	UNIT	TOTAL UNITS	TOTAL DEBT	TOTAL MADS ⁽¹⁾	PRINCIPAL PER ACRE	MADS PER ACRE ⁽¹⁾
Refer to Legal Description in Appendix IV	North Brook Holdings, LLC	Acre	384.41	\$41,815,000	\$3,369,720	\$108,778	\$8,766
(1) Includes principal, interest and is net of early payment discount and collection fees.							

Footnote:

- (a) Estimate based on legal description at time of establishment of the Amended District Boundary. Acreage includes lowlands.
- (b) Owner information per County records. There are multiple Parcel IDs associated with the District.
- (c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.
- (d) Excluding County collection charges and early payment discounts.

APPENDIX 4. AMENDED DISTRICT BOUNDARY LEGAL DESCRIPTION

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09"E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1,328.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PAGE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 69°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'27" EAST, FOR 1.37.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 289.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 123°01'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 96.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 22°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'47" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 88.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°58'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09"E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1328.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,

THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PAGE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 69°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'27" EAST, FOR 137.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 289.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 123°01'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 96.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 22°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'47" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 88.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°58'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

PARCEL CONTAINS 384.41 ACRES MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS: 1 2 OF 8

EXHIBIT 5

AGENDA

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Stoneybrook North Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications described in the *Amended Master Report of the District Engineer* dated October 28, 2025 (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the offices of Kai, located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Amended Master Special Assessment Methodology Report* dated October 28, 2025, (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$30,870,000** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$41,815,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on October 28, 2025.

Attest:

**Stoneybrook North Community
Development District**

Printed Name: _____

☐ Secretary/☐ Assistant Secretary

Michael Lawson

Chair of the Board of Supervisors

EXHIBIT 6

AGENDA

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Stoneybrook North Community Development District (the “**District**”) has previously adopted Resolution No. 2026-01 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Kai located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the “**District Office**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. There is hereby declared a public hearing to be held on **Friday, December 5, 2025, at 11:00 a.m. at the Hyatt Place Ft. Myers at the Forum, located at 2600 Champion Ring Road, Fort Myers, Florida 33905**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days’ written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on October 28, 2025.

Attest:

**Stoneybrook North Community
Development District**

Printed Name: _____
Secretary / Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

EXHIBIT 7

AGENDA

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT (THE "BOARD") APPROVING THE FORM OF THE AMENDMENT TO THE DEVELOPMENT ACQUISITION AGREEMENT; AUTHORIZING THE EXECUTION OF THE FOREGOING DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook North Community Development District (the "**District**") is authorized by Chapter 190, *Florida Statutes* (the "**Act**"), to issue its bonds for the purpose of acquiring and constructing public improvements and community facilities (the "**Project**") all as provided in the Act; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to such bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of such bonds; and

WHEREAS, the District has amended its boundaries pursuant to Lee County Ordinance No. 25-20 to add a parcel of 2.03 acres, more or less and remove a parcel of 0.77 acres, more or less; and

WHEREAS, the District desires to approve an Amendment to the Development Acquisition Agreement to encompass the amended boundaries of the District, attached hereto as **Exhibit "A."**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT, AS FOLLOWS:

SECTION 1. Approval of the Amendment to the Development Acquisition Agreement.

The form and content of the Amendment to the Development Acquisition Agreement is hereby approved. The Chair or Vice Chair and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Amendment to the Development Acquisition Agreement in substantially the form attached hereto.

SECTION 2. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 3. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on October 28, 2025.

Attest:

**Stoneybrook North Community
Development District**

Printed Name: _____
☐Secretary/☐Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

EXHIBIT “A”

EXHIBIT 8

AGENDA



August 11, 2025

Stoneybrook North CDD
C/O Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, Florida 33607

**RE: Water Use Permit No. 36-06887-W (North Brook) Compliance
Letter Proposal for Professional Hydrogeological Services**

Dear Marc,

Apex Companies, LLC by and through its wholly owned subsidiary Water Science Associates, LLC (Water Science) is pleased to submit this letter proposal for professional engineering services to assist North Brook Holdings LLC/ Stoneybrook North CDD (Client/METRO) with the South Florida Water Management District (SFWMD / District) Water Use Permit (WUP) No. 36-06887-W (North Brook) Compliance. Water Science professionals developed the proposed scope of services based upon the permit conditions found within the WUP. Per our discussion, this contract will be for five (5) years. As two CDDs service the Brightwater development, half of the total project cost for WUP Compliance will be paid by each CDD.

Project Understanding

This WUP authorizes the use of surface water from the on-site lakes with groundwater recharge from the Sandstone and Lower Hawthorn aquifers for landscape irrigation of 175.6 acres of turfgrass and landscaping at the Brightwater development using a sprinkler irrigation system with an annual allocation of 225.54 million gallons (MG) and a maximum monthly allocation of 30.31 MG.

District staff can inspect and collect samples from the Permittee's property with advance notice. The Permittee must allow access or accompany staff. The District may require flow meters to record water use. Identification tags must be displayed at withdrawal points. The Permittee must mitigate any adverse impacts on the environment or other land uses caused by water withdrawals. If adverse impacts occur, the District will require mitigation. The Permittee must notify the District of any ownership changes within thirty (30) days. All withdrawals must follow permit conditions and are subject to review and modification. The permit does not grant property rights, and the Permittee must comply with all laws. Surface water withdrawals must cease or be reduced if water levels fall below the minimum levels set by the District and/or chloride concentrations set by the District. The permit is issued based on the Permittee's demonstration that water use is reasonable and beneficial. Compliance issues with the standard conditions for a WUP are rare but do occur occasionally. **This will be monitored monthly and addressed as needed.**

The special conditions require efficient water use and conservation. The Permittee must improve irrigation efficiency, implement leak detection and repair, and use best water management practices. Daytime irrigation should be minimized to reduce evaporation, except for maintenance and crop protection. If an Alternative Water Supply (AWS) is available, the Permittee must modify the permit to place equal quantities of groundwater and surface water withdrawals on standby. Unused wells must be capped or abandoned by a licensed contractor.

In addition to meter calibration testing (Special Permit Condition 11) every 5 years at surface water pump stations SW-1 (Lake D), SW-2 (Lake B), SW-3 (Lake L), and SW-4 (Lake I), and production wells S-1, S-2, H-1, H-3,

and H-4, the WUP requires compliance monitoring set forth in the Special Permit Conditions (SPC) 5, 12, 18, 19, 20, and 21 summarized below.

- SPC 5 - Total annual allocation of 225.54 million gallons (MG) and maximum monthly allocation of 30.31 MG. Sandstone Aquifer - Total annual allocation of 67.8 MG and maximum monthly allocation of 9.11 MG.
- SPC 12 - Monthly withdrawals for each withdrawal facility shall be reported to the SFWMD quarterly.
- SPC 18 - Withdrawal from the surface water source(s) for irrigation shall be equal to the amount of water used for replacement/recharge on a monthly basis, except when the surface water drainage system is discharging.
- SPC 19/20 – As-built construction and/or plug and abandonment records for all withdrawal facilities as completed shall be provided to the SFWMD with the submittal of the updated “Summary of Surface Water (Pump) Facilities” table and “Summary of Groundwater (Well) Facilities” table respectively.
- SPC 21 - The Permittee shall implement the following saline water intrusion monitoring program: Groundwater will be mixed with the fresh surface water to provide irrigation water quality less than 200 milligrams per liter (mg/L) chloride. The production wells and irrigation supply lakes will be monitored for chloride concentration on a monthly basis and reported to the SFWMD quarterly.

Scope of Services

Water Science proposes the following scope of services to assist the Client with WUP Compliance over the next five (5) years. **As two CDDs service the Brightwater development, half of the total project cost for WUP Compliance will be paid by each CDD.**

Task 1 – WUP Conditions Compliance - Water Science will continue to complete the following to keep the WUP in compliance:

1. SPC 12 – Water Science will collect flow meter readings and report monthly withdraws to the SFWMD. We will update the tracking spreadsheet for the project to consistently assess water use.
2. SPC 20 – Water Science will monitor all production wells and irrigation supply lakes for salinity on a monthly basis and quarterly reporting to the SFWMD. We will update the tracking spreadsheet for the project to consistently assess water use.

Fee and Payment

Water Science proposes to perform the indicated scope of services as previously described for a lump sum fee of **Twenty-one Thousand Two Hundred Fifty Dollars (\$21,250⁰⁰)** over the next five (5) years. **If accrued, all expenses and subconsultants shall be marked up 15% and billed as Time and Materials in addition to the Lump Sum fees below.** The breakdown of the fee by task is as follows:

Task	Fee
Task 1 - WUP Conditions Compliance (\$4,250 ⁰⁰ per year)	\$21,250 ⁰⁰
Total (5-years)	\$21,250⁰⁰

Invoices will be issued to the Client on a monthly basis and will be based upon percentage complete per lump sum task identified above. The compensation indicated above is based on an estimate of the character and extent of work involved. Unforeseen conditions, which become evident during the course of the work, may alter or increase the effort required. The amount will not be exceeded without written amendment between the Client and Water Science.

Project Schedule

This project will be completed over the next five (5) years and focuses solely on monitoring/reporting withdrawals and chloride.

The proposed fee and effort are based upon Water Science's best faith effort to fully understand the needs of this proposal. If the scope of the services to be rendered is changed materially or if the period of time required to render services hereunder is extended beyond the completion dates proposed, the amount of compensation provided shall be adjusted appropriately (if required), upon approval of the Client and Water Science. If project delays outside of Water Science's control cause the completion date to extend substantially, additional compensation may be requested through a written amendment to account for additional coordination time.

Acceptance

We look forward to working with you on this important project. We would be pleased to discuss the scope of services and the proposal with you. If you find the proposed scope and fee acceptable, we can coordinate the preparation and execution of an Agreement. Water Science is ready to begin work upon receipt of a notice to proceed or signed Agreement. Please feel free to contact us with any questions or concerns.

Sincerely,

Water Science Associates, LLC an Apex Company



Michael Alfieri, P.G., P.Hg., CGWP
Principal
P: 813.896.4509
E: michael.alfieri@apexcos.com

CC: K. Martin, PG, M. Jessich, S. Sealy, GIT, FILE

This Proposal is subject to, and the Services hereunder shall be performed in accordance with, the terms and provisions by and between Client and Water Science, which are incorporated herein by reference and made a part of this Proposal.

(A signed copy of this proposal must be received by Water Science prior to the commencement of work. A scanned copy is acceptable but must be followed by the original.)

SUBMITTED BY:

Signature:



Name: W. Kirk Martin, P.G.

Title: Principal

Date: July 2, 2025

ACCEPTED FOR CLIENT BY:

Signature: _____

Name: _____

Title: _____

Date: _____

This price quotation is valid for a period of 60 days from the date of this proposal. All services performed hereunder are subject to the terms and conditions included within.

EXHIBIT 9

AGENDA

Resolution No. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Lee County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT 10

AGENDA

Stoneybrook North Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

EXHIBIT 11

AGENDA



8040 118th Ave N, Largo, FL 33773
(833) 466-7878
admin@suncoastrust.com

August 4, 2025

Dear Valued Customer,

We're writing to share some important updates regarding your account and our services. As part of our ongoing commitment to maintaining the high-quality service and support you've come to expect, we will be implementing a modest price adjustment beginning in 2026. We've worked hard to keep these increases as minimal as possible while continuing to deliver the value and reliability you rely on.

Updated contracts outlining the new pricing structure will be sent out shortly. We encourage you to review them carefully once received, and as always, we're happy to answer any questions you may have. To help us ensure a smooth and efficient process, particularly with paperwork and invoicing, please let us know if there have been any changes to your billing point of contact or other key contact information. Having your most up-to-date details helps us expedite everything for you!

New Payment Method: Bill.com for ACH

We're excited to announce we will be utilizing Bill.com to receive **ACH and credit card payments** starting with the next invoicing cycle. When you receive an invoice from us, you will now be able to easily select your preferred method of payment and provide your details directly to Bill.com's secure payment portal. This offers improved tracking and convenience. We kindly encourage you to take advantage of these options going forward.

Help Us Serve You Better!

To ensure we can provide the most timely and efficient service possible, we kindly ask for your assistance. Could you please let us know your **regularly scheduled trash day and landscaping day?** This information is incredibly helpful as these activities can sometimes interfere with our ability to service you promptly.

Please share your trash and landscaping days with us by filling out this [quick survey](#).

Thank you for being a continued customer. Please don't hesitate to reach out to us directly with any questions or concerns.

Sincerely,

Sun Coast Rust Control

Sun Coast Rust Control
www.suncoastrustcontrol.com

EXHIBIT 12

AGENDA

This will be the fourth year I would be putting a haunted house and each year it has grown exponentially. The first 2 years we hosted it in our garage. Last year, we had it on a neighbors yard under 900 square feet of canopy tents. Each year there has been a line that waited on average 5 to 10 minutes. The volunteer actors worked never broke the strict rule not to touch anyone. Each year we honored the participants request just to walk through without being scared. Over the last 3 years, the haunted house has become a fixture to Brightwater's Halloween celebration for adults and children alike.

Below are 3 pictures of locations in Brightwater, we would like to haunt this year. They are listed in order of preference. The work to set up the would occur during the day of 10/31, run from 7pm to 9pm, be cleaned after the haunt was closed at 9pm and any trash to be removed.

Thank you in advance for your consideration.

1) The Haunted Preserve

People would wait in line on the sidewalk at the Marlin Kite entrance. The adult volunteers would drive people through the preserve on golf carts at no more than 5 MPH with their seatbelts engaged. The golf cart would exit the preserve at Cascade Price and the participants would get off of the golf cart on the sidewalk. The golf cart would be driven back to the Marlin kite entrance to pick up the next group. We would use generators for power. The volunteer actors will not be allowed to touch any golf cart or the participants.



2) Everson Miles Circle and Cascade Price

The street would be barricaded per the CDD directions (ie automobiles) (see the picture below). Canopy tents would be set up, the haunted maze would be created in the tents, and generators used for power. People will wait on the EMC sidewalk, enter the maze, and exit on CPC sidewalk.



3) Marlin Kite Cul de Sac

This would require the blocking off the former cut de sac per the CDD directions after the last house and the continuation of the street into the Phase 3 / Lennar homes (see picture below). Phase 3 would still have an exit where Marlin Kite meets CPC near the north gate. Canopy tents would be set up, the haunted maze would be created in the tents, and generators used for power. Stanchions would be used to create a line for the people. The participants would exit onto the sidewalk.



EXHIBIT 13

AGENDA

Stoneybrook North Community Development District

Read this form completely and carefully before signing it. You are agreeing to participate in a potentially dangerous activity and that even if reasonable care is used, there is a chance of serious injury or death by participating in this activity because there are certain dangers inherent in the activity which cannot be avoided or eliminated. By signing this form, you are giving up valuable legal rights to recover in a lawsuit for any personal injury, sickness or disease, or death, or any property damage that results from the risks that are a natural part of the activity. You are advised to seek the advice of an attorney if you do not fully understand this form. You have the right to refuse to sign this form and the Stoneybrook North CDD has the right to refuse participation if you do not sign this form.

In consideration (the sufficiency and adequacy of which are hereby acknowledged) for my ability to participate in or attend the Brightwater Halloween Event (the “**Event**”) on property owned by the Stoneybrook North Community Development District (the “**District**”), without a requirement to have self-funded liability insurance coverage on my part as a condition precedent, and on behalf of myself, my heirs, and personal representatives, and if applicable my organization, I, the undersigned participant (or parent/legal guardian, if applicable), hereby agree as follows:

1. I acknowledge that participation in the Event is voluntary and may involve certain risks, including but not limited to slips, trips, falls, contact with props or other participants, and other potential hazards associated with a haunted house environment. I have full knowledge of the nature and extent of all such risks, and I am not relying on all such risks being described in this form. I freely and voluntarily assume all risks of injury, death, or property damage arising out of or related to my participation in the Event, whether caused by my own actions, the actions of others, or the condition of the premises.
2. To the fullest extent permitted by law, I hereby release, waive, discharge, and hold harmless the District, and its present, former, and future supervisors, officers, managers, lawyers, engineers, staff, employees, representatives and agents, organizers, sponsors, volunteers or other participants in the Event, and all of the successors and assigns of the foregoing (collectively, the “**Released Parties**”) from any and all claims, demands, damages, actions, or causes of action of any kind, whether in law or equity, arising out of or related to my participation in the Event or my presence on District property (including any negligence of the Released Parties).
3. I consent to receive medical treatment deemed advisable in the event of injury or illness during my participation in the Event. I understand that I am responsible for any associated costs.
4. I understand that I am responsible for my own insurance coverage in the event of loss of personal property, personal injury, or illness as a result of my participation in the Event.
5. I accept and assume full responsibility for all liabilities, risks, injuries, loss, and hazards to myself, incidental to, or as a result of, participation in the Event whether due to my negligence or the negligence or intentional acts of others.

Brightwater Halloween Event 2025
Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form

6. I hereby agree to indemnify and hold the Released Parties harmless from and against any and all claims, liabilities, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, and whether or not an action is brought, on appeal or otherwise) against the Released Parties (including related to the Coronavirus) which may arise, directly or indirectly, from my participation in the Event (including any negligence of the Released Parties).
7. It is my express intent that this form shall bind any assigns and representatives. This form and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. If any portion of this form is deemed invalid the remainder will remain in full force and effect. I hereby knowingly and voluntarily waive any right to a jury trial of any dispute arising in connection with this form. I acknowledge that my execution of this form is a material inducement to the authorization granted by the District in the participation of the Event.

In signing this form, I acknowledge and represent that I have read, understood, and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements have been made; I am at least 18 years of age and fully competent; and I execute this form for full, adequate, and complete consideration fully intending to be bound by same. This form is in addition to any prior agreement with the District and in addition to the District's rules, policies, and procedures.

Signature: _____ Date: _____

Name: _____

If participant is under 18 years of age:

I am the parent or legal guardian of the below-named minor and I consent to their participation in the Event. I have read and understand this Waiver and agree to its terms on behalf of the minor.

Parent/Guardian Name: _____

Signature: _____ Date: _____

Name of Minor Participant: _____

EXHIBIT 14

AGENDA

Communication with Those Charged with Governance

Stoneybrook North Community Development District

We have audited the financial statements of Stoneybrook North Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated September 12, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Stoneybrook North Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Stoneybrook North Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt and cash and investments.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 12, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Stoneybrook North Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
September 12, 2025

EXHIBIT 15

AGENDA

**STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

FINANCIAL STATEMENTS

September 30, 2024

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Stoneybrook North Community Development District
Lee County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stoneybrook North Community Development District, Lee County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated September 12, 2025, on our consideration of the Stoneybrook North Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated September 12, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
September 12, 2025

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Stoneybrook North Community Development District, Lee County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,986,024.
- The change in the District's total net position was \$1,113,144, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,447,041.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

	2024	2023
Current assets	\$ 1,558,252	\$ 1,219,269
Capital assets	19,622,816	19,690,815
Total assets	21,181,068	20,910,084
Current liabilities	590,941	598,411
Long-term liabilities	12,604,103	13,438,793
Total liabilities	13,195,044	14,037,204
Net position		
Net invested in capital assets	6,828,153	6,071,462
Restricted for capital projects	428	730
Restricted for debt service	1,131,333	816,434
Unrestricted	26,110	(15,746)
Total net position	\$ 7,986,024	\$ 6,872,880

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing costs of operations.

Key elements of the District's change in net position are reflected in the following table:

	2024	2023
Program revenues	\$ 2,668,321	\$ 1,414,775
General revenues	63,241	69,264
Total revenues	2,731,562	1,484,039
Expenses		
General government	157,563	99,751
Physical environment	780,554	793,031
Interest on long-term debt	680,301	686,869
Cost of issuance	-	280,998
Total expenses	1,618,418	1,860,649
Change in net position	1,113,144	(376,610)
Net position - beginning of year	6,872,880	7,249,490
Net position - end of year	\$ 7,986,024	\$ 6,872,880

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,618,418, which consisted of interest on long-term debt and costs associated with general expenditures of the District. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due to costs being lower than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$19,622,816 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$12,794,663 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Stoneybrook North Community Development District's Finance Department at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 118,296
Accounts receivable	25,360
Assessments receivable	104
Deposits	17,200
Prepaid items	2,661
Restricted assets:	
Investments	1,394,631
Capital assets:	
Non-depreciable	18,461,189
Right to use lease - lighting	<u>1,161,627</u>
TOTAL ASSETS	<u><u>\$ 21,181,068</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 111,211
Accrued interest payable	289,170
Bonds and leases payable, due within one year	190,560
Bonds and leases payable, due in more than one year	<u>12,604,103</u>
TOTAL LIABILITIES	<u>13,195,044</u>
NET POSITION	
Net investment in capital assets	6,828,153
Restricted for:	
Capital projects	428
Debt service	1,131,333
Unrestricted	<u>26,110</u>
TOTAL NET POSITION	<u><u>\$ 7,986,024</u></u>

The accompanying notes are an integral part of this financial statement

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 157,563	\$ 157,563	\$ 513,551	\$ 513,551
Physical environment	780,554	240,173	-	(540,381)
Interest on long-term debt	680,301	1,757,034	-	1,076,733
Total governmental activities	<u>\$ 1,618,418</u>	<u>\$ 2,154,770</u>	<u>\$ 513,551</u>	<u>1,049,903</u>
General revenues:				
Investment earnings				62,886
Miscellaneous income				355
Total general revenues				<u>63,241</u>
Change in net position				<u>1,113,144</u>
Net position - October 1, 2023				<u>6,872,880</u>
Net position - September 30, 2024				<u>\$ 7,986,024</u>

The accompanying notes are an integral part of this financial statement

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$118,296	\$ -	\$ -	\$ 118,296
Accounts receivable	25,360	-	-	25,360
Assessments receivable	58	46	-	104
Due from other funds	-	26,254	-	26,254
Deposits	17,200	-	-	17,200
Prepaid items	2,661	-	-	2,661
Restricted assets:				
Investments	-	1,394,203	428	1,394,631
TOTAL ASSETS	<u>\$163,575</u>	<u>\$ 1,420,503</u>	<u>\$ 428</u>	<u>\$ 1,584,506</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$111,211	\$ -	\$ -	\$ 111,211
Due to other funds	26,254	-	-	26,254
TOTAL LIABILITIES	<u>137,465</u>	<u>-</u>	<u>-</u>	<u>137,465</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	19,861	-	-	19,861
Restricted for:				
Debt service	-	1,420,503	-	1,420,503
Capital projects	-	-	428	428
Unassigned	6,249	-	-	6,249
TOTAL FUND BALANCES	<u>26,110</u>	<u>1,420,503</u>	<u>428</u>	<u>1,447,041</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$163,575</u>	<u>\$ 1,420,503</u>	<u>\$ 428</u>	<u>\$ 1,584,506</u>

The accompanying notes are an integral part of this financial statement

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,447,041
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	19,827,809
Less accumulated depreciation	(204,993)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(289,170)
Original issue discount	129,625
Lease liability	(1,224,288)
Governmental bonds payable	<u>(11,700,000)</u>
Net Position of Governmental Activities	<u><u>\$ 7,986,024</u></u>

The accompanying notes are an integral part of this financial statement

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES****IN FUND BALANCES – GOVERNMENTAL FUNDS****Year Ended September 30, 2024**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 513,551	\$ -	\$ -	\$ 513,551
Special assessments	397,736	1,757,034	-	2,154,770
Miscellaneous revenue	355	-	-	355
Investment earnings	-	62,856	30	62,886
TOTAL REVENUES	<u>911,642</u>	<u>1,819,890</u>	<u>30</u>	<u>2,731,562</u>
EXPENDITURES				
General government	157,563	-	-	157,563
Physical environment	712,223	-	-	712,223
Capital outlay	-	-	332	332
Debt				
Principal	-	775,000	-	775,000
Interest expense	-	749,703	-	749,703
TOTAL EXPENDITURES	<u>869,786</u>	<u>1,524,703</u>	<u>332</u>	<u>2,394,821</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	41,856	295,187	(302)	336,741
FUND BALANCE				
Beginning of year	(15,746)	1,125,316	730	1,110,300
End of year	<u>\$ 26,110</u>	<u>\$ 1,420,503</u>	<u>\$ 428</u>	<u>\$ 1,447,041</u>

The accompanying notes are an integral part of this financial statement

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 336,741
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	332
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Reduction of long term lease liability	50,560
Payments on long-term debt	775,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(68,331)
Provision for amortization of bond discount	(870)
Change in accrued interest payable	19,712
Change in Net Position of Governmental Activities	<u>\$ 1,113,144</u>

The accompanying notes are an integral part of this financial statement

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Stoneybrook North Community Development District (“District”) was created on December 16, 2014 by the Board of County Commissioners of Lee County, under the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (“Board”), which is composed of five members. Three of the five Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 20
Infrastructure	20 - 40

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts.

In the fund financial statements, governmental fund types recognize premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Fund Equity/Net Position

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE C – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation CL Y	\$ 1,394,631	S&P AAAM	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 1,394,631</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quoted market prices – are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**NOTES TO FINANCIAL STATEMENTS**

September 30, 2024

NOTE E – INTERFUND RECEIVABLES & PAYABLES

Interfund receivables & payables at September 30, 2024 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 26,254
Debt service	26,254	-
Total	<u>\$ -</u>	<u>\$ -</u>

The amount due from the general fund to the debt service fund is for special assessments collected by the general fund not yet transferred to the debt service fund.

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	<u>Balance 10/01/2023</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance 09/30/2024</u>
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 18,460,857	\$ 332	\$ -	\$ 18,461,189
Total capital assets, not being depreciated	<u>18,460,857</u>	<u>332</u>	<u>-</u>	<u>18,461,189</u>
Capital assets, being depreciated				
RTU - lighting lease	<u>1,366,620</u>	<u>-</u>	<u>-</u>	<u>1,366,620</u>
Total capital assets, being depreciated	<u>1,366,620</u>	<u>-</u>	<u>-</u>	<u>1,366,620</u>
Less accumulated depreciation for:				
RTU - lighting lease	<u>136,662</u>	<u>68,331</u>	<u>-</u>	<u>204,993</u>
Total accumulated depreciation	<u>136,662</u>	<u>68,331</u>	<u>-</u>	<u>204,993</u>
Total capital assets, being depreciated - net	<u>1,229,958</u>	<u>(68,331)</u>	<u>-</u>	<u>1,161,627</u>
Governmental activities capital assets - net	<u>\$ 19,690,815</u>	<u>\$ (67,999)</u>	<u>\$ -</u>	<u>\$ 19,622,816</u>

Depreciation expense of \$68,331 was charged to physical environment.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE G - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2024
Lease 1	9/22/2021	20 Years	\$ 8,100	3.75%	\$ 1,366,620	\$ 1,224,288
			<u>\$ 8,100</u>		<u>\$ 1,366,620</u>	<u>\$ 1,224,288</u>

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 52,489	\$ 44,711	\$ 97,200
2026	54,492	42,708	97,200
2027	56,570	40,630	97,200
2028	58,729	38,471	97,200
2029	60,969	36,231	97,200
2030-2034	341,564	144,436	486,000
2035-2039	411,884	74,116	486,000
2040-2041	187,591	6,808	194,399
	<u>\$ 1,224,288</u>	<u>\$ 428,111</u>	<u>\$ 1,652,399</u>

NOTE H – LONG-TERM LIABILITIES

\$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 – On July 19, 2017, the District issued \$4,020,000 in Capital Improvement Revenue Bonds, Series 2017A-1. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 5% to 5.625% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2018.

STONEBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

\$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 – On July 19, 2017, the District issued \$5,000,000 in Capital Improvement Revenue Bonds, Series 2017A-3. The Bonds are payable November 2029. The Bonds bear interest at 5.875% payable semi-annually on the first day of each May and November through November 2029.

\$5,300,000 Capital Improvement Revenue and Refunding Bonds, Series 2022 – On October 18, 2022, the District issued \$5,300,000 in Capital Improvement Revenue and Refunding Bonds, Series 2022. The Bonds are payable in annual principal installments through November 2052. The Bonds bear interest ranging from 5.5% to 6.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2023. During 2024, the District made prepayments in the amount of \$645,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Lease liability	\$ 1,274,848	\$ -	\$ 50,560	\$ 1,224,288	\$ 52,489
Capital Improvement Revenue					
Bonds, Series 2017A-1	3,705,000	-	75,000	3,630,000	75,000
Capital Improvement Revenue					
Bonds, Series 2017A-3	3,470,000	-	-	3,470,000	-
Capital Improvement Revenue and Refunding					
Bonds, Series 2022	5,300,000	-	700,000	4,600,000	65,000
	13,749,848	-	825,560	12,924,288	192,489
Unamortized bond discount	(130,495)	-	(870)	(129,625)	-
	<u>\$13,619,353</u>	<u>\$ -</u>	<u>\$ 824,690</u>	<u>\$12,794,663</u>	<u>\$ 192,489</u>

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 140,000	\$ 691,857	\$ 831,857
2026	145,000	684,407	829,407
2027	155,000	676,570	831,570
2028	160,000	668,345	828,345
2029	170,000	659,435	829,435
2030-2034	4,475,000	2,216,063	6,691,063
2035-2039	1,340,000	1,767,469	3,107,469
2040-2044	1,790,000	1,303,062	3,093,062
2045-2049	2,120,000	689,304	2,809,304
2050-2054	1,205,000	159,535	1,364,535
	<u>\$ 11,700,000</u>	<u>\$ 9,516,047</u>	<u>\$ 21,216,047</u>

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES AND EXPENDITURES

BUDGET AND ACTUAL – GENERAL FUND

Year Ended September 30, 2024

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Developer contributions	\$ -	\$ 513,551	\$ 513,551	\$ -
Special assessments	822,488	362,810	363,098	288
Lot closings		34,638	34,638	-
Miscellaneous revenue	-	355	355	-
TOTAL REVENUES	822,488	911,354	911,642	288
EXPENDITURES				
Current				
General government	129,385	133,500	157,563	(24,063)
Debt administration	19,317	19,967	-	19,967
Physical environment	673,786	757,897	712,223	45,674
TOTAL EXPENDITURES	822,488	911,364	869,786	41,578
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(10)	41,856	41,866
OTHER FINANCING SOURCES				
Transfers in (out)	-	10	-	(10)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	<u>\$ -</u>	<u>\$ -</u>	41,856	<u>\$ 41,856</u>
FUND BALANCES				
Beginning of year			(15,746)	
End of year			<u>\$ 26,110</u>	

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to costs being lower than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Stoneybrook North Community Development District
Lee County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Stoneybrook North Community Development District, as of September 30, 2024 and for the year ended, which collectively comprise Stoneybrook North Community Development District's basic financial statements and have issued our report thereon dated September 12, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

September 12, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Stoneybrook North Community Development District
Lee County, Florida

We have examined Stoneybrook North Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stoneybrook North Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
September 12, 2025

Management Letter

To the Board of Supervisors
Stoneybrook North Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Stoneybrook North Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated September 12, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated September 12, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Stoneybrook North Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 3.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$4,000.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes as included on page 27.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Stoneybrook North Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$2,124 to \$3,356 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,154,770.
- c. The total amount of outstanding bonds issued by the district as \$11,700,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such recommendations.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
September 12, 2025

EXHIBIT 16

AGENDA

Stoneybrook Community Development District

Summary Financial Statements (Unaudited)

August 31, 2025

Stoneybrook North CDD
Balance Sheet
August 31, 2025

	General Fund	Debt Service 2017 A1	Debt Service 2017 A3	Debt Service 2022	TOTAL
1 <u>ASSETS:</u>					
2 CASH - OPERATING ACCTS	\$ 18,726	\$ -	\$ -	\$ -	\$ 18,726
3 CASH - OPERATING ACCTS-RESTRICTED	20,768	-	-	-	20,768
4 INVESTMENTS:	-				
5 REVENUE TRUST FUND	-	263,764	2,763	82,235	348,763
6 INTEREST FUND	-	-	-	-	-
7 RESERVE FUND	-	281,094	203,863	314,531	799,488
8 PREPAYMENT FUND	-	-	-	263,198	263,198
9 OPTIONAL REDEMPTION	-	-	1,886	-	1,886
10 ACCOUNTS RECEIVABLE	5,830	-	-	-	5,830
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	709	-	-	-	709
16 TOTAL ASSETS	\$ 63,233	\$ 561,134	\$ 208,512	\$ 664,456	\$ 1,497,335
17 <u>LIABILITIES:</u>					
18 ACCOUNTS PAYABLE	\$ 66,233	\$ -	\$ -	\$ -	\$ 66,233
19 DUE TO OTHER FUNDS	-	-	-	-	-
20 ACCRUED EXPENSES	3,000	-	-	-	3,000
21 DEFERRED REVENUE ON-ROLL	-	-	-	-	-
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	-	561,134	208,512	664,456	1,434,102
29 UNASSIGNED	(77,029)	-	-	-	(77,029)
30 TOTAL LIABILITIES & FUND BALANCE	\$ 63,233	\$ 561,134	\$ 208,512	\$ 664,456	\$ 1,497,335

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 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	-	304,068	304,068
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	\$ 956,471	\$ 468,855
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 6,400	\$ 5,867	\$ 6,800	\$ (933)
13 PAYROLL TAXES	490	449	291	158
14 PAYROLL SERVICES	490	449	400	49
15 TRAVEL PER DIEM	500	458	391	68
16 MANAGEMENT CONSULTING SERVICES	48,000	44,000	44,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	4,125	4,125	-
18 PLANNING AND COORDINATING SERVICES	19,000	17,417	17,417	-
18 ACCOUNTING SERVICES	-	-	-	-
19 ADMINISTRATIVE SERVICES	3,600	3,300	3,300	-
20 BANK FEES	150	138	-	138
21 MISCELLANEOUS	500	458	330	128
22 AUDITING SERVICES	4,400	4,400	-	4,400
23 INSURANCE	60,760	55,697	29,418	26,279
24 REGULATORY AND PERMIT FEES	175	175	200	(25)
25 LEGAL ADVERTISEMENTS	1,500	1,375	440	935
26 ENGINEERING SERVICES	4,000	3,667	8,957	(5,290)
27 LEGAL SERVICES	12,000	12,000	14,890	(2,890)
28 WEBSITE HOSTING	2,015	1,973	5,756	(3,783)
29 MEETING ROOM RENTAL	1,200	1,200	900	300
30 ADMINISTRATIVE CONTINGENCY	10,750	9,854	285	9,569
31 TOTAL GENERAL ADMINISTRATIVE	180,430	167,002	137,899	29,103

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 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	9,778	9,778	-
35 TRUST FUND ACCOUNTING	3,000	2,750	2,750	-
36 DEVELOPER INTERIM FUNDING - OPERATING	140,000	128,333	31,997	96,336
37 ARBITRAGE	650	596	475	121
38 TOTAL DEBT ADMINISTRATION	159,317	146,457	55,000	91,457
39 PHYSICAL ENVIRONMENT				
40 SECURITY	23,250	23,250	11,250	12,000
41 STREETPOLE LIGHTING (170 Solar Streetlights)	185,100	169,675	113,354	56,321
42 ELECTRICITY (IRRIGATION & POND PUMPS)	9,300	8,525	52,549	(44,024)
43 GATE MAINTENANCE	17,160	17,160	23,427	(6,267)
44 RUST CONTROL	20,000	3,333	35,200	(31,867)
45 COMPREHENSIVE FIELD SERVICES	13,896	12,738	12,738	-
46 WATER	400	367	190	177
47 LANDSCAPING MAINTENANCE	282,900	259,325	302,429	(43,104)
48 IRRIGATION MAINTENANCE	115,900	115,900	159,864	(43,964)
49 NPDES MONITORING	5,400	4,950	-	4,950
50 POND MAINTENANCE	42,200	38,683	48,781	(10,097)
51 POND AERATION	25,000	22,917	-	22,917
52 GATE ACCESS & FOBS	6,000	5,500	-	5,500
53 PET WASTE REMOVAL	7,230	6,628	6,286	342
54 HOLIDAY DECORATIONS	15,000	13,750	-	13,750
55 PRESSURE WASHING	10,000	9,167	-	9,167
56 ENTRY BRIDGE FEATURES	65,000	59,583	-	59,583
57 PHYSICAL ENVIRONMENT CONTINGENCY	20,000	20,000	82,381	(62,381)
58 TOTAL PHYSICAL ENVIRONMENT	863,736	791,758	848,448	(56,997)
59 TOTAL EXPENDITURES	1,203,483	1,105,217	1,041,347	63,870
60 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(617,601)	(84,876)	532,725
57 TRANSFER IN			-	
58 FUND BALANCE - BEGINNING			26,111	
59 FUND BALANCE - ENDING			\$ (58,765)	

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 August 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	-	18,022	18,022
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,093	304,166	23,073
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	\$ 28,916	\$ 26,199
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		\$ 561,134	\$ 561,134

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 August 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	-	8,029	8,029
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	326,319	201,358	(124,961)
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	\$ (2,504)	\$ (2,505)
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		\$ 208,512	

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 August 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	-	21,113	21,113
5 LOT CLOSINGS	-	128,372	128,372
6 PREPAYMENT REVENUE		826,322	826,322
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
8 TOTAL REVENUE	406,318	1,251,390	845,072
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	139,037	24,122
14 PREPAYMENT	-	915,000	(915,000)
15 PRINCIPAL RETIREMENT	-	-	-
16 PRINCIPAL PAYMENT			
17 NOVEMBER 1, 2024	-	65,000	(65,000)
18 TOTAL EXPENDITURES	326,318	1,264,201	(937,883)
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 80,000	\$ (12,811)	\$ (92,811)
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		\$ 664,456	

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

	Bank United
	(Operating Acct)
Balance Per Bank Statement	\$ 67,313.57
Plus: Deposits in transit	
Less: Outstanding Checks	(27,819.47)
<i>Adjusted Bank Balance</i>	\$ 39,494.10

Beginning Cash Balance Per Books	\$ 167,316.15
Cash Deposits	750.00
Cash Disbursements	(128,572.05)
<i>Balance Per Books</i>	\$ 39,494.10

**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: PSI109511 (Reference: Annual Maintenance.) Invoice: PSI109509 (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	45.59		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
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

Stoneybrook North CDD
FY 2025 YTD
Check Register

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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: managemen	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: PS1117922 (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: PS1113906 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PS1121577 (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: PS1128347 () Invoice: PS1134919 (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
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

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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: PSII40787 (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: PSII46934 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025.) Invoice: PSII52621 (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
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

Stoneybrook North CDD
FY 2025 YTD
Check Register

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
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

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
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: PS1176880 (Reference: Annual Maintenance June Billing 6/1/2025 - 6/30/2025.) Invoice:	3,257.40		86,839.29

Stoneybrook North CDD
FY 2025 YTD
Check Register

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
8/1/2025		North Brook Holdings			750.00	88,806.80
8/1/2025	100461	Business Observer	Invoice: 25-02782L (Reference: Notice of Public Hearing and Board of Supervisors Meeting-July 2025	227.50		88,579.30
8/1/2025	100462	Sunrise Landscape	Invoice: 368536 (Reference: Irrigation Repairs.)	3,630.57		84,948.73
8/4/2025	100463	JCS Investigations	Invoice: 27 (Reference: Roving Patrol-Security Services.)	750.00		84,198.73
8/4/2025	100464	Kai	Invoice: 20604 (Reference: Service Area Service Area CDD.)	1,158.00		83,040.73
8/5/2025	100465	Business Observer	Invoice: 25-02815L (Reference: Notice of Public Hearing-Legal Advertising.)	67.81		82,972.92
8/5/2025	100466	ECS Integrations LLC	Invoice: 102879 (Reference: Gate Management.)	1,080.00		81,892.92
8/5/2025	100467	Kai Connected, LLC	Invoice: 4703 (Reference: Aug-Professional Management, Website Management, General Adm.)	6,550.00		75,342.92
8/8/2025	100468	Sunrise Landscape	Invoice: 286630 (Reference: Servicing of Valves - July 2025.) Invoice: 286635 (Reference: Servi	11,786.50		63,556.42
8/11/2025	100469	Sunrise Landscape	Invoice: 368538 (Reference: pump replacement.) Invoice: 368537 (Reference: pump replacement.)	14,880.57		48,675.85
8/13/2025	081325ACH	IPFS Corporation	Reference: Payment 11	2,464.67		46,211.18
8/18/2025	081825ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	14.68		46,196.50
8/22/2025	100470	Irrigation Plus	Invoice: 2025-1103 (Reference: Removed and replaced defective water totalizing meter. Replace 8"	5,250.00		40,946.50
8/22/2025	100471	Kai	Invoice: 20710 (Reference: Ramp Hyatt place meeting 1/2 cost - 07/01/2025.) Invoice: 20794 (Ref	360.00		40,586.50
8/25/2025	100472	Straley Robin Vericker	Invoice: 26940 (Reference: For Professional Services Rendered Through July 31, 2025.)	777.00		39,809.50
8/26/2025	100473	Kai	Invoice: 20889 (Reference: Ramp FEDEX497948282.)	15.40		39,794.10
8/26/2025	100474	ECS Integrations LLC	Invoice: 102963 (Reference: SERVICE CALL AT NORTH WALK THROUGH GATE. RESIDENTS COMPLAINING ABOUT G	300.00		39,494.10
08/31/2025	EOM BALANCE			\$ 49,312.70	\$ 750.00	\$ 39,494.10

EXHIBIT 17

AGENDA

Stoneybrook Community Development District

Summary Financial Statements (Unaudited)

September 30, 2025

Stoneybrook North CDD
Balance Sheet
September 30, 2025

	General Fund	Debt Service 2017 A1	Debt Service 2017 A3	Debt Service 2022	TOTAL
1 <u>ASSETS:</u>					
2 CASH - OPERATING ACCTS	\$ 14,916	\$ -	\$ -	\$ -	\$ 14,916
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-	-
4 INVESTMENTS:	-				
5 REVENUE TRUST FUND	-	281,844	3,447	88,771	374,062
6 INTEREST FUND	-	-	-	-	-
7 RESERVE FUND	-	281,094	203,863	282,144	767,100
8 PREPAYMENT FUND	-	-	-	295,585	295,585
9 OPTIONAL REDEMPTION	-	-	1,886	-	1,886
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-
12 ASSESSMENTS RECEIVABLE - OFF ROLL	184,119	-	-	-	184,119
13 DUE FROM OTHER FUNDS	-	-	-	-	-
14 DEPOSITS	17,200	-	-	-	17,200
15 PREPAID ITEMS	47,030	-	-	-	47,030
16 TOTAL ASSETS	\$ 263,265	\$ 562,938	\$ 209,196	\$ 666,500	\$ 1,701,898
17 <u>LIABILITIES:</u>					
18 ACCOUNTS PAYABLE	\$ 204,026	\$ -	\$ -	\$ -	\$ 204,026
19 DUE TO OTHER FUNDS	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-
21 DEFERRED REVENUE ON-ROLL	-	-	-	-	-
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 <u>OTHER LIABILITIES:</u>					
24 DUE TO DS	-	-	-	-	-
25 DEVELOPER INTERIM FUNDING PAYABLE	31,997				31,997
26 <u>FUND BALANCE:</u>					
27 NON SPENDABLE	64,230	-	-	-	64,230
28 RESTRICTED FOR DEBT SERVICE	-	562,938	209,196	666,500	1,438,634
29 UNASSIGNED	(36,988)	-	-	-	(36,988)
30 TOTAL LIABILITIES & FUND BALANCE	\$ 263,265	\$ 562,938	\$ 209,196	\$ 666,500	\$ 1,701,898

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 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	575,867	485,723	(90,144)
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	\$ 1,095,480	\$ 1,138,125	\$ 42,645
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 6,400	\$ 6,400	\$ 7,600	\$ (1,200)
13 PAYROLL TAXES	490	490	543	(53)
14 PAYROLL SERVICES	490	490	500	(10)
15 TRAVEL PER DIEM	500	500	623	(123)
16 MANAGEMENT CONSULTING SERVICES	48,000	48,000	48,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	4,500	4,500	-
18 PLANNING AND COORDINATING SERVICES	19,000	19,000	19,000	0
18 ACCOUNTING SERVICES	-	-	-	-
19 ADMINISTRATIVE SERVICES	3,600	3,600	3,600	-
20 BANK FEES	150	150	-	150
21 MISCELLANEOUS	500	500	357	143
22 AUDITING SERVICES	4,400	4,400	-	4,400
23 INSURANCE	60,760	60,760	29,418	31,342
24 REGULATORY AND PERMIT FEES	175	175	200	(25)
25 LEGAL ADVERTISEMENTS	1,500	1,500	532	968
26 ENGINEERING SERVICES	4,000	4,000	8,957	(4,957)
27 LEGAL SERVICES	12,000	12,000	17,468	(5,468)
28 WEBSITE HOSTING	2,015	2,015	4,283	(2,268)
29 MEETING ROOM RENTAL	1,200	1,200	900	300
30 ADMINISTRATIVE CONTINGENCY	10,750	10,750	285	10,465
31 TOTAL GENERAL ADMINISTRATIVE	180,430	180,430	146,765	33,665

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 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	10,667	10,667	-
35 TRUST FUND ACCOUNTING	3,000	3,000	3,000	-
36 DEVELOPER INTERIM FUNDING - OPERATING	140,000	31,997	31,997	-
37 ARBITRAGE	650	650	950	(300)
38 TOTAL DEBT ADMINISTRATION	159,317	51,314	56,614	(5,300)
39 PHYSICAL ENVIRONMENT				
40 SECURITY	23,250	23,250	11,250	12,000
41 STREETPOLE LIGHTING (170 Solar Streetlights)	185,100	185,100	123,946	61,155
42 ELECTRICITY (IRRIGATION & POND PUMPS)	9,300	9,300	55,039	(45,739)
43 GATE MAINTENANCE	17,160	17,160	23,697	(6,537)
44 RUST CONTROL	20,000	20,000	38,400	(18,400)
45 COMPREHENSIVE FIELD SERVICES	13,896	13,896	13,896	-
46 WATER	400	400	206	194
47 LANDSCAPING MAINTENANCE	282,900	282,900	329,138	(46,238)
48 IRRIGATION MAINTENANCE	115,900	115,900	174,885	(58,985)
49 NPDES MONITORING	5,400	5,400	-	5,400
50 POND MAINTENANCE	42,200	42,200	56,323	(14,123)
51 POND AERATION	25,000	25,000	-	25,000
52 GATE ACCESS & FOBS	6,000	6,000	-	6,000
53 PET WASTE REMOVAL	7,230	7,230	6,955	275
54 HOLIDAY DECORATIONS	15,000	15,000	-	15,000
55 PRESSURE WASHING	10,000	10,000	-	10,000
56 ENTRY BRIDGE FEATURES	65,000	65,000	-	65,000
57 PHYSICAL ENVIRONMENT CONTINGENCY	20,000	20,000	99,881	(79,881)
58 TOTAL PHYSICAL ENVIRONMENT	863,736	863,736	933,614	(69,878)
59 TOTAL EXPENDITURES	1,203,483	1,095,480	1,136,994	(41,514)
60 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(0)	1,131	1,131
57 TRANSFER IN			-	
58 FUND BALANCE - BEGINNING			26,111	
59 FUND BALANCE - ENDING			\$ 27,242	

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 September 30, 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	-	19,825	19,825
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,093	305,970	24,877
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	\$ 30,720	\$ 28,003
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		\$ 562,938	\$ 562,938

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 September 30, 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	-	8,713	8,713
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	326,319	202,042	(124,277)
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	\$ (1,820)	\$ (1,821)
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		\$ 209,196	

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 September 30, 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	-	23,157	23,157
5 LOT CLOSINGS	-	128,372	128,372
6 PREPAYMENT REVENUE		826,322	826,322
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
8 TOTAL REVENUE	406,318	1,253,435	847,117
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	139,037	24,122
14 PREPAYMENT	-	915,000	(915,000)
15 PRINCIPAL RETIREMENT	-	-	-
16 PRINCIPAL PAYMENT			
17 NOVEMBER 1, 2024	-	65,000	(65,000)
18 TOTAL EXPENDITURES	326,318	1,264,201	(937,883)
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 80,000	\$ (10,767)	\$ (90,767)
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		\$ 666,500	

Stoneybrook North CDD
Cash Reconciliation - General Fund
September 30, 2025

	Bank United
	(Operating Acct)
Balance Per Bank Statement	\$ 15,533.21
Plus: Deposits in transit	
Less: Outstanding Checks	(617.34)
<i>Adjusted Bank Balance</i>	\$ 14,915.87

Beginning Cash Balance Per Books	\$ 67,313.57
Cash Deposits	3,365.11
Cash Disbursements	(55,762.81)
<i>Balance Per Books</i>	\$ 14,915.87

**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: PSI109511 (Reference: Annual Maintenance.) Invoice: PSI109509 (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	45.59		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
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

Stoneybrook North CDD
FY 2025 YTD
Check Register

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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: managemen	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: PS1117922 (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: PS1113906 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PS1121577 (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: PS1128347 () Invoice: PS1134919 (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
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

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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: PSII40787 (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: PSII46934 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025.) Invoice: PSII52621 (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
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

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
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

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
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: PS1176880 (Reference: Annual Maintenance June Billing 6/1/2025 - 6/30/2025.) Invoice:	3,257.40		86,839.29

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

Date	Num	Name	Memo	Disbursement	Deposit	Balance
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
8/1/2025		North Brook Holdings			750.00	88,806.80
8/1/2025	100461	Business Observer	Invoice: 25-02782L (Reference: Notice of Public Hearing and Board of Supervisors Meeting-July 2025	227.50		88,579.30
8/1/2025	100462	Sunrise Landscape	Invoice: 368536 (Reference: Irrigation Repairs.)	3,630.57		84,948.73
8/4/2025	100463	JCS Investigations	Invoice: 27 (Reference: Roving Patrol-Security Services.)	750.00		84,198.73
8/4/2025	100464	Kai	Invoice: 20604 (Reference: Service Area Service Area CDD.)	1,158.00		83,040.73
8/5/2025	100465	Business Observer	Invoice: 25-02815L (Reference: Notice of Public Hearing-Legal Advertising.)	67.81		82,972.92
8/5/2025	100466	ECS Integrations LLC	Invoice: 102879 (Reference: Gate Management.)	1,080.00		81,892.92
8/5/2025	100467	Kai Connected, LLC	Invoice: 4703 (Reference: Aug-Professional Management, Website Management, General Adm.)	6,550.00		75,342.92
8/8/2025	100468	Sunrise Landscape	Invoice: 286630 (Reference: Servicing of Valves - July 2025.) Invoice: 286635 (Reference: Servi	11,786.50		63,556.42
8/11/2025	100469	Sunrise Landscape	Invoice: 368538 (Reference: pump replacement.) Invoice: 368537 (Reference: pump replacement.)	14,880.57		48,675.85
8/13/2025	081325ACH	IPFS Corporation	Reference: Payment 11	2,464.67		46,211.18
8/18/2025	081825ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	14.68		46,196.50
8/22/2025	100470	Irrigation Plus	Invoice: 2025-1103 (Reference: Removed and replaced defective water totalizing meter. Replace 8"	5,250.00		40,946.50
8/22/2025	100471	Kai	Invoice: 20710 (Reference: Ramp Hyatt place meeting 1/2 cost - 07/01/2025.) Invoice: 20794 (Ref	360.00		40,586.50
8/25/2025	100472	Straley Robin Vericker	Invoice: 26940 (Reference: For Professional Services Rendered Through July 31, 2025.)	777.00		39,809.50
8/26/2025	100473	Kai	Invoice: 20889 (Reference: Ramp FEDEX497948282.)	15.40		39,794.10
8/26/2025	100474	ECS Integrations LLC	Invoice: 102963 (Reference: SERVICE CALL AT NORTH WALK THROUGH GATE. RESIDENTS COMPLAINING ABOUT G	300.00		39,494.10
08/31/2025	EOM BALANCE			\$ 49,312.70	\$ 750.00	\$ 39,494.10
9/3/2025	090325ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,489.74		37,004.36
9/3/2025	100475	Kai	Invoice: 20921 (Reference: Office Supplies Stamps & Envelopes for CDD Mailings.)	285.46		36,718.90
9/5/2025		North Brook Holdings			3,365.11	40,084.01
9/15/2025	37	DOUG DRAPER	BOS meeting back pay through July 25	617.34		39,466.67
9/15/2025	162			3,017.31		36,449.36
9/18/2025	091825ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		36,433.51
9/24/2025	Wire	Stoneybrook North CDD c/o US Bank	DS 2022 Tax collections FY25	4,491.92		31,941.59
9/24/2025	Wire	Stoneybrook North CDD c/o US Bank	DS 2017 A-1 Tax collections FY25	16,275.95		15,665.64
9/30/2025	36	DOUG DRAPER	BOS meeting 5/7/2025 & 7/22/25 & 8/26/25	592.60		15,073.04
9/30/2025	163			157.17		14,915.87
09/30/2025	EOM BALANCE			\$ 27,943.34	\$ 3,365.11	\$ 14,915.87

EXHIBIT 18

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

September 6, 2025

Stoneybrook North Community Development District
c/o Audette Bruce, District Manager
Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Re: Stoneybrook North Community Development District
\$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period July 27, 2024 to July 27, 2025

Dear Stoneybrook North Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Stoneybrook North Community Development District, \$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One) ("Series 2017A-1"), \$3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One) ("Series 2017A-2"), and \$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two) ("Series 2017A-3") (Series 2017A-1, Series 2017A-2 and Series 2017A-3, collectively, "Series 2017") for the period July 27, 2024 to July 27, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2017

Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Breeze Home, Lake Mary, Florida

Annual Arbitrage Report for Series 2017 for the period July 27, 2023 to July 27, 2024, dated September 18, 2024 (the "Prior Arbitrage Report")

Source: Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Notes and Assumptions

- a) The issue date of the Series 2017 is July 27, 2017.
- b) The end of the first Bond Year for the Series 2017 is July 27, 2018.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2017 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of July 27, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2017A-1 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-1, (iii) make a deposit into the Series 2017A-1 One Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-1.
- j) According to the Official Statement, proceeds of Series 2017A-2 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-2, (iii) make a deposit into the Series 2017A-2 Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-2.
- k) According to the Official Statement, proceeds of Series 2017A-3 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-3, (iii) make a deposit into the Series 2017A-3 Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-3.

Source Information

Bonds

Closing Date	I.R.S. Form 8038-G
2017 Series Yield	Official Statement

Investments

Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Stoneybrook Community Development District earned the computations earned \$6,735.85 less on its investments of 2017 Series proceeds during the Annual Computation Period than had such proceeds been invested at the 2017 Series Yield, and therefore **did not incur an arbitrage liability on the 2017 Series** during such period, as calculated on Pages 1 and 2.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Stoneybrook North Community Development District
\$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Annual Arbitrage Report
For the Period July 27, 2024 to July 27, 2025

September 6, 2025

Stoneybrook North Community Development District
 \$4,020,000 Capital Improvement Revenue Bonds, Series 2017 A-1 (Assessment Area One)
 \$3,500,000 Capital Improvement Revenue Bonds, Series 2017 A-2 (Assessment Area One)
 \$5,000,000 Capital Improvement Revenue Bonds, Series 2017 A-3 (Assessment Area Two)

Annual Computation Date: 2017 Bond Yield (1):	7/27/2025 5.70000000%	Transaction Description (2)	Series 2017 A-1				Series 2017 A-2				Muni Days To Compu- tation Date	@ 2017 Bond Yield		Investment Yield:	4.31292300%
			Date (2)	Prior Arbitrage Liability (3)	Debt Service Reserve Fund		Interest (2)	Balance (2)	Invested (-) / Disbursed (+) (2)	Interest (2)		Balance (2)	Total		
7/27/2024					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,320.63)	1.05781225	(\$14,090.72)	\$0.00	
7/27/2024		Balance									(\$484,956.26)				
8/1/2024		Int. Earn. (+) / Reinvest (-)			\$0.00	\$0.00	\$203,862.50	\$0.00	\$203,862.50	\$0.00		1.05781225	(\$512,992.67)	(\$506,097.57)	
8/2/2024		Trf Out - Revenue Fd			1,168.13	1,168.13	282,261.89	(847.18)	204,709.68	0.00		1.05715188	0.00	0.00	
9/3/2024		Int. Earn. (+) / Reinvest (-)			1,163.35	1,163.35	282,257.11	(843.71)	204,706.21	0.00		1.05696685	2,130.16	2,101.92	
9/4/2024		Trf Out - Revenue Fd			1,163.35	1,163.35	281,093.76	843.71	204,706.21	0.00		1.05188372	0.00	0.00	
10/1/2024		Int. Earn. (+) / Reinvest (-)			1,087.71	1,087.71	282,181.47	(788.86)	203,862.50	0.00		1.05171951	2,110.86	2,085.39	
10/2/2024		Trf Out - Revenue Fd			1,087.71	1,087.71	281,093.76	788.86	204,651.36	0.00		1.04729562	0.00	0.00	
11/1/2024		Int. Earn. (+) / Reinvest (-)			1,061.08	1,061.08	282,154.84	(769.55)	204,632.05	0.00		1.04713213	1,965.02	1,943.35	
11/4/2024		Trf Out - Revenue Fd			1,061.08	1,061.08	281,093.76	769.55	203,862.50	0.00		1.04191390	1,907.36	1,888.60	
12/2/2024		Int. Earn. (+) / Reinvest (-)			990.80	990.80	282,084.56	(718.58)	204,581.08	0.00		1.03736929	0.00	0.00	
12/3/2024		Trf Out - Revenue Fd			990.80	990.80	281,093.76	718.58	203,862.50	0.00		1.03720735	1,772.98	1,757.45	
1/2/2025		Int. Earn. (+) / Reinvest (-)			992.02	992.02	282,085.78	(719.46)	204,581.96	0.00		1.03252206	0.00	0.00	
1/3/2025		Trf Out - Revenue Fd			992.02	992.02	281,093.76	719.46	203,862.50	0.00		1.03236087	1,766.86	1,753.37	
2/3/2025		Int. Earn. (+) / Reinvest (-)			955.73	955.73	282,049.49	(693.14)	204,555.64	0.00		1.02753704	0.00	0.00	
2/4/2025		Trf Out - Revenue Fd			955.73	955.73	281,093.76	693.14	203,862.50	0.00		1.02737663	1,694.01	1,683.03	
3/3/2025		Int. Earn. (+) / Reinvest (-)			858.71	858.71	281,952.47	(622.78)	204,485.28	0.00		1.02723575	0.00	0.00	
3/4/2025		Trf Out - Revenue Fd			858.71	858.71	281,093.76	622.78	203,862.50	0.00		1.02257609	1,514.94	1,506.81	
4/1/2025		Int. Earn. (+) / Reinvest (-)			942.59	942.59	282,036.35	(683.61)	204,546.11	0.00		1.01827479	0.00	0.00	
4/2/2025		Trf Out - Revenue Fd			942.59	942.59	281,093.76	683.61	203,862.50	0.00		1.01811583	1,655.66	1,648.52	
5/1/2025		Int. Earn. (+) / Reinvest (-)			909.82	909.82	282,003.58	(659.84)	204,522.34	0.00		1.01351678	0.00	0.00	
5/2/2025		Trf Out - Revenue Fd			909.82	909.82	281,093.76	659.84	203,862.50	0.00		1.01335856	1,590.63	1,585.55	
6/2/2025		Int. Earn. (+) / Reinvest (-)			935.74	935.74	282,029.50	(678.64)	204,541.14	0.00		1.00862352	0.00	0.00	
6/3/2025		Trf Out - Revenue Fd			935.74	935.74	281,093.76	678.64	203,862.50	0.00		1.00846607	1,628.05	1,624.75	
7/1/2025		Int. Earn. (+) / Reinvest (-)			903.03	903.03	281,996.79	(654.92)	204,517.42	0.00		1.00406734	0.00	0.00	
7/2/2025		Trf Out - Revenue Fd			903.03	903.03	281,093.76	654.92	203,862.50	0.00		1.00391060	1,564.04	1,562.57	
7/27/2025		Balance			0.00	0.00	0.00	203,862.50	0.00	0.00	484,956.26	1.00000000	484,956.26	484,956.26	
		Total			\$0.00	\$11,968.71	\$0.00	\$0.00	\$8,680.27	\$0.00	\$20,648.98			\$0.00	

Notes: (1) Source: I.R.S. Form "9038".
 (2) Source: Trust Fund bank statements of US Bank, Orlando Florida.
 (3) See Page 1 of Prior Arbitrage Report.

EXHIBIT 19

AGENDA

STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
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www.srvlegal.com

August 21, 2025

Via Email

DiBartolomeo, McBee, Hartley & Barnes
2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
Auditor johanna@dmhbcpa.com

**Re: Stoneybrook North Community Development District
Fiscal Year 2023/2024 Audit**

Ladies and Gentlemen:

By this communication, we are responding to the letter received in our office via email on August 20, 2025, dated August 19, 2025, requesting that we furnish certain information to you concerning our representation of Stoneybrook North Community Development District (the "District") and pending or threatened litigation involving the District.

While this firm may represent the District on a regular basis, our engagements have been limited to specific matters as to which we may have been consulted. There may exist matters of a legal nature that could have a bearing on the financial position of the District with respect to which we have not been consulted and consequently have no knowledge. The information furnished by this letter is limited to matters which have been given substantive attention by the lawyers in this firm in the form of legal consultation and, where appropriate, legal representation from October 1, 2023, to the effective date of this response. We have, to the extent believed necessary, attempted to determine from the lawyers in this firm who have performed services for the District since the beginning of the period upon which the report is based, whether such services involved substantive attention in the form of legal consultation or representation in litigation. Beyond that, no review has been made of any of the District's transactions or other matters for the purposes of identifying loss contingencies, nor have we made inquiry with other law firms who either are now or who have in the past performed services for the District.

The response of this firm is limited to loss contingencies coming within the meaning of the American Bar Association Statement of Policy Regarding Lawyers' Responses to Auditors' Requests for Information (the "Statement of Policy") which are considered to be probable (within the meaning of the Commentary accompanying the Statement of Policy) of assertion and which are considered individually or collectively material to the presentation of the District's financial statements and is further limited to the matters set out herein. The firm is not undertaking to respond or comment upon all aspects of the District's business activities and

except as noted in this communication, no inference should be drawn on any matters beyond the scope of this response.

The information as supplied in this audit response is solely for the auditor's information in connection with your audit of the financial condition of the District. Without the express written approval of this law firm and the District, it is not to be quoted in whole or in part or otherwise referred to in any financial statements of the District or related documents, nor is it to be filed with any governmental agency or other person.

This response is limited by, and subject to, the Statement of Policy; without limiting the generality of the foregoing, the limitations set forth in the Statement of Policy on the scope and use of this response are specifically incorporated herein by reference, and any description herein of any "loss contingencies" is qualified by the meaning as described in the Statement of Policy and the accompanying commentary.

The District does not intend to waive the attorney-client privilege with respect to any information which the District has furnished to us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work-product privilege with respect to any of our files involving the District.

Subject to the foregoing, we advise you that from October 1, 2023, to the effective date of this response, we have not been engaged to give substantive attention to, or represent the District in connection with, material (defined in the aforesaid letter to us as matters involving amounts exceeding \$5,000 individually or in the aggregate) loss contingencies coming within the scope of clause (a) of paragraph 5 of the Statement of Policy.

In the letter to us, the District did not specifically identify and specifically request us to comment on any loss contingencies coming within the scope of clause (c) of Paragraph 5 of the Statement of Policy. Therefore, we have not commented on any such loss contingencies. Please be advised that pursuant to clauses (b) and (c) of Paragraph 5 of the Statement of Policy and accompanying Commentary, it would be inappropriate for us to respond to a general inquiry relating to the existence of unasserted possible claims or assessments involving the District. We can only furnish information concerning those upon which the District has specifically requested in writing that we comment, nor can we comment upon the adequacy of the District's listing, if any, of unasserted possible claims or assessments or its assertions concerning the advice, if any, about the need to disclose same.

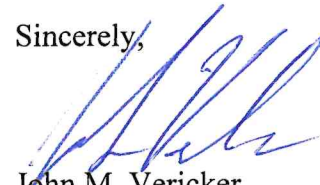
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding as set forth in the aforesaid letter to us that whenever, in the course of performing legal services for the District with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, we have formed a professional conclusion that the District must disclose or consider disclosure concerning such possible claim or assessment, we as a matter of profession responsibility to the District, will so advise the

District of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

The information set forth herein is as of the date hereof, except as otherwise noted, and we assume no obligation to advise you of changes which may have been or are brought to our attention thereafter.

The District was indebted to this law firm in the amount of \$4,112.45 as of September 30, 2024.

Sincerely,



John M. Vericker

*Board Certified City, County
& Local Government Law*

JMV/akd

cc: Audette Bruce, District Manager (*via email*)
Michael Lawson, Chairman of the Board of Supervisors (*via email*)

EXHIBIT 20

AGENDA

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Stoneybrook North
5 Community Development District was held on Tuesday, August 26, 2025 at 2:00 p.m. at Hyatt Place Ft.
6 Myers at the Forum, 2600 Champion Ring Road, Ft. Myers, Florida 33905.

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

8 Ms. Bruce called the meeting to order at 2:00 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Diane Allenbaugh	Board Supervisor, Assistant Secretary
13 Regis Steighner	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also, present was:

16 Audette Bruce	District Manager, Kai
17 Jim Bugos (via zoom)	Field Services Manager, Kai
18 Tonya Stewart	District Engineer

19 *The following is a summary of the discussions and actions taken at the August 26, 2025 Stoneybrook North*
20 *CDD Board of Supervisors Regular Meeting and Public Hearing.*

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

23 There were ten audience members present and eight on Zoom.

24 Residents commended Mr. Bugos on his report noting the improvement of the palm trees and grass
25 installed near the mailboxes, and residents addressed the increase of assessments. Mr. Lawson
26 assured residents that this would be addressed in the Public Hearing.

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

28 A. FY 2025-2026 Budget Public Hearing

29 ➤ Open Public Hearing

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

- 32 • Exhibit 1: Affidavit of Publication – July 25 & August 1, 2025

33 ➤ Exhibit 2: Presentation of the FY 2025-2026 Budget

34 Mr. Steighner suggested using funds currently set aside for security to invest in improving
35 the gate system.

36 Ms. Allenbaugh recommended installing more resilient, flowering plants that can better
37 withstand the conditions, including known irrigation issues. Ms. Allenbaugh requested
38 signage to prohibit trucks from going over the bridge.

39 Ms. Allenbaugh also said that there needed to be collaborative discussion with Solitude on
40 the removal of weeds without remediation after.

➤ Public Comments

Residents raised concerns regarding the increased traffic flow. due to the Lagoon.

Another resident raised a question regarding the streetlight poles being installed for upcoming development phases.

Residents inquired whether both portions of the CDD assessment: the Operations & Maintenance (O&M) and the bond (debt service), were tax-deductible and others expressed concern over the rising costs of assessments.

Ms. Allenbaugh addressed the potential use of an access point near the lagoon as a main entryway. She also mentioned that another phase of housing development, likely Phase 6, which would include townhomes wrapping around the area, would benefit from the creation of that additional road.

Additionally, a resident raised a concern about poor landscaping maintenance near the bridge and mailbox area, specifically two to three houses in on the left-hand side.

Ms. Allenbaugh confirmed that the area in question was a common area, and suggested that improvements could include installing irrigation and planting low-cost trees such as oaks or palms to improve the visual appeal of the entrance. Additionally, she referenced another poorly maintained common area at the end of Marlin Kite, where a basketball court had once been proposed. This area reportedly contained debris such as cement, piping, and construction materials that have been left untouched for over a year.

➤ Close Public Hearing

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

B. Exhibit 3: Consideration for Adoption – **Resolution 2025-10, Adopting FY 2025-2026 Budget**

There were line items that were moved and allocated to the gate maintenance system.

➤ Exhibit A – FY 2025-2026 Adopted Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-10, Adopting FY 2025-2026 Budget**, for the Stoneybrook North Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing

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

2. Public Comments

As there were no comments, the next item followed.

3. Close Public Hearing

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board closed **the Public Hearing**, for the Stoneybrook North Community Development District.

D. Exhibit 4: Consideration for Adoption of **Resolution 2025-11, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget**

➤ Exhibit A: FY 2025-2026 Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-11, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget**, for the Stoneybrook North Community Development District.

E. Exhibit 5: Consideration for Approval – Interim Operation and Deficit Budget Funding Agreement

➤ Exhibit A – FY 2025-2026 General Fund Budget

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **the Developer Funding Agreement allowing the Chairman to work with the Developer if any further refinements are needed**, for the Stoneybrook North Community Development District.

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

It was discussed that there would be meetings throughout the year that would occur at 4:00 p.m. that the Chair would organize with the District Management team.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-12, Adopting the FY 2025-2026 Meeting Schedule**, for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

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

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

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **items A and B 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

Ms. Stewart reported that she had a recent discussion with Mr. Waag, who typically provided engineering updates to the Board.

Mr. Lawson stated that the Board's main concern was confirming whether littoral shelves were required and constructed appropriately in Phase Three pond areas, per regulatory requirements. Ms. Allenbaugh responded that she had spoken directly with Florida Water Management, who provided maps indicating that littoral shelves were not required in that area. She requested that Mr. Waag follow up for confirmation. Ms. Stewart clarified for the Board that the District holds an operating permit through the Water Management District, which outlines minimum stormwater management requirements. She agreed with Ms. Allenbaugh's interpretation and confirmed that any

documentation provided by the Water Management District would represent the district's minimum compliance standards. She also offered to follow up with Mr. Waag to confirm.

Ms. Bruce noted that Mr. Waag had mentioned that he was working on identifying a vendor to address striping and signage issues within the community. Ms. Stewart confirmed this, stating that she had referred Tyson to a high-quality, responsive local vendor in the Tampa area, experienced in similar projects. If the project scope was sufficient, the company may be willing to submit a proposal. She also mentioned Creative Signs and Mailboxes as a secondary option but noted that their quality may not be on par with the preferred vendor. Regarding speed limit and road signage, Ms. Stewart reiterated that all traffic signage is based on the original traffic design plans, which follow the Manual on Uniform Traffic Control Devices. She explained that traffic engineers intentionally avoid placing too many signs, in line with federal guidelines.

C. Kai Field Staff

Ms. Bruce informed the Board that Big Tree proceeded with the reinstallation of a drip irrigation line at the community entrance without prior approval, work order, or proposal. The work was completed and the company billed the District. She asked the Board for guidance on how to address the matter moving forward.

Mr. Steighner emphasized that work should not be performed without authorization or a formal proposal and that this practice needs to be addressed firmly.

Ms. Allenbaugh questioned who was originally responsible for selecting and installing the incorrect drip lines, and if Big Tree, they should be held accountable if the initial installation was flawed. Ms. Bruce concluded by stating she would follow up with Big Tree and table the issue for further review.

Mr. Lawson asked Field Services to follow up with Solitude, to identify where specific illicit discharges into the ponds are happening so that the HOA can address the issue with relevant homeowners to prevent further violations.

1. Exhibit 9: Landscape Inspection Report
2. Exhibit 10: Solitude Retention Pond Report
3. Exhibit 11: Consideration for Approval – Big Tree – Dripline Installation - \$3,162.30

D. District Manager

Ms. Bruce then presented the Quarterly Website Compliance Audit Report, explaining that the audit ensures the district's website remains ADA compliant.

Ms. Bruce also requested to walk on a new proposal for Board consideration to repair a gate that sustained damage due to a lightning strike affecting its circuitry.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH FOUR IN FAVOR, the Board approved **the proposal to be added to the agenda**, for the Stoneybrook North Community Development District.

Mr. Steighner opposed the motion.

Walk on Proposal: ECS Integrations – Repair a Gate Controller Damaged by Lightning - \$4,880.00

Ms. Bruce asked the Board for direction on how to proceed with the repair. The Board expressed their desire to go out for bids on the gate maintenance and monitoring. Ms. Bruce stated she would coordinate with Mr. Bugos to initiate the process and ensure the necessary quotes are collected.

Mr. Lawson acknowledged that a formal Request for Proposals (RFP) was not required for projects under \$195,000, per procurement rules. However, he suggested that the District go ahead and issue an RFP anyway to ensure transparency and competitive pricing.

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **to issue an RFP for gate enhancements** for the Stoneybrook North Community Development District.

The Board discussed the ECS proposal and authorized staff to request a discount from ECS Integrations and, regardless of the outcome, authorize the Chair to execute the proposal in order to expedite the necessary repairs. The primary objective would be to attempt a cost reduction, while still ensuring that the repair proceeds without delay.

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the staff to go back and ask for discount from ECS, and to let Mr. Lawson authorize the repair,** for the Stoneybrook North Community Development District.

- Exhibit 12: Presentation of Quarterly Compliance Website Audit Report
- Discussion on Incident in Nature Preserve

Ms. Allenbaugh shared concerns related to a recent security incident and the lack of timely response from the Kai.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Supervisors discussed the basketball court and requested a legal opinion on the matter to be revisited at the next meeting once guidance is received.

Supervisors also discussed towing services. Ms. Bruce reported that towing vendors were legally restricted from entering the community and towing vehicles without prior authorization from either a property owner or HOA representative. She noted that unapproved towing was considered predatory and illegal by the local Sheriff's office. While the towing radius could be extended to 20 miles, the process still required someone onsite to authorize the tow, raising questions about liability and availability during off-hours.

Supervisors considered how to manage without a dedicated security guard to manage the stickering and towing and identified other options such as allowing limited parking on one side of the street or entering into an indemnification agreement between the HOA and the CDD, which would allow the HOA to enforce parking rules while protecting the CDD from liability. He added that any new parking restriction, such as limiting parking to one side of the street, would likely require an amendment to the HOA's rules

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

Residents asked questions of the board about rule enforcement, basketball hoops in the community, landscaping questions and security in the nature preserve area. There was a suggestion raised for the installation of trail cameras.

Ms. Allenbaugh said that requests and complaints should go through Kai, so Mr. Bugos could know that there were issues.

Mr. Bugos addressed concerns regarding construction vehicles in the community. He reported receiving complaints from residents about construction vehicles turning around in residential driveways, leaving debris, causing marks on driveways, and damaging curbs near paved driveways.

He emphasized that these issues are a priority and on his to-do list to address, ensuring vendors clean up properly and follow appropriate protocols. Additionally, Mr. Bugos reminded residents that any concerns, whether related to the CDD or HOA, should be sent to the centralized email Brightwater@HiKai.com. This ensures all issues are logged in the system and appropriately directed.

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 Mr. Steighner, 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.*

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 21

AGENDA



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 26 August 2025

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202077
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729
Ph: (813) 746-3842
email: tonja.stewart@stantec.com

"Client" Stoneybrook North Community Development District
Client Project #
2502 N Rocky Point Dr, Suite 1000, Tampa, FL 33607
Ph: (813) 565-4663
email:

Project Name and Location: Tampa, FL

In accordance with the original Professional Services Agreement dated 12 February 2015 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2025-1 to be added to Task 2025 (see attachment)

Total fees this Change Order	\$ 3,500.00	
Original agreement amount	<table><tr><td>\$ 4,000.00</td></tr></table>	\$ 4,000.00
\$ 4,000.00		
Total Agreement	\$ 7,500.00	

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Stoneybrook North Community Development District

Tonja Stewart, Senior Project
Manager

Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

Unbilled Detail Report by Project No.

Item Thru Date:2025-08-25

Unbilled Detail Report (UDR) by PM

Project Manager: Waag, Tyson

PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Prepared Certificate of Completion for Series 2017A-1 (AA1)	2025-06-30	394350157	Available		TMU	167.00	1.00	167.00		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Coordination re: Certificate of Completion for the 2017A-1 (AA1) Project	2025-06-30	394350158	Available		TMU	167.00	0.25	41.75		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Downloaded FY2025 budget and updated latest DM info in preparation to open new FY2025 task	2025-07-22	396708766	Available		TMU	183.00	0.25	45.75		
Total Resource: Direct Labor																1.50		254.50	254.50
Total Employee: Nurse, Vanessa M																		254.50	254.50
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Olson, PaulJon (PJ)	...Level 08		prepare for presentation	2025-07-21	396826725	Available		TMU	177.00	2.50	442.50		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Olson, PaulJon (PJ)	...Level 08		prep and exhibit creation and meeting with Tyson along with presenting	2025-07-22	396826728	Available		TMU	177.00	3.00	531.00		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Olson, PaulJon (PJ)	...Level 08		map updating for board	2025-07-24	396826735	Available		TMU	177.00	1.00	177.00		
Total Resource: Direct Labor																6.50		1,150.50	1,150.50
Total Employee: Olson, PaulJon (PJ)																		1,150.50	1,150.50
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Stewart, Tonja L	...Level 14		research sign replacement company	2025-08-06	398269695	Available		TMU	240.00	1.00	240.00		
Total Resource: Direct Labor																1.00		240.00	240.00
Total Employee: Stewart, Tonja L																		240.00	240.00
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM and team coordination for upcoming July board meeting.	2025-06-30	394410890	Available		TMU	190.00	0.50	95.00		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination with Ft. Meyers regarding upcoming board meeting.	2025-07-15	395951122	Available		TMU	190.00	0.25	47.50		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email DM to update them regarding project manager and District Engineer changes.	2025-07-17	395951144	Available		TMU	190.00	0.25	47.50		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination, meeting preparation and board meeting attendance (Zoom call)	2025-07-22	396781010	Available		TMU	190.00	2.00	380.00		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination meeting.	2025-07-24	396781030	Available		TMU	190.00	0.25	47.50		
Page 191 of 222																			

Unbilled Detail Report by Project No.

Item Thru Date:2025-08-25

Unbilled Detail Report (UDR) by PM

Project Manager: Waag, Tyson

PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM regarding current billing address.	2025-07-30	397730603	Available		TMU	190.00	0.50	95.00		
Waag, Tyson	238202077	Stoneybrook North Community De	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with the DM and distribute sign audit map exhibit. Team coordination.	2025-07-31	397730613	Available		TMU	190.00	1.00	190.00		
Total Resource: Direct Labor																4.75		902.50	902.50
Total Employee: Waag, R Tyson (Tyson)																		902.50	902.50
Total - Task: 2025																		2,547.50	2,547.50

Client: DPGF Management and Consulting, LLC	Total - Project: 238202077	2,547.50	2,547.50
	PM Signature:_____	WIP Write-Off Total	

EXHIBIT 22

AGENDA

IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D81434

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Subject to confirmation that the down payment has been paid in full by immediately available funds, and per your request, we will pay the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent.

This notice of acceptance (and, therefore, the effectiveness of the premium finance agreement) is conditional upon your down payment not being returned or rejected. If the down payment is returned or rejected for any reason, this condition precedent has not been satisfied and this notice of acceptance and the premium finance agreement will have no legal effect and will be void from inception, which may cause your insurance policies to not be in force.

Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.

330087 0.6400 0930 9701 37921 1/2 BIN:0

**INSURED**

STONEBROOK NORTH COMMUNITY
C/O KAI
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607-1449

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

DISCLOSURE

TOTAL PREMIUMS	\$27,454.00
DOWN PAYMENT	\$2,306.14
AMOUNT FINANCED	\$25,147.86
FINANCE CHARGE	\$1,754.86
ASSESSMENTS	\$88.20
TOTAL PAYMENTS	\$26,990.92
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$2,453.72
ANNUAL % RATE	13.650
ACCEPTANCE DATE	09/30/25

SCHEDULE OF PAYMENTS

PYMT NO.	DUE DATE	AMOUNT
1	11/01/25	\$2,453.72
2	12/01/25	\$2,453.72
3	01/01/26	\$2,453.72
4	02/01/26	\$2,453.72
5	03/01/26	\$2,453.72
6	04/01/26	\$2,453.72
7	05/01/26	\$2,453.72
8	06/01/26	\$2,453.72
9	07/01/26	\$2,453.72
10	08/01/26	\$2,453.72
11	09/01/26	\$2,453.72

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

**Payment
Instructions:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

Make online payments or view account information at ipfs.com.
Please use access code **E99J3UNA** to register (first time users).

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D81434

SCHEDULE A

INSURED

STONEBROOK NORTH COMMUNITY
C/O KAI
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607-1449

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	<u>COVERAGE</u>	<u>POLICY</u> TERM IN MONTHS COVERED BY PREM.	<u>PREMIUM</u> FINANCED
			FIRE, AUTO MAR, I.M., CAS		
100125269	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$27,454.00

EXHIBIT 23

AGENDA

QUOTE



4K's Construction Cleanup LLC.

18371 Hunters Glen Rd
North Fort Myers, FL 33917

BILL TO

Stoneybrook North CDD
1540 International Parkway Suite 2000
Lake Mary, Florida 32746

QUOTE

POP ASH CREEK
CULVERT CLEAN-
OUT

QUOTE DATE

09/22/2025

DESCRIPTION	AMOUNT
STRING TRIM NORTH AND SOUTH END OF POP ASH CREEK.	1,200.00
BUSH HOG NORTH END HIGH POINT OF DITCH	1,500.00
CLEAN OUT SAND AND DEBRIS FROM CULVERTS FOR PROPER WATER FLOW.	1,200.00
TOTAL	\$3,900.00

 chairman
9/23/25

TERMS & CONDITIONS

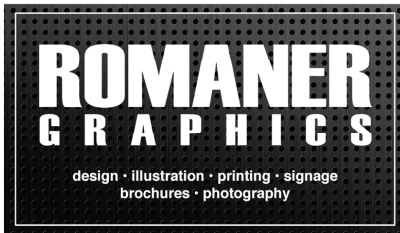
Make all checks payable to:
4K's Construction Cleanup LLC.
18371 Hunters Glen Road
North Fort Myers Florida 33917

If you have questions concerning this invoice,
please contact:
Eric T. Klos at (239) 744-9953
Veteran/First Responder Owned & Operated

Thank you

EXHIBIT 24

AGENDA



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: _____ Stoneybrook North CDD
DATE: 9/24/25

QUOTE: _____
Move 24 existing Stop signs 30".
Mounted on U-Channel posts to correct locations. Each sign 84" from ground to bottom of sign.
Provide and install 12', 2 1/2 lb. U-Channel post with 30" Stop sign.
Provide and install 12', 2 1/2 lb. U-Channel post with Speed Limit R2-1 24" x 30".
Secondary sign R2-5P 24" x 18" "Unless Otherwise Noted"
Provide and install 3 10' 2 1/2 lb. U-Channel posts with Roundabout Directional signs. R6-4 30" x 24" Arrows.
\$5,450.00

Move 24 existing Stop signs 30", replace with 36" Stop signs mounted on existing
U-Channel posts. Install in correct locations. Each sign 84" from ground to bottom of sign.
Provide and install 14', 2 1/2 lb. U-Channel post with 36" Stop sign.
Provide and install 12', 2 1/2 lb. U-Channel post with Speed Limit sign R2-1 24" x 30"
Secondary sign R2-5P 24" x 18" "Unless Otherwise Noted"
Provide 3 10' 2 1/2 lb. U-Channel posts with Roundabout Directional signs R6-4 30" x 24" Arrows.
\$8,050.00

The existing U-Channel posts may not be long enough to meet the required 84" height needed
between the ground and the bottom of the sign.
24 14', 2 1/2 lb. U-Channel Posts \$2,640.00

EXHIBIT 25

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Oct 12, 2025 / Jim Bugos

Complete

Score	36 / 40 (90%)	Flagged items	3	Actions	0
--------------	---------------	----------------------	---	----------------	---

Site conducted Brightwater

Conducted on Oct 12, 2025 2:55 PM EDT

Prepared by Jim Bugos

Location 18200 Water Crossing Dr
North Fort Myers FL 33917
United States
(26.73013785526094,
-81.81544297637316)

Bridges 2 / 2 (100%)

Entrance Bridge Fair

Exit Bridge Fair

Monuments 2 / 2 (100%)

South Entrance Good

North Entrance (Lennar) Good

Lakes 15 / 15 (100%)

South Entrance Lake Good

Lagoon Parking Lake Good

Lake Across from South Mail Center Fair

A fair amount of algae here

Aerator appears to be working



Photo 1

Everson Miles Circle Lake

Good

Behind 18192 Everson Miles Circle (Walking Path)

Fair

Algae

Aerator appears to be working



Photo 2

Cascade Price Circle Lake

Good

Behind 18519 Marlin Kite

Good

Pond & Pump Station at Marlin Kite Circle

Good

Aerator is running



Photo 3

River Burst Court Cul-de-sac Lake

Good

It appears that the aerator's are working



Photo 4



Photo 5

Between River Burst Court and Shimmer Dawn Court

Good

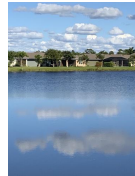
Aerator's appear to be working



Photo 6



Photo 7

Pump Station & Lake at Water Sale Drive	Good	
Lake across from North Entrance Mail Center	Good	
Lake behind North Entrance Mail Center	Fair	
I do not think this aerator is working. Need to check.		
Pond behind 8716 Sewell Brooks Court	Fair	
Some algae growth here also		
Appears that an aerator in the middle of the lake may be working, but I cannot guarantee that		
		
Photo 8	Photo 9	Photo 10
Pump Station at corner of Sunny Page Ln & Everson Myles Court	Good	
Gates	2 flagged, 7 / 9 (77.78%)	
Original Entrance Gate - before lagoon	Poor	
Is this gate supposed to be removed?		
Resident Entrance Gate (South)	Fair	
Need to authorize the expenditure and get this fixed		
Guest Entrance (South)	Fair	
Need to authorize the expenditure and get this fixed		
Pedestrian Gate at main entrance	Good	
Exit Gate at North Entrance (Lennar)	Good	
Entrance Gate at North Entrance (Lennar)	Good	
Pedestrian Gate at Sewell Brooks Court	Good	
Resident Exit Gate (South)	Good	

Waiting for the entrance gate to be repaired so this can be operational again

Original Exit Gate	Poor
Mail Centers	4 / 4 (100%)
South Entrance Mail Center	Good
South Mail Center Island Landscape	Good
North Entrance Mail Center	Good
North Mail Center Island Landscape	Good
Miscellaneous	2 / 2 (100%)
Preserve Area near tot lot	Good
Gate at Sedgefield Rd	Fair
Pipes are partially blocking it, but is there a plan for some sort of permanent fence here?	
	
Photo 11	
Amenities	3 / 3 (100%)
Tot Lot	Good
Very limited accessibility at this time due to construction	
Dog Park - Small	Good
Very limited accessibility at this time due to construction	
Dog Park - Large	Good
Very limited accessibility at this time due to construction	
Landscape	1 flagged, 0 / 2 (0%)
Landscape 1	1 flagged, 0 / 1 (0%)
Landscape	Poor
8952 Cascade price this drainage area needs addressed	



Photo 12

Landscape Location

Landscape 2

0 / 1 (0%)

Landscape

Sewell Brooks Court cul-de-sac utility area

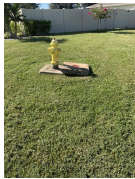


Photo 13

Landscape Location

8717 Swell Brooks Ct
North Fort Myers FL 33917
United States
(26.73173530352335,
-81.81403398606408)

Street Signs

1 / 1 (100%)

Street Signs 1

1 / 1 (100%)

Street Sign

Fair

Cronin Sand Lane and Cascade Price Circle closest to N. Mill Center



Photo 14

Street Sign Location

Cascade Price Cir
North Fort Myers FL 33917
United States
(26.734406344457582,
-81.81318992137)

Sign Off

Jim Bugos
Oct 12, 2025 8:24 PM EDT

Flagged items

3 flagged

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

Is this gate supposed to be removed?

Title Page / Gates

Original Exit Gate

Poor

Title Page / Landsccape / Landsccape 1

Landscape

Poor

8952 Cascade price this drainage area needs addressed



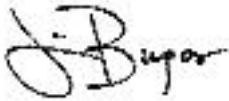
Photo 12

Approval

Date and time of approval

Oct 12, 2025 7:30 PM EDT

Approver's signature

A handwritten signature in black ink, appearing to read "Jim Bugos". The signature is stylized with a large "J" and "B".

Jim Bugos
Oct 12, 2025 8:25 PM EDT

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

EXHIBIT 26

AGENDA



Work Order 00867569

Work Order 00867569
Number

Created Date 10/20/2025

Account Stoneybrook North CDD

Contact Heather Dilley

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

Work Details

Specialist Treated sites for exotic invasive and nuisance
Comments to species
Customer

Prepared By BRYAN ENCARNACION

Specialist State
License Number

Work Order Assets

Asset	Status	Product Work Type
Stoneybrook - Preserve All (8 Preserves)	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Stoneybrook - Preserve All (8 Preserves)	INVASIVES CONTROL	
Stoneybrook - Preserve All (8 Preserves)		Treated sites for exotic invasive and nuisance

EXHIBIT 27

AGENDA



Sign Solutions of Tampa Bay
3921 West Dr. Martin Luther King Jr. Blvd.
Tampa, FL 33614

(813) 269-5990

ESTIMATE EST-28678

Estimate Date: 07/23/25

Follow Up Date : 08/11/25

Payment Terms: Cash

Description: Stoneybrook North CDD - 12" x 18" Preserve Area Signs on U Channel Posts

Bill To: Stoneybrook North CDD
250 International Parkway
Suite 280
Lake Mary FL 32746
US

Ordered By: Accounts Payable
breezeinvoices@payableslockbox.com
(321) 263-0132 x 4203

Salesperson:
Entered By: Kierra Wilson

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 12" x 18" Alum 063	6	\$34.20	\$205.20
12" x 18" alum 063, white. Vynyled with full color printed graphics. Single sided. Top and bottom hole centered for mounting on standard U-channel Post.			
2 Install Labor	1	\$528.00	\$528.00
3 Post - U-Channel 6', Green	1	\$32.50	\$32.50
Subtotal			\$765.70
Pre-Tax Total			\$765.70
Tax			\$0.00
Total			\$765.70

Thank you for considering Sign Solutions for your signage needs. Please call us at (813) 269-5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project. Estimates are valid for 14 days unless otherwise specified.

EXHIBIT 28

AGENDA



TRIMMERS

HOLIDAY DECOR INC.

STONE BROOKE NORTH CDD
HOLIDAY LIGHTING AND DÉCOR
ATTN: jesse@breezehome.com

INSTALL 3-7' WREATHS ON ENTRY TOWERS

INSTALL GARLAND AND BOWS DRAPED ACROSS ALL 4 ENTRY/EXIT BRIDGE
RAILINGS

INSTALL 8-3' WREATHS ON BOTH SIDES OF ENTRY AND EXIT GATES

INSTALL 2-3' WREATHS ON MAILBOX STATION

SERVICE INCLUDES:

INSTALLATION OF PREMIUM, COMMERCIAL GRADE QUALITY LED WARM
WHITE COAXIAL LIGHTING, AND DÉCOR
TAKE DOWN AND STORAGE

TOTAL\$ 12,000.00 PER YEAR

CONTRACT FOR 2025, 2026, and 2027 HOLIDAY SEASON

*Contract will automatically renew unless notification by either party by March 1st
after the 2027 decorating season.

Trimmers Holiday Décor, Inc. retains ownership of all merchandise.

50% DUE MAY 1st OF EACH YEAR

50% DUE DECEMBER 1ST OF EACH YEAR

5% late fee for payments received later than 15 days past due date.

ACCEPTED BY: _____ DATE: _____
PLEASE SIGN & EMAIL BACK TO: TANNER@TRIMMERSHD.COM

EXHIBIT 29

AGENDA



EXHIBIT 30

AGENDA



Prime Paint & Repair LLC
Kevin Kern
6220 Topaz Ct
Fl. Myers, FL 33966
Business Phone: (239) 362-2073
Cell Phone: (239) 898-8482
primepaintrepair@gmail.com

Estimate
ID # 15801162
Estimator: Danielle Scamurra

Vehicle Info 2023 Honda 4R-V Sport 3CZRZ1H58PM712521 Body Type: 4 Door Utility Engine: 2.0L 4 Cyl Gas Injected Drive Type: FWD	Owner TAYLOR MORINE (239) 471-9001	Insurance Company Inspection Date: 04/11/2025 Repair Days: 9	Shop Info Tax ID: 82-3553598 Estimators Phone: (239) 362-2073 Estimators Email: primepaintrepair@gmail.com
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	Oper	Description	Part Number	Price	Labor
ROCKER/PILLARS/FLOOR					
1	R&I	R ROCKER MOULDING			0.5 hrs. Body
REAR DOOR					
2	Repair	R REAR DOOR SHELL			8 hrs. Body 2.3 hrs. Paint panel 0.9 hrs. Refinish
		0.9 hrs. Clearcoat			
3	Other	COLOR SAND & BUFF			0.5 hrs. Body
4	Repair	FEATHER EDGE, PRIME & BLOCK			0.5 hrs. Body
5	R&I	R REAR OTR DOOR BELT MOULDING			0.2 hrs. Body
6	Replace	R REAR DOOR MOULDING	75390-3W0-A01	\$33.58	0.2 hrs. Body
7	R&I	R REAR DOOR TRIM PANEL ASSY			0.4 hrs. Body
8	Repair	R REAR DOOR OUTSIDE HANDLE			0.5 hrs. Body 0.3 hrs. Paint panel 0.1 hrs. Refinish
		0.1 hrs. Clearcoat			
9	R&I	R REAR DOOR WEATHERSTRIP			0.5 hrs. Body
10	R&I	R REAR DOOR OUTSIDE HANDLE			0.3 hrs. Body
QUARTER PANEL					
11	Repair	R QUARTER OUTER PANEL			11.5 hrs. Body 2.3 hrs. Paint panel 0.9 hrs. Refinish
		0.9 hrs. Clearcoat			
		TIME TO REPAIR LARGE DENT. DENT CROSSES OVER 2 BODY LINES. ADDITIONAL TIME NEEDED TO RECREATE BODY LINES.			
12	Repair	R QUARTER INNER PANEL -S			3 hrs. Body
13	R&I	R QUARTER WHEELHOUSE LINER			0.4 hrs. Body
14	Repair	PRE/POST-REPAIR DIAGNOSTIC SCAN			1 hrs. Mechanical
15	Replace	CORROSION PROTECTION		\$15.00	0.3 hrs. Body
16	Other	COLOR SAND & BUFF			0.5 hrs. Body
17	Other	HAZARDOUS WASTE REMOVAL Sublet - Nontaxed			
				\$5.00	
18	Refinish	COLOR TINT - Taxed			0.5 hrs. Body
				\$10.00	
19	Refinish	COVER CAR FOR OVERSPRAY		\$5.00	0.3 hrs. Body
20	Repair	FEATHER EDGE, PRIME & BLOCK			0.5 hrs. Body
21	Other	ROPE GLASS			0.5 hrs. Body
22	Replace	COVER CAR FOR PRIMER		\$5.00	0.3 hrs. Body



Customer: TAYLOR MORINE

23	Repair	FRAME: SETUP & MEASURE			2.5 hrs. Body
24	Repair	FRAME: FLOOR SETUP TO PULL			4 hrs. Body
25	Replace	R QUARTER WHEEL OPENING MLDG	74413-3W0-A00	\$132.67	0.3 hrs. Body
REAR LAMPS					
26	R&I	R REAR COMBINATION LAMP ASSEMBLY			0.3 hrs. Body
REAR BUMPER					
27	R&I	DROP - REAR BUMPER COVER			0.5 hrs. Body
OTHER					
28	Other	PLEASE NOTE: This is a preliminary estimate and is for visible damages. If additional damages are found during the repair process they will be discussed at that time.			

Totals

Type	Labor Time	Cost	Total	Taxable
Body Labor	37.0	\$63.00	\$2,331.00	✓
Mechanical Labor	1.0	\$125.00	\$125.00	✓
Paint Labor	6.8	\$63.00	\$428.40	✓
Paint Supplies	6.8	\$38.00	\$258.40	✓
Nontaxed			\$5.00	
OEM Parts			\$166.25	✓
Other Parts			\$25.00	✓
Taxed			\$10.00	✓
Taxable Amount			\$3,344.05	
Tax	6.5%		\$217.38	
Nontaxable Amount			\$5.00	
Grand Total			\$3,566.41	

Thank you for your business!
Prime Paint & Repair

** PLEASE REMIT PAYMENTS TO THE ADDRESS BELOW**

Prime Paint & Repair, 6220 Topaz Ct., Fort Myers, FL 33966

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN:
I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$100.

I REQUEST A WRITTEN ESTIMATE. _____ I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$_____.
THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL. _____ I DO NOT REQUEST A WRITTEN ESTIMATE.

Checks and cash are preferred and appreciated. There is a 3% convenience fee for all credit card transactions.
Intended method of payment.
CASH _____
CHECK _____
CREDIT _____

CUSTOMER SIGNATURE _____ DATE _____

