Stoneybrook North Community Development District

Budget Workshop Agenda

Thursday, July 23, 2026 at 12:00 P.M.
Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Teams Link: Meeting Link | Dial In: +1 312-667-7136 | Meeting ID: 804 964 901#

Dear Supervisors:

A Budget Workshop of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Thursday, July 23, 2026, at 12:00 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
3. Business Items
   A. Discussion of Proposed FY 2027 Budget — **Exhibit 1**
4. Supervisor Request
5. 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
2600 Champion Ring Road
Fort Myers, FL 33905

EXHIBIT 1

AGENDA

Stoneybrook North
Community Development District

Approved Tentative Budget
FY 2026–2027

Presented at the June 11, 2026 Meeting

Kindness. Action. Innovation.

Stoneybrook North Community Development District
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Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ 362,752	$ 539,618	$ 841,662	$ 882,184	$ -	$ 882,184	$ 1,115,094
	Operations & Maintenance Assessments - Off-Roll	513,551	494,714	594,709	16,422	577,944	594,366	111,204
	Operations & Maintenance Assessments - Lot Closings	34,926	80,788	-	-	-	-	-
	Physical Environment Deficit	-	-	-	-	-	-	511,205
	Miscellaneous Revenue	-	-	-	-	-	-	-
	Tax Collector Excess Fees	-	-	-	-	-	-	-
	Interest	58	79	-	343	-	343	-
	Insurance Proceeds	355	-	-	-	-	-	-
	Total Revenue	**911,641**	**1,115,199**	**1,436,371**	**898,950**	**577,944**	**1,476,893**	**1,737,503**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	4,011	7,600	12,000	4,600	7,400	12,000	12,000
	Payroll Taxes	321	543	918	352	566	918	918
	Payroll Processing	400	500	490	250	240	490	1,000
	Professional Services - Management Consulting Services	26,500	48,000	48,000	24,000	24,000	48,000	80,943
	Professional Services - Construction Accounting Services	9,000	4,500	4,500	2,250	2,250	4,500	-
	Professional Services - Planning & Coordinating Service	36,000	19,000	19,000	9,500	9,500	19,000	-
	Professional Services - Administrative	3,001	3,600	3,600	1,800	1,800	3,600	-
	Professional Services - Auditing Services	7,200	3,850	4,400	-	3,950	3,950	4,450
	Professional Services - Engineering Services	447	12,547	4,000	6,551	6,551	13,102	12,500
	Professional Services - Legal Services	17,185	18,149	12,000	12,973	12,973	25,945	20,000
	Legal Advertisements	641	532	1,500	1,258	1,258	2,516	2,600
	Insurance	25,815	29,418	60,760	24,758	24,758	49,517	54,117
	Regulatory & Permit Fees	175	200	175	175	-	175	10,175
	Bank Fees	-	-	150	-	150	150	150
	Miscellaneous	913	357	500	456	456	913	-
	Travel Per Diem	800	623	1,000	619	619	1,238	1,300
	Meeting Room Rental	-	900	1,200	1,800	1,800	3,600	3,600
	Postage & Printing	-	-	-	-	-	-	1,000
	Website Compliance	3,515	5,798	2,015	1,008	1,765	2,773	1,515
	County Assessment Collection Fee	-	-	-	-	-	-	500
	Administrative Contingency	150	285	10,750	69	148	218	5,000
	Total Administrative	**136,074**	**156,401**	**186,958**	**92,419**	**100,185**	**192,604**	**211,768**
				-				
	Debt Administration							
	Dissemination Agent	6,750	10,000	11,000	3,125	7,875	11,000	10,250
	Trustee Fees	10,313	10,667	11,814	5,542	6,272	11,814	11,667
	Arbitrage	1,425	950	1,425	475	950	1,425	1,425
	Professional Services - Trust Fund Accounting	3,000	3,000	3,000	1,500	1,500	3,000	-
	Gap Loan - Cost of Issuance	-	-	8,198	8,198	-	8,198	-
	Gap Loan Interest	-	-	14,075	-	14,075	14,075	14,075
	Total Debt Administration	**21,488**	**24,617**	**49,512**	**18,840**	**30,672**	**49,512**	**37,417**

Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	30,146	55,039	71,568	14,850	14,850	29,701	71,568
Streetpole Lighting	102,600	123,946	251,616	63,549	63,549	127,098	213,901
Water	136	206	400	95	95	190	400
Total Utilities	**132,882**	**179,190**	**323,584**	**78,494**	**78,494**	**156,989**	**285,869**
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	13,896	13,896	15,000	7,500	7,500	15,000	15,450
Landscape Maintenance	-	-	-	-	-	-	-
Contracts - Landscape Maintenance	229,263	329,138	338,000	171,603	165,062	336,665	311,000
Contracts - Conservation & Preserve Maintenance	-	-	17,000	-	17,080	17,080	35,184
Contracts - Irrigation Valve Maintenance	131,154	171,723	155,400	72,050	72,050	144,100	173,000
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	-
Contracts - Pet Waste Removal	5,497	6,955	7,230	4,517	3,200	7,717	6,400
Contracts - Rust Control	-	38,400	38,400	19,392	19,200	38,592	38,400
Landscape Replacement & Replenishment	-	-	-	-	-	-	50,000
Landscape - Mulch	-	-	-	-	-	-	35,000
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	40,000
Landscape - Tree Removal & Replacement	-	-	-	-	-	-	4,400
R&M - Irrigation	-	-	-	-	-	-	55,200
R&M - Water Feature Fountain	-	-	-	-	-	-	-
R&M - Pressure Washing	-	-	10,000	-	10,000	10,000	15,000
R&M - Sidewalks / Hardscape	-	-	65,000	21,000	44,000	65,000	40,000
R&M - Bridge	-	-	-	-	-	-	3,000
R&M - Signage	-	-	-	-	-	-	20,000
Irrigation Maintenance	-	-	-	-	-	-	-
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	2,500
Misc - Holiday Lights & Decorations	3,795	-	15,000	10,400	4,600	15,000	25,000
Total Common Areas & Right of Ways	**383,605**	**560,111**	**661,030**	**306,462**	**342,692**	**649,154**	**869,534**
Flood Control/Stormwater Management							
Lake/Pond Maintenance	54,521	56,320	55,000	26,437	15,000	41,437	-
Contracts - Aquatic Maintenance	46,759	-	-	-	-	-	30,000
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - Fountain	-	-	-	-	-	-	-
Contracts - NPEDS	4,050	-	5,400	-	5,400	5,400	-
Pond Aeration	-	-	25,000	-	-	-	3,000
Pond Mowings	-	-	-	-	-	-	-
R&M - Pond	-	-	-	-	-	-	24,000
Total Flood Control/Stormwater Management	**105,329**	**56,320**	**85,400**	**26,437**	**20,400**	**46,837**	**61,250**

Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Second Amendment FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Security							
Security	21,895	11,250	-	-	-	-	-
Gate Maintenance & Monitoring	-	23,697	22,160	7,105	7,105	14,210	-
Contracts - Security Personnel	-	-	-	-	-	-	2,000
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	9,900
Contracts - Roving Patrols	-	-	-	-	-	-	
R&M - Security Cameras & Equipment	-	-	-	-	-	-	5,000
R&M - Gates	16,952	-	24,000	5,235	5,235	10,470	35,000
R&M - Perimeter Fence	-	-	-	-	-	-	62,000
Key Fob / Entry System	-	-	6,000	-	6,000	6,000	6,000
Total Security	**38,847**	**34,947**	**52,160**	**12,340**	**18,340**	**30,680**	**119,900**
Capital & Contingency Reserves							
Capital Outlay Reserve	-	-	-	-	-	-	1,200
Emergency Response & Disaster Recovery	-	-	-	-	-	-	50,000
Wear Deck Reserve		-	-	-	-	-	30,000
Physical Environment Contingency	51,559	99,783	63,662	29,058	34,604	63,662	50,000
Total Capital & Contingency Reserves	**51,559**	**99,783**	**63,662**	**29,058**	**34,604**	**63,662**	**131,200**
Total Physical Environment	**712,222**	**930,351**	**1,185,836**	**452,791**	**494,530**	**947,321**	**1,467,753**
Total Expenditures	**869,784**	**1,111,369**	**1,422,306**	**564,050**	**625,387**	**1,189,437**	**1,723,438**
	-						
Excess (Deficiency) of Revenues Over (Under) Expenditures	41,857	3,830	14,065	334,900	(47,443)	287,456	14,065
III. Other Financing Sources (Uses)							
Developer Funding - Interim Operating	-	29,278	-	-	-	-	-
Developer Funding - Interim Repayment	-	(29,278)	-	-	-	-	-
Gap Loan Proceeds	-		367,290	367,290	-	367,290	367,290
Gap Loan Repayment	-		(367,290)	-	(367,290)	(367,290)	(367,290)
Gap Loan Reserve	-		(14,065)	(14,066)	14,066	-	(14,065)
Interfund Transfer-In	-	-	-	-	-	-	-
Increase to Wear Deck Reserve							30,000
Contribution To (Use of) Fund Balance	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**(14,065)**	**353,224**	**(353,224)**	**-**	**15,935**
IV. Net Change in Fund Balance	41,857	3,830	-	688,124	(400,668)	287,456	30,000
Fund Balance - Beginning	(15,845)	26,012	29,841	29,841	-	29,841	317,297
Required Reserve Gap Loan	-	-	-	14,065	(14,065)	-	-
Fund Balance - Ending	**$ 26,012**	**$ 29,841**	**$ 29,841**	**$ 732,031**	**$ (414,733)**	**$ 317,297**	**$ 347,297**

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by the expected contracted auditing services vendor in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors LLC and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non-Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by LCEC based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are provided by Kai Connected, LLC and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract.

CONTRACTS - CONSERVATION & PRESERVE MAINTENANCE

Provides contracted maintenance for conservation and preserve areas, including vegetation management, invasive control, debris removal, and periodic monitoring to support permit and preserve standards.

CONTRACTS - IRRIGATION VALVE MAINTENANCE

Provides routine inspection, maintenance, and repair of irrigation valves. This work ensures proper operation of the irrigation system and efficient water distribution throughout the District's landscaped areas.

CONTRACT - PET WASTE

Provides for the servicing and maintenance of the District's pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule.

CONTRACT - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation systems or high iron content in groundwater.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

LANDSCAPE - TREE REMOVAL & REPLACEMENT

This category includes the cost of removing damaged or declining trees and installing approved replacement trees in accordance with community landscape standards and safety requirements.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

R&M - SIDEWALKS / HARDSCAPE

Funds repairs to sidewalks, walkways, concrete pads, or other hardscape elements to address safety issues, surface damage, or aesthetic improvements.

R&M - BRIDGE

Routine inspections, preventative maintenance, and minor repairs to preserve the structural integrity and safety of District bridge infrastructure. Includes staining, replacement of guard rails, fasteners, and other small repairs as needed.

R&M - SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract. Services are performed by the District's pest and wildlife management provider on an as-needed basis.

MISC - HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment.

CONTRACTS - WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and similar areas within the District to ensure compliance with applicable environmental permits and regulatory requirements.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

CONTRACTS - SECURITY PERSONNEL

Provides for the contracted services of on-site security personnel or patrols to ensure the safety and protection of the District's common areas and facilities. May include gate monitoring, mobile patrols, and access control based on the District's needs.

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment.

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

R&M - PERIMETER FENCE

Covers repairs and maintenance of the District's perimeter fencing, including structural repairs, panel and post replacement, gate hardware associated with perimeter access points, and related weather or impact damage remediation.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

CAPITAL OUTLAY RESERVE

Provides dedicated funding for planned improvements, enhancements, or replacement of major physical assets within the District. These expenditures may include infrastructure upgrades, new amenity features, or other capital projects identified by the Board to maintain or improve community standards.

EMERGENCY RESPONSE & DISASTER RECOVERY

Provides funding for non-recurring costs associated with hurricanes, severe weather, flooding, or other extraordinary events. These funds may be used for emergency response, temporary repairs, debris removal, and related services not otherwise included in routine maintenance contracts.

WEAR DECK RESERVE

The Wear Deck Reserve provides dedicated funding for the future repair, replacement, and maintenance of the District's Wear Deck. Funding this reserve annually allows the District to proactively plan for long term capital needs and reduce the impact of future repair costs on assessments.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

AMENITY CENTER OPERATIONS

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
Series 2017 A-1 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 286,144	$ 281,094	$ 294,829	$ -	$ 294,829	$ 281,094
	Debt Service Assessments - Off-Roll	-	-	-	-	-	-
	Debt Service Assessments - Lot Closings	-	-	-	-	-	-
	Prepayment Income	-	-	-	-	-	-
	Tax Collector Excess Fees	42	-	-	-	-	-
	Interest	19,825	-	7,882	-	7,882	-
	Total Revenue	**306,012**	**281,094**	**302,711**	**-**	**302,711**	**281,094**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	75,000	85,000	80,000	-	80,000	85,000
	Interest Expense	200,250	194,375	99,188	97,188	196,376	192,251
	Prepayment Expense	-	-	-	-	-	-
	Total Debt Service	**275,250**	**279,375**	**179,188**	**97,188**	**276,376**	**277,251**
	Total Expenditures	**275,250**	**279,375**	**179,188**	**97,188**	**276,376**	**277,251**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	30,762	1,719	123,523	(97,188)	26,335	3,843
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In	-	-	-	-	-	-
	Bond Proceeds	-	-	-	-	-	-
	Contribution to Fund Balance	-	-	-	-	-	-
	Total Other Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**
IV.	**Net Change In Fund Balance**	**30,762**	**1,719**	**123,523**	**(97,188)**	**26,335**	**3,843**
	Fund Balance - Beginning	532,218	562,980	562,980	-	562,980	**589,315**
	Fund Balance - Ending	**$ 562,980**	**$ 564,698**	**$ 686,503**	**$ (97,188)**	**$ 589,315**	**$ 593,158**

Stoneybrook North Community Development District
$4,020,000 Capital Improvement Revenue Assessment Bonds, Series 2017 A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26		5.00%	97,188	97,188	97,188	3,475,000
11/1/26	85,000	5.00%	97,188	182,188		3,390,000
5/1/27		5.00%	95,063	95,063	277,251	3,390,000
11/1/27	90,000	5.00%	95,063	185,063		3,300,000
5/1/28		5.00%	92,813	92,813	277,876	3,300,000
11/1/28	95,000	5.00%	92,813	187,813		3,205,000
5/1/29		5.00%	90,141	90,141	277,954	3,205,000
11/1/29	100,000	5.00%	90,141	190,141		3,105,000
5/1/30		5.00%	87,328	87,328	277,469	3,105,000
11/1/30	105,000	5.00%	87,328	192,328		3,000,000
5/1/31		5.00%	84,375	84,375	276,703	3,000,000
11/1/31	110,000	5.00%	84,375	194,375		2,890,000
5/1/32		5.00%	81,281	81,281	275,656	2,890,000
11/1/32	115,000	5.00%	81,281	196,281		2,775,000
5/1/33		5.00%	78,047	78,047	274,328	2,775,000
11/1/33	125,000	5.63%	78,047	203,047		2,650,000
5/1/34		5.63%	74,531	74,531	277,578	2,650,000
11/1/34	130,000	5.63%	74,531	204,531		2,520,000
5/1/35		5.63%	70,875	70,875	275,406	2,520,000
11/1/35	135,000	5.63%	70,875	205,875		2,385,000
5/1/36		5.63%	67,078	67,078	272,953	2,385,000
11/1/36	145,000	5.63%	67,078	212,078		2,240,000
5/1/37		5.63%	63,000	63,000	275,078	2,240,000
11/1/37	155,000	5.63%	63,000	218,000		2,085,000
5/1/38		5.63%	58,641	58,641	276,641	2,085,000
11/1/38	160,000	5.63%	58,641	218,641		1,925,000
5/1/39		5.63%	54,141	54,141	272,782	1,925,000
11/1/39	170,000	5.63%	54,141	224,141		1,755,000
5/1/40		5.63%	49,359	49,359	273,500	1,755,000
11/1/40	180,000	5.63%	49,359	229,359		1,575,000
5/1/41		5.63%	44,297	44,297	273,656	1,575,000
11/1/41	190,000	5.63%	44,297	234,297		1,385,000
5/1/42		5.63%	38,953	38,953	273,250	1,385,000
11/1/42	200,000	5.63%	38,953	238,953		1,185,000
5/1/43		5.63%	33,328	33,328	272,281	1,185,000
11/1/43	210,000	5.63%	33,328	243,328		975,000
5/1/44		5.63%	27,422	27,422	270,750	975,000
11/1/44	225,000	5.63%	27,422	252,422		750,000
5/1/45		5.63%	21,094	21,094	273,516	750,000
11/1/45	235,000	5.63%	21,094	256,094		515,000
5/1/46		5.63%	14,484	14,484	270,578	515,000
11/1/46	250,000	5.63%	14,484	264,484		265,000
5/1/47		5.63%	7,453	7,453	271,937	265,000
11/1/47	265,000	5.63%	7,453	272,453		0
Total	**3,475,000**		**2,661,784**	**6,136,784**	**5,864,331**	

Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
Series 2017 A-3 Debt Service Fund PENDING REFINANCE

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 193,329	$ -	$ -	$ -	$ -	$ -
	Debt Service Assessments - Off-Roll	-	203,862	98,473	101,931	200,404	203,862
	Debt Service Assessments - Lot Closings	-	-	-	-	-	-
	Prepayment Income	-	-	-	-	-	-
	Tax Collector Excess Fees	-	-	-	-	-	-
	Interest	8,713	-	3,680	-	3,680	-
	Total Revenue	**202,042**	**203,862**	**102,153**	**101,931**	**204,084**	**203,862**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	-	-	-	-	-
	Interest Expense	203,863	203,862	101,931	101,931	203,862	203,862
	Prepayment Expense	-	-	-	-	-	-
	Total Debt Service	**203,863**	**203,862**	**101,931**	**101,931**	**203,862**	**203,862**
	Total Expenditures	**203,863**	**203,862**	**101,931**	**101,931**	**203,862**	**203,862**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,820)	-	222	-	222	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In	-	-	-	-	-	-
	Bond Proceeds	-	-	-	-	-	-
	Contribution to Fund Balance	-	-	-	-	-	-
	Total Other Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**
IV.	**Net Change In Fund Balance**	**(1,820)**	**-**	**222**	**-**	**222**	**-**
	Fund Balance - Beginning	211,016	209,196	209,196	-	209,196	**209,418**
	Fund Balance - Ending	**$ 209,196**	**$ 209,196**	**$ 209,418**	**$ -**	**$ 209,418**	**$ 209,418**

Stoneybrook North Community Development District
$5,000,000 Capital Improvement Revenue Assessment Bonds, Series 2017 A-3
ɔt Service Fund PENDING REFINANCE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26		5.88%	101,931	101,931	101,931	3,470,000
11/1/26		5.88%	101,931	101,931		3,470,000
5/1/27		5.88%	101,931	101,931	203,862	3,470,000
11/1/27		5.88%	101,931	101,931		3,470,000
5/1/28		5.88%	101,931	101,931	203,862	3,470,000
11/1/28		5.88%	101,931	101,931		3,470,000
5/1/29		5.88%	101,931	101,931	203,862	3,470,000
11/1/29	3,470,000	5.88%	101,931	3,571,931	3,571,931	0
Total	**3,470,000**		**815,448**	**4,285,448**	**4,285,448**	

Stoneybrook North Community Development District
Fiscal Year 2027 Annual Budget
Series 2022 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 78,972	$ 150,250	$ 157,451	$ -	$ 157,451	$ 192,500
	Debt Service Assessments - Off-Roll	196,612	131,894	80,047	-	80,047	20,138
	Debt Service Assessments - Lot Closings	128,372	-	57,904	-	57,904	-
	Prepayment Income	826,322	-	499,658	-	499,658	-
	Tax Collector Excess Fees	12	-	-	-	-	-
	Interest	23,157	-	11,091	-	11,091	-
	Total Revenue	**1,253,446**	**282,144**	**806,150**	**-**	**806,150**	**212,638**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	65,000	55,000	55,000	-	55,000	40,000
	Interest Expense	284,201	225,169	114,405	102,653	217,058	172,638
	Prepayment Expense	915,000		315,000	500,000	815,000	-
	Total Debt Service	**1,264,201**	**280,169**	**484,405**	**602,653**	**1,087,058**	**212,638**
	Total Expenditures	**1,264,201**	**280,169**	**484,405**	**602,653**	**1,087,058**	**212,638**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(10,755)	1,975	321,745	(602,653)	(280,908)	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In	-	-	-	-	-	-
	Bond Proceeds	-	-	-	-	-	-
	Contribution to Fund Balance	-	-	-	-	-	-
	Total Other Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**
IV.	**Net Change In Fund Balance**	**(10,755)**	**1,975**	**321,745**	**(602,653)**	**(280,908)**	**-**
	Fund Balance - Beginning	677,267	666,512	666,512	-	666,512	**385,604**
	Fund Balance - Ending	**$ 666,512**	**$ 668,487**	**$ 988,257**	**$ (602,653)**	**$ 385,604**	**$ 385,604**

Stoneybrook North Community Development District
$5,300,000 Capital Improvement Revenue and Refunding Bonds, Series 2022

Period Ending	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25	65,000		5.50%	114,097	179,097		
2/1/26	20,000		5.50%	308	20,308		3,250,000
5/1/26		500,000	5.50%	102,653	102,653	281,750	2,750,000
11/1/26	40,000		5.50%	86,869	126,869		2,710,000
5/1/27			5.50%	85,769	85,769	212,638	2,710,000
11/1/27	45,000		5.50%	85,769	130,769		2,665,000
5/1/28			5.50%	84,531	84,531	215,300	2,665,000
11/1/28	45,000		5.50%	84,531	129,531		2,620,000
5/1/29			5.50%	83,294	83,294	212,825	2,620,000
11/1/29	50,000		5.50%	83,294	133,294		2,570,000
5/1/30			5.50%	81,919	81,919	215,213	2,570,000
11/1/30	50,000		6.38%	81,919	131,919		2,520,000
5/1/31			6.38%	80,325	80,325	212,244	2,520,000
11/1/31	55,000		6.38%	80,325	135,325		2,465,000
5/1/32			6.38%	78,572	78,572	213,897	2,465,000
11/1/32	60,000		6.38%	78,572	138,572		2,405,000
5/1/33			6.38%	76,659	76,659	215,231	2,405,000
11/1/33	65,000		6.38%	76,659	141,659		2,340,000
5/1/34			6.38%	74,588	74,588	216,247	2,340,000
11/1/34	65,000		6.38%	74,588	139,588		2,275,000
5/1/35			6.38%	72,516	72,516	212,103	2,275,000
11/1/35	70,000		6.38%	72,516	142,516		2,205,000
5/1/36			6.38%	70,284	70,284	212,800	2,205,000
11/1/36	75,000		6.38%	70,284	145,284		2,130,000
5/1/37			6.38%	67,894	67,894	213,178	2,130,000
11/1/37	80,000		6.38%	67,894	147,894		2,050,000
5/1/38			6.38%	65,344	65,344	213,238	2,050,000
11/1/38	85,000		6.38%	65,344	150,344		1,965,000
5/1/39			6.38%	62,634	62,634	212,978	1,965,000
11/1/39	90,000		6.38%	62,634	152,634		1,875,000
5/1/40			6.38%	59,766	59,766	212,400	1,875,000
11/1/40	95,000		6.38%	59,766	154,766		1,780,000
5/1/41			6.38%	56,738	56,738	211,503	1,780,000
11/1/41	105,000		6.38%	56,738	161,738		1,675,000
5/1/42			6.38%	53,391	53,391	215,128	1,675,000
11/1/42	110,000		6.38%	53,391	163,391		1,565,000
5/1/43			6.38%	49,884	49,884	213,275	1,565,000
11/1/43	115,000		6.38%	49,884	164,884		1,450,000
5/1/44			6.38%	46,219	46,219	211,103	1,450,000
11/1/44	125,000		6.38%	46,219	171,219		1,325,000
5/1/45			6.38%	42,234	42,234	213,453	1,325,000
11/1/45	130,000		6.38%	42,234	172,234		1,195,000
5/1/46			6.38%	38,091	38,091	210,325	1,195,000
11/1/46	140,000		6.38%	38,091	178,091		1,055,000
5/1/47			6.38%	33,628	33,628	211,719	1,055,000
11/1/47	150,000		6.38%	33,628	183,628		905,000
5/1/48			6.38%	28,847	28,847	212,475	905,000
11/1/48	160,000		6.38%	28,847	188,847		745,000
5/1/49			6.38%	23,747	23,747	212,594	745,000
11/1/49	170,000		6.38%	23,747	193,747		575,000
5/1/50			6.38%	18,328	18,328	212,075	575,000
11/1/50	180,000		6.38%	18,328	198,328		395,000
5/1/51			6.38%	12,591	12,591	210,919	395,000
11/1/51	190,000		6.38%	12,591	202,591		205,000
5/1/52			6.38%	6,534	6,534	209,125	205,000
11/1/52	205,000		6.38%	6,534	211,534	211,534	0
Total	**2,835,000**			**3,212,577**	**6,047,577**	**6,027,269**	

Stoneybrook North Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

	Administration & Debt Service Admin, Stormwater Systems Ponds	Physical Environment	Physical Environment Deficit	Total Operating Budget	
AR = Total Expenditures - Net:	$310,434.92	$915,863.59	$511,204.60	$1,737,503.11	
Plus: Early Payment Discount (4.0%)	$13,210.00	$38,972.92	$38,972.92	$73,936.30	
Plus: County Collection Charges (2.0%)	$6,605.00	$19,486.46	$19,486.46	$36,968.15	
Total Expenditures - GROSS	$330,249.91	$974,322.97	$543,834.68	$1,848,407.56	[a]
Total ERU:	639.16	410.20 [b]			
Total AR / ERU - GROSS (as if all On-Roll):	**$516.69**	**$2,375.24** [a] / [b]			
Total AR / ERU - NET:	$485.69	$2,232.72			

1. Equivalent Residential Unit (ERU) Allocation of Administrative, Debt Admin, Storm Ponds

A. General Administration & Debt Service Administration Assessment Allocation

Product [1]	Development Status	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	Unplatted	92	0.48	44.16	6.91%	$233.13	$21,448.16	$248.01	$22,817.19
35'	Unplatted	14	0.70	9.80	1.53%	$339.98	$4,759.78	$361.69	$5,063.60
40'	Platted/Unplatted	75	0.80	60.00	9.39%	$388.55	$29,141.52	$413.35	$31,001.62
50'	Platted/Unplatted	362	1.00	362.00	56.64%	$485.69	$175,820.52	$516.69	$187,043.10
60'	Platted/Unplatted	136	1.20	163.20	25.53%	$582.83	$79,264.94	$620.03	$84,324.40
Total		**679**		**639.16**	**100.00%**		**$310,434.92**		**$330,249.91**

B. Physical Environment Assessment Allocation

Product [1]	Development Status	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	Platted	75	0.80	60.00	14.63%	$1,786.18	$133,963.47	$1,900.19	$142,514.33
50'	Platted	187	1.00	187.00	45.59%	$2,232.72	$417,519.48	$2,375.24	$444,169.66
60'	Platted	136	1.20	163.20	39.79%	$2,679.27	$364,380.64	$2,850.29	$387,638.98
Total		**398**		**410.20**	**100.00%**		**$915,863.59**		**$974,322.97**

C. Total Operations & Maintenance Assessment Allocation

Product [1]	Development Status	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	Unplatted	92	0.48	44.16	6.91%	$233.13	$21,448.16	$248.01	$22,817.19
35'	Unplatted	14	0.70	9.80	1.53%	$339.98	$4,759.78	$361.69	$5,063.60
40'	Platted	75	0.80	60.00	9.39%	$2,174.73	$163,104.99	$2,313.55	$173,515.95
50'	Unplatted	175	1.00	175.00	27.38%	$485.69	$84,996.11	$516.69	$90,421.39
50'	Platted	187	1.00	187.00	29.26%	$2,718.42	$508,343.89	$2,891.93	$540,791.37
60'	Platted	136	1.20	163.20	25.53%	$3,262.10	$443,645.58	$3,470.32	$471,963.38
Total		**679**		**639.16**	**100.00%**		**$1,226,298.51**		**$1,304,572.88**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1A and 6A

Product	Development Status	Units	Operations & Maintenance [2]			Series 2017 A-1 Debt Service [2]			Total [2]			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
40'	Platted	75	$2,313.55	$1,903.05	22%	$950.41	$950.41	0%	$3,263.96	$2,853.46	$410.50	14%
50'	Platted	117	$2,891.93	$2,378.81	22%	$1,162.58	$1,162.58	0%	$4,054.51	$3,541.39	$513.12	14%
60'	Platted	66	$3,470.32	$2,854.58	22%	$1,389.90	$1,389.90	0%	$4,860.22	$4,244.48	$615.74	15%
Total		**258**										

Assessment Area Three - Phase 3

Product	Development Status	Units	Operations & Maintenance [2]			Series 2022 Debt Service [2]			Total [2]			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	Platted	70	$2,891.93	$2,378.81	22%	$1,329.79	$1,329.79	0%	$4,221.72	$3,708.60	$513.12	14%
60'	Platted	70	$3,470.32	$2,854.58	22%	$1,595.74	$1,595.74	0%	$5,066.06	$4,450.32	$615.74	14%
Total		**140**										

Off Roll (Lot Prorations and Developer Direct Billings)

Product	Development Status	Units	Operations & Maintenance [2]			Series 2022 Debt Service [2]			Total [2]			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	Unplatted	17	$516.69	$2,378.81	-78%	$1,329.79	$1,329.79	0%	$1,846.48	$3,708.60	-$1,862.12	-50%

Assessment Area Two - Phases 4, 5, & 6-- Future Bond Issuance
Off Roll (Lot Prorations and Developer Direct Billings)

Product	Development Status	Units	Operations & Maintenance [2]			Series 2026 Debt Service [2]			Total [2]			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
24'	Unplatted	92	$248.01	$0.00	N/A	$0.00	$0.00	N/A	$248.01	$0.00	$248.01	N/A
35'	Unplatted	14	$361.69	$0.00	N/A	$0.00	$0.00	N/A	$361.69	$0.00	$361.69	N/A
50'	Unplatted	158	$516.69	$2,378.81	-78%	$0.00	$0.00	N/A	$516.69	$2,378.81	-$1,862.12	-78%
Total		**264**										

At the time the Off Roll lots close with the home builders the full O&M assessment will be prorated.

	Net[3]	Gross[3]
Physical Environment Deficit	**$511,204.60**	**$543,834.68**

1. The product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect product types that did not exist in the prior year or were created in the current year.
2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.
3. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.