

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
John Vericker - District Counsel
Tyson Waag - District Engineer

Stoneybrook North Community Development District

Regular Meeting and Public Hearing Agenda

Tuesday, August 25, 2026 at 2:00 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: 419 877 947#

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, August 25, 2026, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items

A. FY 2026-2027 Budget Public Hearing

- Open Public Hearing
 - Affidavit of Publication – July 31 & August 7, 2026
- Presentation of the FY 2026-2027 Budget
- Public Comments
- Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

B. Consideration for Adoption – **Resolution 2026-14**, Adopting FY 2026-2027 Budget

[Exhibit 3](#)

- Exhibit A – FY 2026-2027 Adopted Budget

C. FY 2026-2027 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

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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District Staff:

Audette Bruce - District Manager
 Brian Quillen - Operations Director
 John Vericker - District Counsel
 Tyson Waag - District Engineer

- D. Consideration for Adoption – **Resolution 2026-15**, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget **Exhibit 4**
- Exhibit A – FY 2026-2027 Budget
 - Exhibit B – Form of Budget Funding Agreement with Developer
 - Affidavit for Anti-Human Trafficking
- E. Consideration for Adoption – **Resolution 2026-16**, Adopting the FY 2026-2027 Meeting Schedule **Exhibit 5**
- F. Consideration for Approval – Temporary License Agreement to Use District Property for Access for Pool Construction **Exhibit 6**
- Landmark Law Firm Notice **Exhibit 7**
 - Site Plan **Exhibit 8**
 - Luxury Pools and Hardscapes Inc. COI **Exhibit 9**
- G. Discussion on Gates
- Diamond Access Technology – North and South Entrance Gate System Replacement - \$50,598.28 **Exhibit 10**
- H. Discussion on Preserve Maintenance
4. Consent Agenda
- A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026 **Exhibit 11**
- B. Consideration for Acceptance – The Unaudited April 2026 Financials **Exhibit 12**
- C. Consideration for Acceptance – The Unaudited May 2026 Financials **Exhibit 13**
- D. Consideration for Acceptance – The Unaudited June 2026 Financials **Exhibit 14**
- E. Ratification of ECS Integrations – Numerical Doorlocking Clickers - \$4,180.00 **Exhibit 15**
- F. Ratification of Landscape and Irrigation Maintenance Services Agreement between Stoneybrook North CDD and United Land Services Operating, LLC **Exhibit 16**
- G. Ratification of United Land Services – Mainline Repair - \$602.01 **Exhibit 17**
- H. Ratification of ECS Integrations – Call Box Wire Repair - \$2,170.00 **Exhibit 18**
- I. Ratification of Crosscreek Environmental Inc. – Shoreline Cleanup - \$7,100.00 **Exhibit 19**
- J. Ratification of Crosscreek Environmental Inc. – Aeration Mx and Repair Items - \$2,224.00 **Exhibit 20**
- K. Ratification of Florida Playgrounds – Playground Inspection - \$770.00 **Exhibit 21**

5. Staff Reports**District Office:**

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

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 2600 Champion Ring Road
 Fort Myers, FL 33905

Board of Supervisors:

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Diane Allenbaugh - Assistant Secretary
Regis Steighner - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

A. District Counsel

- Consideration for Adoption – **Resolution 2026-17**, Adopting the District Property Parking and Towing Policy

Exhibit 22**B. District Engineer**

- Discussion on Signage
 - Rومانer Graphics – Signage Proposal
 - Sign Solutions – No Trespassing Signs - \$812.25
 - Alligator Signs

Exhibit 23**Exhibit 24****Exhibit 25****C. Field Operations**

- Field Report
- Crosscreek Pond Report
 - July 13, 2026
- Florida Playgrounds Shade – Playground Report
- CPSI Inspection Letter

Exhibit 26**Exhibit 27****Exhibit 28****Exhibit 29****D. District Manager****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 Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
John Vericker - District Counsel
Tyson Waag - District Engineer

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

Serial Number
26-03015L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Stoneybrook North CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the
issues of 7/31/2026

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

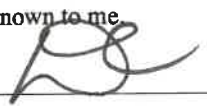
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

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

31st day of July, 2026 A.D.

by Holly Botkin who is personally known to me



Notary Public, State of Florida
(SEAL)



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

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

The Board of Supervisors (the "Board") of the Stoneybrook North Community Development District (the "District") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 2:00 p.m. at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion King Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

Product	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	\$543,645.58	\$3,470.32	\$471,963.38
Total		679		639.16	100.00%		\$1,226,298.51		\$1,304,572.88

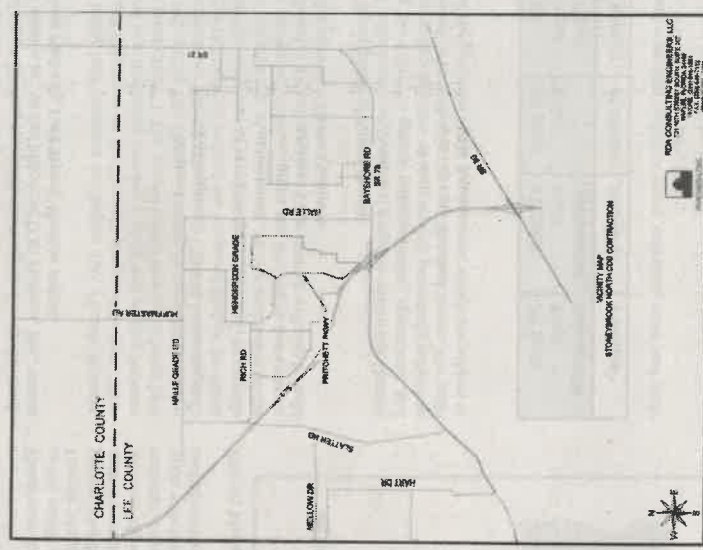
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

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

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

Audette Bruce
District Manager



July 31, 2026

26-03015L

Handwritten notes: "B3 2 22" and "2 22" in blue ink.

Serial Number
26-03099L

Business Observer

Published Weekly
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COUNTY OF LEE

STATE OF FLORIDA

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issues of 8/7/2026

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

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



Holly Botkin

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

7th day of August, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
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Audette Bruce
District Manager
August 7, 2026

26-03099L

EXHIBIT 2

AGENDA

Stoneybrook North

Community Development District

Proposed Budget FY 2026–2027

Presented at the August 25, 2026 Meeting

**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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 362,752	\$ 539,618	\$ 841,662	\$ 910,340	\$ -	\$ 910,340	\$ 1,115,094
Operations & Maintenance Assessments - Off-Roll	513,551	494,714	594,709	16,422	573,470	589,893	111,204
Operations & Maintenance Assessments - Lot Closings	34,926	80,788	-	-	-	-	-
Physical Environment Deficit	-	-	-	-	-	-	314,965
Miscellaneous Revenue	-	-	-	725	-	725	-
Interest	58	79	-	4,091	-	4,091	-
Insurance Proceeds	355	-	-	-	-	-	-
Total Revenue	911,641	1,115,199	1,436,371	931,578	573,470	1,505,049	1,541,263
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	4,011	7,600	12,000	8,400	3,600	12,000	12,000
Payroll Taxes	321	543	918	643	275	918	918
Payroll Processing	400	500	490	450	40	490	1,000
Professional Services - Management Consulting Services	26,500	48,000	48,000	36,000	12,000	48,000	80,943
Professional Services - Construction Accounting Services	9,000	4,500	4,500	3,375	1,125	4,500	-
Professional Services - Planning & Coordinating Service	36,000	19,000	19,000	14,250	4,750	19,000	-
Professional Services - Administrative	3,001	3,600	3,600	2,700	900	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	16,287	5,429	21,716	12,500
Professional Services - Legal Services	17,185	18,149	12,000	21,025	7,008	28,034	20,000
Legal Advertisements	641	532	1,500	1,444	481	1,925	2,600
Insurance	25,815	29,418	60,760	37,138	12,379	49,517	54,117
Regulatory & Permit Fees	175	200	175	175	-	175	10,175
Bank Fees	-	-	150	-	150	150	600
Miscellaneous	913	357	500	456	152	609	-
Travel Per Diem	800	623	1,000	893	298	1,191	1,300
Meeting Room Rental	-	900	1,200	2,340	780	3,120	3,600
Postage & Printing	-	-	-	-	-	-	1,000
Website Compliance	3,515	5,798	2,015	1,511	1,640	3,151	1,515
County Assessment Collection Fee	-	-	-	-	-	-	500
Administrative Contingency	150	285	10,750	449	150	598	4,550
Total Administrative	136,074	156,401	186,958	147,536	55,108	202,643	211,768
Debt Administration							
Dissemination Agent	6,750	10,000	11,000	8,250	2,750	11,000	10,250
Trustee Fees	10,313	10,667	11,814	8,334	3,480	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	2,250	750	3,000	-
Gap Loan - Cost of Issuance	-	-	8,198	8,198	-	8,198	-
Gap Loan Interest	-	-	14,075	9,213	4,862	14,075	14,075
Total Debt Administration	21,488	24,617	49,512	36,720	12,792	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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	30,146	55,039	71,568	25,201	8,400	33,602	71,568
Streetpole Lighting	102,600	123,946	251,616	95,939	31,980	127,918	213,901
Water	136	206	400	693	231	924	400
Total Utilities	132,882	179,190	323,584	121,833	40,611	162,444	285,869
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	13,896	13,896	15,000	11,250	3,750	15,000	15,450
Contracts - Landscape Maintenance	229,263	329,138	338,000	252,537	82,531	335,068	211,000
Contracts - Conservation & Preserve Maintenance	-	-	17,000	8,540	-	8,540	35,184
Contracts - Irrigation Valve Maintenance	131,154	171,723	155,400	135,376	45,125	180,501	50,000
Contracts - Pet Waste Removal	5,497	6,955	7,230	6,506	1,600	8,106	8,160
Contracts - Rust Control	-	38,400	38,400	29,280	9,600	38,880	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 - Pressure Washing	-	-	10,000	-	10,000	10,000	15,000
R&M - Sidewalks / Hardscape	-	-	65,000	-	65,000	65,000	40,000
R&M - Bridge	-	-	-	70,000	23,333	93,333	3,000
R&M - Signage	-	-	-	-	-	-	50,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	2,500
Misc - Holiday Lights & Decorations	3,795	-	15,000	10,400	4,600	15,000	20,000
Total Common Areas & Right of Ways	383,605	560,111	661,030	523,888	245,540	769,428	673,294
Flood Control/Stormwater Management							
Lake/Pond Maintenance	54,521	56,320	55,000	-	7,500	7,500	-
Contracts - Aquatic Maintenance	46,759	-	-	8,865	-	8,865	30,000
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - NPEDS	4,050	-	5,400	-	5,400	5,400	-
Pond Aeration	-	-	25,000	1,500	6,250	7,750	3,000
R&M - Pond	-	-	-	-	-	-	24,000
Total Flood Control/Stormwater Management	105,329	56,320	85,400	10,365	19,150	29,515	61,250
Security							
Security	21,895	11,250	-	-	-	-	-
Gate Maintenance & Monitoring	-	23,697	22,160	5,235	1,745	6,980	-
Contracts - Security Personnel	-	-	-	-	-	-	2,000
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	9,900

**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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
R&M - Security Cameras & Equipment	-	-	-	-	-	-	5,000
R&M - Gates	16,952	-	24,000	15,313	5,104	20,418	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	20,548	12,849	33,398	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	66,697	-	66,697	50,000
Total Capital & Contingency Reserves	51,559	99,783	63,662	66,697	-	66,697	131,200
Total Physical Environment	712,222	930,351	1,185,836	743,332	318,150	1,061,482	1,271,513
Amenity Center Operations							
Misc. Amenity Center Repairs & Maintenance	-	-	-	-	-	-	6,500
Total Amenity Center Operations	-	-	-	-	-	-	6,500
Total Expenditures	869,784	1,111,369	1,422,306	927,587	386,050	1,313,637	1,527,198
Excess (Deficiency) of Revenues Over (Under) Expenditures	41,857	3,830	14,065	3,991	187,420	191,411	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)	(367,415)	-	(367,415)	(367,290)
Gap Loan Reserve	-	-	(14,065)	(14,066)	14,066	-	(14,065)
Increase to Wear Deck Reserve	-	-	-	-	-	-	30,000
Total Other Financing Sources (Uses)	-	-	(14,065)	(14,191)	14,066	(125)	15,935
IV. Net Change in Fund Balance	41,857	3,830	-	(10,200)	201,486	191,286	30,000
Fund Balance - Beginning	(15,845)	26,012	29,841	29,841	-	29,841	221,127
Required Reserve Gap Loan	-	-	-	14,065	(14,065)	-	-
Fund Balance - Ending	\$ 26,012	\$ 29,841	\$ 29,841	\$ 33,707	\$ 187,421	\$ 221,127	\$ 251,127

STONEBROOK 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.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

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. Hosting and 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. Services are performed by Big Tree Inc. for an annual amount of \$211,000 under the terms of the landscape maintenance agreement. 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. Services are performed by Solitude for an annual amount of \$35,184.

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. Services are performed by Sunrise Landscape for an annual amount of \$50,000.

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. Services are performed by Big Tree for an annual amount of \$8,160.

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. Services are performed by Suncoast Rust Control for an annual amount of \$38,400.

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. Services are performed by Solitude for an annual amount of \$30,000.

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. Services are performed by Water Science Associates for an annual amount of \$4,250.

POND AERATION

Provides for the installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed for an annual amount of \$3,000.

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. These services are performed by the expected contracted security personnel vendor for an annual amount of \$2,000. 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. Services are performed by DC Integrations for an annual amount of \$9,900.

R&M CAMERAS & MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

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. Work is performed by 4K's Construction and is scheduled or prioritized based on condition assessments.

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.

WEAR DECK RESERVE

The Weir Bridge Reserve provides dedicated funding for the future repair, replacement, and maintenance of the District's weir bridge infrastructure. 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.

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 286,144	\$ 281,094	\$ 304,232	\$ -	\$ 304,232	\$ 281,094
Tax Collector Excess Fees	42	-	-	-	-	-
Interest	19,825	-	11,871	-	11,871	-
Total Revenue	306,012	281,094	316,103	-	316,103	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	196,375	-	196,375	192,251
Total Debt Service	275,250	279,375	276,375	-	276,375	277,251
Total Expenditures	275,250	279,375	276,375	-	276,375	277,251
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,762	1,719	39,728	-	39,728	3,843
III. Net Change In Fund Balance	30,762	1,719	39,728	-	39,728	3,843
Fund Balance - Beginning	532,218	562,980	562,980	-	562,980	602,707
Fund Balance - Ending	\$ 562,980	\$ 564,698	\$ 602,707	\$ -	\$ 602,707	\$ 606,550

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

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 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	194,845	101,931	296,776	203,862
Interest	8,713	-	5,428	-	5,428	-
Total Revenue	202,042	203,862	200,273	101,931	302,204	203,862
II. Expenditures						
Debt Service						
Interest Expense	203,863	203,862	203,863	-	203,863	203,862
Total Debt Service	203,863	203,862	203,863	-	203,863	203,862
Total Expenditures	203,863	203,862	203,863	-	203,863	203,862
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,820)	-	(3,590)	101,931	98,341	-
III. Net Change In Fund Balance	(1,820)	-	(3,590)	101,931	98,341	-
Fund Balance - Beginning	211,016	209,196	209,196	-	209,196	307,537
Fund Balance - Ending	\$ 209,196	\$ 209,196	\$ 205,606	\$ 101,931	\$ 307,537	\$ 307,537

Stoneybrook North Community Development District
\$5,000,000 Capital Improvement Revenue Assessment Bonds, Series 2017 A-3

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 78,972	\$ 150,250	\$ 162,477	\$ -	\$ 162,477	\$ 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	-	-	-	-	-
Tax Collector Excess Fees	12	-	-	-	-	-
Interest	23,157	-	16,966	-	16,966	-
Total Revenue	1,253,446	282,144	317,393	-	317,393	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	217,058	-	217,058	172,638
Prepayment Expense	915,000	-	315,000	-	315,000	-
Total Debt Service	1,264,201	280,169	587,058	-	587,058	212,638
Total Expenditures	1,264,201	280,169	587,058	-	587,058	212,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(10,755)	1,975	(269,664)	-	(269,664)	-
III. Net Change In Fund Balance	(10,755)	1,975	(269,664)	-	(269,664)	-
Fund Balance - Beginning	677,267	666,512	666,512	-	666,512	396,848
Fund Balance - Ending	\$ 666,512	\$ 668,487	\$ 396,848	\$ -	\$ 396,848	\$ 396,848

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	Physical	
	Systems Ponds	Environment	Total
AR = Total Expenditures - Net:	\$310,434.92	\$915,863.59	\$1,226,298.51
Plus: Early Payment Discount (4.0%)	\$13,210.00	\$38,972.92	\$52,182.92
Plus: County Collection Charges (2.0%)	\$6,605.00	\$19,486.46	\$26,091.46
Total Expenditures - GROSS	\$330,249.91	\$974,322.97	\$1,304,572.88
Total ERU:	639.16	410.20	
Total AR / ERU - GROSS (as if all On-Roll):	\$516.69	\$2,375.24	
Total AR / ERU - NET:	\$485.69	\$2,232.72	

[a]

[b]

[a] / [b]

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

A. General Administration & Debt Service Administration Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$388.55	\$29,141.52	\$413.35	\$31,001.62
50'	362	1.00	362.00	56.64%	\$485.69	\$175,820.52	\$516.69	\$187,043.10
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	75	0.80	60.00	14.63%	\$1,786.18	\$133,963.47	\$1,900.19	\$142,514.33
50'	187	1.00	187.00	45.59%	\$2,232.72	\$417,519.48	\$2,375.24	\$444,169.66
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$2,174.73	\$163,104.99	\$2,313.55	\$173,515.95
50'	175	1.00	175.00	27.38%	\$485.69	\$84,996.11	\$516.69	\$90,421.39
50'	187	1.00	187.00	29.26%	\$2,718.42	\$508,343.89	\$2,891.93	\$540,791.37
60'	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	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'	75	\$2,313.55	\$1,903.05	22%	\$950.41	\$950.41	0%	\$3,263.96	\$2,853.46	\$410.50	14%
50'	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'	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	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'	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'	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										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	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

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	92	\$248.01	\$0.00	N/A	\$0.00	\$0.00	N/A	\$248.01	\$0.00	\$248.01	N/A
35'	14	\$361.69	\$0.00	N/A	\$0.00	\$0.00	N/A	\$361.69	\$0.00	\$361.69	N/A
50'	158	\$516.69	\$2,378.81	-78%	\$0.00	\$0.00	N/A	\$516.69	\$2,378.81	-\$1,862.12	-78%
Total	264										

Net³

Physical Environment Deficit **\$314,964.60**

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

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.

EXHIBIT 3

AGENDA

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Stoneybrook North Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and Adopted on August 25, 2026.

Attested By:

**Stoneybrook North Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Stoneybrook North

Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting

**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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 362,752	\$ 539,618	\$ 841,662	\$ 910,340	\$ -	\$ 910,340	\$ 1,115,094
Operations & Maintenance Assessments - Off-Roll	513,551	494,714	594,709	16,422	573,470	589,893	111,204
Operations & Maintenance Assessments - Lot Closings	34,926	80,788	-	-	-	-	-
Physical Environment Deficit	-	-	-	-	-	-	314,965
Miscellaneous Revenue	-	-	-	725	-	725	-
Interest	58	79	-	4,091	-	4,091	-
Insurance Proceeds	355	-	-	-	-	-	-
Total Revenue	911,641	1,115,199	1,436,371	931,578	573,470	1,505,049	1,541,263
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	4,011	7,600	12,000	8,400	3,600	12,000	12,000
Payroll Taxes	321	543	918	643	275	918	918
Payroll Processing	400	500	490	450	40	490	1,000
Professional Services - Management Consulting Services	26,500	48,000	48,000	36,000	12,000	48,000	80,943
Professional Services - Construction Accounting Services	9,000	4,500	4,500	3,375	1,125	4,500	-
Professional Services - Planning & Coordinating Service	36,000	19,000	19,000	14,250	4,750	19,000	-
Professional Services - Administrative	3,001	3,600	3,600	2,700	900	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	16,287	5,429	21,716	12,500
Professional Services - Legal Services	17,185	18,149	12,000	21,025	7,008	28,034	20,000
Legal Advertisements	641	532	1,500	1,444	481	1,925	2,600
Insurance	25,815	29,418	60,760	37,138	12,379	49,517	54,117
Regulatory & Permit Fees	175	200	175	175	-	175	10,175
Bank Fees	-	-	150	-	150	150	600
Miscellaneous	913	357	500	456	152	609	-
Travel Per Diem	800	623	1,000	893	298	1,191	1,300
Meeting Room Rental	-	900	1,200	2,340	780	3,120	3,600
Postage & Printing	-	-	-	-	-	-	1,000
Website Compliance	3,515	5,798	2,015	1,511	1,640	3,151	1,515
County Assessment Collection Fee	-	-	-	-	-	-	500
Administrative Contingency	150	285	10,750	449	150	598	4,550
Total Administrative	136,074	156,401	186,958	147,536	55,108	202,643	211,768
Debt Administration							
Dissemination Agent	6,750	10,000	11,000	8,250	2,750	11,000	10,250
Trustee Fees	10,313	10,667	11,814	8,334	3,480	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	2,250	750	3,000	-
Gap Loan - Cost of Issuance	-	-	8,198	8,198	-	8,198	-
Gap Loan Interest	-	-	14,075	9,213	4,862	14,075	14,075
Total Debt Administration	21,488	24,617	49,512	36,720	12,792	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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	30,146	55,039	71,568	25,201	8,400	33,602	71,568
Streetpole Lighting	102,600	123,946	251,616	95,939	31,980	127,918	213,901
Water	136	206	400	693	231	924	400
Total Utilities	132,882	179,190	323,584	121,833	40,611	162,444	285,869
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	13,896	13,896	15,000	11,250	3,750	15,000	15,450
Contracts - Landscape Maintenance	229,263	329,138	338,000	252,537	82,531	335,068	211,000
Contracts - Conservation & Preserve Maintenance	-	-	17,000	8,540	-	8,540	35,184
Contracts - Irrigation Valve Maintenance	131,154	171,723	155,400	135,376	45,125	180,501	50,000
Contracts - Pet Waste Removal	5,497	6,955	7,230	6,506	1,600	8,106	8,160
Contracts - Rust Control	-	38,400	38,400	29,280	9,600	38,880	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 - Pressure Washing	-	-	10,000	-	10,000	10,000	15,000
R&M - Sidewalks / Hardscape	-	-	65,000	-	65,000	65,000	40,000
R&M - Bridge	-	-	-	70,000	23,333	93,333	3,000
R&M - Signage	-	-	-	-	-	-	50,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	2,500
Misc - Holiday Lights & Decorations	3,795	-	15,000	10,400	4,600	15,000	20,000
Total Common Areas & Right of Ways	383,605	560,111	661,030	523,888	245,540	769,428	673,294
Flood Control/Stormwater Management							
Lake/Pond Maintenance	54,521	56,320	55,000	-	7,500	7,500	-
Contracts - Aquatic Maintenance	46,759	-	-	8,865	-	8,865	30,000
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - NPEDS	4,050	-	5,400	-	5,400	5,400	-
Pond Aeration	-	-	25,000	1,500	6,250	7,750	3,000
R&M - Pond	-	-	-	-	-	-	24,000
Total Flood Control/Stormwater Management	105,329	56,320	85,400	10,365	19,150	29,515	61,250
Security							
Security	21,895	11,250	-	-	-	-	-
Gate Maintenance & Monitoring	-	23,697	22,160	5,235	1,745	6,980	-
Contracts - Security Personnel	-	-	-	-	-	-	2,000
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	9,900

**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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
R&M - Security Cameras & Equipment	-	-	-	-	-	-	5,000
R&M - Gates	16,952	-	24,000	15,313	5,104	20,418	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	20,548	12,849	33,398	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	66,697	-	66,697	50,000
Total Capital & Contingency Reserves	51,559	99,783	63,662	66,697	-	66,697	131,200
Total Physical Environment	712,222	930,351	1,185,836	743,332	318,150	1,061,482	1,271,513
Amenity Center Operations							
Misc. Amenity Center Repairs & Maintenance	-	-	-	-	-	-	6,500
Total Amenity Center Operations	-	-	-	-	-	-	6,500
Total Expenditures	869,784	1,111,369	1,422,306	927,587	386,050	1,313,637	1,527,198
Excess (Deficiency) of Revenues Over (Under) Expenditures	41,857	3,830	14,065	3,991	187,420	191,411	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)	(367,415)	-	(367,415)	(367,290)
Gap Loan Reserve	-	-	(14,065)	(14,066)	14,066	-	(14,065)
Increase to Wear Deck Reserve	-	-	-	-	-	-	30,000
Total Other Financing Sources (Uses)	-	-	(14,065)	(14,191)	14,066	(125)	15,935
IV. Net Change in Fund Balance	41,857	3,830	-	(10,200)	201,486	191,286	30,000
Fund Balance - Beginning	(15,845)	26,012	29,841	29,841	-	29,841	221,127
Required Reserve Gap Loan	-	-	-	14,065	(14,065)	-	-
Fund Balance - Ending	\$ 26,012	\$ 29,841	\$ 29,841	\$ 33,707	\$ 187,421	\$ 221,127	\$ 251,127

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.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

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. Hosting and 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. Services are performed by Big Tree Inc. for an annual amount of \$211,000 under the terms of the landscape maintenance agreement. 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. Services are performed by Solitude for an annual amount of \$35,184.

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. Services are performed by Sunrise Landscape for an annual amount of \$50,000.

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. Services are performed by Big Tree for an annual amount of \$8,160.

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. Services are performed by Suncoast Rust Control for an annual amount of \$38,400.

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. Services are performed by Solitude for an annual amount of \$30,000.

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. Services are performed by Water Science Associates for an annual amount of \$4,250.

POND AERATION

Provides for the installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed for an annual amount of \$3,000.

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. These services are performed by the expected contracted security personnel vendor for an annual amount of \$2,000. 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. Services are performed by DC Integrations for an annual amount of \$9,900.

R&M CAMERAS & MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

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. Work is performed by 4K's Construction and is scheduled or prioritized based on condition assessments.

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.

WEAR DECK RESERVE

The Weir Bridge Reserve provides dedicated funding for the future repair, replacement, and maintenance of the District's weir bridge infrastructure. 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.

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 286,144	\$ 281,094	\$ 304,232	\$ -	\$ 304,232	\$ 281,094
Tax Collector Excess Fees	42	-	-	-	-	-
Interest	19,825	-	11,871	-	11,871	-
Total Revenue	306,012	281,094	316,103	-	316,103	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	196,375	-	196,375	192,251
Total Debt Service	275,250	279,375	276,375	-	276,375	277,251
Total Expenditures	275,250	279,375	276,375	-	276,375	277,251
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,762	1,719	39,728	-	39,728	3,843
III. Net Change In Fund Balance	30,762	1,719	39,728	-	39,728	3,843
Fund Balance - Beginning	532,218	562,980	562,980	-	562,980	602,707
Fund Balance - Ending	\$ 562,980	\$ 564,698	\$ 602,707	\$ -	\$ 602,707	\$ 606,550

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

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 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	194,845	101,931	296,776	203,862
Interest	8,713	-	5,428	-	5,428	-
Total Revenue	202,042	203,862	200,273	101,931	302,204	203,862
II. Expenditures						
Debt Service						
Interest Expense	203,863	203,862	203,863	-	203,863	203,862
Total Debt Service	203,863	203,862	203,863	-	203,863	203,862
Total Expenditures	203,863	203,862	203,863	-	203,863	203,862
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,820)	-	(3,590)	101,931	98,341	-
III. Net Change In Fund Balance	(1,820)	-	(3,590)	101,931	98,341	-
Fund Balance - Beginning	211,016	209,196	209,196	-	209,196	307,537
Fund Balance - Ending	\$ 209,196	\$ 209,196	\$ 205,606	\$ 101,931	\$ 307,537	\$ 307,537

Stoneybrook North Community Development District
\$5,000,000 Capital Improvement Revenue Assessment Bonds, Series 2017 A-3

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 78,972	\$ 150,250	\$ 162,477	\$ -	\$ 162,477	\$ 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	-	-	-	-	-
Tax Collector Excess Fees	12	-	-	-	-	-
Interest	23,157	-	16,966	-	16,966	-
Total Revenue	1,253,446	282,144	317,393	-	317,393	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	217,058	-	217,058	172,638
Prepayment Expense	915,000	-	315,000	-	315,000	-
Total Debt Service	1,264,201	280,169	587,058	-	587,058	212,638
Total Expenditures	1,264,201	280,169	587,058	-	587,058	212,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(10,755)	1,975	(269,664)	-	(269,664)	-
III. Net Change In Fund Balance	(10,755)	1,975	(269,664)	-	(269,664)	-
Fund Balance - Beginning	677,267	666,512	666,512	-	666,512	396,848
Fund Balance - Ending	\$ 666,512	\$ 668,487	\$ 396,848	\$ -	\$ 396,848	\$ 396,848

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	Physical	
	Systems Ponds	Environment	Total
AR = Total Expenditures - Net:	\$310,434.92	\$915,863.59	\$1,226,298.51
Plus: Early Payment Discount (4.0%)	\$13,210.00	\$38,972.92	\$52,182.92
Plus: County Collection Charges (2.0%)	\$6,605.00	\$19,486.46	\$26,091.46
Total Expenditures - GROSS	\$330,249.91	\$974,322.97	\$1,304,572.88
Total ERU:	639.16	410.20	
Total AR / ERU - GROSS (as if all On-Roll):	\$516.69	\$2,375.24	
Total AR / ERU - NET:	\$485.69	\$2,232.72	

[a]

[b]

[a] / [b]

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

A. General Administration & Debt Service Administration Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$388.55	\$29,141.52	\$413.35	\$31,001.62
50'	362	1.00	362.00	56.64%	\$485.69	\$175,820.52	\$516.69	\$187,043.10
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	75	0.80	60.00	14.63%	\$1,786.18	\$133,963.47	\$1,900.19	\$142,514.33
50'	187	1.00	187.00	45.59%	\$2,232.72	\$417,519.48	\$2,375.24	\$444,169.66
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$2,174.73	\$163,104.99	\$2,313.55	\$173,515.95
50'	175	1.00	175.00	27.38%	\$485.69	\$84,996.11	\$516.69	\$90,421.39
50'	187	1.00	187.00	29.26%	\$2,718.42	\$508,343.89	\$2,891.93	\$540,791.37
60'	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	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'	75	\$2,313.55	\$1,903.05	22%	\$950.41	\$950.41	0%	\$3,263.96	\$2,853.46	\$410.50	14%
50'	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'	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	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'	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'	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										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	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

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	92	\$248.01	\$0.00	N/A	\$0.00	\$0.00	N/A	\$248.01	\$0.00	\$248.01	N/A
35'	14	\$361.69	\$0.00	N/A	\$0.00	\$0.00	N/A	\$361.69	\$0.00	\$361.69	N/A
50'	158	\$516.69	\$2,378.81	-78%	\$0.00	\$0.00	N/A	\$516.69	\$2,378.81	-\$1,862.12	-78%
Total	264										

Net³

Physical Environment Deficit **\$314,964.60**

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

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.

EXHIBIT 4

AGENDA

RESOLUTION 2026-15

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special

assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

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

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

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

WHEREAS, **North Brook Holdings, LLC**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to **fund (in addition to its portion of the O/M Assessments) up to \$_____** of the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as county taxes in accordance

with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law and applicable bond documents, the Debt Assessments due may be paid in several partial, deferred payments, and must be timely paid to ensure the District will be able to meet its debt service requirements per the applicable supplemental trust indenture.
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 50% due no later than June 30, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

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

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

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

Passed and Adopted on August 25, 2026.

Attested By:

**Stoneybrook North Community
Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Michael Lawson

Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Stoneybrook North

Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting

**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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 362,752	\$ 539,618	\$ 841,662	\$ 910,340	\$ -	\$ 910,340	\$ 1,115,094
Operations & Maintenance Assessments - Off-Roll	513,551	494,714	594,709	16,422	573,470	589,893	111,204
Operations & Maintenance Assessments - Lot Closings	34,926	80,788	-	-	-	-	-
Physical Environment Deficit	-	-	-	-	-	-	314,965
Miscellaneous Revenue	-	-	-	725	-	725	-
Interest	58	79	-	4,091	-	4,091	-
Insurance Proceeds	355	-	-	-	-	-	-
Total Revenue	911,641	1,115,199	1,436,371	931,578	573,470	1,505,049	1,541,263
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	4,011	7,600	12,000	8,400	3,600	12,000	12,000
Payroll Taxes	321	543	918	643	275	918	918
Payroll Processing	400	500	490	450	40	490	1,000
Professional Services - Management Consulting Services	26,500	48,000	48,000	36,000	12,000	48,000	80,943
Professional Services - Construction Accounting Services	9,000	4,500	4,500	3,375	1,125	4,500	-
Professional Services - Planning & Coordinating Service	36,000	19,000	19,000	14,250	4,750	19,000	-
Professional Services - Administrative	3,001	3,600	3,600	2,700	900	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	16,287	5,429	21,716	12,500
Professional Services - Legal Services	17,185	18,149	12,000	21,025	7,008	28,034	20,000
Legal Advertisements	641	532	1,500	1,444	481	1,925	2,600
Insurance	25,815	29,418	60,760	37,138	12,379	49,517	54,117
Regulatory & Permit Fees	175	200	175	175	-	175	10,175
Bank Fees	-	-	150	-	150	150	600
Miscellaneous	913	357	500	456	152	609	-
Travel Per Diem	800	623	1,000	893	298	1,191	1,300
Meeting Room Rental	-	900	1,200	2,340	780	3,120	3,600
Postage & Printing	-	-	-	-	-	-	1,000
Website Compliance	3,515	5,798	2,015	1,511	1,640	3,151	1,515
County Assessment Collection Fee	-	-	-	-	-	-	500
Administrative Contingency	150	285	10,750	449	150	598	4,550
Total Administrative	136,074	156,401	186,958	147,536	55,108	202,643	211,768
Debt Administration							
Dissemination Agent	6,750	10,000	11,000	8,250	2,750	11,000	10,250
Trustee Fees	10,313	10,667	11,814	8,334	3,480	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	2,250	750	3,000	-
Gap Loan - Cost of Issuance	-	-	8,198	8,198	-	8,198	-
Gap Loan Interest	-	-	14,075	9,213	4,862	14,075	14,075
Total Debt Administration	21,488	24,617	49,512	36,720	12,792	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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	30,146	55,039	71,568	25,201	8,400	33,602	71,568
Streetpole Lighting	102,600	123,946	251,616	95,939	31,980	127,918	213,901
Water	136	206	400	693	231	924	400
Total Utilities	132,882	179,190	323,584	121,833	40,611	162,444	285,869
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	13,896	13,896	15,000	11,250	3,750	15,000	15,450
Contracts - Landscape Maintenance	229,263	329,138	338,000	252,537	82,531	335,068	211,000
Contracts - Conservation & Preserve Maintenance	-	-	17,000	8,540	-	8,540	35,184
Contracts - Irrigation Valve Maintenance	131,154	171,723	155,400	135,376	45,125	180,501	50,000
Contracts - Pet Waste Removal	5,497	6,955	7,230	6,506	1,600	8,106	8,160
Contracts - Rust Control	-	38,400	38,400	29,280	9,600	38,880	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 - Pressure Washing	-	-	10,000	-	10,000	10,000	15,000
R&M - Sidewalks / Hardscape	-	-	65,000	-	65,000	65,000	40,000
R&M - Bridge	-	-	-	70,000	23,333	93,333	3,000
R&M - Signage	-	-	-	-	-	-	50,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	2,500
Misc - Holiday Lights & Decorations	3,795	-	15,000	10,400	4,600	15,000	20,000
Total Common Areas & Right of Ways	383,605	560,111	661,030	523,888	245,540	769,428	673,294
Flood Control/Stormwater Management							
Lake/Pond Maintenance	54,521	56,320	55,000	-	7,500	7,500	-
Contracts - Aquatic Maintenance	46,759	-	-	8,865	-	8,865	30,000
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - NPEDS	4,050	-	5,400	-	5,400	5,400	-
Pond Aeration	-	-	25,000	1,500	6,250	7,750	3,000
R&M - Pond	-	-	-	-	-	-	24,000
Total Flood Control/Stormwater Management	105,329	56,320	85,400	10,365	19,150	29,515	61,250
Security							
Security	21,895	11,250	-	-	-	-	-
Gate Maintenance & Monitoring	-	23,697	22,160	5,235	1,745	6,980	-
Contracts - Security Personnel	-	-	-	-	-	-	2,000
Contracts - Security Services & Monitoring Equipment	-	-	-	-	-	-	9,900

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
R&M - Security Cameras & Equipment	-	-	-	-	-	-	5,000
R&M - Gates	16,952	-	24,000	15,313	5,104	20,418	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	20,548	12,849	33,398	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	66,697	-	66,697	50,000
Total Capital & Contingency Reserves	51,559	99,783	63,662	66,697	-	66,697	131,200
Total Physical Environment	712,222	930,351	1,185,836	743,332	318,150	1,061,482	1,271,513
Amenity Center Operations							
Misc. Amenity Center Repairs & Maintenance	-	-	-	-	-	-	6,500
Total Amenity Center Operations	-	-	-	-	-	-	6,500
Total Expenditures	869,784	1,111,369	1,422,306	927,587	386,050	1,313,637	1,527,198
Excess (Deficiency) of Revenues Over (Under) Expenditures	41,857	3,830	14,065	3,991	187,420	191,411	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)	(367,415)	-	(367,415)	(367,290)
Gap Loan Reserve	-	-	(14,065)	(14,066)	14,066	-	(14,065)
Increase to Wear Deck Reserve	-	-	-	-	-	-	30,000
Total Other Financing Sources (Uses)	-	-	(14,065)	(14,191)	14,066	(125)	15,935
IV. Net Change in Fund Balance	41,857	3,830	-	(10,200)	201,486	191,286	30,000
Fund Balance - Beginning	(15,845)	26,012	29,841	29,841	-	29,841	221,127
Required Reserve Gap Loan	-	-	-	14,065	(14,065)	-	-
Fund Balance - Ending	\$ 26,012	\$ 29,841	\$ 29,841	\$ 33,707	\$ 187,421	\$ 221,127	\$ 251,127

STONEBROOK 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.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

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. Hosting and 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. Services are performed by Big Tree Inc. for an annual amount of \$211,000 under the terms of the landscape maintenance agreement. 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. Services are performed by Solitude for an annual amount of \$35,184.

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. Services are performed by Sunrise Landscape for an annual amount of \$50,000.

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. Services are performed by Big Tree for an annual amount of \$8,160.

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. Services are performed by Suncoast Rust Control for an annual amount of \$38,400.

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. Services are performed by Solitude for an annual amount of \$30,000.

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. Services are performed by Water Science Associates for an annual amount of \$4,250.

POND AERATION

Provides for the installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed for an annual amount of \$3,000.

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. These services are performed by the expected contracted security personnel vendor for an annual amount of \$2,000. 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. Services are performed by DC Integrations for an annual amount of \$9,900.

R&M CAMERAS & MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

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. Work is performed by 4K's Construction and is scheduled or prioritized based on condition assessments.

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.

WEAR DECK RESERVE

The Weir Bridge Reserve provides dedicated funding for the future repair, replacement, and maintenance of the District's weir bridge infrastructure. 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.

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 286,144	\$ 281,094	\$ 304,232	\$ -	\$ 304,232	\$ 281,094
Tax Collector Excess Fees	42	-	-	-	-	-
Interest	19,825	-	11,871	-	11,871	-
Total Revenue	306,012	281,094	316,103	-	316,103	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	196,375	-	196,375	192,251
Total Debt Service	275,250	279,375	276,375	-	276,375	277,251
Total Expenditures	275,250	279,375	276,375	-	276,375	277,251
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,762	1,719	39,728	-	39,728	3,843
III. Net Change In Fund Balance	30,762	1,719	39,728	-	39,728	3,843
Fund Balance - Beginning	532,218	562,980	562,980	-	562,980	602,707
Fund Balance - Ending	\$ 562,980	\$ 564,698	\$ 602,707	\$ -	\$ 602,707	\$ 606,550

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

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 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	194,845	101,931	296,776	203,862
Interest	8,713	-	5,428	-	5,428	-
Total Revenue	202,042	203,862	200,273	101,931	302,204	203,862
II. Expenditures						
Debt Service						
Interest Expense	203,863	203,862	203,863	-	203,863	203,862
Total Debt Service	203,863	203,862	203,863	-	203,863	203,862
Total Expenditures	203,863	203,862	203,863	-	203,863	203,862
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,820)	-	(3,590)	101,931	98,341	-
III. Net Change In Fund Balance	(1,820)	-	(3,590)	101,931	98,341	-
Fund Balance - Beginning	211,016	209,196	209,196	-	209,196	307,537
Fund Balance - Ending	\$ 209,196	\$ 209,196	\$ 205,606	\$ 101,931	\$ 307,537	\$ 307,537

Stoneybrook North Community Development District
\$5,000,000 Capital Improvement Revenue Assessment Bonds, Series 2017 A-3

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 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 78,972	\$ 150,250	\$ 162,477	\$ -	\$ 162,477	\$ 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	-	-	-	-	-
Tax Collector Excess Fees	12	-	-	-	-	-
Interest	23,157	-	16,966	-	16,966	-
Total Revenue	1,253,446	282,144	317,393	-	317,393	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	217,058	-	217,058	172,638
Prepayment Expense	915,000	-	315,000	-	315,000	-
Total Debt Service	1,264,201	280,169	587,058	-	587,058	212,638
Total Expenditures	1,264,201	280,169	587,058	-	587,058	212,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(10,755)	1,975	(269,664)	-	(269,664)	-
III. Net Change In Fund Balance	(10,755)	1,975	(269,664)	-	(269,664)	-
Fund Balance - Beginning	677,267	666,512	666,512	-	666,512	396,848
Fund Balance - Ending	\$ 666,512	\$ 668,487	\$ 396,848	\$ -	\$ 396,848	\$ 396,848

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	Physical	
	Systems Ponds	Environment	Total
AR = Total Expenditures - Net:	\$310,434.92	\$915,863.59	\$1,226,298.51
Plus: Early Payment Discount (4.0%)	\$13,210.00	\$38,972.92	\$52,182.92
Plus: County Collection Charges (2.0%)	\$6,605.00	\$19,486.46	\$26,091.46
Total Expenditures - GROSS	\$330,249.91	\$974,322.97	\$1,304,572.88
Total ERU:	639.16	410.20	
Total AR / ERU - GROSS (as if all On-Roll):	\$516.69	\$2,375.24	
Total AR / ERU - NET:	\$485.69	\$2,232.72	

[a]

[b]

[a] / [b]

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

A. General Administration & Debt Service Administration Assessment Allocation

Product ¹	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$388.55	\$29,141.52	\$413.35	\$31,001.62
50'	362	1.00	362.00	56.64%	\$485.69	\$175,820.52	\$516.69	\$187,043.10
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	75	0.80	60.00	14.63%	\$1,786.18	\$133,963.47	\$1,900.19	\$142,514.33
50'	187	1.00	187.00	45.59%	\$2,232.72	\$417,519.48	\$2,375.24	\$444,169.66
60'	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	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
24'	92	0.48	44.16	6.91%	\$233.13	\$21,448.16	\$248.01	\$22,817.19
35'	14	0.70	9.80	1.53%	\$339.98	\$4,759.78	\$361.69	\$5,063.60
40'	75	0.80	60.00	9.39%	\$2,174.73	\$163,104.99	\$2,313.55	\$173,515.95
50'	175	1.00	175.00	27.38%	\$485.69	\$84,996.11	\$516.69	\$90,421.39
50'	187	1.00	187.00	29.26%	\$2,718.42	\$508,343.89	\$2,891.93	\$540,791.37
60'	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	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'	75	\$2,313.55	\$1,903.05	22%	\$950.41	\$950.41	0%	\$3,263.96	\$2,853.46	\$410.50	14%
50'	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'	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	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'	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'	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										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	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

Undeveloped Lands - Limited O&M Benefit Allocation

Product	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'	92	\$248.01	\$0.00	N/A	\$0.00	\$0.00	N/A	\$248.01	\$0.00	\$248.01	N/A
35'	14	\$361.69	\$0.00	N/A	\$0.00	\$0.00	N/A	\$361.69	\$0.00	\$361.69	N/A
50'	158	\$516.69	\$2,378.81	-78%	\$0.00	\$0.00	N/A	\$516.69	\$2,378.81	-\$1,862.12	-78%
Total	264										

Net³

Physical Environment Deficit **\$314,964.60**

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

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.

Interim Operating and Deficit Budget Funding Agreement
Fiscal Year 2026-2027

This Interim Operating and Deficit Budget Funding Agreement is made and entered into as of August 25, 2026, by and between the **Stoneybrook North Community Development District** (the "**District**") and **North Brook Holdings, LLC**, a Florida limited liability company, ("**Developer**").

Recitals

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

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

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

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2026-2027, which year commences on October 1, 2026 and concludes on September 30, 2027 as described in **Exhibit A** attached hereto (the "**Budget**"); and

WHEREAS, the Budget includes the projected revenues needed for its operations and services for Fiscal Year 2026-2027, however the revenues will not start coming in until mid-December; and

WHEREAS, the District will need interim operating capital to enable it to proceed with its operations and services during October-December for its Fiscal Year 2026-2027; and

WHEREAS, the District may need additional deficit capital to enable it to proceed with unexpected expenses during its Fiscal Year 2026-2027; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2026-2027.

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

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

- d. *Deficit Funding.* The monies to be funded by the Developer in this category will be the difference between any actual revenues (on-roll, off-roll, or other sources) received by the District and the actual expenditures incurred by the District and will be provided on an “as needed” basis only.
- i. At the end of the fiscal year if it is determined there is a surplus that is related to the deficit funding provided, the Developer will be entitled to a return of such funds up to the total amount deficit funded. Any other funds advanced in this category are not reimbursable.
2. **Reimbursement of Interim Operating Expenses.** The District anticipates that it will have enough revenues to reimburse the Developer for the Funds Advanced for Interim Operating Expenses by January 1. If the District has enough funds to do so without jeopardizing its operations and services, it shall reimburse the Developer for any amounts actually advanced by the Developer by January 1. If the District does not have enough funds to do so by January 1, then as soon as it does have such funds, it shall reimburse the Developer.
3. **Notes or Bonds.** The parties hereto recognize that a portion of the operating expenses may be required in support of the District’s effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).
4. **Amendment.** Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.
5. **Assignment.** This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.
6. **Default and Remedies.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.
7. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
8. **Enforcement and Attorney’s Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys’ fees and costs for, trial alternative dispute resolution, or appellate proceedings.
9. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a

representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

10. **No Third Party Benefits.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Arm's Length Agreement.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
12. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

North Brook Holdings, LLC
a Florida limited liability company

Stoneybrook North
Community Development District

John M. Ryan
Authorized Person

Michael Lawson
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2026-2027 General Fund Budget

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA

COUNTY OF _____

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

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

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

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

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

Signature of Affiant

Sworn before me on August _____, 2026.

Notary Public Signature

Notary Stamp
Page 82 of 324

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

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

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

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

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

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

EXHIBIT 5

AGENDA

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Lee County and the Department of Commerce.

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

PASSED AND ADOPTED ON AUGUST 25, 2026.

ATTEST:

**STONEYBROOK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2026/2027
Stoneybrook North Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Stoneybrook North Community Development District shall be held at **2:00 p.m. at the Hyatt Place Ft. Myers At the Forum, 2600 Champion Ring Road, Fort Myers, Florida 33905**. The meeting dates are as follows:

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management

Publish: September 11, 2026 (Business Observer – Lee County)

EXHIBIT 6

AGENDA

Temporary License Agreement

(to use District Property for access for Pool Construction)

This Temporary License Agreement (this “**Agreement**”) is entered into as of July ____, 2026, by and between the **Stoneybrook North Community Development District** (the “**District**”), a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose mailing address is c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, and **Glenn W. Havard** and **Dawn M. Havard** as husband and wife (together, the “**Licensee**”), whose address is 18525 Cronin Sand Lane, North Fort Myers, Florida 33917 (“**Licensee’s Property**”).

Background Information:

Licensee’s Property is owned by Licensee and is located within the boundaries of the District. The District owns Tract L-24 of North Brook Phase One as recorded in Instrument #2019000172912, of the Public Records of Lee County, Florida located immediately adjacent to Licensee’s Property as depicted in the plat thereof (the “**District Property**”). Licensee desires to construct a pool on Licensee’s Property and desires to use a portion of the District’s Property for ingress and egress in connection with such construction. The District has agreed to allow limited use of the District Property by Licensee on the conditions set forth in this Agreement. It is specifically noted that the District Property includes a stormwater tract that has a side slope; while this slope should be traversable for normal trucks and lawn equipment, it is not intended for large vehicles (dump trucks, cement truck, crane, backhoe, etc.) as they may damage the slope stability or may tip over.

Operative Provisions:

Now, therefore, in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Grant of License.**
 - a. The District hereby grants to Licensee and their contractor(s) a temporary non-exclusive license (the “**License**”) for ingress and egress over and across the District Property for the sole purpose of transporting equipment and materials to Licensee’s Property.
 - b. **This** License does not grant the right to use the District Property for any purpose other than access. Materials, vehicles, or construction operations may not be stored, parked, or performed on the District Property.
3. **Term of the License.**
 - a. This License shall become effective as of the date of this Agreement, and shall remain in effect for 6 months from the date of the Agreement, after which time the License shall terminate for all purposes, or upon completion of the construction, whichever occurs first.
 - b. Licensee shall send an email to the District Manager if any delays occur, and an extension is requested.
 - c. Extensions may be granted in writing (email is sufficient) at the sole discretion of the District.
4. **Damages and Restoration.**
 - a. Licensee shall send an email to the District Manager upon completion of the work and sign off by any applicable governmental body.
 - b. The District will inspect the District Property for any damage to the District Property.

- c. Licensee shall be fully responsible for repairing any damage and restoring any impacts to existing utilities/sidewalk they traverse and for repairing any damage and restoring the District Property to its pre-existing condition prior to use of the License (including restoration of finished grade), if necessary, and hereby agrees to pay all costs and expenses in connection with any restoration, including, without limitation, grading or re-grading, sod replacement, erosion, and engineering costs.
 - d. All restoration work shall be completed by Licensee in a timely manner and by the termination date of the License.
5. **Insurance.** Licensee shall maintain or cause Licensee's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than \$1,000,000.00 for the pool construction job. The foregoing insurance shall name the District as additional insured. Licensee shall or cause Licensee's contractor(s) to provide a certificate of insurance evidencing the insurance coverage prior to commencing the work. The insurance must be endorsed to state that coverage shall not be suspended, voided, or canceled except after 30 calendar days prior written notice, has been given to the District.
6. **Indemnification.** Licensee agrees to indemnify, defend, and hold the District, its Board of Supervisors and its employees, agents and assigns harmless from any claims for injury to any person or damages to adjacent property arising from the use of the License.
7. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
8. **Governing Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in the county where the District is located.
9. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, appellate proceedings, and engineers' fees and costs.
10. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by the parties hereto.
11. **Non-Recordable Instrument.** This document shall not be recorded in the public records.
12. **Notices:** Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered to the addresses above by certified mail, return receipt requested, by overnight courier service, or by email (havarddawn@yahoo.com if to the Licensee and Audette@hikai.com if to the District). In the event that the Licensee or the District undergoes a change in address, notification to the other party shall be made.
13. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.
14. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

15. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

Licensee:

**Stoneybrook North
Community Development District**

Glenn W. Havard

Michael Lawson
Chair of the Board of Supervisors

Dawn M. Havard

EXHIBIT 7

AGENDA



JUNE 24, 2026

To:

Dawn Havard & Glenn Havard
18525 Cronin Sand Lane
North Fort Myers, Florida 33917

RE: Notice Regarding Unauthorized Access to Mr. Richard Ley's Property

Dear Ms. Havard and Mr. Havard:

Please be advised that this office represents Mr. Richard Ley concerning matters relating to his property and adjoining properties.

It has come to our client's attention that you are planning to construct a swimming pool and that access through or across Mr. Ley's property may be sought for purposes related to that project. Mr. Ley has instructed us to advise you that he does not consent to any entry upon, crossing of, use of, occupation of, or encroachment onto any portion of his property by you, your contractors, subcontractors, suppliers, laborers, agents, employees, invitees, equipment operators, or any other persons acting on your behalf.

Accordingly, you are hereby placed on notice that no permission is granted for any person or entity associated with your pool construction project to enter upon or utilize Mr. Ley's property for access, staging, storage of materials, placement of equipment, excavation activities, deliveries, or any other purpose.

You are expected to ensure that all aspects of your project are planned and performed exclusively from your own property or through other lawful means that do not require access to Mr. Ley's land. Any unauthorized entry onto Mr. Ley's property may constitute trespass under Florida law and may subject the responsible parties to legal action, including claims for injunctive relief, damages, costs, and any other remedies available under applicable law.

Furthermore, should any damage occur to Mr. Ley's property as a result of activities connected with your project, Mr. Ley expressly reserves all rights and remedies available to him.

This correspondence is intended to avoid any misunderstanding concerning Mr. Ley's position. Nothing contained herein shall be construed as a waiver of any rights, claims, causes of action, or remedies, all of which are expressly reserved.

Thank you for your prompt attention to this matter.

Please direct all correspondence to our firm to either our mailing address, 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901, or via email at:

- tim@thelandmarklaw.com
- taylor@thelandmarklaw.com

Additionally, you may reach me at the below phone number.

Very truly yours,

Timothy P. Culhane

Timothy P. Culhane, Esq.
3949 Evans Avenue, Suite 300B
Fort Myers, Florida 33901
239.204.5808
Landmark Law Firm, LLC

EXHIBIT 8

AGENDA

15:33

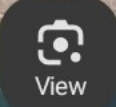
5Guc 99

18525 Cronin Sand Ln, North F...



Cronin Sand Ln

Cronin



Home



Directions



Start

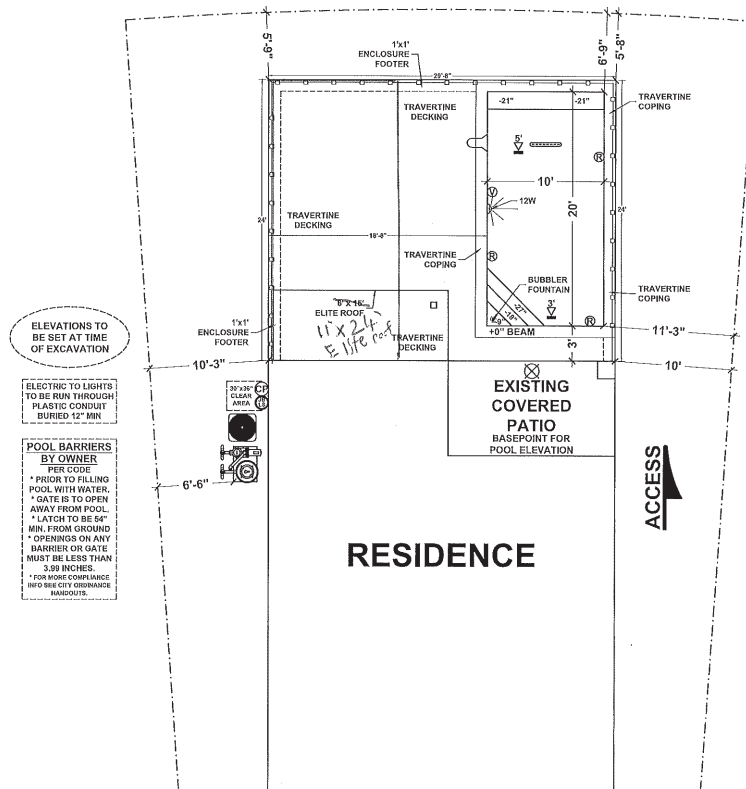


Share



SHEET: 2 of 5
SCALE: 1/8"=1'-0"

SITE PLAN



ELEVATIONS TO
BE SET AT TIME
OF EXCAVATION

ELECTRIC TO LIGHTS
TO BE RUN THROUGH
PLASTIC CONDUIT
BURIED 12" MIN

POOL BARRIERS
BY OWNER
PER CODE
* PRIOR TO FILLING
POOL WITH WATER,
* GATE IS TO OPEN
AWAY FROM POOL.
* LATCH TO BE 54"
MIN. FROM GROUND
* OPENINGS ON ANY
BARRIER OR GATE
MUST BE LESS THAN
3.8 INCHES.
* FOR MORE COMPLIANCE
INFO SEE CITY ORDINANCE
HANDOUTS.

RESIDENCE

EXISTING
COVERED
PATIO
BASEPOINT FOR
POOL ELEVATION

ACCESS

FORT MYERS
11000 METRIC HWY SUITE 27
FORT MYERS, FL 33907
(239) 939-2238



NAME: HAVARD, GLEN & DAWN
ADDRESS: 18855 GORDON SAND LANE
FORT MYERS, FL 33907
PHONE: 239-332-2022
CONSULTANT: COLTON JONES
PHONE: 239-332-2017
DESIGNER: GLEN & DAWN
CUSTOMER SIGNATURE:

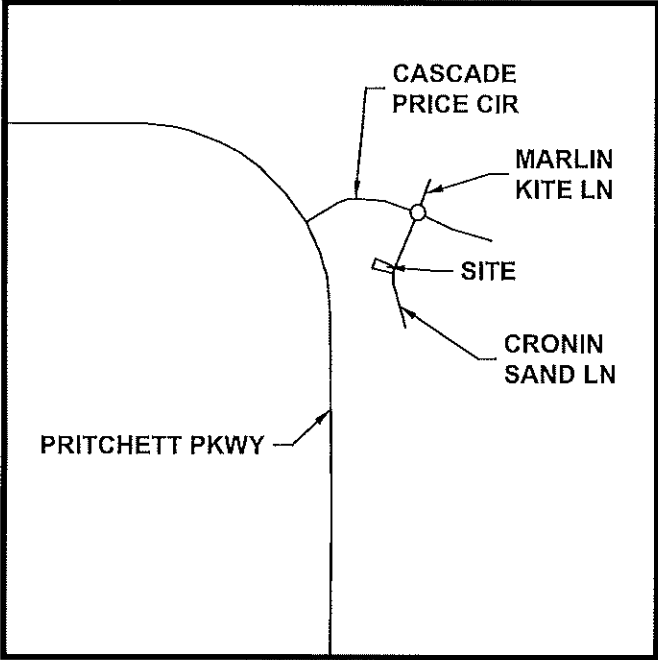
ISSUE DATE:
6-16-26
JOB # 1337

ALL POOL SUCTION TO BE VGB COMPLIANT
AND MEET LOCAL CODES

PLOT PLAN

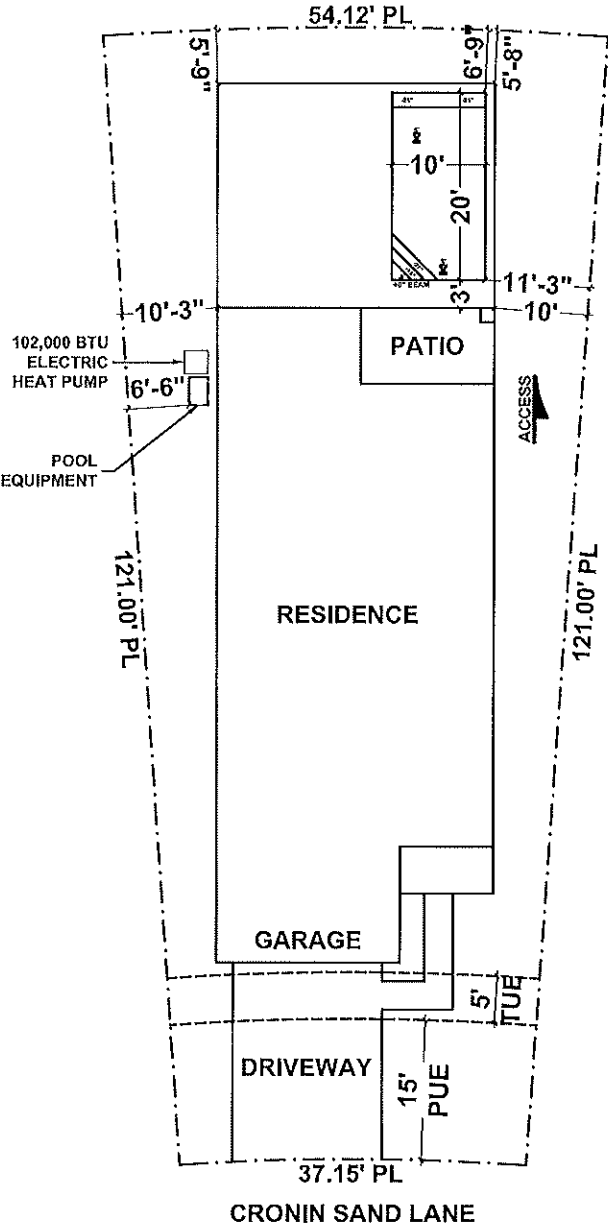
DRAINAGE IN REAR AND ALONG SIDES
OF RESIDENCE TO BE MAINTAINED

VICINITY MAP



PROPERTY INFORMATION

APN: 16-43-25-L2-05001.0050
SUBDIVISION: NORTH BROOK
LOT #: 5
JURISDICTION: LEE COUNTY



**NOTE: PROPERTY LINE LENGTHS AND DIMENSIONS TO
PROPERTY LINES ARE APPROXIMATE.**

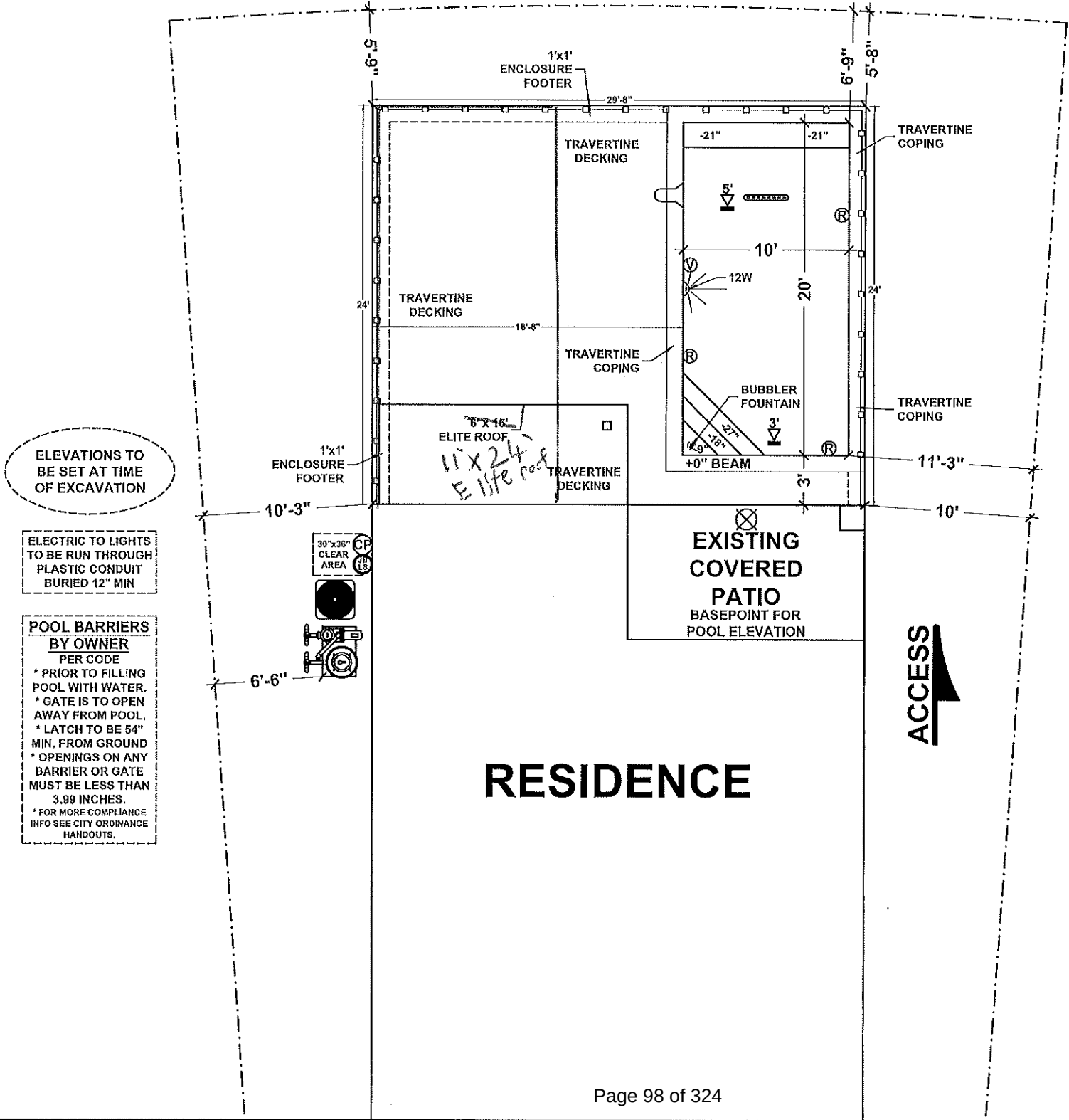
ISSUE DATE:
6-16-26
JOB # 1337

NAME: HAVARD, GLEN & DAWN
ADDRESS: 18525 CRONIN SAND LANE
CITY: FORT MYERS, FL 33917
PHONE 1: 910-389-8909
PHONE 2:
CONSULTANT: COLTON JONES
PHONE: 239-980-3020
SUPERVISOR: KEVIN LAUPER
PHONE: 239-980-5012
DRAFTSMAN: T.B.
CONTRACT DATE: 6-3-26
CUSTOMER SIGNATURE:



FORT MYERS
11000 METRO PKWY SUITE 27
FT MYERS, FL 33866
(239) 299-0220

SITE PLAN



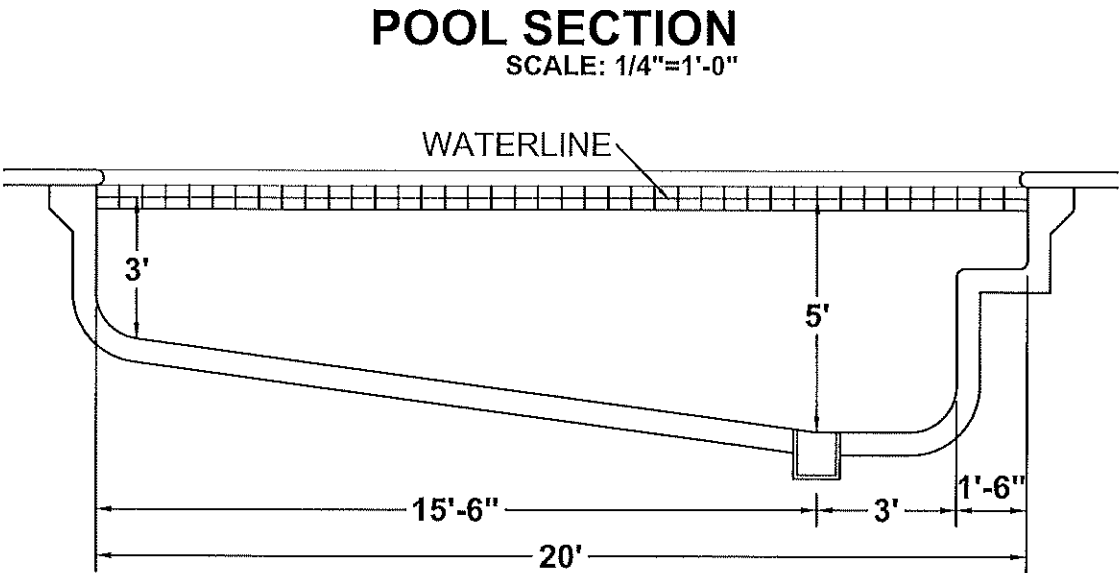
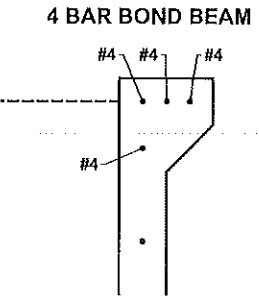
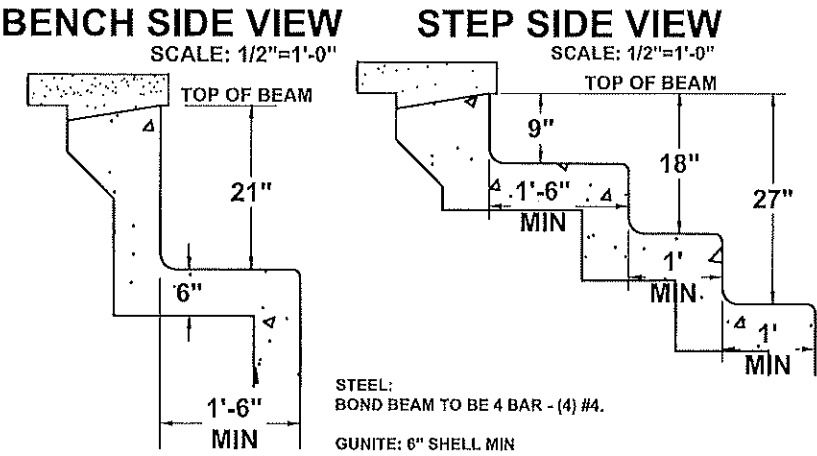
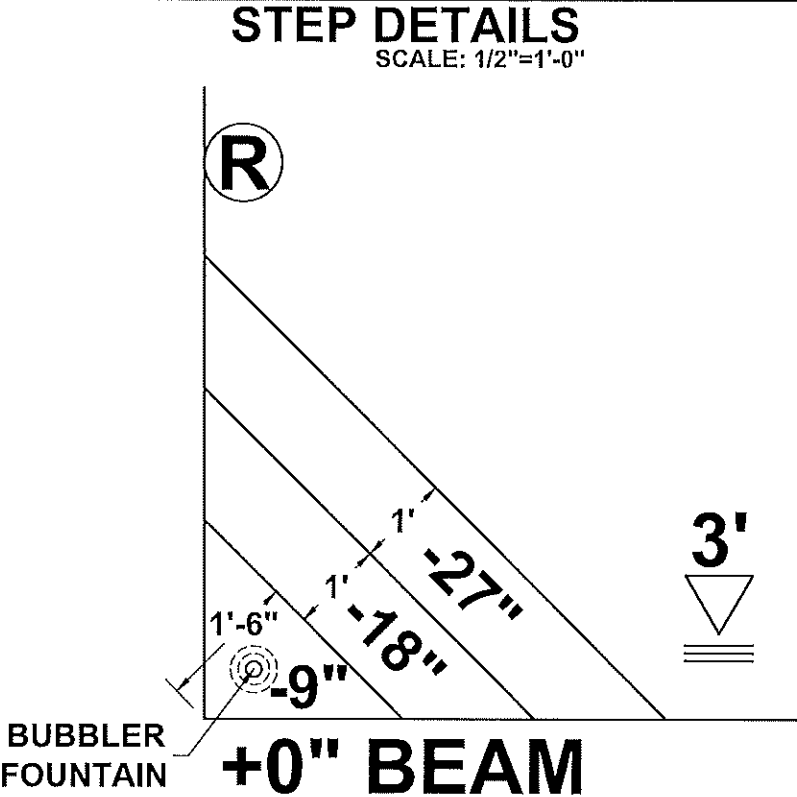
NAME: HAVARD, GLEN & DAWN
ADDRESS: 18525 CROWN SAND LANE
CITY: FORT MYERS, FL 33917
PHONE 1: 941-389-4809
PHONE 2:
CONSULTANT: COLTON JONES
PHONE: 239-980-2020
SUPERVISOR: KEVIN LAUFER
PHONE: 239-980-6012
DRAFTSMAN: T.B.
CONTRACT DATE: 6-3-26
CUSTOMER SIGNATURE:



FORT MYERS
11000 METRO PKWY SUITE 27
FT MYERS, FL 33966
(239) 299-0220

ISSUE DATE:
6-16-26
JOB # 1337

POOL SPECIFICATIONS	
POOL DIMENSIONS	20'-0" x 10'-0"
POOL DEPTHS	3'-0" x 5'-0"
POOL SURFACE AREA	200 SF
POOL PERIMETER	60'
POOL INTERIOR AREA	440 SF
POOL VOLUME	5,984 GALLONS
SPA SPECIFICATIONS	
SPA DIMENSIONS	-
SPA SURFACE AREA	-
SPA PERIMETER	-
SPA INTERIOR AREA	-
SPA VOLUME	-
EQUIPMENT	
CIRCULATION PUMP	1.65 HP / VARIABLE / FLO PRO
AUX. PUMP 1	-
FILTER	200 CARTRIDGE
HEATER	102,000 BTU ELECTRIC HEAT PUMP
SANITATION	NATURE 2 FUSION
CONTROLS	STANDARD TIME CLOCK
JVA	-
SPA BLOWER	-
POOL RETURNS	(3)
SPA THERAPIES	-
ELECTRIC	
POOL LIGHT	(1) 12W COLOR LED
SPA LIGHT	-
STEEL & GUNITE	
BENCHES & STEPS	25'
ROCK NOTCHES	-
6" RAISED BEAM	-
12" RAISED BEAM	-
18" RAISED BEAM	-
24" RAISED BEAM	-
RAISED SPA	-
SLEEVES	-
WATER FEATURES	
SHEER DESCENTS	-
FOUNTAINS	-
WATER BOWLS	-
WATERFALLS	-
DECK	
DECK MATERIAL	PAVER DECKING
DECK COLOR	SEE COLOR SELECTION SHEET
COPING MATERIAL	TRAVERTINE COPING
COPING COLOR	SEE COLOR SELECTION SHEET
NEW DECK (CONTRACT)	447 SF
NEW DECK (PLAN)	449 SF
EXISTING DECK AREA	-
DECK SLEEVES	-
TILE	
RAISED BEAM FACING	-
SPILLWAY TILE	-
TILE INSERTS	-
INTERIOR	
INTERIOR FINISH TYPE	PLASTER
INTERIOR FINISH COLOR	SEE COLOR SELECTION SHEET
MISCELLANEOUS	
MISC.	6' x 15' ELITE ROOF
MISC.	-
MISC.	-
BARRIERS	
BARRIERS	BY OWNERS
CLOSURES	BY OWNERS
START UP	
TOTAL VOLUME	5,984 GALLONS
CLEANING SYSTEM	VAC PORT
POOL COVER	-
INTERIOR BRUSHING	BY OWNERS
POOL SERVICE	30 DAYS



NAME: HAVARD, GLEN & DAWN
ADDRESS: 18525 CROWN SAND LANE
CITY: FORT MYERS, FL 33917
PHONE 1: 910-389-3509
PHONE 2:
CONSULTANT: COLTON JONES
SUPERVISOR: KEVIN LAUPER
DRAFTSMAN: T.B.
CONTRACT DATE: 6-3-26
CUSTOMER SIGNATURE:

ISSUE DATE:
6-16-26
JOB # 1337

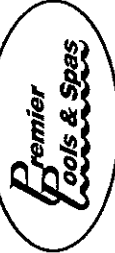
LAYOUT PLAN

NOTE: LAYOUT DIMENSIONS
ARE TO WATERLINE
(DEPTHS ARE TO TOP OF BEAM)

NOTE TO FINISHING CREW:
ALL 1/2" PIPE LINES THROUGH GUNITE MUST
HAVE THREADED WALL RETURN FITTINGS INSTALLED.

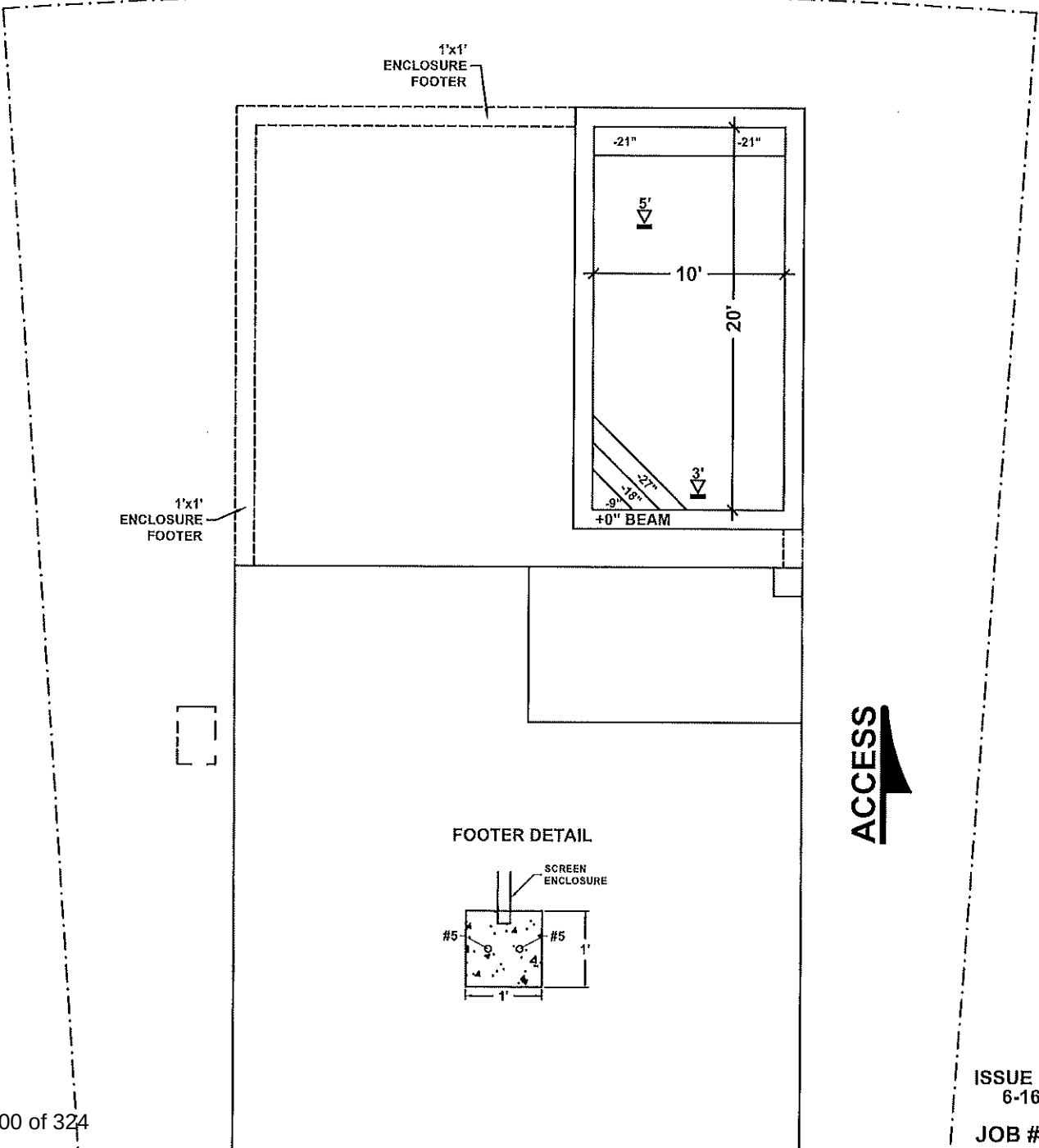
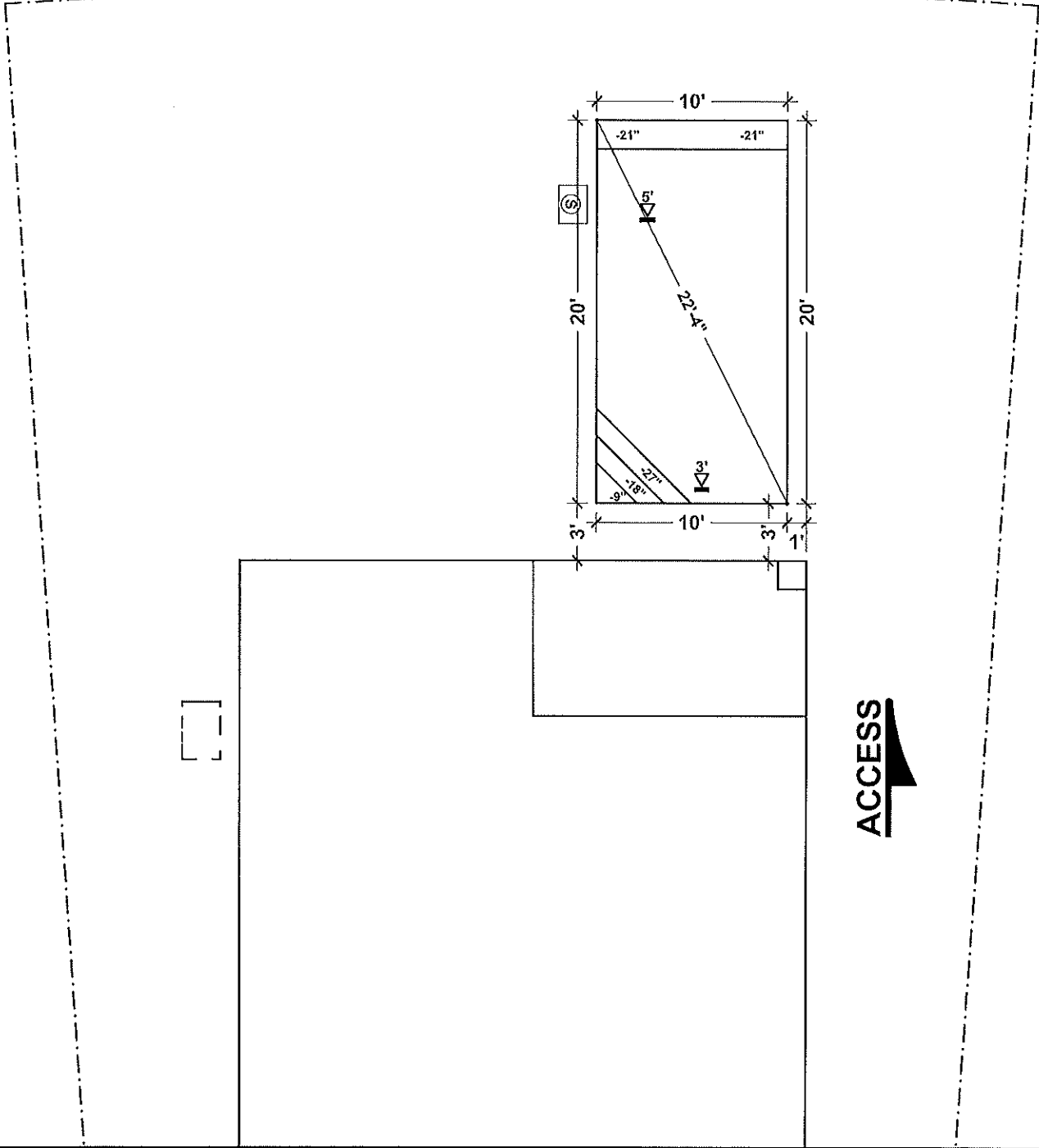
GUNITE DETAILS

FORT MYERS
11000 METRO PKWY SUITE 27
FT. MYERS, FL 33966
(239)298-0220



NAME: HAVARD, GLEN & DAWN
ADDRESS: 18525 CROWN SAND LANE
CITY: FORT MYERS, FL 33917
PHONE 1: 940-369-8905
PHONE 2:
CONSULTANT: COLTON JONES
PHONE: 239-980-3020
SUPERVISOR: KEVIN LAUPER
PHONE: 239-980-6012
DRAFTSMAN: T.B.
CONTRACT DATE: 6-3-26
CUSTOMER SIGNATURE:

ISSUE DATE:
6-16-26
JOB # 1337



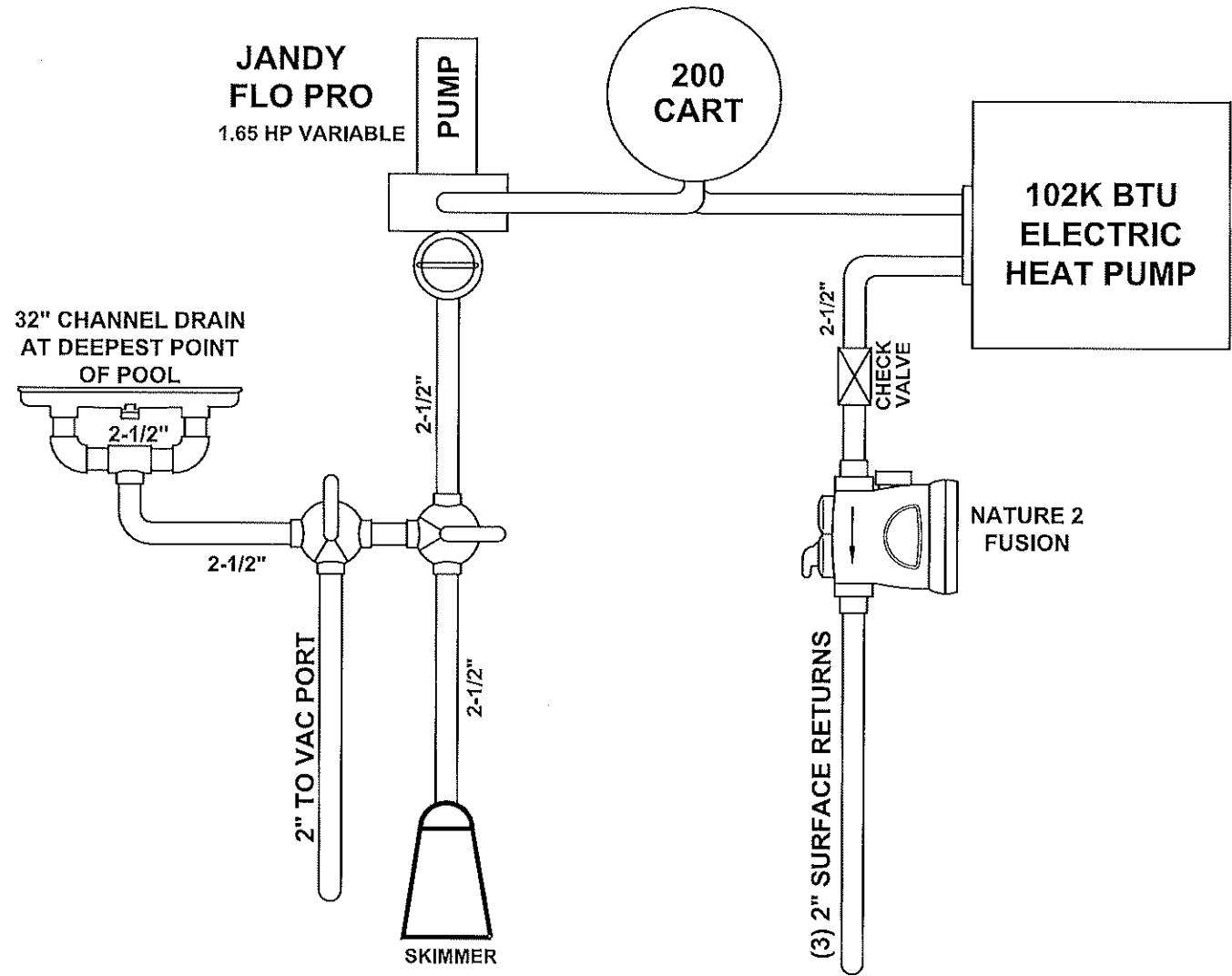
PLUMBING SCHEMATIC

NOTE TO FINISHING CREW:
ALL 1 1/2" PIPE LINES THROUGH GUNITE MUST
HAVE THREADED WALL RETURN FITTINGS INSTALLED.

PLUMBING: ALL PLUMBING IS REQUIRED
TO HAVE TRACER WIRE (BLUE 18AWG WIRE)

ALL BYPASS RETURNS TO
BE -21" MINIMUM BELOW BB.

FORT MYERS
11000 METRO PKWY SUITE 27
FT. MYERS, FL 33966
(239)259-0220



NAME: HAVARD, GLEN & DAWN
ADDRESS: 18525 CROWN SAND LANE
CITY: FORT MYERS, FL 33917
PHONE 1: 910-389-8909
PHONE 2:
CONSULTANT: COLTON JONES
PHONE: 239-980-3020
SUPERVISOR: KEVIN LAUPER
PHONE: 239-980-6012
DRAFTSMAN: J.B.
CONTRACT DATE: 6-3-26
CUSTOMER SIGNATURE:

ISSUE DATE:
6-16-26

JOB # 1337

EXHIBIT 9

AGENDA

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

7/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff, a MMA LLC Company 7701 Airport Center Drive Greensboro, NC 27409 804 678-5000	CONTACT NAME: Melinda M. Campbell ACSR PHONE (A/C, No, Ext): 804 678-5000 FAX (A/C, No): E-MAIL ADDRESS: mcg.coi@marshmma.com														
INSURED Luxury Pools and Hardscapes, Inc DBA Premier Pool & Spas - Fy Myers, FL 1318 Jamestown Road Suite 202 Williamsburg, VA 23185-3382	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Monroe Guaranty Insurance Company</td> <td>32506</td> </tr> <tr> <td>INSURER B : FCCI Insurance Company</td> <td>10178</td> </tr> <tr> <td>INSURER C : Hanover Insurance Company</td> <td>22292</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Monroe Guaranty Insurance Company	32506	INSURER B : FCCI Insurance Company	10178	INSURER C : Hanover Insurance Company	22292	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Monroe Guaranty Insurance Company	32506														
INSURER B : FCCI Insurance Company	10178														
INSURER C : Hanover Insurance Company	22292														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

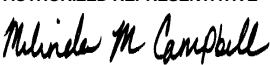
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	☒	☒	CPP100076328	03/21/2026	03/21/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	☒	☒	CA1000763290	03/21/2026	03/21/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10000	☒	☒	UMB100076331	03/21/2026	03/21/2027	EACH OCCURRENCE \$2,000,000 AGGREGATE \$2,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		☒	WC0100076330	03/21/2026	03/21/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Leased/Rent Equip Installation			IHRH97765303	03/21/2026	03/21/2027	200,000 Lmt;2,500 Dedt 300,000 Lmt;2,500 Dedt 25,000 Ded WH/Flood/Qke

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blanket Additional Insured is included with respect to General Liability and Automobile Liability Coverage where required by written contract. Blanket Waiver of Subrogation is included with respect to General Liability, Automobile Liability and Workers Compensation where required by written contract. The Umbrella Liability is follow form with regards to Additional Insured status.

(See Attached Descriptions)

CERTIFICATE HOLDER**CANCELLATION**

Stoneybrook North Community c/o Kai 2502 N. Rocky Point Drive Suite 1000 Tampa, FL 33607	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

DESCRIPTIONS (Continued from Page 1)

Certificate holder includes: Development District.

Stoneybrook North Community Development District is included as Additional Insured with respect to General Liability and Automobile Liability where required by written contract. The Umbrella Liability is follow form with respect to Additional Insured on the underlying policies subject to policy terms, conditions, and exclusions.

EXHIBIT 10

AGENDA



*Diamond Access
Technology*

6360 Corporate Park Circle Ste 11
Ft. Myers, FL 33966
(833) 428-3748
service@diamondaccesstech.com

Estimate

ESTIMATE#	10676
DATE	06/12/2026
PO#	

CUSTOMER

Stoneybrook North CDD
Brightwater Ln
North Fort Myers Florida 33917
(813) 921-9866

SERVICE LOCATION

Stoneybrook North CDD
Brightwater Ln
North Fort Myers Florida 33917
(813) 921-9866

DESCRIPTION

Scope of Work – North and South Entrance Gate System Replacement

Diamond Access Technology proposes to replace the existing gate automation equipment at both the North Entrance and South Entrance gate systems.

The existing eight (8) swing gate operators will be removed and replaced with new operators. Each entrance consists of two (2) entrance gate operators and two (2) exit gate operators, for a total of four (4) operators per location and eight (8) operators overall.

The existing free exit loops and safety loops will be replaced at both gate locations to ensure reliable vehicle detection and safe gate operation.

Two (2) new LiftMaster CAPXLV2 telephone entry systems will be installed, one (1) at each entrance location. In addition, one (1) RFID reader will be installed at each entrance to provide convenient resident access control.

The CAPXLV2 is a network-based call box and requires a reliable internet connection. Internet connections are expected to be available from the previous kiosk.

The CAPXLV2 includes a built-in camera that records activity during use, 24-hour complimentary video storage on the cloud, and VOIP calling capability for contacting residents. 30 day activity video storage and video calling are available with the Advanced MyQ subscription package. A VOIP phone line is required and is included MyQ subscription.

A LiftMaster MyQ Community subscription is required for operation of the CAPXLV2 and CAP2D system and is not included in this quote. Diamond Access Technology will assist management in reviewing the available subscription options to determine which package best meets the community's needs.

The Access Only plan includes audio calling to residents, physical credential support, and 24-hour video storage. This plan does not include resident mobile app functionality. Pricing is available upon request.

The Access Plus plan includes mobile app gate activation for residents, audio calling, physical credentials, and 24-hour video storage. Pricing is available upon request.

The Basic Package is billed at \$2 per door per month and includes mobile app gate activation, audio calling, physical credentials, mobile credentials, guest pass creation, Siri and Apple Watch integration, and 24-hour video storage.

The Advanced Package is billed at \$4 per door per month and includes mobile app gate activation, audio and video calling to residents, physical credentials, mobile credentials, guest passes, Siri and Apple Watch integration, and 30-day video storage.

Diamond Access Technology will invoice the selected MyQ subscription annually once the system has been activated.

Each entrance will be equipped with an EVAC emergency access receiver, allowing authorized Fire, Police, and EMS personnel to activate the gates during emergency situations.

Surge protection devices and grounding systems will be installed at all gate operators and telephone entry systems to help protect the equipment from power surges and lightning-related electrical damage.

New monitored photo eyes will be installed on all swing gates to comply with current UL 325 safety requirements. Upon completion of the installation, all gate operators, loop detectors, RFID readers, telephone entry systems, EVAC receivers, surge protection devices, and safety equipment will be programmed, configured, and thoroughly tested to verify proper operation.

At the Sedgefield entrance, Diamond Access Technology will install one (1) new 20-foot ornamental aluminum gate. The gate will be supported by new 6-inch steel posts and will include a custom powder-coated plaque. This gate is intended as a manual gate only and does not include a gate operator. Upon completion, the gate will be adjusted and inspected to ensure proper alignment and smooth operation.

Customer Responsibilities

Internet service shall be available and operational at both gate locations prior to the start of installation.

The customer is responsible for providing all required electrical service to the gate equipment. The customer is responsible for obtaining and paying for any required electrical permits, inspections, and associated fees.

Any coordination with utility providers required to establish electrical service shall be the responsibility of the customer.

Landscaping, irrigation modifications, and restoration of disturbed areas are excluded unless specifically noted in this proposal.

Any paving, concrete, or asphalt restoration beyond the scope specifically identified in this proposal is excluded.

Data entry is not included with this estimate but can be completed for an additional cost.

RFID tags are also not included.

Estimate

Description	Qty	Rate	Total
LABOR-BL Skilled Technician labor	1.00		
Custom Gate DBL DR ESTATE GATE #8400 20'	1.00		
CAPXLV2 Callbox by LiftMaster. LiftMaster CAPXLV2 – Smart Video Intercom Call Box Network-based video intercom system with a 10-inch touchscreen display, built-in camera, and cloud-based video recording. Allows residents to receive calls on their phones, open gates remotely, and issue temporary guest passes. Uses VoIP phone service and requires an active internet connection. Provides secure, modern access control for gated communities and commercial properties.	2.00		
Infinity RFID Reader. Integrated UHF RFID Reader Includes Mounting Bracket, Wiegand Module, and 20ft Communication Cable, and Power Supply	2.00		
MISC PARTS Custom Fabricated Post for RFID Reader	2.00		

Description	Qty	Rate	Total
Concrete Anchor Stainless Steel anchor	48.00		
Concrete Pad 12' Round x 24' 12" Round form 24" Depth	2.00		
Saw Cut Loop Saw cut loop wiring	6.00		
Liftmaster Plug in Loop Detector. Plug in loop detector for 24v model operators	6.00		
EVAC RECEIVER* Emergency Vehicle Access Controller Gate operator sensor	2.00		
CONDUIT MISC Straights, 90s, 45s, couplings, and other misc conduit	1.00		
WIRE POWER / COMMUNICATION WIRE	1.00		
MISC SHOP SUPPLIES MISC SHOP SUPPLIES	1.00		
GROUND ROD 1/2in Copper Ground Rod	12.00		
GROUND ROD CLAMP 1/2in Ground Clamp	12.00		
Ditek POE/Ethernet Surge Protection Ethernet POE Power/Video/Data Surge Protector	2.00		
Ditek High Voltage Surge Protection - 120/240v* 120/240 VAC, 1-PHASE Surge Protector/Suppressor	8.00		
Ditek TeleEntry and Low Voltage Surge Telephone entry system surge protector. This model is designed to protect commercial gate entry systems. 4 pairs, 5v, 12v, 24v and telephone line protection.	2.00		
Concrete Mix Bags of fast setting concrete	8.00		

CUSTOMER MESSAGE

Special orders are non-refundable and non-returnable. Diamond Access Technology warrants the installation and installation materials it provides for one (1) year against defects in workmanship. This warranty does not cover Acts of God, vandalism, misuse, or tampering by the customer or others. The warranty period begins at completion of installation. If a warranty service call is requested and the issue is not related to installation workmanship, the customer may be charged for the visit and any materials. This estimate is based on our inspection and evaluation of the repair and/or service. It does not include material price increases, unforeseen labor or materials, or any required permits or fees. Estimates over \$1,000 require a 50% deposit to begin work, with the balance due upon completion. Estimate is valid for 30 days from the date it was created.

Estimate Total:

\$50,598.28



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Checking options will not impact
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PRE-WORK SIGNATURE

Signed By:

EXHIBIT 11

AGENDA

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community
5 Development District was held on Tuesday, June 23, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the
6 Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

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

8 Ms. Bruce called the meeting to order at 2:05 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson (<i>online in Teams</i>)	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 Brian Quillen (<i>online in Teams</i>)	Operations Director, Kai
18 Tyson Waag (<i>online in Teams</i>)	District Engineer, Stantec
19 Whitney Souza (<i>online in Teams</i>)	District Counsel, Straley Robin Vericker

20 *The following is a summary of the discussions and actions taken at the June 23, 2026 Stoneybrook North*
21 *CDD Board of Supervisors Regular Meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments– (*limited to 3 minutes per individual on***
23 ***agenda items*)**

24 There were 13 audience members present in the room, 14 were online.

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

26 A. Presentation of RFP Landscape and Irrigation Maintenance Services

27 Ms. Bruce explained that the agenda item concerned the reissued RFP. She stated that a mandatory
28 in-person meeting had been held for all prospective bidders and noted that every bidder present on
29 the agenda had attended that meeting. As a result, no outside bids had been received. She informed
30 the Board that the bid submissions had been provided to the supervisors in advance and requested
31 their direction on how they wished to proceed, including whether they wanted to ask questions,
32 invite bidders to present their proposals, or follow another process.

33 Mr. Lawson suggested that, as a courtesy to all bidders, any bidder speaking about their proposal
34 should do so while the other bidders waited outside the room.

35 Ms. Bruce then invited the other bidders to step outside the room while questions were addressed,
36 noting that the same courtesy would be extended to each bidder during their respective discussions.

37 After each proposal was presented by the respective landscape companies and votes of the Board
38 members were tallied, Ms. Bruce announced the final evaluation scores for the bidders. She
39 reported that Everyday received a score of 80.00, Florida Commercial Care received 76.12, Juniper
40 received 84.84, Sunrise received 78.22, Tony's Lawn and Landscaping received 77.48, and United
41 Land received 89.20.

42 Based on the final scores, United Land Services placed first. She thanked all of the bidders for
43 submitting proposals and expressed appreciation for the time, effort, and multiple visits they made

to the property and meetings throughout the process. She explained that the procurement process would now move into the objection period outlined in the RFP. She advised that any bidder wishing to file an objection was required to provide notice within 72 hours of the Board's decision and would then have up to seven days to submit a written objection.

Ms. Bruce requested a motion to approve awarding the contract to United Land for the next fiscal year, subject to formal Board approval.

- Exhibit 1: Florida Commercial Care
- Exhibit 2: Juniper
- Exhibit 3: Sunrise Landscape
- Exhibit 4: Tony's Lawn Care
- Exhibit 5: United Land Services
- Exhibit 6: Everyday / Yardnique
- Exhibit 7: Score Sheet

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved the landscape and irrigation maintenance services proposal provided by **United Land Services**, for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 8: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on May 26, 2026
- B. Exhibit 9: Ratification of Hutch Electric – Surge Protection Proposal - \$2,040.00

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, 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

Ms. Allenbaugh raised the topic of the performance bonds and infrastructure concerns within the community. She recommended dedicating the July Board meeting to a comprehensive discussion of these matters. She proposed inviting District Counsel, the District Engineer, a representative from Lee County, and a representative from Metro to provide information and answer questions. She stated that the purpose of the discussion would be to develop a shared understanding of the issues, determine an appropriate path forward, and reduce the potential for misunderstandings or unnecessary litigation.

Ms. Sousa acknowledged the request and explained that, from the District's legal perspective, the performance bond process was separate from the District's responsibilities for maintaining infrastructure.

Ms. Allenbaugh expressed her belief that the matter should be addressed before the August budget process and before the Board's membership changed following the November election.

B. District Engineer

Mr. Waag reported that the signage contractor had recently completed the installation and reinstallation of the community's stop signs, roundabout signs, and speed limit signs. He stated that the signs should now be in place throughout the community. He also advised that he was working with the contractor to obtain a proposal for the additional informational signage previously requested by the Board. Mr. Waag said he would follow up with the contractor to confirm that all work had been completed as expected and apologized if any signage remained outstanding.

C. Field Operations

Ms. Allenbaugh informed the Board that she had installed alligator warning and no-fishing signs near the pond adjacent to her property because of the presence of an active alligator and frequent fishing activity in the area. She explained that the signs were located within the community easement near the lake and referenced a recent lawsuit involving an alligator attack and the absence of warning signage. She emphasized the importance of addressing community safety and liability concerns related to alligator warnings.

Ms. Allenbaugh stated that there remains invasive vegetation in the ponds. Although aquatic maintenance crews had recently applied herbicide treatments, she observed that much of the invasive vegetation remained. She also expressed concern that some desirable littoral plants had been affected during the treatment and stated that the spraying appeared to have been conducted indiscriminately rather than targeting only the invasive species.

Mr. Steighner agreed with Ms. Allenbaugh's observations regarding the pond conditions.

Ms. Allenbaugh further commented that, as she had previously noted during the landscape RFP discussions, the community's common areas were not being maintained to the expected standard.

Ms. Allenbaugh brought up the need for annual inspections of the playground equipment. She noted that a portion of the playground equipment had recently detached. Mr. Quillen agreed that the playground equipment should receive at least semiannual safety inspections. Ms. Allenbaugh also observed that the playground mulch had become very thin and indicated that it should be replenished. Ms. Bruce explained that a proposal for playground mulch replacement had previously been submitted by Sunrise and remained under consideration as part of the District's contingency items.

Ms. Allenbaugh also reported that the playground gate had not been properly repaired. Ms. Sousa advised that if any condition posed a safety hazard, the area should be temporarily secured or otherwise made safe until permanent repairs could be completed.

- Exhibit 10: Field Report
- Exhibit 11: Crosscreek Pond Report Dated June 11, 2026
- Consideration of Proposals

After discussing the replacement of mulch, Mr. Steighner made a motion to approve the proposal from Sunrise subject to a confirmation of pricing.

On a MOTION by Mr. Steighner, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **the replacement of mulch subject to confirmation of pricing**, for the Stoneybrook North Community Development District.

It was confirmed that United Land Services' contract would begin providing landscaping services before the start of the next fiscal year in October or November.

Ms. Bruce informed the Board that, with Sunrise no longer serving as the District's landscaping contractor, the Board needed to determine how to proceed with the maintenance of the community pet waste stations, which had previously been managed by Sunrise.

Mr. Steighner noted that Mr. Allenbaugh had been performing those maintenance duties on behalf of Sunrise for an extended period and was familiar with the community. Based on Mr. Allenbaugh's experience, familiarity with the neighborhood, and the proposed pricing, Mr. Steighner made a motion to approve Mr. Allenbaugh to perform the maintenance services for the community umbrellas and pet waste stations.

- Exhibit 12: Sunrise Landscape – Replacement of 3 Large Clusia - \$1,077.50
- Pet Waste Bid

1. Exhibit 13: Craig Allenbaugh – Pet Waste Service - \$170.00

On a MOTION by Mr. Steighner, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Pet Waste Service in the amount of \$170.00 for once a week service**, for the Stoneybrook North Community Development District.

2. Scoops of SWFL Inc

- i. Exhibit 14: Amenity Service Once a Week - \$148.00
- ii. Exhibit 15: Amenity Service Twice a Week - \$268.00
- iii. Exhibit 16: Station Service Once a Week - \$368.00
- iv. Exhibit 17: Station Service Twice a Week - \$688.00
- v. Exhibit 18: Certificate

3. Exhibit 19: Pet Waste Bids

Ms. Bruce provided an update on the community entry gates. She explained that, following the completion of recent electrical work, she contacted the District's current gate vendor, ECS, regarding restoring gate operations. ECS advised that repairs to the call box were still required before the system could be returned to service. Ms. Bruce stated that the repairs could be completed under the existing maintenance contract and would not require use of the funds previously allocated for full gate replacement. She requested the Board's input before authorizing the repairs, acknowledging prior concerns expressed by Board members regarding the existing system.

Mr. Steighner stated that his primary concern with repairing the existing call box was the ongoing issue of new residents not receiving their access fobs to enter the gates.

Ms. Bruce acknowledged the concern and advised that the District had also received a proposal from FDC for gate replacement and was awaiting additional proposals as well. She stated that the proposals were being used to establish pricing estimates as the District refined its budget, noting that the current estimate was approximately \$31,000 per gate, not including software management or video monitoring.

Ms. Allenbaugh reported receiving concerns from residents about the gates remaining open. She stated that residents had observed increased solicitation within the community and noted that a burglary had recently occurred at a home on Everson Miles, heightening concerns about community security. She also relayed reports that unauthorized vehicles, including four-wheelers, were entering through the open gates from the Metro area, using parking areas and community streets. Ms. Allenbaugh expressed the opinion that the District should develop a comprehensive approach

to addressing the operation of all community gates, including the north entrance, south entrance, and Sedgefield gate.

- Entry Gates

1. Exhibit 20: ECS Integrations – Callbox Wire Repair - \$2,170.00
2. Exhibit 21: FDC – North Side Operator and RFID Reader Installation \$31,042.49
3. Exhibit 22: FDC – South Side Operator and RFID Reader Installation - \$31,042.49
 - i. Exhibit 23: IRB – RET2
 - ii. Exhibit 24: Megatron 1400 Pro
 - iii. Exhibit 25: LR-3000 Product Sheet

Ms. Allenbaugh noted that the irrigation system should be evaluated because the irrigation was striking and damaging the towers. She recommended adjusting the sprinkler heads so they would no longer spray directly onto the towers. Additionally, she asked whether the proposed work included the removal of the referenced item or only the repair.

- Tower Staining

1. Exhibit 26: 4K's Construction Cleanup LCC – Tower Staining - \$29,300.00
2. Exhibit 27: WM Side Service LLC – Re-stain wooden Decorative Tower - \$6,500.00
3. Exhibit 28: WM Side Service LLC – Re-stain wooden Decorative Tower (2) - \$6,500.00

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **WM Side Service LLC – Re-stain wooden Decorative Tower in the amount of \$6,500.00**, for the Stoneybrook North Community Development District.

- Exhibit 29: Irrigation Plus – Water Meter Repair - \$6,385.00

1. Exhibit 30: Map

Ms. Bruce clarified that the discussion concerned repairing a water meter required by the South Florida Water Management District. She explained that readings had to be taken periodically and that there had been some confusion regarding whether the work had already been completed. She stated that this was a different location from the recharge well approved in 2025, identifying it as SW-4, which was shown on the map. She added that all required information had been received and that staff needed to move forward with the repair. She noted that the matter was a compliance requirement and asked whether the Board would approve the water meter repair.

On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **Irrigation Plus – Water Meter Repair in the amount of \$6,385.00**, for the Stoneybrook North Community Development District.

D. District Manager

- Discussion of Produce Vendor

204 Ms. Bruce reported that in discussions with the produce vendor, they asked if the location of the
205 farmer's market could be changed to somewhere more accessible to the public or if we would be
206 willing to host more vendors to reduce the burden on Asquith Produce to cover the County's fee
207 per event.

208 Ms. Allenbaugh stated that she did not support changing the location, as she believed it was the
209 safest location in the community and the least disruptive to traffic.

210 Ms. Bruce added that any additional participants would also need to qualify under the existing
211 farmers market permit requirements, meaning they would need to be similar types of vendors. The
212 Board declined to take action.

213 ➤ Discussion on Towing Policy

214 Ms. Bruce explained the mix-up regarding the towing contract and lack of notification to the
215 community which led to two residents being towed. She stated that she had spoken with the towing
216 company, which agreed to waive the fee for one resident, while the District would reimburse the
217 second resident because proper communication had not been provided. She added that she had not
218 received any additional requests but invited affected individuals to contact her.

219 Ms. Bruce explained that, moving forward, the Board needed to formally codify its overnight
220 parking policy. She noted that the Board had previously discussed prohibiting parking on the streets
221 between midnight and 5:00 a.m. and asked that any desired changes be made before the policy was
222 finalized. She explained that a prior resolution adopted in 2023 had authorized towing and
223 established procedures that included placing 24-hour warning stickers. However, because the
224 District did not have staff available on-site overnight to implement that process, the existing policy
225 was no longer practical. She stated that the Board needed to establish a clear policy so that
226 appropriate communication could be provided to residents before enforcement began.

227 Ms. Bruce then asked legal counsel whether any additional matters needed to be included in the
228 discussion before the policy was prepared.

229 Board members discussed the challenges facing the community due to no additional parking spaces
230 and emphasized finding long-term solutions. These solutions could include alternate-side of the
231 street parking, working with Metro Lagoons to secure overflow parking spots for overnight guests
232 or establishing a parking area on CDD property.

233 Ms. Sousa suggested that the Board designate a point person to work with District Counsel on
234 developing a draft towing policy. She recommended appointing Ms. Allenbaugh to coordinate with
235 staff, with the understanding that the proposed policy and accompanying resolution would be
236 presented to the Board for full consideration and approval at the next meeting.

237 Mr. Draper moved to authorize Ms. Allenbaugh to serve as the Board's liaison and work with
238 District staff to prepare a draft towing policy for the Board's review.

239 On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
240 approved **Ms. Allenbaugh to serve as the Board's liaison and coordinate with District Counsel to come**
241 **up with the criteria for parking**, for the Stoneybrook North Community Development District.

242 It was discussed to authorize both Ms. Allenbaugh and Mr. Steighner to coordinate with Metro
243 Lagoon staff to seek permission for parking.

244 On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
245 approved **Ms. Allenbaugh and Mr. Steighner to coordinate with Metro Lagoon staff to discuss parking**
246 **in the District**, for the Stoneybrook North Community Development District.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

A resident commented on the proposed parking policy, distinguishing between resident parking and guest parking, expressing her opposition to on-street parking, citing concerns about narrow, curved roads, reduced visibility, traffic safety, and access for service vehicles. The resident also expressed the opinion that limiting on-street parking would improve neighborhood visibility and security.

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, Mr. Draper made a motion to adjourn the meeting.

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

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

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 12

AGENDA



Financial Reporting Package

Stoneybrook North Community Development District

Period Ending: 04/30/2026

Stoneybrook North Community Development District

Balance Sheet as of 4/30/2026

Assets	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	501 - Acquisition & Construction 2017A-1 Fund	502 - Acquisition & Construction 2017A-3 Fund	503 - Acquisition & Construction (2022 A2 Prj) Fund	Total
Cash - Operating								
101001 - Operating VNB #1712	\$693,454.86							\$693,454.86
Total Cash - Operating	\$693,454.86							\$693,454.86
Cash - Money Market, Reserves and Other								
101201 - Reserve BU #4075	\$43,148.63							\$43,148.63
Total Cash - Money Market, Reserves and Other	\$43,148.63							\$43,148.63
Accounts Receivable & Other Assets								
115100 - Accounts Receivable - Other	\$2,464.67							\$2,464.67
131101 - Due From 101 General Fund		\$6,823.41		\$3,647.24				\$10,470.65
155000 - Prepaid Items	\$24,962.00							\$24,962.00
156900 - Deposits - Non -Current	\$17,200.00							\$17,200.00
Total Accounts Receivable & Other Assets	\$44,626.67	\$6,823.41		\$3,647.24				\$55,097.32

Stoneybrook North Community Development District

Balance Sheet as of 4/30/2026

Investments								
151100 - Series 2017A-1 Revenue Account		\$406,501.17						\$406,501.17
151104 - Series 2017A-1 Debt Service Reserve Account		\$281,093.76						\$281,093.76
151107 - Series 2017A-1 Acquisition & Construction Account					\$0.03			\$0.03
151200 - Series 2017A-3 Revenue Account			\$102,515.33					\$102,515.33
151204 - Series 2017A-3 Debt Service Reserve Account			\$203,862.50					\$203,862.50
151207 - Series 2017A-3 Acquisition & Construction Account						\$0.18		\$0.18
151210 - Series 2017A-3 Optional Redemption Fund Account			\$1.29					\$1.29
151300 - Series 2022 (2022 A2 Prj) Revenue Account				\$212,746.19				\$212,746.19
151302 - Series 2022 (2022 A2 Prj) Interest Account				\$15,483.99				\$15,483.99
151303 - Series 2022 (2022 A2 Prj) Prepayment Account				\$504,805.56				\$504,805.56
151304 - Series 2022 (2022 A2 Prj) Debt Service Reserve Account				\$257,581.25				\$257,581.25
151307 - Series 2022 (2022 A2 Prj) Acquisition & Construction Account							\$0.20	\$0.20
Total Investments		\$687,594.93	\$306,379.12	\$990,616.99	\$0.03	\$0.18	\$0.20	\$1,984,591.45
Total Assets	\$781,230.16	\$694,418.34	\$306,379.12	\$994,264.23	\$0.03	\$0.18	\$0.20	\$2,776,292.26

Stoneybrook North Community Development District

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	501 - Acquisition & Construction 2017A-1 Fund	502 - Acquisition & Construction 2017A-3 Fund	503 - Acquisition & Construction (2022 A2 Prj) Fund	Total
Current Liability								
202000 - Accounts Payable	\$55,417.74							\$55,417.74
207301 - Due To 301 - Debt Service 20217A-1 Fund	\$6,823.41							\$6,823.41
207303 - Due To 303 - Debt Service 2022 (2022 A2 Prj) Fund	\$3,647.24							\$3,647.24
208001 - Due to Developer	\$29,278.23							\$29,278.23
218000 - Accrued Expenses	\$19,252.50							\$19,252.50
Total Current Liability	\$114,419.12							\$114,419.12
Fund Balance								
280000 - Fund Balance - Nonspendable	\$36,395.08							\$36,395.08
281000 - Fund Balance - Restricted	\$14,065.63	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89	\$1,453,205.23
284000 - Fund Balance - Unassigned	(\$6,553.18)							(\$6,553.18)
Total Fund Balance	\$43,907.53	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89	\$1,483,047.13
Net Change in Fund Balance								
33750 - Net Income	\$622,903.51	\$131,438.79	\$97,177.37	\$327,752.38	(\$46.97)	(\$237.38)	(\$161.69)	\$1,178,826.01

Stoneybrook North Community Development District

Balance Sheet as of 4/30/2026

Total Net Change in Fund Balance	\$622,903.51	\$131,438.79	\$97,177.37	\$327,752.38	(\$46.97)	(\$237.38)	(\$161.69)	\$1,178,826.01
Total Liabilities / Equity	\$781,230.16	\$694,418.34	\$306,379.12	\$994,264.23	\$0.03	\$0.18	\$0.20	\$2,776,292.26

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	20,430.92	70,138.51	(49,707.59)	902,615.40	490,969.57	411,645.83	841,662.07
325202 - Special Assessments - Off-Roll	-	49,559.08	(49,559.08)	16,422.39	346,913.56	(330,491.17)	594,709.00
361100 - Interest	2,660.20	-	2,660.20	3,003.07	-	3,003.07	-
369900 - Miscellaneous Revenues	725.00	-	725.00	725.00	-	725.00	-
Total Revenue	23,816.12	119,697.59	(95,881.47)	922,765.86	837,883.13	84,882.73	1,436,371.07
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Other Financing Sources	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Income	23,816.12	119,697.59	(95,881.47)	1,290,055.86	1,205,173.13	84,882.73	1,803,661.07

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	5,600.00	7,000.00	1,400.00	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	428.40	535.50	107.10	918.00
513003 - Payroll Processing Fees	50.00	40.83	(9.17)	300.00	285.81	(14.19)	490.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	28,000.00	28,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	2,625.00	2,625.00	-	4,500.00
513104 - Professional Services - Planning & Coordinating Service	1,583.33	1,583.33	-	11,083.31	11,083.31	-	19,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	2,566.69	2,566.69	4,400.00
513107 - Professional Services - Engineering Services	-	333.33	333.33	6,551.00	2,333.31	(4,217.69)	4,000.00
513108 - Professional Services - Legal Services	2,168.50	1,000.00	(1,168.50)	15,141.04	7,000.00	(8,141.04)	12,000.00
513201 - Legal Advertisements	-	125.00	125.00	1,257.82	875.00	(382.82)	1,500.00
513202 - Insurance	4,126.40	5,063.33	936.93	28,884.80	35,443.31	6,558.51	60,760.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	102.06	(72.94)	175.00
513205 - Bank Fees	-	12.50	12.50	-	87.50	87.50	150.00
513206 - Travel Per Diem	112.40	83.33	(29.07)	731.64	583.31	(148.33)	1,000.00
513207 - Meeting Room Rental	180.00	100.00	(80.00)	1,980.00	700.00	(1,280.00)	1,200.00
513209 - Website Compliance (dev & hosting)	167.92	167.92	-	1,175.44	1,175.44	-	2,015.00
513292 - Misc (Bank Fees, Brochures, etc.)	-	41.67	41.67	456.40	291.69	(164.71)	500.00
513901 - Administrative Contingency	-	895.83	895.83	69.20	6,270.81	6,201.61	10,750.00
517101 - Dissemination Agent	3,291.68	916.67	(2,375.01)	6,416.69	6,416.69	-	11,000.00
Total General Administration	17,431.73	16,496.49	(935.24)	112,975.74	115,475.43	2,499.69	197,958.00
Debt Administration							

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517102 - Trustee Fees	930.60	984.48	53.88	6,472.54	6,891.36	418.82	11,813.76
517103 - Arbitrage	-	118.75	118.75	475.00	831.25	356.25	1,425.00
517104 - Professional Services - Trust Fund Accounting	250.00	250.00	-	1,750.00	1,750.00	-	3,000.00
517201 - Gap Loan Repayment	-	-	-	-	367,290.00	367,290.00	367,290.00
517202 - Gap Loan Required Reserve	-	-	-	14,065.63	14,065.00	(.63)	14,065.00
517203 - Gap Loan - Cost Of Issuance	-	683.17	683.17	8,198.00	4,782.19	(3,415.81)	8,198.00
517204 - Gap Loan Interest	-	1,172.92	1,172.92	-	8,210.44	8,210.44	14,075.00
Total Debt Administration	1,180.60	3,209.32	2,028.72	30,961.17	403,820.24	372,859.07	419,866.76
Security							
529202 - R&M - Gates	4,400.00	1,846.67	(2,553.33)	11,505.00	12,926.69	1,421.69	22,160.00
529301 - Key Fob / Entry System	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
529302 - Gate System Enhancements	-	2,000.00	2,000.00	5,235.00	14,000.00	8,765.00	24,000.00
Total Security	4,400.00	4,346.67	(53.33)	16,740.00	30,426.69	13,686.69	52,160.00
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	4,615.51	5,964.00	1,348.49	19,465.87	41,748.00	22,282.13	71,568.00
531201 - Streetpole Lighting	10,591.50	20,968.00	10,376.50	74,140.50	146,776.00	72,635.50	251,616.00
533101 - Water	15.85	33.33	17.48	110.95	233.31	122.36	400.00
Total Utilities	15,222.86	26,965.33	11,742.47	93,717.32	188,757.31	95,039.99	323,584.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	(10,471.30)	4,583.33	15,054.63	15,965.23	32,083.31	16,118.08	55,000.00
538106 - Contracts - NPEDS	-	450.00	450.00	-	3,150.00	3,150.00	5,400.00
538205 - Pond Aeration	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
Total Flood Control/Stormwater Management	(10,471.30)	7,116.66	17,587.96	15,965.23	49,816.62	33,851.39	85,400.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	26,978.00	28,166.69	1,188.69	198,581.00	197,166.83	(1,414.17)	338,000.24
539102 - Contracts – Conservation & Preserve Maintenance	2,846.63	1,416.67	(1,429.96)	2,846.63	9,916.69	7,070.06	17,000.00
539104 - Contract - Rust Control	3,296.00	3,200.00	(96.00)	22,688.00	22,400.00	(288.00)	38,400.00
539105 - Contract - Pet Waste	669.20	602.50	(66.70)	5,186.30	4,217.50	(968.80)	7,230.00
539107 - Contracts - Irrigation Valve Maintenance	24,450.00	12,950.00	(11,500.00)	96,500.00	90,650.00	(5,850.00)	155,400.00
539303 - R&M - Pressure Washing	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
539305 - R&M - Sidewalks / Hardscape	-	5,416.67	5,416.67	-	37,916.69	37,916.69	65,000.00
539306 - R&M - Bridge	-	-	-	21,000.00	-	(21,000.00)	-
539402 - Misc - Holiday Lights & Decorations	-	1,250.00	1,250.00	10,400.00	8,750.00	(1,650.00)	15,000.00
539990 - Physical Environment Contingency	1,783.00	5,305.17	3,522.17	30,840.96	37,136.19	6,295.23	63,662.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Areas & Right of Ways	61,272.83	60,391.03	(881.80)	396,792.89	422,737.21	25,944.32	724,692.24
Total Expense	89,036.72	118,525.50	29,488.78	667,152.35	1,211,033.50	543,881.15	1,803,661.00
Operating Net Total	(65,220.60)	1,172.09	(66,392.69)	622,903.51	(5,860.37)	628,763.88	.07

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

301 - Debt Service 2017A-1 Fund Income

Revenue

325201 - Special Assessments - On-Roll	6,823.41	23,424.49	(16,601.08)	301,652.11	163,971.43	137,680.68	281,093.85
361100 - Interest	1,092.26	-	1,092.26	8,974.18	-	8,974.18	-
Total Revenue	7,915.67	23,424.49	(15,508.82)	310,626.29	163,971.43	146,654.86	281,093.85
Total Income	7,915.67	23,424.49	(15,508.82)	310,626.29	163,971.43	146,654.86	281,093.85

301 - Debt Service 2017A-1 Fund Expense

Debt Administration

517301 - Principal Debt Retirement	-	-	-	80,000.00	85,000.00	5,000.00	85,000.00
517311 - Interest Expense	-	-	-	99,187.50	97,188.00	(1,999.50)	194,376.00
Total Debt Administration	-	-	-	179,187.50	182,188.00	3,000.50	279,376.00
Total Expense	-	-	-	179,187.50	182,188.00	3,000.50	279,376.00

301 - Debt Service 2017A-1 Fund Net Total	7,915.67	23,424.49	(15,508.82)	131,438.79	(18,216.57)	149,655.36	1,717.85
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Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

302- Debt Service 2017A-3 Fund Income

Revenue

325202 - Special Assessments - Off-Roll	96,371.18	16,988.50	79,382.68	194,844.52	118,919.50	75,925.02	203,862.00
361100 - Interest	584.08	-	584.08	4,264.10	-	4,264.10	-
Total Revenue	96,955.26	16,988.50	79,966.76	199,108.62	118,919.50	80,189.12	203,862.00
Total Income	96,955.26	16,988.50	79,966.76	199,108.62	118,919.50	80,189.12	203,862.00

302- Debt Service 2017A-3 Fund Expense

Debt Administration

517311 - Interest Expense	-	-	-	101,931.25	101,931.00	(.25)	203,862.00
Total Debt Administration	-	-	-	101,931.25	101,931.00	(.25)	203,862.00
Total Expense	-	-	-	101,931.25	101,931.00	(.25)	203,862.00
302- Debt Service 2017A-3 Fund Net Total	96,955.26	16,988.50	79,966.76	97,177.37	16,988.50	80,188.87	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
303- Debt Service 2022 (2022 A2 Prj) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	3,647.24	12,520.83	(8,873.59)	161,098.19	87,645.81	73,452.38	150,250.00
325202 - Special Assessments - Off-Roll	-	10,991.15	(10,991.15)	80,046.57	76,938.05	3,108.52	131,893.76
325203 - Special Assessments - Lot Closings assessments	-	-	-	57,904.09	-	57,904.09	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments	-	-	-	499,657.65	-	499,657.65	-
361100 - Interest	2,359.94	-	2,359.94	13,450.57	-	13,450.57	-
Total Revenue	6,007.18	23,511.98	(17,504.80)	812,157.07	164,583.86	647,573.21	282,143.76
Total Income	6,007.18	23,511.98	(17,504.80)	812,157.07	164,583.86	647,573.21	282,143.76

303- Debt Service 2022 (2022 A2 Prj) Fund Expense

Debt Administration							
517301 - Principal Debt Retirement	-	-	-	55,000.00	55,000.00	-	55,000.00
517311 - Interest Expense	-	-	-	114,404.69	114,096.88	(307.81)	225,168.76
517321 - Prepayment Expense	-	-	-	315,000.00	-	(315,000.00)	-
Total Debt Administration	-	-	-	484,404.69	169,096.88	(315,307.81)	280,168.76
Total Expense	-	-	-	484,404.69	169,096.88	(315,307.81)	280,168.76
303- Debt Service 2022 (2022 A2 Prj) Fund Net Total	6,007.18	23,511.98	(17,504.80)	327,752.38	(4,513.02)	332,265.40	1,975.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2017A-1 Fund Income							
Revenue							
361100 - Interest	-	-	-	.74	-	.74	-
Total Revenue	-	-	-	.74	-	.74	-
Total Income	-	-	-	.74	-	.74	-
501 - Acquisition & Construction 2017A-1 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	.27	-	(.27)	47.71	-	(47.71)	-
Total Common Areas & Right of Ways	.27	-	(.27)	47.71	-	(47.71)	-
Total Expense	.27	-	(.27)	47.71	-	(47.71)	-
501 - Acquisition & Construction 2017A-1 Fund Net Total	(.27)	-	(.27)	(46.97)	-	(46.97)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
502 - Acquisition & Construction 2017A-3 Fund Income							
Revenue							
361100 - Interest	-	-	-	3.74	-	3.74	-
Total Revenue	-	-	-	3.74	-	3.74	-
Total Income	-	-	-	3.74	-	3.74	-
502 - Acquisition & Construction 2017A-3 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	1.37	-	(1.37)	241.12	-	(241.12)	-
Total Common Areas & Right of Ways	1.37	-	(1.37)	241.12	-	(241.12)	-
Total Expense	1.37	-	(1.37)	241.12	-	(241.12)	-
502 - Acquisition & Construction 2017A-3 Fund Net Total	(1.37)	-	(1.37)	(237.38)	-	(237.38)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
503 - Acquisition & Construction (2022 A2 Prj) Fund Income							
Revenue							
361100 - Interest	.20	-	.20	2.14	-	2.14	-
Total Revenue	.20	-	.20	2.14	-	2.14	-
Total Income	.20	-	.20	2.14	-	2.14	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	163.83	-	(163.83)	-
Total Common Areas & Right of Ways	-	-	-	163.83	-	(163.83)	-
Total Expense	-	-	-	163.83	-	(163.83)	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Net Total	.20	-	.20	(161.69)	-	(161.69)	-
Net Total	45,656.07	65,097.06	(19,440.99)	1,178,826.01	(11,601.46)	1,190,427.47	3,692.92

Stoneybrook North Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1712					
	Balance as of 4/1/2026				\$1,068,485.46
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$6,550.00)
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$1,250.00)
4/8/2026	Transfer from BU Reserve - 9853394075	Transfer In	R	ACH	\$110,000.00
4/20/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,453.72)
4/21/2026	IPFS Corporation - invoice was not entered with payment fee	Invoice (Expense/AutoDraft)	R	ACH042026	(\$5.00)
4/21/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - FY26 tax allocations due to debt service	Transfer Out	R	ACH	(\$157,462.44)
4/21/2026	Transfer to Trust 2017A-1 Revenue Account - FY26 tax allocations due to debt service	Transfer Out	R	ACH	(\$294,870.56)
4/22/2026	ECS Integrations LLC	Invoice ACH	R		(\$495.00)
4/22/2026	ECS Integrations LLC	Invoice ACH	R		(\$1,080.00)
4/24/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10001	(\$420.00)
4/24/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$791.67)
4/24/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10001	(\$480.00)
4/24/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10001	(\$480.00)
4/24/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10001	(\$480.00)
4/24/2026	Straley Robin Vericker	Invoice Check	R	10002	(\$2,168.50)
4/24/2026	4k's Construction Cleanup	Invoice Check	R	10003	(\$2,500.00)
4/24/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$2,375.01)
4/29/2026	Sunrise Landscape	Invoice Check	R	10004	(\$8,350.00)
4/29/2026	Hutch Electric	Invoice Check	R	10005	(\$965.00)
4/29/2026	Sunrise Landscape	Invoice Check	R	10004	(\$4,000.00)
4/29/2026	Fence repair	Misc Deposit	R	124	\$725.00
4/30/2026	April Interest	Interest	R	ACH	\$2,660.20
4/30/2026	Engage PEO - 042826-BOSMTG	Invoice (Expense/AutoDraft)	R	ACH043026	(\$990.40)
4/30/2026	Ira D Draper - BOS meeting 4/28/26	Invoice (Expense/AutoDraft)	R	43	(\$248.50)
Total					(\$375,030.60)
Balance as of 4/30/2026					\$693,454.86
Reserve BU #4075					
	Balance as of 4/1/2026				\$124,553.08
4/2/2026	LCEC	Invoice (Expense/AutoDraft)	R		(\$2,290.17)
4/8/2026	Transfer to VNB Operating - 3015341712	Transfer Out	R	ACH	(\$110,000.00)

Stoneybrook North Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
4/15/2026	FY2026 On-roll assessments installment collections 03/01-03/31	Misc Deposit	R	04152026	\$30,901.57
4/20/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$15.85)
Total					(\$81,404.45)
Balance as of 4/30/2026					\$43,148.63

Trust 2017A-1 Acquisition & Construction Account

Balance as of 4/1/2026					\$0.30
4/7/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2017-54 PARTIAL PAYMENT INVOICE 13336	Invoice (Expense/AutoDraft)	R	110951046	(\$0.27)
Total					(\$0.27)
Balance as of 4/30/2026					\$0.03

Trust 2017A-1 Debt Service Reserve Account

Balance as of 4/1/2026					\$281,093.76
4/1/2026	April Interest	Interest	R	ACH	\$784.10
4/30/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$784.10)
Total					\$0.00
Balance as of 4/30/2026					\$281,093.76

Trust 2017A-1 Revenue Account

Balance as of 4/1/2026					\$110,538.35
4/1/2026	April Interest	Interest	R	ACH	\$308.16
4/21/2026	Transfer from Operating VNB - 3015341712 - FY26 tax allocations due to debt service	Transfer In	R	ACH	\$294,870.56
4/30/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$784.10
Total					\$295,962.82
Balance as of 4/30/2026					\$406,501.17

Trust 2017A-3 Acquisition & Construction Account

Balance as of 4/1/2026					\$1.55
4/27/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2017B-37	Invoice (Expense/AutoDraft)	R	110965238	(\$1.37)
Total					(\$1.37)
Balance as of 4/30/2026					\$0.18

Trust 2017A-3 Debt Service Reserve Account

Balance as of 4/1/2026					\$203,862.50
4/1/2026	April Interest	Interest	R	ACH	\$568.67
4/30/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$568.67)

Stoneybrook North Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
Balance as of 4/30/2026					\$203,862.50
Trust 2017A-3 Revenue Account					
	Balance as of 4/1/2026				\$5,560.07
4/1/2026	April Interest	Interest	R	ACH	\$15.41
4/24/2026	for DS payment due 5/1/26	Misc Deposit	R	wire	\$96,371.18
4/30/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$568.67
Total					\$96,955.26
Balance as of 4/30/2026					\$102,515.33
Trust 2022 (2022 A2 Prj) Acquisition & Construction Account					
	Balance as of 4/1/2026				\$0.00
4/1/2026	to record march 26 interest not recorded in QB 3/31/26 ending balance	Misc Deposit	R	DD	\$0.20
Total					\$0.20
Balance as of 4/30/2026					\$0.20
Trust 2022 (2022 A2 Prj) Debt Service Reserve Account					
	Balance as of 4/1/2026				\$257,581.25
4/1/2026	April Interest	Interest	R	ACH	\$734.62
4/30/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$734.62)
Total					\$0.00
Balance as of 4/30/2026					\$257,581.25
Trust 2022 (2022 A2 Prj) Interest Account					
	Balance as of 4/1/2026				\$15,440.93
4/1/2026	April Interest	Interest	R	ACH	\$43.06
Total					\$43.06
Balance as of 4/30/2026					\$15,483.99
Trust 2022 (2022 A2 Prj) Prepayment Account					
	Balance as of 4/1/2026				\$504,805.56
4/1/2026	April Interest	Interest	R	ACH	\$1,432.11
4/30/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$1,432.11)
Total					\$0.00
Balance as of 4/30/2026					\$504,805.56
Trust 2022 (2022 A2 Prj) Revenue Account					
	Balance as of 4/1/2026				\$52,966.87

Stoneybrook North Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
4/1/2026	April Interest	Interest	R	ACH	\$150.15
4/21/2026	Transfer from Operating VNB - 3015341712 - FY26 tax allocations due to debt service	Transfer In	R	ACH	\$157,462.44
4/30/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer	Transfer In	R	ACH	\$1,432.11
4/30/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$734.62
Total					\$159,779.32
Balance as of 4/30/2026					\$212,746.19

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 4/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1712	711,378.36	-17,923.50	693,454.86	693,454.86	Balanced
Reserve BU #4075	43,148.63	0.00	43,148.63	43,148.63	Balanced
Trust 2017A-1 Revenue Account	406,501.17	0.00	406,501.17	406,501.17	Balanced
Trust 2017A-1 Acquisition & Construction Account	0.03	0.00	0.03	0.03	Balanced
Trust 2017A-1 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Debt Service Reserve Account	281,093.76	0.00	281,093.76	281,093.76	Balanced
Trust 2017A-3 Revenue Account	102,515.33	0.00	102,515.33	102,515.33	Balanced
Trust 2017A-3 Acquisition & Construction Account	0.18	0.00	0.18	0.18	Balanced
Trust 2017A-3 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Debt Service Reserve Account	203,862.50	0.00	203,862.50	203,862.50	Balanced
Trust 2017A-3 Optional Redemption Fund Account	1.29	0.00	1.29	1.29	Balanced
Trust 2022 (2022 A2 Prj) Revenue Account	212,746.19	0.00	212,746.19	212,746.19	Balanced
Trust 2022 (2022 A2 Prj) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2022 (2022 A2 Prj) Interest Account	15,483.99	0.00	15,483.99	15,483.99	Balanced
Trust 2022 (2022 A2 Prj) Prepayment Account	504,805.56	0.00	504,805.56	504,805.56	Balanced
Trust 2022 (2022 A2 Prj) Debt Service Reserve Account	257,581.25	0.00	257,581.25	257,581.25	Balanced
Trust 2022 (2022 A2 Prj) Acquisition & Construction Account	0.20	0.00	0.20	0.20	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
4/24/2026	ECS INTEGRATIONS LLC	10001	-420.00
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00
4/24/2026	4k's Construction Cleanup	10003	-2,500.00
4/29/2026	Sunrise Landscape	10004	-8,350.00
4/29/2026	Hutch Electric	10005	-965.00
4/29/2026	Sunrise Landscape	10004	-4,000.00
4/30/2026	Ira D Draper - BOS meeting 4/28/26	43	-248.50
Total Operating VNB #1712			-17,923.50

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
4/8/2026	Transfer from BU Reserve - 9853394075		110,000.00
4/29/2026	Fence repair	124	725.00
4/30/2026	April Interest		2,660.20
4/8/2026	Kai Connected LLC CDD	ACH	-6,550.00
4/8/2026	Kai Connected LLC CDD	ACH	-1,250.00
4/20/2026	IPFS Corporation		-2,453.72
4/21/2026	IPFS Corporation - invoice was not entered with payment fee	ACH042026	-5.00
4/21/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - FY26 tax allocations due to debt service		-157,462.44
4/21/2026	Transfer to Trust 2017A-1 Revenue Account - FY26 tax allocations due to debt service		-294,870.56
4/22/2026	ECS Integrations LLC	ACH	-495.00
4/22/2026	ECS Integrations LLC	ACH	-1,080.00
4/24/2026	Kai Connected LLC CDD	ACH	-791.67
4/24/2026	Straley Robin Vericker	10002	-2,168.50
4/24/2026	Kai Connected LLC CDD	ACH	-2,375.01
4/30/2026	Engage PEO - 042826-BOSMTG	ACH043026	-990.40
Total Operating VNB #1712			-357,107.10

Reserve BU #4075

4/15/2026	FY2026 On-roll assessments installment collections 03/01-03/31	04152026	30,901.57
3/23/2026	WM Side Service, LLC	100567	-2,500.00
3/31/2026	DOUG DRAPER	162	-277.50
3/31/2026	Ferguson Waterworks		0.00
4/2/2026	LCEC		-2,290.17
4/8/2026	Transfer to VNB Operating - 3015341712		-110,000.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
4/20/2026	Lee County Utilities		-15.85

Total Reserve BU #4075 -84,181.95

Trust 2017A-1 Acquisition & Construction Account

4/7/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2017-54 PARTIAL PAYMENT INVOICE 13336	110951046	-0.27
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Total Trust 2017A-1 Acquisition & Construction Account -0.27

Trust 2017A-1 Debt Service Reserve Account

4/1/2026	April Interest		784.10
4/30/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer		-784.10

Total Trust 2017A-1 Debt Service Reserve Account 0.00

Trust 2017A-1 Revenue Account

4/1/2026	April Interest		308.16
4/21/2026	Transfer from Operating VNB - 3015341712 - FY26 tax allocations due to debt service		294,870.56
4/30/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer		784.10

Total Trust 2017A-1 Revenue Account 295,962.82

Trust 2017A-3 Acquisition & Construction Account

4/27/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2017B-37	110965238	-1.37
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Total Trust 2017A-3 Acquisition & Construction Account -1.37

Trust 2017A-3 Debt Service Reserve Account

4/1/2026	April Interest		568.67
4/30/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer		-568.67

Total Trust 2017A-3 Debt Service Reserve Account 0.00

Trust 2017A-3 Revenue Account

4/1/2026	April Interest		15.41
4/24/2026	for DS payment due 5/1/26	wire	96,371.18
4/30/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer		568.67

Total Trust 2017A-3 Revenue Account 96,955.26

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
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Trust 2022 (2022 A2 Prj) Acquisition & Construction Account

4/1/2026	to record march 26 interest not recorded in QB 3/31/26 ending balance	DD	0.20
Total Trust 2022 (2022 A2 Prj) Acquisition & Construction Account			0.20

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

4/1/2026	April Interest		734.62
4/30/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-734.62
Total Trust 2022 (2022 A2 Prj) Debt Service Reserve Account			0.00

Trust 2022 (2022 A2 Prj) Interest Account

4/1/2026	April Interest		43.06
Total Trust 2022 (2022 A2 Prj) Interest Account			43.06

Trust 2022 (2022 A2 Prj) Prepayment Account

4/1/2026	April Interest		1,432.11
4/30/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-1,432.11
Total Trust 2022 (2022 A2 Prj) Prepayment Account			0.00

Trust 2022 (2022 A2 Prj) Revenue Account

4/1/2026	April Interest		150.15
4/21/2026	Transfer from Operating VNB - 3015341712 - FY26 tax allocations due to debt service		157,462.44
4/30/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer		1,432.11
4/30/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer		734.62
Total Trust 2022 (2022 A2 Prj) Revenue Account			159,779.32

EXHIBIT 13

AGENDA



Financial Reporting Package

Stoneybrook North Community Development District

Period Ending: 05/31/2026

Stoneybrook North Community Development District

Balance Sheet as of 5/31/2026

Assets	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	Total
Cash - Operating					
101001 - Operating VNB #1712	\$198,648.40				\$198,648.40
Total Cash - Operating	\$198,648.40				\$198,648.40
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #4075	\$32,059.21				\$32,059.21
Total Cash - Money Market, Reserves and Other	\$32,059.21				\$32,059.21
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	\$2,464.67				\$2,464.67
131101 - Due From 101 General Fund		\$9,403.08		\$5,026.12	\$14,429.20
155000 - Prepaid Items	\$19,265.84				\$19,265.84
156900 - Deposits - Non -Current	\$17,200.00				\$17,200.00
Total Accounts Receivable & Other Assets	\$38,930.51	\$9,403.08		\$5,026.12	\$53,359.71

Stoneybrook North Community Development District

Balance Sheet as of 5/31/2026

Investments

151100 - Series 2017A-1 Revenue Account	\$310,582.32							\$310,582.32
151104 - Series 2017A-1 Debt Service Reserve Account	\$281,093.76							\$281,093.76
151200 - Series 2017A-3 Revenue Account			\$1,183.76					\$1,183.76
151204 - Series 2017A-3 Debt Service Reserve Account			\$203,862.50					\$203,862.50
151210 - Series 2017A-3 Optional Redemption Fund Account			\$1.29					\$1.29
151300 - Series 2022 (2022 A2 Prj) Revenue Account				\$127,941.23				\$127,941.23
151302 - Series 2022 (2022 A2 Prj) Interest Account				\$41.66				\$41.66
151303 - Series 2022 (2022 A2 Prj) Prepayment Account				\$4,805.56				\$4,805.56
151304 - Series 2022 (2022 A2 Prj) Debt Service Reserve Account				\$257,581.25				\$257,581.25
Total Investments	\$591,676.08	\$205,047.55	\$390,369.70					\$1,187,093.33

Total Assets	\$269,638.12	\$601,079.16	\$205,047.55	\$395,395.82				\$1,471,160.65
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Liabilities / Equity	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	501 - Acquisition & Construction 2017A-1 Fund	502 - Acquisition & Construction 2017A-3 Fund	503 - Acquisition & Construction (2022 A2 Prj) Fund	Total
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Current Liability

Stoneybrook North Community Development District

Balance Sheet as of 5/31/2026

202000 - Accounts Payable	\$74,649.53								\$74,649.53
207301 - Due To 301 - Debt Service 20217A-1 Fund	\$9,403.08								\$9,403.08
207303 - Due To 303 - Debt Service 2022 (2022 A2 Prj) Fund	\$5,026.12								\$5,026.12
208001 - Due to Developer	\$29,278.23								\$29,278.23
218000 - Accrued Expenses	\$19,252.50								\$19,252.50
Total Current Liability	\$137,609.46								\$137,609.46
Fund Balance									
280000 - Fund Balance - Nonspendable	\$36,395.08								\$36,395.08
281000 - Fund Balance - Restricted	\$14,065.63	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89	\$1,453,205.23	
284000 - Fund Balance - Unassigned	(\$6,553.18)								(\$6,553.18)
Total Fund Balance	\$43,907.53	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89	\$1,483,047.13	
Net Change in Fund Balance									
33750 - Net Income	\$88,121.13	\$38,099.61	(\$4,154.20)	(\$271,116.03)	(\$47.00)	(\$237.56)	(\$161.89)	(\$149,495.94)	
Total Net Change in Fund Balance	\$88,121.13	\$38,099.61	(\$4,154.20)	(\$271,116.03)	(\$47.00)	(\$237.56)	(\$161.89)	(\$149,495.94)	
Total Liabilities / Equity	\$269,638.12	\$601,079.16	\$205,047.55	\$395,395.82	-	-	-	\$1,471,160.65	

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	7,724.14	70,138.51	(62,414.37)	910,339.54	561,108.08	349,231.46	841,662.07
325202 - Special Assessments - Off-Roll	-	49,559.08	(49,559.08)	16,422.39	396,472.64	(380,050.25)	594,709.00
361100 - Interest	695.93	-	695.93	3,699.00	-	3,699.00	-
369900 - Miscellaneous Revenues	-	-	-	725.00	-	725.00	-
Total Revenue	8,420.07	119,697.59	(111,277.52)	931,185.93	957,580.72	(26,394.79)	1,436,371.07
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Other Financing Sources	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Income	8,420.07	119,697.59	(111,277.52)	1,298,475.93	1,324,870.72	(26,394.79)	1,803,661.07

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	1,000.00	1,000.00	-	6,600.00	8,000.00	1,400.00	12,000.00
513002 - Payroll Taxes	76.50	76.50	-	504.90	612.00	107.10	918.00
513003 - Payroll Processing Fees	50.00	40.83	(9.17)	350.00	326.64	(23.36)	490.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	32,000.00	32,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	3,000.00	3,000.00	-	4,500.00
513104 - Professional Services - Planning & Coordinating Service	1,583.33	1,583.33	-	12,666.64	12,666.64	-	19,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,400.00	2,400.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	2,933.36	2,933.36	4,400.00
513107 - Professional Services - Engineering Services	3,818.00	333.33	(3,484.67)	10,369.00	2,666.64	(7,702.36)	4,000.00
513108 - Professional Services - Legal Services	1,680.90	1,000.00	(680.90)	16,821.94	8,000.00	(8,821.94)	12,000.00
513201 - Legal Advertisements	185.94	125.00	(60.94)	1,443.76	1,000.00	(443.76)	1,500.00
513202 - Insurance	4,126.40	5,063.33	936.93	33,011.20	40,506.64	7,495.44	60,760.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	116.64	(58.36)	175.00
513205 - Bank Fees	-	12.50	12.50	-	100.00	100.00	150.00
513206 - Travel Per Diem	112.40	83.33	(29.07)	844.04	666.64	(177.40)	1,000.00
513207 - Meeting Room Rental	180.00	100.00	(80.00)	2,160.00	800.00	(1,360.00)	1,200.00
513209 - Website Compliance (dev & hosting)	167.92	167.92	-	1,343.36	1,343.36	-	2,015.00
513292 - Misc (Bank Fees, Brochures, etc.)	-	41.67	41.67	456.40	333.36	(123.04)	500.00
513901 - Administrative Contingency	-	895.83	895.83	69.20	7,166.64	7,097.44	10,750.00
517101 - Dissemination Agent	916.67	916.67	-	7,333.36	7,333.36	-	11,000.00
Total General Administration	18,573.06	16,496.49	(2,076.57)	131,548.80	131,971.92	423.12	197,958.00
Debt Administration							

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517102 - Trustee Fees	930.60	984.48	53.88	7,403.14	7,875.84	472.70	11,813.76
517103 - Arbitrage	-	118.75	118.75	475.00	950.00	475.00	1,425.00
517104 - Professional Services - Trust Fund Accounting	250.00	250.00	-	2,000.00	2,000.00	-	3,000.00
517201 - Gap Loan Repayment	367,415.00	-	(367,415.00)	367,415.00	367,290.00	(125.00)	367,290.00
517202 - Gap Loan Required Reserve	-	-	-	14,065.63	14,065.00	(.63)	14,065.00
517203 - Gap Loan - Cost Of Issuance	-	683.17	683.17	8,198.00	5,465.36	(2,732.64)	8,198.00
517204 - Gap Loan Interest	9,212.86	1,172.92	(8,039.94)	9,212.86	9,383.36	170.50	14,075.00
Total Debt Administration	377,808.46	3,209.32	(374,599.14)	408,769.63	407,029.56	(1,740.07)	419,866.76
Security							
529202 - R&M - Gates	1,436.25	1,846.67	410.42	12,941.25	14,773.36	1,832.11	22,160.00
529301 - Key Fob / Entry System	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
529302 - Gate System Enhancements	-	2,000.00	2,000.00	5,235.00	16,000.00	10,765.00	24,000.00
Total Security	1,436.25	4,346.67	2,910.42	18,176.25	34,773.36	16,597.11	52,160.00
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	2,689.32	5,964.00	3,274.68	22,155.19	47,712.00	25,556.81	71,568.00
531201 - Streetpole Lighting	10,839.44	20,968.00	10,128.56	84,979.94	167,744.00	82,764.06	251,616.00
533101 - Water	15.85	33.33	17.48	126.80	266.64	139.84	400.00
Total Utilities	13,544.61	26,965.33	13,420.72	107,261.93	215,722.64	108,460.71	323,584.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	2,500.00	4,583.33	2,083.33	18,465.23	36,666.64	18,201.41	55,000.00
538106 - Contracts - NPEDS	-	450.00	450.00	-	3,600.00	3,600.00	5,400.00
538205 - Pond Aeration	1,500.00	2,083.33	583.33	1,500.00	16,666.64	15,166.64	25,000.00
Total Flood Control/Stormwater Management	4,000.00	7,116.66	3,116.66	19,965.23	56,933.28	36,968.05	85,400.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	10,000.00	10,000.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	26,978.00	28,166.69	1,188.69	225,559.00	225,333.52	(225.48)	338,000.24
539102 - Contracts – Conservation & Preserve Maintenance	2,846.63	1,416.67	(1,429.96)	5,693.26	11,333.36	5,640.10	17,000.00
539104 - Contract - Rust Control	3,296.00	3,200.00	(96.00)	25,984.00	25,600.00	(384.00)	38,400.00
539105 - Contract - Pet Waste	669.20	602.50	(66.70)	5,855.50	4,820.00	(1,035.50)	7,230.00
539107 - Contracts - Irrigation Valve Maintenance	13,125.78	12,950.00	(175.78)	109,625.78	103,600.00	(6,025.78)	155,400.00
539303 - R&M - Pressure Washing	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
539305 - R&M - Sidewalks / Hardscape	-	5,416.67	5,416.67	-	43,333.36	43,333.36	65,000.00
539306 - R&M - Bridge	49,000.00	-	(49,000.00)	70,000.00	-	(70,000.00)	-
539402 - Misc - Holiday Lights & Decorations	-	1,250.00	1,250.00	10,400.00	10,000.00	(400.00)	15,000.00
539990 - Physical Environment Contingency	30,674.46	5,305.17	(25,369.29)	61,515.42	42,441.36	(19,074.06)	63,662.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Areas & Right of Ways	127,840.07	60,391.03	(67,449.04)	524,632.96	483,128.24	(41,504.72)	724,692.24
Total Expense	543,202.45	118,525.50	(424,676.95)	1,210,354.80	1,329,559.00	119,204.20	1,803,661.00
Operating Net Total	(534,782.38)	1,172.09	(535,954.47)	88,121.13	(4,688.28)	92,809.41	.07

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
301 - Debt Service 2017A-1 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	2,579.67	23,424.49	(20,844.82)	304,231.78	187,395.92	116,835.86	281,093.85
361100 - Interest	1,268.65	-	1,268.65	10,242.83	-	10,242.83	-
Total Revenue	3,848.32	23,424.49	(19,576.17)	314,474.61	187,395.92	127,078.69	281,093.85
Total Income	3,848.32	23,424.49	(19,576.17)	314,474.61	187,395.92	127,078.69	281,093.85
301 - Debt Service 2017A-1 Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	80,000.00	85,000.00	5,000.00	85,000.00
517311 - Interest Expense	97,187.50	97,188.00	.50	196,375.00	194,376.00	(1,999.00)	194,376.00
Total Debt Administration	97,187.50	97,188.00	.50	276,375.00	279,376.00	3,001.00	279,376.00
Total Expense	97,187.50	97,188.00	.50	276,375.00	279,376.00	3,001.00	279,376.00
301 - Debt Service 2017A-1 Fund Net Total	(93,339.18)	(73,763.51)	(19,575.67)	38,099.61	(91,980.08)	130,079.69	1,717.85

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
302- Debt Service 2017A-3 Fund Income							
Revenue							
325202 - Special Assessments - Off-Roll	-	16,988.50	(16,988.50)	194,844.52	135,908.00	58,936.52	203,862.00
361100 - Interest	599.68	-	599.68	4,863.78	-	4,863.78	-
Total Revenue	599.68	16,988.50	(16,388.82)	199,708.30	135,908.00	63,800.30	203,862.00
Total Income	599.68	16,988.50	(16,388.82)	199,708.30	135,908.00	63,800.30	203,862.00
302- Debt Service 2017A-3 Fund Expense							
Debt Administration							
517311 - Interest Expense	101,931.25	101,931.00	(.25)	203,862.50	203,862.00	(.50)	203,862.00
Total Debt Administration	101,931.25	101,931.00	(.25)	203,862.50	203,862.00	(.50)	203,862.00
Total Expense	101,931.25	101,931.00	(.25)	203,862.50	203,862.00	(.50)	203,862.00
302- Debt Service 2017A-3 Fund Net Total	(101,331.57)	(84,942.50)	(16,389.07)	(4,154.20)	(67,954.00)	63,799.80	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
303- Debt Service 2022 (2022 A2 Prj) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	1,378.88	12,520.83	(11,141.95)	162,477.07	100,166.64	62,310.43	150,250.00
325202 - Special Assessments - Off-Roll	-	10,991.15	(10,991.15)	80,046.57	87,929.20	(7,882.63)	131,893.76
325203 - Special Assessments - Lot Closings assessments	-	-	-	57,904.09	-	57,904.09	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments	(500,000.00)	-	(500,000.00)	(342.35)	-	(342.35)	-
361100 - Interest	2,405.84	-	2,405.84	15,856.41	-	15,856.41	-
Total Revenue	(496,215.28)	23,511.98	(519,727.26)	315,941.79	188,095.84	127,845.95	282,143.76
Total Income	(496,215.28)	23,511.98	(519,727.26)	315,941.79	188,095.84	127,845.95	282,143.76

303- Debt Service 2022 (2022 A2 Prj) Fund Expense

Debt Administration							
517301 - Principal Debt Retirement	-	-	-	55,000.00	55,000.00	-	55,000.00
517311 - Interest Expense	102,653.13	111,071.88	8,418.75	217,057.82	225,168.76	8,110.94	225,168.76
517321 - Prepayment Expense	-	-	-	315,000.00	-	(315,000.00)	-
Total Debt Administration	102,653.13	111,071.88	8,418.75	587,057.82	280,168.76	(306,889.06)	280,168.76
Total Expense	102,653.13	111,071.88	8,418.75	587,057.82	280,168.76	(306,889.06)	280,168.76
303- Debt Service 2022 (2022 A2 Prj) Fund Net Total	(598,868.41)	(87,559.90)	(511,308.51)	(271,116.03)	(92,072.92)	(179,043.11)	1,975.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2017A-1 Fund Income							
Revenue							
361100 - Interest	-	-	-	.74	-	.74	-
Total Revenue	-	-	-	.74	-	.74	-
Total Income	-	-	-	.74	-	.74	-
501 - Acquisition & Construction 2017A-1 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	.03	-	(.03)	47.74	-	(47.74)	-
Total Common Areas & Right of Ways	.03	-	(.03)	47.74	-	(47.74)	-
Total Expense	.03	-	(.03)	47.74	-	(47.74)	-
501 - Acquisition & Construction 2017A-1 Fund Net Total	(.03)	-	(.03)	(47.00)	-	(47.00)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
502 - Acquisition & Construction 2017A-3 Fund Income							
Revenue							
361100 - Interest	-	-	-	3.74	-	3.74	-
Total Revenue	-	-	-	3.74	-	3.74	-
Total Income	-	-	-	3.74	-	3.74	-
502 - Acquisition & Construction 2017A-3 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	.18	-	(.18)	241.30	-	(241.30)	-
Total Common Areas & Right of Ways	.18	-	(.18)	241.30	-	(241.30)	-
Total Expense	.18	-	(.18)	241.30	-	(241.30)	-
502 - Acquisition & Construction 2017A-3 Fund Net Total	(.18)	-	(.18)	(237.56)	-	(237.56)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
503 - Acquisition & Construction (2022 A2 Prj) Fund Income							
Revenue							
361100 - Interest	-	-	-	2.14	-	2.14	-
Total Revenue	-	-	-	2.14	-	2.14	-
Total Income	-	-	-	2.14	-	2.14	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	.20	-	(.20)	164.03	-	(164.03)	-
Total Common Areas & Right of Ways	.20	-	(.20)	164.03	-	(164.03)	-
Total Expense	.20	-	(.20)	164.03	-	(164.03)	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Net Total	(.20)	-	(.20)	(161.89)	-	(161.89)	-
Net Total	(1,328,321.95)	(245,093.82)	(1,083,228.13)	(149,495.94)	(256,695.28)	107,199.34	3,692.92

Stoneybrook North Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1712					
	Balance as of 5/1/2026				\$693,454.86
5/1/2026	Valley National Bank - GAP Loan Payoff	Invoice (Expense/AutoDraft)	R	wire	(\$376,627.86)
5/4/2026	Timber Intentions	Invoice ACH	R		(\$49,000.00)
5/4/2026	Hutch Electric	Invoice Check	R	10006	(\$965.00)
5/4/2026	Hutch Electric	Invoice Check	R	10006	(\$471.25)
5/4/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$2,379.46)
5/4/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$2,301.15)
5/4/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$791.67)
5/4/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$1,250.00)
5/4/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$6,550.00)
5/6/2026	Business Observer, Inc.	Invoice Check	R	10007	(\$118.13)
5/14/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,458.72)
5/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		(\$8,539.44)
5/20/2026	Straley Robin Vericker	Invoice Check	R	10008	(\$1,680.90)
5/20/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		(\$2,300.00)
5/20/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$180.00)
5/20/2026	Suncoast Rust Control Inc	Invoice Check	R	10009	(\$3,296.00)
5/26/2026	Ira D Draper - BOS meeting 5/26/26	Invoice (Expense/AutoDraft)	R	44	(\$248.50)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$9,234.00)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$675.78)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$669.20)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$2,713.35)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$17,744.00)
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$4,100.00)

Stoneybrook North Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$8,350.00)
5/27/2026	Stantec Consulting Services Inc.	Invoice ACH	R		(\$12,298.50)
5/27/2026	Transfer from BU Reserve - 9853394075	Transfer In	R	ACH	\$20,430.92
5/29/2026	May Interest	Interest	R	ACH	\$695.93
5/29/2026	Engage PEO - BOS meeting 5/26/26	Invoice (Expense/AutoDraft)	R	H125150	(\$990.40)

Total **(\$494,806.46)**
Balance as of 5/31/2026 **\$198,648.40**

Reserve BU #4075

	Balance as of 5/1/2026				\$43,148.63
5/5/2026	LCEC Payment Processing	Invoice (Expense/AutoDraft)	R		(\$2,325.34)
5/13/2026	FY2026 On-roll assessments installment collections	Misc Deposit	R	ACH051326	\$11,682.69
5/19/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$15.85)
5/27/2026	Transfer to Operating VNB - 3015341712	Transfer Out	R	ACH	(\$20,430.92)

Total **(\$11,089.42)**
Balance as of 5/31/2026 **\$32,059.21**

Trust 2017A-1 Acquisition & Construction Account

	Balance as of 5/1/2026				\$0.03
5/8/2026	4k's Construction Cleanup - REQ 2017-55 INVOICE 104470	Invoice (Expense/AutoDraft)	R	110975339	(\$0.03)

Total **(\$0.03)**
Balance as of 5/31/2026 **\$0.00**

Trust 2017A-1 Debt Service Reserve Account

	Balance as of 5/1/2026				\$281,093.76
5/1/2026	May Interest	Interest	R	ACH	\$756.41
5/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$756.41)

Total **\$0.00**
Balance as of 5/31/2026 **\$281,093.76**

Trust 2017A-1 Interest Account

	Balance as of 5/1/2026				\$0.00
5/1/2026	Transfer from Trust 2017A-1 Revenue Account - 5/1/26 interest payment	Transfer In	R	ACH	\$97,187.50
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	Invoice (Expense/AutoDraft)	R	bank draft	(\$97,187.50)

Total **\$0.00**
Balance as of 5/31/2026 **\$0.00**

Stoneybrook North Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
Trust 2017A-1 Revenue Account					
	Balance as of 5/1/2026				\$406,501.17
5/1/2026	May Interest	Interest	R	ACH	\$512.24
5/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$756.41
5/1/2026	Transfer to Trust 2017A-1 Interest Account - 5/1/26 interest payment	Transfer Out	R	ACH	(\$97,187.50)
Total					(\$95,918.85)
Balance as of 5/31/2026					\$310,582.32
Trust 2017A-3 Acquisition & Construction Account					
	Balance as of 5/1/2026				\$0.18
5/8/2026	Tony's Lawn and Landscaping LLC - REQ 2017B-38 INVOICE 5347	Invoice (Expense/AutoDraft)	R	110975347	(\$0.18)
Total					(\$0.18)
Balance as of 5/31/2026					\$0.00
Trust 2017A-3 Debt Service Reserve Account					
	Balance as of 5/1/2026				\$203,862.50
5/1/2026	May Interest	Interest	R	ACH	\$548.59
5/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$548.59)
Total					\$0.00
Balance as of 5/31/2026					\$203,862.50
Trust 2017A-3 Interest Account					
	Balance as of 5/1/2026				\$0.00
5/1/2026	Transfer from Trust 2017A-3 Revenue Account - 5/1/26 interest payment	Transfer In	R	ACH	\$101,931.25
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	Invoice (Expense/AutoDraft)	R	bank draft	(\$101,931.25)
Total					\$0.00
Balance as of 5/31/2026					\$0.00
Trust 2017A-3 Revenue Account					
	Balance as of 5/1/2026				\$102,515.33
5/1/2026	Transfer to Trust 2017A-3 Interest Account - 5/1/26 interest payment	Transfer Out	R	ACH	(\$101,931.25)
5/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$548.59
5/1/2026	May Interest	Interest	R	ACH	\$51.09
Total					(\$101,331.57)
Balance as of 5/31/2026					\$1,183.76

Stoneybrook North Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
Trust 2022 (2022 A2 Prj) Acquisition & Construction Account					
	Balance as of 5/1/2026				\$0.20
5/8/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2022-015 INVOICE 13649, Check Number: 110975340	Invoice (Expense/AutoDraft)	R	110975340	(\$0.20)
Total					(\$0.20)
Balance as of 5/31/2026					\$0.00
Trust 2022 (2022 A2 Prj) Debt Service Reserve Account					
	Balance as of 5/1/2026				\$257,581.25
5/1/2026	May Interest	Interest	R	ACH	\$708.45
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$708.45)
Total					\$0.00
Balance as of 5/31/2026					\$257,581.25
Trust 2022 (2022 A2 Prj) Interest Account					
	Balance as of 5/1/2026				\$15,483.99
5/1/2026	May Interest	Interest	R	ACH	\$41.66
5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Revenue Account - 5/1/26 interest payment	Transfer In	R	ACH	\$87,169.14
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 Interest payment	Invoice (Expense/AutoDraft)	R	bank draft	(\$102,653.13)
Total					(\$15,442.33)
Balance as of 5/31/2026					\$41.66
Trust 2022 (2022 A2 Prj) Prepayment Account					
	Balance as of 5/1/2026				\$504,805.56
5/1/2026	May Interest	Interest	R	ACH	\$1,388.41
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$1,388.41)
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 prepayment	Invoice (Expense/AutoDraft)	R	bank draft	(\$500,000.00)
Total					(\$500,000.00)
Balance as of 5/31/2026					\$4,805.56
Trust 2022 (2022 A2 Prj) Revenue Account					
	Balance as of 5/1/2026				\$212,746.19
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Interest Account - 5/1/26 interest payment	Transfer Out	R	ACH	(\$87,169.14)
5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer	Transfer In	R	ACH	\$1,388.41
5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$708.45
5/1/2026	May Interest	Interest	R	ACH	\$267.32

Stoneybrook North Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
				Total	(\$84,804.96)
				Balance as of 5/31/2026	\$127,941.23

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1712	198,896.90	-248.50	198,648.40	198,648.40	Balanced
Reserve BU #4075	32,059.21	0.00	32,059.21	32,059.21	Balanced
Trust 2017A-1 Revenue Account	310,582.32	0.00	310,582.32	310,582.32	Balanced
Trust 2017A-1 Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Debt Service Reserve Account	281,093.76	0.00	281,093.76	281,093.76	Balanced
Trust 2017A-3 Revenue Account	1,183.76	0.00	1,183.76	1,183.76	Balanced
Trust 2017A-3 Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Debt Service Reserve Account	203,862.50	0.00	203,862.50	203,862.50	Balanced
Trust 2017A-3 Optional Redemption Fund Account	1.29	0.00	1.29	1.29	Balanced
Trust 2022 (2022 A2 Prj) Revenue Account	127,941.23	0.00	127,941.23	127,941.23	Balanced
Trust 2022 (2022 A2 Prj) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2022 (2022 A2 Prj) Interest Account	41.66	0.00	41.66	41.66	Balanced
Trust 2022 (2022 A2 Prj) Prepayment Account	4,805.56	0.00	4,805.56	4,805.56	Balanced
Trust 2022 (2022 A2 Prj) Debt Service Reserve Account	257,581.25	0.00	257,581.25	257,581.25	Balanced
Trust 2022 (2022 A2 Prj) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
5/26/2026	Ira D Draper - BOS meeting 5/26/26	44	-248.50

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
Total Operating VNB #1712			-248.50

Trust 2017A-3 Interest Account

5/1/2026	Transfer from Trust 2017A-3 Revenue Account - 5/1/26 interest payment		101,931.25
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	bank draft	-101,931.25
Total Trust 2017A-3 Interest Account			0.00

Reconciled Items

Date	Description	Check No	Amount
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Operating VNB #1712

5/27/2026	Transfer from BU Reserve - 9853394075		20,430.92
5/29/2026	May Interest		695.93
4/24/2026	ECS INTEGRATIONS LLC	10001	-420.00
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00
4/24/2026	ECS INTEGRATIONS LLC	10001	-480.00
4/24/2026	4k's Construction Cleanup	10003	-2,500.00
4/29/2026	Sunrise Landscape	10004	-8,350.00
4/29/2026	Hutch Electric	10005	-965.00
4/29/2026	Sunrise Landscape	10004	-4,000.00
4/30/2026	Ira D Draper - BOS meeting 4/28/26	43	-248.50
5/1/2026	Valley National Bank - GAP Loan Payoff	wire	-376,627.86
5/4/2026	Timber Intentions	ACH	-49,000.00
5/4/2026	Hutch Electric	10006	-965.00
5/4/2026	Hutch Electric	10006	-471.25
5/4/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-2,379.46
5/4/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-2,301.15
5/4/2026	Kai Connected LLC CDD	ACH	-791.67
5/4/2026	Kai Connected LLC CDD	ACH	-1,250.00
5/4/2026	Kai Connected LLC CDD	ACH	-6,550.00
5/6/2026	Business Observer, Inc.	10007	-118.13
5/14/2026	IPFS Corporation		-2,458.72
5/20/2026	Gig Fiber LLC - Streetleaf	ACH	-8,539.44
5/20/2026	Straley Robin Vericker	10008	-1,680.90
5/20/2026	Gig Fiber LLC - Streetleaf	ACH	-2,300.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/20/2026	Kai Connected LLC CDD	ACH	-180.00
5/20/2026	Suncoast Rust Control Inc	10009	-3,296.00
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-9,234.00
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-675.78
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-669.20
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-2,713.35
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-17,744.00
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-4,100.00
5/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-8,350.00
5/27/2026	Stantec Consulting Services Inc.	ACH	-12,298.50
5/29/2026	Engage PEO - BOS meeting 5/26/26	H125150	-990.40

Total Operating VNB #1712 -512,481.46

Reserve BU #4075

5/13/2026	FY2026 On-roll assessments installment collections	ACH051326	11,682.69
5/5/2026	LCEC Payment Processing		-2,325.34
5/19/2026	Lee County Utilities		-15.85
5/27/2026	Transfer to Operating VNB - 3015341712		-20,430.92

Total Reserve BU #4075 -11,089.42

Trust 2017A-1 Acquisition & Construction Account

5/8/2026	4k's Construction Cleanup - REQ 2017-55 INVOICE 104470	110975339	-0.03
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Total Trust 2017A-1 Acquisition & Construction Account -0.03

Trust 2017A-1 Debt Service Reserve Account

5/1/2026	May Interest		756.41
5/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer		-756.41

Total Trust 2017A-1 Debt Service Reserve Account 0.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
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Trust 2017A-1 Interest Account

5/1/2026	Transfer from Trust 2017A-1 Revenue Account - 5/1/26 interest payment		97,187.50
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	bank draft	-97,187.50
Total Trust 2017A-1 Interest Account			0.00

Trust 2017A-1 Revenue Account

5/1/2026	May Interest		512.24
5/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer		756.41
5/1/2026	Transfer to Trust 2017A-1 Interest Account - 5/1/26 interest payment		-97,187.50
Total Trust 2017A-1 Revenue Account			-95,918.85

Trust 2017A-3 Acquisition & Construction Account

5/8/2026	Tony's Lawn and Landscaping LLC - REQ 2017B-38 INVOICE 5347	110975347	-0.18
Total Trust 2017A-3 Acquisition & Construction Account			-0.18

Trust 2017A-3 Debt Service Reserve Account

5/1/2026	May Interest		548.59
5/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer		-548.59
Total Trust 2017A-3 Debt Service Reserve Account			0.00

Trust 2017A-3 Revenue Account

5/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer		548.59
5/1/2026	May Interest		51.09
5/1/2026	Transfer to Trust 2017A-3 Interest Account - 5/1/26 interest payment		-101,931.25
Total Trust 2017A-3 Revenue Account			-101,331.57

Trust 2022 (2022 A2 Prj) Acquisition & Construction Account

5/8/2026	AMERICAN STRUCTURAL ENGINEERING - REQ 2022-015 INVOICE 13649, Check Number: 110975340	110975340	-0.20
Total Trust 2022 (2022 A2 Prj) Acquisition & Construction Account			-0.20

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

5/1/2026	May Interest		708.45
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-708.45

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
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Total Trust 2022 (2022 A2 Prj) Debt Service Reserve Account 0.00

Trust 2022 (2022 A2 Prj) Interest Account

5/1/2026	May Interest		41.66
5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Revenue Account - 5/1/26 interest payment		87,169.14
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 Interest payment	bank draft	-102,653.13

Total Trust 2022 (2022 A2 Prj) Interest Account -15,442.33

Trust 2022 (2022 A2 Prj) Prepayment Account

5/1/2026	May Interest		1,388.41
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-1,388.41
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 prepayment	bank draft	-500,000.00

Total Trust 2022 (2022 A2 Prj) Prepayment Account -500,000.00

Trust 2022 (2022 A2 Prj) Revenue Account

5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer		1,388.41
5/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer		708.45
5/1/2026	May Interest		267.32
5/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Interest Account - 5/1/26 interest payment		-87,169.14

Total Trust 2022 (2022 A2 Prj) Revenue Account -84,804.96

EXHIBIT 14

AGENDA



Financial Reporting Package

Stoneybrook North Community Development District

Period Ending: 06/30/2026

Stoneybrook North Community Development District

Balance Sheet as of 6/30/2026

Assets	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	Total
Cash - Operating					
101001 - Operating VNB #1712	\$57,986.92				\$57,986.92
Total Cash - Operating	\$57,986.92				\$57,986.92
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #4075	\$21,629.90				\$21,629.90
Total Cash - Money Market, Reserves and Other	\$21,629.90				\$21,629.90
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	\$2,464.67				\$2,464.67
131101 - Due From 101 General Fund		\$9,403.08		\$5,026.12	\$14,429.20
155000 - Prepaid Items	\$13,569.68				\$13,569.68
156900 - Deposits - Non -Current	\$17,200.00				\$17,200.00
Total Accounts Receivable & Other Assets	\$33,234.35	\$9,403.08		\$5,026.12	\$47,663.55

Stoneybrook North Community Development District

Balance Sheet as of 6/30/2026

Investments

151100 - Series 2017A-1 Revenue Account	\$312,210.57							\$312,210.57
151104 - Series 2017A-1 Debt Service Reserve Account	\$281,093.76							\$281,093.76
151200 - Series 2017A-3 Revenue Account			\$1,748.03					\$1,748.03
151204 - Series 2017A-3 Debt Service Reserve Account			\$203,862.50					\$203,862.50
151210 - Series 2017A-3 Optional Redemption Fund Account			\$1.29					\$1.29
151300 - Series 2022 (2022 A2 Prj) Revenue Account				\$129,050.47				\$129,050.47
151302 - Series 2022 (2022 A2 Prj) Interest Account				\$41.77				\$41.77
151303 - Series 2022 (2022 A2 Prj) Prepayment Account				\$43,911.81				\$43,911.81
151304 - Series 2022 (2022 A2 Prj) Debt Service Reserve Account				\$218,475.00				\$218,475.00
Total Investments	\$593,304.33	\$205,611.82	\$391,479.05					\$1,190,395.20

Total Assets	\$112,851.17	\$602,707.41	\$205,611.82	\$396,505.17				\$1,317,675.57
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Liabilities / Equity	Operating	301 - Debt Service 2017A-1 Fund	302- Debt Service 2017A-3 Fund	303- Debt Service 2022 (2022 A2 Prj) Fund	501 - Acquisition & Construction 2017A-1 Fund	502 - Acquisition & Construction 2017A-3 Fund	503 - Acquisition & Construction (2022 A2 Prj) Fund	Total
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Current Liability

Stoneybrook North Community Development District

Balance Sheet as of 6/30/2026

202000 - Accounts Payable	\$28,283.52								\$28,283.52
207301 - Due To 301 - Debt Service 20217A-1 Fund	\$9,403.08								\$9,403.08
207303 - Due To 303 - Debt Service 2022 (2022 A2 Prj) Fund	\$5,026.12								\$5,026.12
208001 - Due to Developer	\$29,278.23								\$29,278.23
218000 - Accrued Expenses	\$7,152.50								\$7,152.50
Total Current Liability	\$79,143.45								\$79,143.45
Fund Balance									
280000 - Fund Balance - Nonspendable	\$36,395.08								\$36,395.08
281000 - Fund Balance - Restricted	\$14,065.63	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89		\$1,453,205.23
284000 - Fund Balance - Unassigned	(\$6,553.18)								(\$6,553.18)
Total Fund Balance	\$43,907.53	\$562,979.55	\$209,201.75	\$666,511.85	\$47.00	\$237.56	\$161.89		\$1,483,047.13
Net Change in Fund Balance									
33750 - Net Income	(\$10,199.81)	\$39,727.86	(\$3,589.93)	(\$270,006.68)	(\$47.00)	(\$237.56)	(\$161.89)		(\$244,515.01)
Total Net Change in Fund Balance	(\$10,199.81)	\$39,727.86	(\$3,589.93)	(\$270,006.68)	(\$47.00)	(\$237.56)	(\$161.89)		(\$244,515.01)
Total Liabilities / Equity	\$112,851.17	\$602,707.41	\$205,611.82	\$396,505.17	-	-	-		\$1,317,675.57

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	-	70,138.51	(70,138.51)	910,339.54	631,246.59	279,092.95	841,662.07
325202 - Special Assessments - Off-Roll	-	49,559.08	(49,559.08)	16,422.39	446,031.72	(429,609.33)	594,709.00
361100 - Interest	392.18	-	392.18	4,091.18	-	4,091.18	-
369900 - Miscellaneous Revenues	-	-	-	725.00	-	725.00	-
Total Revenue	392.18	119,697.59	(119,305.41)	931,578.11	1,077,278.31	(145,700.20)	1,436,371.07
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Other Financing Sources	-	-	-	367,290.00	367,290.00	-	367,290.00
Total Income	392.18	119,697.59	(119,305.41)	1,298,868.11	1,444,568.31	(145,700.20)	1,803,661.07

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	1,800.00	1,000.00	(800.00)	8,400.00	9,000.00	600.00	12,000.00
513002 - Payroll Taxes	137.70	76.50	(61.20)	642.60	688.50	45.90	918.00
513003 - Payroll Processing Fees	100.00	40.83	(59.17)	450.00	367.47	(82.53)	490.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	36,000.00	36,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	3,375.00	3,375.00	-	4,500.00
513104 - Professional Services - Planning & Coordinating Service	1,583.33	1,583.33	-	14,249.97	14,249.97	-	19,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	3,300.03	3,300.03	4,400.00
513107 - Professional Services - Engineering Services	5,918.00	333.33	(5,584.67)	16,287.00	2,999.97	(13,287.03)	4,000.00
513108 - Professional Services - Legal Services	4,203.45	1,000.00	(3,203.45)	21,025.39	9,000.00	(12,025.39)	12,000.00
513201 - Legal Advertisements	-	125.00	125.00	1,443.76	1,125.00	(318.76)	1,500.00
513202 - Insurance	4,126.40	5,063.33	936.93	37,137.60	45,569.97	8,432.37	60,760.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	131.22	(43.78)	175.00
513205 - Bank Fees	-	12.50	12.50	-	112.50	112.50	150.00
513206 - Travel Per Diem	48.94	83.33	34.39	892.98	749.97	(143.01)	1,000.00
513207 - Meeting Room Rental	180.00	100.00	(80.00)	2,340.00	900.00	(1,440.00)	1,200.00
513209 - Website Compliance (dev & hosting)	167.92	167.92	-	1,511.28	1,511.28	-	2,015.00
513292 - Misc (Bank Fees, Brochures, etc.)	-	41.67	41.67	456.40	375.03	(81.37)	500.00
513901 - Administrative Contingency	379.50	895.83	516.33	448.70	8,062.47	7,613.77	10,750.00
517101 - Dissemination Agent	916.67	916.67	-	8,250.03	8,250.03	-	11,000.00
Total General Administration	24,236.91	16,496.49	(7,740.42)	155,785.71	148,468.41	(7,317.30)	197,958.00
Debt Administration							

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517102 - Trustee Fees	930.60	984.48	53.88	8,333.74	8,860.32	526.58	11,813.76
517103 - Arbitrage	-	118.75	118.75	475.00	1,068.75	593.75	1,425.00
517104 - Professional Services - Trust Fund Accounting	250.00	250.00	-	2,250.00	2,250.00	-	3,000.00
517201 - Gap Loan Repayment	-	-	-	367,415.00	367,290.00	(125.00)	367,290.00
517202 - Gap Loan Required Reserve	-	-	-	14,065.63	14,065.00	(.63)	14,065.00
517203 - Gap Loan - Cost Of Issuance	-	683.17	683.17	8,198.00	6,148.53	(2,049.47)	8,198.00
517204 - Gap Loan Interest	-	1,172.92	1,172.92	9,212.86	10,556.28	1,343.42	14,075.00
Total Debt Administration	1,180.60	3,209.32	2,028.72	409,950.23	410,238.88	288.65	419,866.76
Security							
529202 - R&M - Gates	2,372.00	1,846.67	(525.33)	15,313.25	16,620.03	1,306.78	22,160.00
529301 - Key Fob / Entry System	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
529302 - Gate System Enhancements	-	2,000.00	2,000.00	5,235.00	18,000.00	12,765.00	24,000.00
Total Security	2,372.00	4,346.67	1,974.67	20,548.25	39,120.03	18,571.78	52,160.00
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	3,046.14	5,964.00	2,917.86	25,201.33	53,676.00	28,474.67	71,568.00
531201 - Streetpole Lighting	10,958.81	20,968.00	10,009.19	95,938.75	188,712.00	92,773.25	251,616.00
533101 - Water	566.29	33.33	(532.96)	693.09	299.97	(393.12)	400.00
Total Utilities	14,571.24	26,965.33	12,394.09	121,833.17	242,687.97	120,854.80	323,584.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	(9,600.00)	4,583.33	14,183.33	8,865.23	41,249.97	32,384.74	55,000.00
538106 - Contracts - NPEDS	-	450.00	450.00	-	4,050.00	4,050.00	5,400.00
538205 - Pond Aeration	-	2,083.33	2,083.33	1,500.00	18,749.97	17,249.97	25,000.00
Total Flood Control/Stormwater Management	(9,600.00)	7,116.66	16,716.66	10,365.23	64,049.94	53,684.71	85,400.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	26,978.00	28,166.69	1,188.69	252,537.00	253,500.21	963.21	338,000.24
539102 - Contracts – Conservation & Preserve Maintenance	2,846.63	1,416.67	(1,429.96)	8,539.89	12,750.03	4,210.14	17,000.00
539104 - Contract - Rust Control	3,296.00	3,200.00	(96.00)	29,280.00	28,800.00	(480.00)	38,400.00
539105 - Contract - Pet Waste	650.00	602.50	(47.50)	6,505.50	5,422.50	(1,083.00)	7,230.00
539107 - Contracts - Irrigation Valve Maintenance	25,750.00	12,950.00	(12,800.00)	135,375.78	116,550.00	(18,825.78)	155,400.00
539303 - R&M - Pressure Washing	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
539305 - R&M - Sidewalks / Hardscape	-	5,416.67	5,416.67	-	48,750.03	48,750.03	65,000.00
539306 - R&M - Bridge	-	-	-	70,000.00	-	(70,000.00)	-
539402 - Misc - Holiday Lights & Decorations	-	1,250.00	1,250.00	10,400.00	11,250.00	850.00	15,000.00
539990 - Physical Environment Contingency	5,181.74	5,305.17	123.43	66,697.16	47,746.53	(18,950.63)	63,662.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Areas & Right of Ways	65,952.37	60,391.03	(5,561.34)	590,585.33	543,519.27	(47,066.06)	724,692.24
Total Expense	98,713.12	118,525.50	19,812.38	1,309,067.92	1,448,084.50	139,016.58	1,803,661.00
Operating Net Total	(98,320.94)	1,172.09	(99,493.03)	(10,199.81)	(3,516.19)	(6,683.62)	.07

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
301 - Debt Service 2017A-1 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	23,424.49	(23,424.49)	304,231.78	210,820.41	93,411.37	281,093.85
361100 - Interest	1,628.25	-	1,628.25	11,871.08	-	11,871.08	-
Total Revenue	1,628.25	23,424.49	(21,796.24)	316,102.86	210,820.41	105,282.45	281,093.85
Total Income	1,628.25	23,424.49	(21,796.24)	316,102.86	210,820.41	105,282.45	281,093.85

301 - Debt Service 2017A-1 Fund Expense

Debt Administration							
517301 - Principal Debt Retirement	-	-	-	80,000.00	85,000.00	5,000.00	85,000.00
517311 - Interest Expense	-	-	-	196,375.00	194,376.00	(1,999.00)	194,376.00
Total Debt Administration	-	-	-	276,375.00	279,376.00	3,001.00	279,376.00
Total Expense	-	-	-	276,375.00	279,376.00	3,001.00	279,376.00
301 - Debt Service 2017A-1 Fund Net Total	1,628.25	23,424.49	(21,796.24)	39,727.86	(68,555.59)	108,283.45	1,717.85

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
302- Debt Service 2017A-3 Fund Income							
Revenue							
325202 - Special Assessments - Off-Roll	-	16,988.50	(16,988.50)	194,844.52	152,896.50	41,948.02	203,862.00
361100 - Interest	564.27	-	564.27	5,428.05	-	5,428.05	-
Total Revenue	564.27	16,988.50	(16,424.23)	200,272.57	152,896.50	47,376.07	203,862.00
Total Income	564.27	16,988.50	(16,424.23)	200,272.57	152,896.50	47,376.07	203,862.00

302- Debt Service 2017A-3 Fund Expense

Debt Administration							
517311 - Interest Expense	-	-	-	203,862.50	203,862.00	(.50)	203,862.00
Total Debt Administration	-	-	-	203,862.50	203,862.00	(.50)	203,862.00
Total Expense	-	-	-	203,862.50	203,862.00	(.50)	203,862.00
302- Debt Service 2017A-3 Fund Net Total	564.27	16,988.50	(16,424.23)	(3,589.93)	(50,965.50)	47,375.57	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
303- Debt Service 2022 (2022 A2 Prj) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	12,520.83	(12,520.83)	162,477.07	112,687.47	49,789.60	150,250.00
325202 - Special Assessments - Off-Roll	-	10,991.15	(10,991.15)	80,046.57	98,920.35	(18,873.78)	131,893.76
325203 - Special Assessments - Lot Closings assessments	-	-	-	57,904.09	-	57,904.09	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments	-	-	-	(342.35)	-	(342.35)	-
361100 - Interest	1,109.35	-	1,109.35	16,965.76	-	16,965.76	-
Total Revenue	1,109.35	23,511.98	(22,402.63)	317,051.14	211,607.82	105,443.32	282,143.76
Total Income	1,109.35	23,511.98	(22,402.63)	317,051.14	211,607.82	105,443.32	282,143.76
303- Debt Service 2022 (2022 A2 Prj) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	55,000.00	55,000.00	-	55,000.00
517311 - Interest Expense	-	-	-	217,057.82	225,168.76	8,110.94	225,168.76
517321 - Prepayment Expense	-	-	-	315,000.00	-	(315,000.00)	-
Total Debt Administration	-	-	-	587,057.82	280,168.76	(306,889.06)	280,168.76
Total Expense	-	-	-	587,057.82	280,168.76	(306,889.06)	280,168.76
303- Debt Service 2022 (2022 A2 Prj) Fund Net Total	1,109.35	23,511.98	(22,402.63)	(270,006.68)	(68,560.94)	(201,445.74)	1,975.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2017A-1 Fund Income							
Revenue							
361100 - Interest	-	-	-	.74	-	.74	-
Total Revenue	-	-	-	.74	-	.74	-
Total Income	-	-	-	.74	-	.74	-
501 - Acquisition & Construction 2017A-1 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	47.74	-	(47.74)	-
Total Common Areas & Right of Ways	-	-	-	47.74	-	(47.74)	-
Total Expense	-	-	-	47.74	-	(47.74)	-
501 - Acquisition & Construction 2017A-1 Fund Net Total	-	-	-	(47.00)	-	(47.00)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
502 - Acquisition & Construction 2017A-3 Fund Income							
Revenue							
361100 - Interest	-	-	-	3.74	-	3.74	-
Total Revenue	-	-	-	3.74	-	3.74	-
Total Income	-	-	-	3.74	-	3.74	-
502 - Acquisition & Construction 2017A-3 Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	241.30	-	(241.30)	-
Total Common Areas & Right of Ways	-	-	-	241.30	-	(241.30)	-
Total Expense	-	-	-	241.30	-	(241.30)	-
502 - Acquisition & Construction 2017A-3 Fund Net Total	-	-	-	(237.56)	-	(237.56)	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
503 - Acquisition & Construction (2022 A2 Prj) Fund Income							
Revenue							
361100 - Interest	-	-	-	2.14	-	2.14	-
Total Revenue	-	-	-	2.14	-	2.14	-
Total Income	-	-	-	2.14	-	2.14	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	164.03	-	(164.03)	-
Total Common Areas & Right of Ways	-	-	-	164.03	-	(164.03)	-
Total Expense	-	-	-	164.03	-	(164.03)	-
503 - Acquisition & Construction (2022 A2 Prj) Fund Net Total	-	-	-	(161.89)	-	(161.89)	-
Net Total	(95,019.07)	65,097.06	(160,116.13)	(244,515.01)	(191,598.22)	(52,916.79)	3,692.92

Stoneybrook North Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1712					
	Balance as of 6/1/2026				\$198,648.40
6/12/2026	Hutch Electric	Invoice Check	R	10010	(\$1,020.00)
6/12/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$6,550.00)
6/12/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$180.00)
6/12/2026	Stantec Consulting Services Inc.	Invoice ACH	R		(\$5,918.00)
6/12/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$791.67)
6/12/2026	Crosscreek Environmental Inc.	Invoice Check	R	10011	(\$2,500.00)
6/12/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$1,250.00)
6/12/2026	Business Observer, Inc.	Invoice Check	R	10012	(\$67.81)
6/12/2026	Crosscreek Environmental Inc.	Invoice Check	R	10011	(\$1,500.00)
6/12/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$14,800.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$9,234.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$3,245.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$17,744.00)
6/15/2026	Suncoast Rust Control Inc	Invoice Check	R	10013	(\$3,296.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$669.20)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$630.49)
6/15/2026	Solitude Lake Management, LLC	Invoice Check	R	10014	(\$1,628.70)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$650.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$8,350.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$3,750.00)
6/15/2026	Hutch Electric	Invoice Check	R	10015	(\$1,020.00)
6/15/2026	Straley Robin Vericker	Invoice Check	R	10016	(\$4,203.45)

Stoneybrook North Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$8,350.00)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$1,288.36)
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$4,450.00)
6/16/2026	Transfer from BU Reserve - 9853394075 - to move GF assessment allocations to operating account	Transfer In	R	ACH	\$7,724.14
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$180.00)
6/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		(\$8,544.27)
6/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		(\$2,414.54)
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$17,744.00)
6/25/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,458.72)
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$9,234.00)
6/25/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$332.00)
6/25/2026	Miguel Ramirez	Invoice Check	R	10017	(\$196.95)
6/25/2026	Crosscreek Environmental Inc.	Invoice Check	R	10018	(\$2,500.00)
6/30/2026	June Interest	Interest	R	ACH	\$392.18
6/30/2026	Ira D Draper - BOS meeting 6/11/26	Invoice (Expense/AutoDraft)		45	(\$184.70)
6/30/2026	Engage PEO - BOS meeting 6/23/26	Invoice (Expense/AutoDraft)	R	H125788	(\$960.14)
6/30/2026	Engage PEO - BOS meeting 6/11/26	Invoice (Expense/AutoDraft)	R	H125762	(\$941.80)

Total (\$140,661.48)
Balance as of 6/30/2026 \$57,986.92

Reserve BU #4075

	Balance as of 6/1/2026				\$32,059.21
6/3/2026	LCEC Payment Processing	Invoice (Expense/AutoDraft)	R		(\$2,689.32)
6/16/2026	Transfer to Operating VNB - 3015341712 - to move GF assessment allocations to operating account	Transfer Out	R	ACH	(\$7,724.14)
6/18/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$15.85)

Total (\$10,429.31)
Balance as of 6/30/2026 \$21,629.90

Trust 2017A-1 Debt Service Reserve Account

Balance as of 6/1/2026 \$281,093.76

Stoneybrook North Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
6/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$773.75)
6/1/2026	June Interest	Interest	R	ACH	\$773.75
Total					\$0.00
Balance as of 6/30/2026					\$281,093.76

Trust 2017A-1 Revenue Account

Balance as of 6/1/2026					\$310,582.32
6/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$773.75
6/1/2026	June Interest	Interest	R	ACH	\$854.50
Total					\$1,628.25
Balance as of 6/30/2026					\$312,210.57

Trust 2017A-3 Debt Service Reserve Account

Balance as of 6/1/2026					\$203,862.50
6/1/2026	June Interest	Interest	R	ACH	\$561.16
6/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$561.16)
Total					\$0.00
Balance as of 6/30/2026					\$203,862.50

Trust 2017A-3 Revenue Account

Balance as of 6/1/2026					\$1,183.76
6/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$561.16
6/1/2026	June Interest	Interest	R	ACH	\$3.11
Total					\$564.27
Balance as of 6/30/2026					\$1,748.03

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

Balance as of 6/1/2026					\$257,581.25
6/1/2026	June Interest	Interest	R	ACH	\$732.19
6/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$732.19)
6/17/2026	Transfer to Trust 2022 (2022 A2 Prj) Prepayment Account - DSR EXCESS TO PREPAYMENT	Transfer Out	R	ACH	(\$39,106.25)
Total					(\$39,106.25)
Balance as of 6/30/2026					\$218,475.00

Trust 2022 (2022 A2 Prj) Interest Account

Balance as of 6/1/2026					\$41.66
6/1/2026	June Interest	Interest	R	ACH	\$0.11

Stoneybrook North Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
Total					\$0.11
Balance as of 6/30/2026					\$41.77
Trust 2022 (2022 A2 Prj) Prepayment Account					
Balance as of 6/1/2026					\$4,805.56
6/1/2026	June Interest	Interest	R	ACH	\$14.04
6/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$14.04)
6/17/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - DSR EXCESS TO PREPAYMENT	Transfer In	R	ACH	\$39,106.25
Total					\$39,106.25
Balance as of 6/30/2026					\$43,911.81
Trust 2022 (2022 A2 Prj) Revenue Account					
Balance as of 6/1/2026					\$127,941.23
6/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$732.19
6/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer	Transfer In	R	ACH	\$14.04
6/1/2026	June Interest	Interest	R	ACH	\$363.01
Total					\$1,109.24
Balance as of 6/30/2026					\$129,050.47

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 6/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1712	58,436.38	-449.46	57,986.92	57,986.92	Balanced
Reserve BU #4075	21,629.90	0.00	21,629.90	21,629.90	Balanced
Trust 2017A-1 Revenue Account	312,210.57	0.00	312,210.57	312,210.57	Balanced
Trust 2017A-1 Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-1 Debt Service Reserve Account	281,093.76	0.00	281,093.76	281,093.76	Balanced
Trust 2017A-3 Revenue Account	1,748.03	0.00	1,748.03	1,748.03	Balanced
Trust 2017A-3 Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2017A-3 Debt Service Reserve Account	203,862.50	0.00	203,862.50	203,862.50	Balanced
Trust 2017A-3 Optional Redemption Fund Account	1.29	0.00	1.29	1.29	Balanced
Trust 2022 (2022 A2 Prj) Revenue Account	129,050.47	0.00	129,050.47	129,050.47	Balanced
Trust 2022 (2022 A2 Prj) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2022 (2022 A2 Prj) Interest Account	41.77	0.00	41.77	41.77	Balanced
Trust 2022 (2022 A2 Prj) Prepayment Account	43,911.81	0.00	43,911.81	43,911.81	Balanced
Trust 2022 (2022 A2 Prj) Debt Service Reserve Account	218,475.00	0.00	218,475.00	218,475.00	Balanced
Trust 2022 (2022 A2 Prj) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
6/12/2026	Business Observer, Inc.	10012	-67.81
6/25/2026	Miguel Ramirez	10017	-196.95

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/30/2026	Ira D Draper - BOS meeting 6/11/26	45	-184.70
Total Operating VNB #1712			-449.46

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
6/16/2026	Transfer from BU Reserve - 9853394075 - to move GF assessment allocations to operating account		7,724.14
6/30/2026	June Interest		392.18
5/26/2026	Ira D Draper - BOS meeting 5/26/26	44	-248.50
6/12/2026	Hutch Electric	10010	-1,020.00
6/12/2026	Kai Connected LLC CDD	ACH	-6,550.00
6/12/2026	Kai Connected LLC CDD	ACH	-180.00
6/12/2026	Stantec Consulting Services Inc.	ACH	-5,918.00
6/12/2026	Kai Connected LLC CDD	ACH	-791.67
6/12/2026	Crosscreek Environmental Inc.	10011	-2,500.00
6/12/2026	Kai Connected LLC CDD	ACH	-1,250.00
6/12/2026	Crosscreek Environmental Inc.	10011	-1,500.00
6/12/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-14,800.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-9,234.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-3,245.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-17,744.00
6/15/2026	Suncoast Rust Control Inc	10013	-3,296.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-669.20
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-630.49
6/15/2026	Solitude Lake Management, LLC	10014	-1,628.70
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-650.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-8,350.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-3,750.00
6/15/2026	Hutch Electric	10015	-1,020.00
6/15/2026	Straley Robin Vericker	10016	-4,203.45
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-8,350.00
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-1,288.36
6/15/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-4,450.00
6/25/2026	Kai Connected LLC CDD	ACH	-180.00
6/25/2026	Gig Fiber LLC - Streetleaf	ACH	-8,544.27
6/25/2026	Gig Fiber LLC - Streetleaf	ACH	-2,414.54
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-17,744.00
6/25/2026	IPFS Corporation		-2,458.72
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-9,234.00
6/25/2026	ECS INTEGRATIONS LLC	ACH	-332.00
6/25/2026	Crosscreek Environmental Inc.	10018	-2,500.00
6/30/2026	Engage PEO - BOS meeting 6/23/26	H125788	-960.14
6/30/2026	Engage PEO - BOS meeting 6/11/26	H125762	-941.80
Total Operating VNB #1712			-140,460.52

Reserve BU #4075

6/3/2026	LCEC Payment Processing		-2,689.32
6/16/2026	Transfer to Operating VNB - 3015341712 - to move GF assessment allocations to operating account		-7,724.14
6/18/2026	Lee County Utilities		-15.85
Total Reserve BU #4075			-10,429.31

Trust 2017A-1 Debt Service Reserve Account

6/1/2026	June Interest		773.75
6/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer		-773.75

Total Trust 2017A-1 Debt Service Reserve Account
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0.00

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
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Trust 2017A-1 Revenue Account

6/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer		773.75
6/1/2026	June Interest		854.50
Total Trust 2017A-1 Revenue Account			1,628.25

Trust 2017A-3 Debt Service Reserve Account

6/1/2026	June Interest		561.16
6/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer		-561.16
Total Trust 2017A-3 Debt Service Reserve Account			0.00

Trust 2017A-3 Interest Account

5/1/2026	Transfer from Trust 2017A-3 Revenue Account - 5/1/26 interest payment		101,931.25
5/1/2026	U.S. Bank N.A. -CDD - 5/1/26 interest payment	bank draft	-101,931.25
Total Trust 2017A-3 Interest Account			0.00

Trust 2017A-3 Revenue Account

6/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer		561.16
6/1/2026	June Interest		3.11
Total Trust 2017A-3 Revenue Account			564.27

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

6/1/2026	June Interest		732.19
6/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-732.19
6/17/2026	Transfer to Trust 2022 (2022 A2 Prj) Prepayment Account - DSR EXCESS TO PREPAYMENT		-39,106.25
Total Trust 2022 (2022 A2 Prj) Debt Service Reserve Account			-39,106.25

Trust 2022 (2022 A2 Prj) Interest Account

6/1/2026	June Interest		0.11
Total Trust 2022 (2022 A2 Prj) Interest Account			0.11

Trust 2022 (2022 A2 Prj) Prepayment Account

6/1/2026	June Interest		14.04
6/17/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - DSR EXCESS TO PREPAYMENT		39,106.25

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-14.04
Total Trust 2022 (2022 A2 Prj) Prepayment Account			39,106.25

Trust 2022 (2022 A2 Prj) Revenue Account

6/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer		732.19
6/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer		14.04
6/1/2026	June Interest		363.01
Total Trust 2022 (2022 A2 Prj) Revenue Account			1,109.24

EXHIBIT 15

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM

Stoneybrook North CDD- 110 DK Clickers



Date:	6/25/2026	PROPOSAL		Proposal No:	TH26631
Submitted to:	Stoneybrook North CDD	Job Location:	Stoneybrook North CDD- 110 DK Clickers		
Attention:	Audette Bruce	Title:	LCAM	Attention:	Audette Bruce
Email:	audette@hikai.com			Email:	Audette@hikai.com
Phone:	813-565-4663	Fax:		Phone:	813-565-4663
Address:	2502 N Rocky Point Drive # 1000			Address:	Lagoon resident gate entrance
City / ST	Tampa / FL	Zip:	33607	City / ST	Fort Myers / FL
				Zip:	33917

SCOPE OF WORK:

110 - NUMERICAL DOORING CLICKERS . QUOTE INCLUDES POSTAGE TO RESIDENT . \$ 38.00 PER REMOTE / POSTAGE = \$ 4180.00

INCLUDED MATERIALS:

110 - NUMERICAL DOORING REMOTES . POSTAGE TO RESIDENT .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$4,180.00
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This proposal is valid through 7/25/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and/or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 16

AGENDA

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this “**Agreement**”) is entered into as of July 22, 2026 between the **Stoneybrook North Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **United Land Services Operating, LLC**, a Delaware limited liability company, registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services

attached hereto as **Exhibit A** (the “**Scope**”) in the locations shown in the maintenance map attached hereto as **Exhibit C**.

- b. Contractor’s Official Proposal Form is attached hereto as **Exhibit B**.
- c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to

the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.

- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
- j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal.** This Agreement shall commence on August 1, 2026. The period from August 1, 2026 through September 30, 2026, shall serve as an initial partial term. Beginning October 1, 2026, the Agreement shall continue for an initial 1-year term ending September 20, 2027. At the end of the initial term, the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**

- a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.

- b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
- c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work performed under this Agreement, the District shall pay Contractor:
 - i. **Base Landscape Maintenance Services and Irrigation System Monitoring and Maintenance.** For the Base Landscape Maintenance Services and the Irrigation System Monitoring and Maintenance Services described in the Work, which are performed on a monthly basis at the rate of \$16,029.00 per month.
 - ii. **Seasonal Color.** Seasonal color installation shall be performed only upon written authorization from the District. If authorized, Contractor shall be compensated at the unit price per 4" annual as described in Contractor's Official Proposal form attached hereto as **Exhibit B**.

- iii. **Additional Irrigation Repairs and Services.** Irrigation repairs or services not included within the Irrigation System Monitoring and Maintenance services shall be performed only upon written authorization from the District. Contractor shall be compensated at the hourly rate set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, not to exceed the amount approved in writing by the District.
 - iv. **Additional Services.** Any services not included within the Base Landscape Maintenance Services or Irrigation System Monitoring and Maintenance Services shall be performed only upon written authorization from the District. Compensation for such services shall be at the rates set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, or at such other price as may be approved in writing by the District.
 - v. **Optional Renewal Pricing.** The Contractor's Proposal includes pricing for optional renewal terms. The renewal pricing set forth in the Contractor's Proposal is provided for budgeting and planning purposes only and shall not automatically modify the compensation payable under this Agreement. Any adjustment to the compensation under this agreement must be approved in advance by the District and the Contractor evidenced in writing signed by both parties.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
 - i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date,
 - iv. an invoice number
 - v. a reference to a proposal number if applicable,
 - vi. the location (including the community if applicable),
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service,
 - ix. the time frame within which the services were provided, and
 - x. the address or bank information to which payment is to be remitted.
- c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.
- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or

any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. *Responsibility for Negligence of Employees and Subcontractors:* Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs:* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. *Monthly Maintenance Reports.* The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal,

or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. Anti- Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the

Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT AUDETTE@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

32. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

- a. If to Contractor: United Land Services
3973 Arnold Ave.
Naples, FL 34104
kdubois@unitedlandservices.com
- b. If to District: Stoneybrook North Community Development District
c/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL 33607
audette@hikai.com

33. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

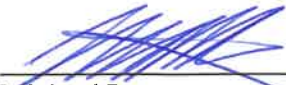
34. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

United Land Services Operating, LLC,
a Delaware limited liability company

**Stoneybrook North
Community Development District**

Name: _____
Title: _____



Michael Lawson
Chair, Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Contractor's Bid Form
Exhibit C: Maintenance Map

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

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IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

United Land Services Operating, LLC,
a Delaware limited liability company



Name: Brett Perez

Title: 7/24/2026

**Stoneybrook North
Community Development District**

Michael Lawson

Chair, Board of Supervisors

Exhibit A: Scope of Services

Exhibit B: Contractor's Bid Form

Exhibit C: Maintenance Map

EXHIBIT A

STONEYBROOK NORTH CDD SCOPE OF SERVICES Landscape Maintenance

A. EXTERIOR LANDSCAPE MAINTENANCE - GENERAL

The work for Exterior Landscape Maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant material in a healthy, vigorous growing condition. All associated planted areas are to be kept in a continuous neat, clean and debris free condition for the entire life of the contract as within the budget. The landscape guidelines are highly dependent on the geographic location of the property. Local conditions prevail over this scope. The maintenance period will be a continuous 365 (366 in a leap year) days a year, regardless of National Holidays, weekends or company holidays. The Contractor will be expected to spend additional effort during the peak-growing season and to keep the property neat and clean at isolated locations to control debris, damage or replacements as within the contract.

Work will include, but not be limited to, irrigation, fertilization, fungicidal insect disease and weed control, mowing, edging, pruning, shearing, turf repair, debris removal, replacement, re-mulching and inspection.

B. OWNER / CONTRACTOR RESPONSIBILITIES

- The Owner warrants that the existing plant materials are true to plan and are in a healthy, vigorous, growing condition.
- The landscaping contractor for each phase will be responsible for all areas that can be mowed, edged, trimmed in each phase unless otherwise excluded in the Roadway Phase.
- The Owner further verifies that the irrigation system, if so installed, is in good working condition. The landscaping contractor, however, is required to inspect the work area and will accept conditions as they exist.
- The landscaping contractor is responsible for cleaning all trash from all common areas including but not limited to: planter beds, pond banks, sodden areas, bridges, roadways, and island landscaping prior to performing maintenance.
- The landscaping contractor is responsible for cleaning all debris and mechanically blowing of grass clippings created during normal maintenance. Contractor will ensure the use of mulching mower decks, with mulching blades. Contractor will work to prevent clippings entering ponds, to extent possible.
- If landscaping company should remove dead plants on the property, report through email and pictures and supply a proposal to replace the plant on the next available visit.
- The landscaping company will provide a monthly irrigation, landscaping, fertilization & pest report to include pictures and actions to be taken and submit it to District Admin and Brightwater@hikai.com one week before the end of each month.

C. GENERAL PERFORMANCE

The landscaping contractor shall be recognized as an expert having unique methods of maintenance, which have been polished by experience. It will be his/her responsibility to keep the Landscape in a freshly planted, mowed, edged and trimmed appearance at all times, as within the contract. THE CONTRACTOR IS REQUIRED TO HAVE A STATE-LICENSED COMMERCIAL PESTICIDE APPLICATOR ON STAFF.

D. POLICING, DEBRIS, COLLECTION

All debris generated by normal landscape maintenance operations, litter, etc., should be routinely collected and removed from the property by landscape contractor personnel. Debris/sand or plant growth should not be allowed to collect along roadways, bridges, walkways, parking areas, lawn areas, natural areas, etc., and should not be allowed to build up at storm drains, swales, culverts, etc. All debris must be picked up and not mowed over.

After any storm, all debris, palm fronds, and all other landscape related material must be cleaned up and removed within 48 hours after the storm. A Storm is defined as sufficient wind to cause palm fronds, branches and leaves to accumulate on the ground. Storm damage clean-up due to hurricanes, tornadoes, high winds, or named storms are included in this scope of work as a priority vendor.

E. RETENTION AREAS, LAKE EDGES

Retention areas and lake edges are to be maintained by regular mowing and trimming, as within the contract. Maintain uniform grassed slope to water level. Mowers must maintain a minimum ten (10) foot buffer from water's edge. This area must be maintained by mechanical line trimmers.

F. SAFETY

All materials and performance of work should meet all current Federal Health and Safety Laws. Material Safety Data Sheets of all supplies and chemicals used should be posted.

The landscape contractor shall supply and ensure the proper use of all Personal Protective Equipment (PPE), e.g., boots, masks, gloves, eye protection, etc., during any operation as required or directed by applicable laws, regulations or ordinances and/or directions of manufacturers of materials or equipment.

All equipment should be properly maintained and should be inspected for defects prior to their use. Any equipment deemed inoperable or unsafe should be promptly repaired. All equipment should meet both the American Standard Safety Specifications and Occupational Safety and Health Administration (OSHA) requirements.

G. INSPECTIONS, OBSERVATIONS AND REPORTS

All landscape maintenance personnel should be instructed to continually look for problems and, if observed, to quickly notify brian@hikai.com. Problems and the means to correct them should be noted. Follow-up inspection reports to ensure success of corrective measures are required every two (2) weeks and a final inspection report on irrigation, landscaping, herbicides, pest control and fertilization that includes images/photos should be provided one week before the end of each month.

H. MONTHLY ACTIVITY REPORT

1. General.

Throughout the year, weekly operations such as weeding, watering, cleanup, etc., should be ongoing. Mowing and edging of all lawns, sidewalks, cart paths and roadway areas should be performed as specified during the growing season. Due to weather patterns, the growing season may vary from year to year. Lawn areas should be maintained as needed to present a neat appearance at all times. The calendar below outlines specific tasks to be accomplished during each month, as within the contract.

When it is determined mowing is not necessary, the contractor will provide equal labor force to focus on other areas of the property that need to be addressed.

2. Monthly Schedule (Note: This will vary significantly, depending on climate)

March/April

- a. General clean-up of site: Rake and remove leaves and winter debris.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once a week or as needed to present a neat appearance and weed control.
- c. Fertilize the following plantings: Refer to the fertilizer section for further information.
- d. Apply pre-emergence per recommended rates. (Refer to fertilizer section for additional information).
- e. Inspect all plantings and lawn areas for pests and disease.
- f. Apply dormant oil sprays to ornamentals and repeat if necessary.
- g. Major pruning of canopy trees or palm trees is not included in this scope of work.
- h. NOTE: Please refer to the PLANT LIST section for specific pruning directions for each plant type.
- i. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments, including cleaning filters and valves. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

May

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas at a minimum once each week plus weed control.
- c. Fertilize. (Refer to the Fertilizer section for additional information.)

- d. Inspect all plantings and lawn areas for pests and disease.
- e. Prune early flowering ornamentals and shrubs after flowering is completed.
- f. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

June

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once each week plus weed control.
- c. Control weeds.
- d. Inspect all plantings and lawn areas for pests and disease.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

July – August

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once each week.
- c. Plus weed control.
- d. Inspect all plantings and lawn areas for pests and disease.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

September

- a. Mow and edge all lawns, sidewalks, cart paths and roadway areas are at a minimum of once each week.

- b. Plus weed control.
- c. Inspect all plantings and lawn areas for pests and disease.
- d. Complete wet check and monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- e. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work. .

October - November

- a. Remove trash and leaves collected in landscape beds daily.
- b. Fertilize the following plantings: shrubs, groundcovers, and lawns. (Refer to Fertilizer section for additional information).
- c. Perform weed control.
- c. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- d. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.
- e. Mow and edge all lawns, sidewalks, cart paths and roadway areas as needed to maintain a well-manicured appearance.

December – February

- a. Repair any major landscape issues, i.e., blown-over trees, broken limbs, etc.
- b. Remove trash and leaves collected in landscape beds daily.
- c. Mow and edge all lawns, sidewalks, cart paths, and roadway areas as needed to maintain a well-manicured appearance.
- d. Perform weed control.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

I. PRUNING

1. General Care

Remove dead limbs and branches from trees, shrubs and groundcover promptly as these can attract pests and diseases. No pruning should be performed that alters the shape, height or fullness with respect to the intended character of the plantings.

NOTE: Please refer to the Plant List section for specific pruning directions for each plant type.

2. Tree Pruning

Remove all sucker growth as needed to maintain a neat appearance (sucker growth refers to shoots that sprout upward from the base and lower trunk). Remove any limbs that may interfere with normal pedestrian traffic up to 12' from ground height. Cuts should be made close to the trunk or major branch; stubs are unsightly and may attract pests and diseases. Major pruning should take place once per year in the spring (April/March) or as needed to maintain plant health and appearance. This will require thinning of middle branches. All palms will be trimmed twice per year in March and October. All palms fronds picked up when on property.

3. Shrub and Groundcover Pruning

Prune shrubs and groundcovers to their natural habit and growth. Use hand clippers to remove odd or long undesirable branches, keeping the shape natural and uniform. Remove branching which may interfere with normal pedestrian traffic. On ornamented clump grasses, prune dead leaves at base and remove all weeds.

4. Shearing

Tools used are manual or power-oriented hedge shears. There may also be a need for pruning saws and small hand pruning shears. All shrubs are to be pruned at the base, then at the top, and no more than one-third of the plant heights should be cut back at any one time. Always attempt to encourage hedge and shrub masses to grow together; do not prune plants individually.

Shearing or clipping is practiced on shrubs and hedges to give them a neat, uniform, symmetrical appearance. This is done to encourage them to fill out, and to ensure safety of all pedestrian and vehicular traffic.

5. Palm Injections

Injections are to be done on an as needed basis per recommendation of landscape contractor and prior written approval from the District Manager. A price per injection for each palm necessary should be provided as an add-on cost to the community.

J. PESTICIDES AND FUNGICIDES

Moss Removal – the removal of moss from shrubs and ornamentals shall be done as needed.

A thorough inspection of all plantings and lawn areas should be performed at least once a week by the maintenance supervisor to detect any fungi or insect infestations as within the budget. All infestations should be immediately treated with insecticides or fungicides as necessary to provide effective control. *Applications of fungicides, pesticides and the location applied should be included in the monthly reporting process to the Owner.*

Supervisory personnel should be knowledgeable, well trained and able to detect infestations. Personnel shall follow manufacturer's instructions for all pesticide and fungicide applications and carry any necessary qualifications or license required by law. All chemicals shall be used in strict accordance with the federal, state and county directives on environmental control and carry an EPA approval number.

NOTE: Most pests and fungi problems detected early are much easier to control.

Pest control is done on an "as needed" and preventive basis. Maintenance personnel should be able to recognize plant material decline due to disease or insect infestation and control the pest before it becomes a major problem. *Ants are considered "pests" and will be treated accordingly to prevent infestation.*

If a problem is recognized, immediate action should be taken to eradicate the problem. If the problem is unknown, contact the County Agriculture Agent for advice.

K. MULCHING – To be priced separately.

Planting beds and tree rings will require supplemental mulching as needed to present a neat appearance. Evenly distribute mulch in these areas. Do not allow mulch to build up at the base of trees and shrubs. Re-mulching of all planting beds and tree rings should be performed during the non-growing season, evenly distribute approximately 2" of shredded, grade "A" mulch to these areas or changes in depth and frequency as approved by the Field Manager, considered a separate project and billed separately.

L. WEEDING

All areas should be kept weed free by hand pulling and spraying shrub plantings, mulched tree rings, sidewalks, etc. with an approved herbicide, during weekly maintenance operations as within the budget. Weeds should not be allowed to mature to the point of regeneration, as this will only add to the maintenance personnel's labor burden.

Application of pre-emergence weed control in parking lots, bridges and roadways as necessary. Use of non-selective sterilant is prohibited. Pre-emergence weed control should be applied to trees and shrub beds in early spring.

M. MOWING

Contractor shall be on site weekly (52) weeks per year, mowing will be conducted on a seven-to-fourteen-day frequency depending on growing conditions, at least forty-two (42) cuts for Floratam/St. Augustine turf and irrigated Bahia. The turf will be cut at the height of 4" to ensure proper growth and to present a professional appearance. Retention ponds and lake banks will be mowed to where the surface meets the

water. Areas under water or too wet to mow will be addressed as soon as possible when the ground dries out. Non-irrigated areas shall be mowed on a (32) cut schedule.

N. EDGING/WEED CONTROL

In this operation, all lawn area plant beds shall be kept neatly edged every other mow cycle, and all grass invasions eliminated from bed areas, tree collars, and roadways/sidewalks. This will give the site a “crisp” look and will also make mowing a less time-consuming operation. Edging of hard surfaces should be done alternate to the edging of plant beds with every mow cycle.

Edging will be done in conjunction with mowing. Use edger to cut beds under hedges or under trees with low branching habits and curb lines. Keep all bed areas sharply edged and restrain groundcover from growing into turf areas.

When edges are kept sharp and there’s a definite delineation between bed and turf areas, it not only looks good but makes mowing easier.

O. IRRIGATION – AUTOMATIC, MANUAL SYSTEMS, SPRINKLER HOSES OR SOAKER HOSES

The proper inspection and monitoring of the irrigation system should be performed on a “monthly” basis for reports and proposals. Frequent monitoring will allow for changes in weather patterns. It is essential that plants and lawns receive necessary watering during drought periods. Current watering days in Lee County are Saturday and Sunday before 9am and after 5pm. This may vary/change. Please check with Lee County for updates on watering schedules.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURVIVAL OF ALL PLANTS DURING DROUGHTS. IF THE IRRIGATION SYTEM IS NOT WORKING THE CONTRACTOR WILL HAND WATER UNTIL REPAIRS ARE APPROVED BY MANAGEMENT.

The contractor is responsible for maintaining the irrigation system to assure that it is in proper working condition at all times. *This includes monthly inspection and cleaning of the filters at each valve that services two houses.* Any additional work to repair the system must be approved by CDD Board prior to any repairs beginning and will be billed as separate projects. Owner agrees to allow Contractor to complete minor repairs up to \$300.00 a month while on site completing inspections.

Damage to the system is to be promptly reported and repaired in a timely fashion.

NOTE: An inventory of irrigation heads and common parts should be stocked at all times to ensure repairs are corrected in a timely fashion.

New turf areas will require one inch of water per week to sustain good growth.

P. TURF

During certain months, all plant materials need more water than there is precipitation. During these months, it is most essential to have adequate irrigation. Irrigation should be scheduled year-round on a regular basis. When irrigating, be sure turf is soaked thoroughly up to a depth of 8”. Avoid frequent and shallow watering.

It is the Contractor's responsibility to ensure the Owner's irrigation systems are set accordingly and in compliance with all local/county/state watering restrictions.

Q. PLANT MATERIAL

All trees, shrubs and palms need ample water throughout the year, not only for growth but also for vital processes. As living processes speed up (activity directly proportional to temperature), more water is needed.

When no automatic irrigation system is provided, a porous soaker is usually the best tool for plant material irrigation. Another good tool is a root waterer - a long rod that can be attached to a hose and inserted into the ground to water tree roots directly.

Plant material should be watered long enough to soak soil to a depth of 15". This is where the plants' feeder roots are. To water deeper is a waste. Avoid frequent and shallow applications. This not only causes the roots to grow towards the ground surface but also encourages diseases.

R. FERTILIZER

1. General

Fertilizer should be applied under dry conditions. Do not fertilize when plantings or lawns are wet. Lee County has a fertilizer ban in place from June-September annually.

Fertilizer should be applied in planting beds by hand. In lawn areas and groundcover beds, spreaders should be used for proper coverage ensuring that spreads are overlapped to avoid streaking. Fertilizer should be applied and calibrated to ensure even greening and proper coverage.

Immediately following fertilizer applications, thoroughly water with the irrigation system.

2. Fertilization of Lawns

In lawn areas, fertilizer should be applied 3 times per year for St. Augustine/Florata and 2 times a year for irrigated Bahia. Late Winter/Early Spring: pre-emergent complete broadcast in the St. Augustine/Florata in mid-February to mid-March. Spring Feeding: mid-March to mid-April, use an application of 25-5-11 50% slow release. Over the Summer: use potash, magnesium, manganese, iron as needed. The Fall Feeding would then occur after the ban in October. Apply 24- 5-11, 25% sulphur coated area slow-release fertilizer (or equivalent) at the rate of 4 pounds complete fertilizer per 1,000 square feet. Pre-emergent chemicals for crabgrass and broadleaf weeds shall be applied with spot spraying as necessary. Fertilization times may vary due to inclement weather.

3. Fertilization of Shrubs and Groundcover

In shrub and groundcover beds, fertilizer should be applied 3 times per year, Spring Feeding (May), Fall Feeding (October) and Winter Feeding (December/January). Apply 8-10-10, 1 pound of complete nitrogen per 1000 sq ft, which would be 12.5 pounds of fertilizer to cover 1000 square feet, (when hand broadcasting, evenly apply 1/4 cup fertilizer beneath each plant).

4. Fertilization of Trees

Fertilizer should be applied in the form of tree spikes one time per year: March. Apply 16-10-9 tree spikes (or equivalent) at a rate of 1 spike per every 2" of trunk caliper or 2lbs of approved granular on the Florida State Agriculture finding.

For fertilization of palms use minimum 50% slow release spread at a rate of 1.5 pounds of fertilizer per 100 sq feet from trunk to the outer dripline. Palms may be fertilized 3-4 times per year starting in March and ending in November.

S. PLANT REPLACEMENT & ENHANCEMENTS

- *Remove dead or dying material, dispose off-site and replace with new material upon written approval from the CDD Manager, as within the budget.*
- *Community prefers using perennials at entrance beds to maintain steady ornamentation and reduce need for plant changes or replacements.*
- *The most ideal times for plant replacement are in early spring and late fall.*

1. Seasonal Extremes

Spring (April, May) - The irrigation system should be scheduled to operate.

Summer (June, July, and August) - There are occasional periods of drought. Watering should be scheduled accordingly. Due to the amounts of heavy rain during the summer, annuals are placed under stress, making them more susceptible to insects and disease.

Fall (September, October) - The temperature during the day may continue to stay very warm. As in the summer, continue to schedule the irrigation system as needed, and monitor annuals for insects and disease.

2. Plant List

Included in this section is the list of various plant materials. Plant materials vary among regions. Some are similar, but all cannot be listed here. General and specific pruning recommendations and common pests and disease problems are given. All pests and disease problems cannot be listed and therefore should be left up to a trained horticulturist. Local suppliers or your local county agricultural extension agency can provide recommendations for chemical control of pests and disease problems.

Specific Listing (alphabetical)

- Annuals/Perennials – Deadhead as needed, prune to maintain shape as needed.
- Bromeliads – Trim dry or brown outer leaves at the base.
- Cypress – Remove dead or damaged branches in winter.

- Dwarf Ixora – Monitor for aphids, scale and mealybugs.
- Flax Lily – Occasional pruning of old, dead or yellowing leaves and spent flower spikes.
- Gold Duranta – Pruning generally in late winter/early spring. Monitor for spider mites, white flies and root rot.
- Green Island Ficus – Requires light annual pruning to maintain shape. Monitor for scale and spider mites.
- Ligustrum – Can take heavy pruning in spring after flowering. Monitor for aphids, mites, scale and powdery mildew.
- Liriope - Remove dead leaves and flower spikes as needed to maintain a neat appearance.
- Live Oak – Prune dead, damaged and sucker growth as needed. Allow tree to form a natural canopy. Treat for iron deficiency.
- Muhly Grass – Cut back 3-6 inches in late winter/early spring. Treat when find tar spots where fungus is trying to take over.
- Ornamentals – Treat for scale insects and leaf spot.
- Palms (Adonidia (Christmas), Bismarck, Royal, Sabal) – Prune dead or brown fronds. Remove palm fronds that have fallen to the ground. Watch for yellowing, root rot, palmetto weevils and spider mites.
- Pine – Prune dead and damaged branching as needed.
- Podocarpus – Prune in spring to shape and maintain height. Avoid late fall pruning before cold weather. Fertilize 3x year and watch and treat for aphids.
- Royal Poinciana – Requires regular clean-up of seed pods, flowers and leaves to prevent clogging gutters and maintaining a neat appearance
- Simpson's Stopper – Pruning in spring to shape and, if necessary, use fungicides for rust.
- Sod/Lawn – Bahia and St. Augustine/Floritam are used in the common areas. Maintain as specified in Lawn Care and Calendar sections of this manual. Common pests include chinch bugs and sod webworm. Diseases are more likely to occur during periods when the weather is warm and there is an abundance of moisture. Control of a disease is usually accomplished using appropriate fungicide.
- Viburnum – Prune after blooms are spent and maintain a neat appearance. Subject to leaf spot.

T. MONTHLY REPORTING REQUIREMENTS

All landscape maintenance personnel are expected to proactively identify and report with pictures of any issues observed within the District. Observed issues and recommended corrective actions must be documented and promptly reported to the Field Service Manager or their designee. Follow-up inspections to verify the resolution of reported issues shall be conducted bi-weekly, with a comprehensive inspection report with photos—including irrigation, landscaping, pest control, and fertilization—submitted one week prior to the end of each month.

EXHIBIT B

Stoneybrook North Community Development District

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: Florida ULS Operating, LLC DBA United Land Services, LLC.

In accordance with the solicitation of proposals issued by the Stoneybrook North Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

Base Landscape Maintenance Services:

Includes turf mowing, edging, trimming, shrub and groundcover maintenance, tree and palm pruning, fertilization, pest control, weed control, debris removal, retention pond and lake bank mowing, storm debris cleanup, and monthly reporting.

Total Cost for the first year of the above items	\$ <u>181,392</u> /year (\$ <u>15,116</u> /month)
Optional Yearly Renewal Cost Year 2	\$ <u>181,392</u> /year (\$ <u>15,116</u> /month)
Optional Yearly Renewal Cost Year 3	\$ <u>186,840</u> /year (\$ <u>15,570</u> /month)

Irrigation System Monitoring and Maintenance:

Includes monthly wet checks, system monitoring, valve cleaning, controller adjustments, minor repairs while on site, and reporting as described in the Scope of Services.

Total Cost for the first year of the above items	\$ <u>10,956</u> /year (\$ <u>913</u> /month)
Optional Yearly Renewal Cost Year 2	\$ <u>10,956</u> /year (\$ <u>913</u> /month)
Optional Yearly Renewal Cost Year 3	\$ <u>11,280</u> /year (\$ <u>940</u> /month)

Additional Services (not included in base contract):

Mulch Installation (2" depth)
\$ 65 per cubic yard installed

Seasonal Color Installation (4" perennial)
\$ 2.50 per plant installed

Palm Injections (if approved)
\$ 95 per palm per treatment

Irrigation Repair Labor Rate (repairs exceeding included minor repairs)

\$ 55 per hour

Servicing 12 Dog Waste Stations and 2 Trashcans at the Tot Lot/Dog Park (Once a week)

\$ 845 per month

Plant Replacement / Enhancements

To be quoted and approved by the District prior to installation.

Additional Proposal for Specific Plant Replacement

The Board currently would like pricing for replacing plants damaged by hard freezes, specifically along the northern tree line perimeter of the property and near the tot lot/dog park. Please provide separate proposal.

Note: All pricing above is based on the initial term from the contract effective date through September 30 of the District's current Fiscal Year. Optional renewal periods shall follow the District's Fiscal Year, October 1 through September 30, unless otherwise adjusted by mutual written agreement.

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Kyle DuBois

Title of Authorized Signatory of Proposer: Senior Business Development Manager

Signature of Authorized Signatory of Proposer: 

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 48	Hour
B.	Bush-Hog w/operator	\$ 75	Hour
C.	Tractor w/operator	\$ 125	Hour
D.	Supervisor with Transportation	\$ 65	Hour
E.	Laborer with hand equipment	\$ 45	Hour
F.	Truck w/driver	\$ 65	Hour
G.	Irrigation Tech	\$ 75	Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ 75	Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ 75	Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ 75	Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ 75	Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ 75	Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ 75	Hour
N.	Laborer for Additional Trash Pick-U	\$ 75	Hour

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates of:

A. Debris removal personnel unit costs:

Supervisor	\$ 95	per Hour
Crew Leader	\$ 70	per Hour
Crew Member	\$ 65	per Hour

B. Debris removal equipment unit costs:

Machine w Grappler	\$ 125	per Hour
Pump Truck and Trailers	\$ 100	per Hour
Chipper	\$ 90	per Hour

C. Other emergency/disaster related unit costs:

Dump Fees	\$ 300	per Hour
MTC	\$ 100	per Hour
	\$	per Hour

EXHIBIT C

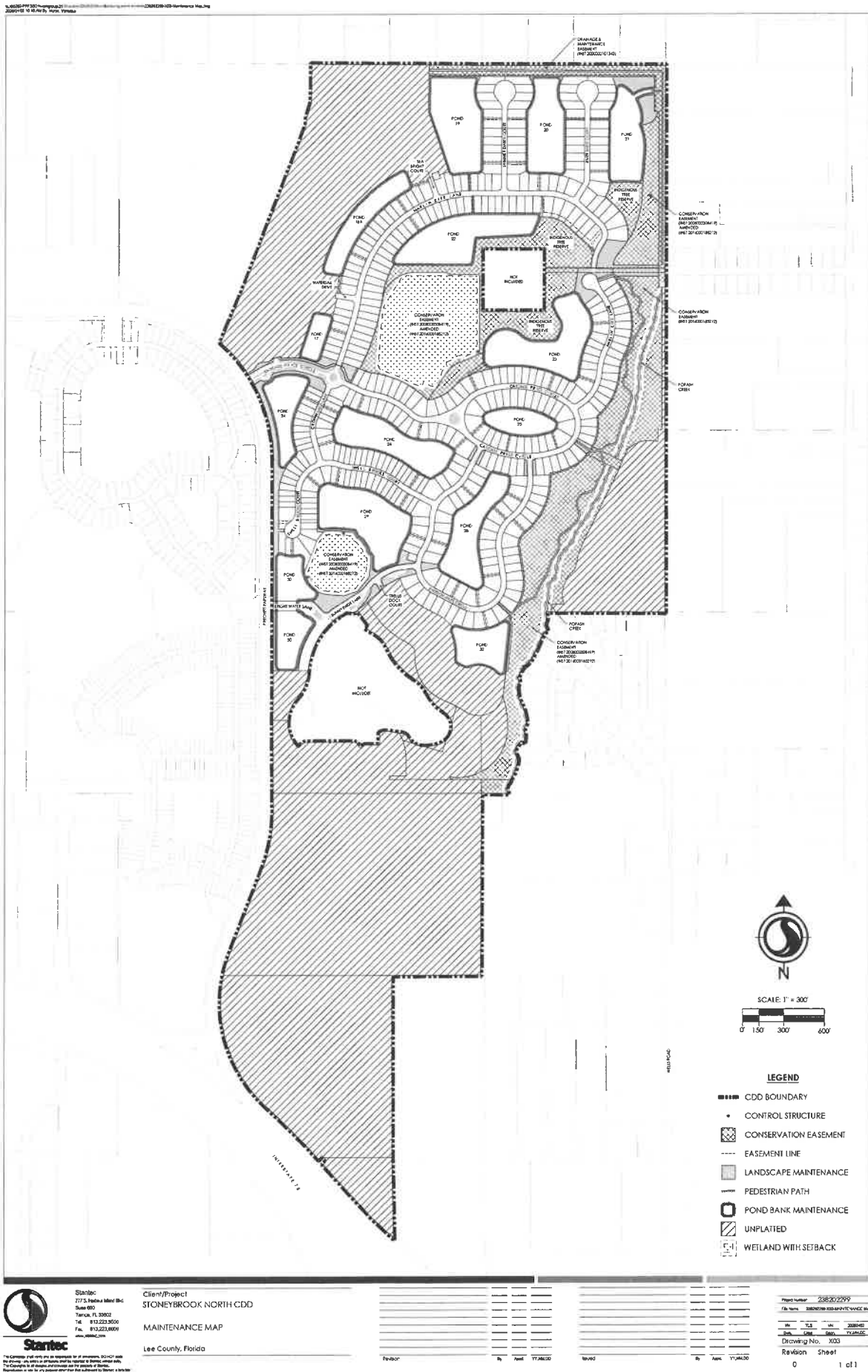


EXHIBIT 17

AGENDA



Proposal #245450

Date: 8/11/2026

PO #

Jose Valentin

BILL TO

Kai Management Services
Invoices
HiKai
2502 North Rocky Point
Drive
Suite 1000
Tampa, FL 33607

Property:

Stoneybrook North CDD
9521 Pebble Brook Boulevard
Fort Myers, FL 33913

Stoneybrook Mainline Break

Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed

\$602.01

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				
ULS Irrigation Labor	8.00	Hr	\$70.00	\$560.00
PVC 2" Coupling	1.00	ea	\$1.64	\$1.64
PVC Purple Reclaimed Pipe 2"	8.00	Ft	\$2.04	\$16.30
PVC 90 Degree Elbow 2"	2.00	ea	\$12.04	\$24.07
			Sale	\$602.01
			Sales Tax	\$0.00
			Total	\$602.01

By _____

Jose Valentin

Date 8/11/2026

United Land Services

By  _____

Date 8/11/2026

Stoneybrook North CDD

EXHIBIT 18

AGENDA



Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM

Stoneybrook North CDD / Call box wire/motor connect



Date:	6/15/2026		PROPOSAL		Proposal No:	TH26615-3	
Submitted to:	Stoneybrook North CDD		Job Location:	Stoneybrook North CDD / Call box wire/motor connect			
Attention:	Audette Bruce	Title:	LCAM	Attention:	Audette Bruce	Title:	
Email:	audette@hikai.com		Email:	Audette@hikai.com			
Phone:	813-565-4663	Fax:		Phone:	813-565-4663	Fax:	
Address:	2502 N Rocky Point Drive # 1000		Address:	Lagoon resident gate entrance			
City / ST	Tampa / FL	Zip:	33607	City / ST	Fort Myers / FL	Zip:	33917

SCOPE OF WORK:

Wire is broken from callbox to exit operator.
Viking connect is no good not connecting, not under warranty . ECS will provide a wireless solution for the broken underground wire . ECS will replace the bad Viking Connect Board .

INCLUDED MATERIALS:

All equipment needed for completion .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: \$2,170.00

This proposal is valid through 7/15/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature:  Date: 8/5/26

EXHIBIT 19

AGENDA



Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/6/2026	15602

Name / Address
Stoney Brook North C/o Audette Bruce 2502 N. Rocky Point Drive Tampa, FL 33607

Site Address

* Estimate is good for 30 days.

Description	Total
Stoney Brook North CDD - 1x Shoreline cleanup Provide 1x string-trimming of vegetation around the perimeter of 14 lakes Vegetation and brush around the shoreline will be cut down 30% deposit due prior to commencement of work. Amount to be deducted from final invoice.	7,100.00
 7/29/26	
Please sign and return or send back e-mail approval	Total \$7,100.00

** All warranties exclude acts of God.

** A 3.5% processing fee will be added to all payments made by credit card.

** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Page 227 of 324

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

EXHIBIT 20

AGENDA



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/21/2026	15688

Name / Address

Stoney Brook North
C/o Audette Bruce
2502 N. Rocky Point Drive
Tampa, FL 33607

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Fountain Labor	10	95.00	950.00
Note: Parts are not included with the maintenance contract. Any issues discovered with the fountain system(s) during the scheduled routine maintenance event will be reported to the customer along with a quote for all repairs. A \$75.00 per hour labor charge will be issued for any repairs or requests for inspection by the customer during the month's in-between the regularly scheduled maintenance months. This does not include any parts, only labor. A work order will be sent to the customer and must be signed and returned by the customer to Crosscreek Environmental before any inspections or repairs can take place.			
<i>[Signature]</i> <i>Chamman</i> <i>7/29/26</i>			
Please sign and return or send back e-mail approval			Total \$2,224.00

** All warranties exclude acts of God.

** There is a 3.5% fee for all payments made via credit card. Page 2

** All contracts over \$10,000.00 will receive a notice to owner (NTO)

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/21/2026	15688

Name / Address
Stoney Brook North C/o Audette Bruce 2502 N. Rocky Point Drive Tampa, FL 33607

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Stoney Brook North CDD - Aeration Mx and Repair Items			
Revenue needed to replace and repair the following:			
Lake #18 High-Flow Air Filter	2	21.00	42.00
Lake #19 High-Flow Air Filter	2	21.00	42.00
Air Filter Canister	2	65.00	130.00
Box to be re-leveled due to wash out			
Lake #20 High-Flow Air Filter	2	21.00	42.00
Diffuser to be placed back in center			
Lake #21 High-Flow Air Filter	1	21.00	21.00
Lake #22 High-Flow Air Filter	2	21.00	42.00
Secure Box back to foundation pad			
Lake #23 High-Flow Air Filter	2	21.00	42.00
30uf-370V Capacitor	1	79.00	79.00
Lake #25 High-Flow Air Filter	1	21.00	21.00
Lake #28/#29 High-Flow Air Filter	4	21.00	84.00
Lake #30 High-Flow Air Filter	1	21.00	21.00
Air Filter Canister	1	65.00	65.00
Replacement Diffuser	1	295.00	295.00
300' Weighted Tubing - to replace missing diffuser	1	327.00	327.00
Lake #32 High-Flow Air Filter	1	21.00	21.00

Total

** All warranties exclude acts of God.

** There is a 3.5% fee for all payments made via credit card. Page 1

** All contracts over \$10,000.00 will receive a notice to owner (NTO)

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

EXHIBIT 21

AGENDA



Florida Recreation Specialist, Inc.
 941-900-9895
 4862 68th Street Cir. E.
 Bradenton, FL 34203

Prepared For
 Luis Martinez
 Stoneybrook CDD
 18600 Marlin Kite Ln
 North Fort Myers, FL 33917

Estimate Date
 07/28/2026

Estimate Number
 0000084

Reference
 Playground Inspection-
 Bridgewater at
 Lakewood Ranch

Description	Rate	Qty	Line Total
Playground Inspection- Stoneybrook CDD Playground Inspection	\$385.00	1	\$385.00

Visual and physical inspection of all play equipment, surfacing, and surrounding areas
 Assessment of equipment condition, structural integrity, wear, and hazards
 Evaluation of fall zones, impact attenuation, and protective surfacing depth and condition
 Verification of age-appropriateness and equipment spacing
 Identification of non-compliant components per ASTM F1487-21 standards
 Review of entrapment, entanglement, protrusion, and crush points
 Check for proper guardrails, barriers, handgrips, and accessible routes per ADA
 Written inspection report with photos, findings, and corrective recommendations

Guidelines We Follow:

ASTM F1487-21 - Standard Consumer Safety Performance
 Specification for Playground Equipment for Public Use
 CPSC Public Playground Safety Handbook (Publication #325)
 ADA Accessibility Guidelines (ADAAG) for inclusive play compliance

Approved
Auditha Br
 7/28/2026

Subtotal	385.00
Tax	0.00

Estimate Total (USD) \$385.00

EXHIBIT 22

AGENDA

RESOLUTION NO. 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING DISTRICT PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains various roads, common areas including grass, open space, and sidewalks throughout its boundaries (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Lee County, Florida, to tow unauthorized vehicles from District Property;

WHEREAS, the Board held a public meeting to receive public comment on its proposed Parking Policies and Towing Policies.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of District Parking and Towing Policy.** The Board hereby adopts the District Parking and Towing Policy attached hereto as **Exhibit A**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Lee County regulations, and the District’s Parking and Towing Policies.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Roads in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 25th day of August, 2026.

Attest:

**Stoneybrook North
Community Development District**

Name: _____
Title: Assistant Secretary / Secretary

Name: Michael Lawson
Title: Chair of the Board of Supervisors

EXHIBIT A

Stoneybrook North Community Development District District Parking and Towing Policy

The Stoneybrook North Community Development District (the “**District**”) has adopted the following policies (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District Property throughout the District boundary.

The term District Property includes all District-owned and maintained roads, common areas including grass, open space, and sidewalks throughout its boundaries. This Policy is in addition to, and does not supersede or limit various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

Alternate Side Street Parking. To maintain adequate roadway width for emergency vehicles and to promote the safe and orderly flow of traffic on District-owned roadways, on-street parking shall be permitted only on one side of the street at any given time, as follows:

1. During all odd-numbered calendar months (January, March, May, July, September, and November), vehicles may be parked only on the side of the street adjacent to odd-numbered residential addresses.
2. During all even-numbered calendar months (February, April, June, August, October, and December), vehicles may be parked only on the side of the street adjacent to even-numbered residential addresses.
3. The monthly parking designation shall change at 8:00 a.m. on the first day of each calendar month.
4. All vehicles parked on District roadways shall be parked in the direction of lawful traffic flow.
5. No vehicle may obstruct a driveway, fire hydrant, intersection, sidewalk, mailbox, or other location where parking is otherwise prohibited by applicable law.
6. There shall be no parking on grass, landscaped areas, sidewalks or any other District Property unless expressly authorized under this Policy.
7. Commercial vehicles, including commercial trucks, work trucks, contractor vehicles, commercial vans, and similar vehicles that are primarily configured, equipped, or used for commercial purposes, shall not be parked overnight on District roadways or other District Property. This prohibition shall not apply to a vehicle temporarily present on District Property while actively providing services, performing work, making deliveries, or responding to an emergency within the District.
8. No vehicle having three (3) or more axles shall be parked or stored on District Property. In addition, no vehicle exceeding 26,000 pounds, as evidenced by the vehicle’s registration or other readily available vehicle documentation, shall be parked or stored on District Property.
9. Vehicles must not be parked in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations.
10. No person shall place, maintain, or use any object, device, cone, barrier, sign, or other item on District Property for the purpose of reserving, restricting, obstructing, or preventing the

lawful use of a parking space or portion of a District roadway.

11. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
12. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally, unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
13. These policies are in addition to, and do not supersede or limit various state laws, county regulations, or homeowners' association standards governing parking.

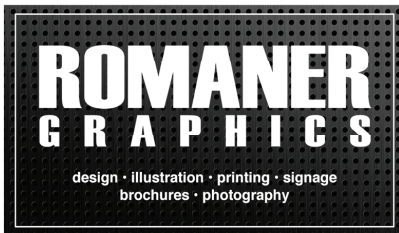
Towing Policies:

1. Any vehicle that is parked on District Property in violation of this Policy or applicable law may be towed, at the sole expense of the owner, in accordance with Section 715.07, Florida Statutes, and any other applicable laws.
2. The District shall maintain a towing authorization agreement with a towing operator that authorizes the towing operator to conduct routine patrols of District Property and remove vehicles found to be in violation of this Policy. Towing enforcement shall be conducted only at locations where the signage and other notice requirements applicable to the towing of vehicles from District Property have been satisfied.
3. In addition to routine patrols by the towing operator, the Board may designate a Board Supervisor, by motion reflected in the minutes, to report violations of this Policy to the towing operator. The District Manager and the District Manager's designee(s) are also authorized to report violations of this Policy to the towing operator and request enforcement.
4. Prior to towing a vehicle, the towing operator shall photograph the vehicle and the condition constituting the violation and shall otherwise comply with the District's towing authorization agreement and applicable law.
5. The District Manager shall maintain records of reported violations and any supporting documentation received from the towing operator in accordance with applicable law.

This Policy was adopted by Resolution No. 2026-17 on August 25, 2026.

EXHIBIT 23

AGENDA



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Stoneybrook
DATE: 7/27/26

QUOTE: _____

1- "Marlin Kite & Sedgefield"
SLOW Children at Play Sign 18"x24"
10' U-Channel Post, Breakaway Stub & Lap
Splice kit. \$359.00

2. Cronin Sand Lane / Swell Brooks Ct.
STOP Sign, 30", 10' U-Channel Post,
Breakaway Stub & Lap Splice kit. \$369.00

3- Main Gate Exit to Bridge
STOP Sign 30", 10' U-Channel Post,
Breakaway Stub & Lap Splice kit. \$369.00

4- Cascade Price Cir./Cronin Sand Ln.
There are Stop Signs at this traffic
Circle on all 4 intersecting rRoads.
Suggest adding R3-5R "Arrow" Right Only
24" x 30" Mount below existing Stop Signs
\$139.00 x 4 = \$556.00

5- Street Name Signs
Cascade Price Cir. / Marlin Kit Lane \$ 380.00
Cascade Price Cir. / Cronin Sand Ln.
mounting Bracket for U-Channel Post \$380.00

6- Combined No Trespassing Community
Signs
24" x 30" w/ Community logo.
PVC, white, 4"x 4" Posts w/ Ball Finial Caps.
\$285.00 ea. x 7 = \$1,995.00
Installed w/ Concrete \$315.00 ea. x 7 =
\$2205.00

7- Cascade Price Cir.
"No Overnight Parking On Any Street" Sign
Add to New Speed Limit Sign below
"Unless Otherwise Posted" \$139.00
At Brightwater Lane
Speed Limit, Unless Otherwise Posted
& No Overnight Parking On Any Street
Signs, 12' U-Channel Post, Breakaway Stub
& Lap Splice kit. \$575.00

8- At Mailbox Kiosks - 2 at each location
18" x 24" No Parking Anytime - Tow-Away
Zone
10' U-Channel Posts, Breakaway Stubs &
Lap Splice kits \$359.00 x 4 = \$1,436.00

Optional: Speed Limit Signs 24" x 30" R2-1
10' U-Channel Post, Breakaway Stub & Lap
Splice Kits
\$359.00 ea. x 8 = \$2,872.00

Removal of unutilized posts - \$70.00 per post

Private Property

NO **Trespassing**
Fishing
Swimming
Soliciting

CAUTION
ALLIGATORS
& SNAKES
may be present

Community logo

EXHIBIT 24

AGENDA



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

(813) 269-5990

ESTIMATE EST-32328

Estimate Date: 08/12/26

Follow Up Date : 08/17/26

Payment Terms: Cash

Description: STONEYBROOK NORTH - No Trespassing Signs

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

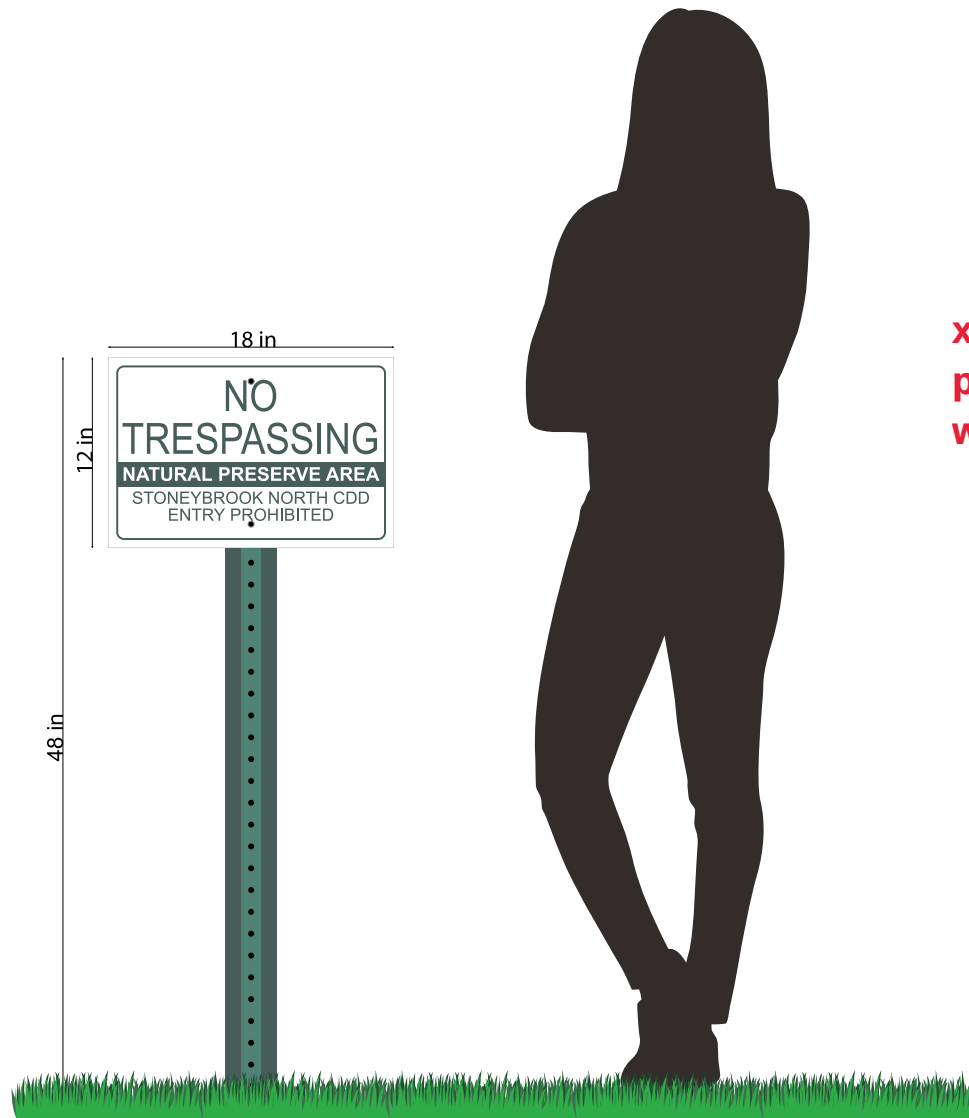
Ordered By: Luis Martinez
luis@hikai.com

Salesperson:
Entered By: Keith Christianson

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 No Trespassing Signs 12" x 18" .063 aluminum with full color vinyl print, single sided. Mounted to 6' green u-channel post.	5	\$74.45	\$372.25
2 Install Labor	1	\$440.00	\$440.00
Subtotal			\$812.25
Pre-Tax Total			\$812.25
Tax			\$0.00
Total			\$812.25

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.

Metro - Brightwater



**x5 .080 aluminum sign
panels, single sided,
with 6' green u-channel**

2608_Metro Development Group_BRIGHTWATER_12x18 [No Trespassing] (SET UP).fs

8/11/2026

CUSTOMER APPROVAL

Customer Signature

Date

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PROJECT MANAGER:

Keith C.

REVISIONS



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Materials, Colors & Finishes represented above either in digital or printed format may not match finished product. Client needs to provide exact color samples, specify custom colors or approve Sign Solutions samples.

EXHIBIT 25

AGENDA

7:07

76

←

Q Search or ask a question

🔊

SmartSign

SmartSign

Visit the Store

4.8 ★★★★★ (57)

SmartSign 14 x 10 inch "Danger - Alligators And Snakes In Area - Do Not Feed Wildlife" Metal Sign, 40 mil Laminated Rustproof Aluminum, Red/Black on White, Made in USA



\$26⁹⁹

Price history

FREE delivery **Tuesday, July 28.** [Details](#)

Or fastest delivery **Thursday, July 23.** Order within 12 hrs 55 mins. [Details](#)

📍 Deliver to Adriana - Wimauma 33598

In Stock

Quantity: 1

🏠

👤

🛒 4

☰

🔍

7:07

75

←

Q Search or ask a question

🔊

Color: 10" x 14" Aluminum Sign



10" x 14" AL...
\$14⁴⁴
✓prime
In Stock
FREE Delivery
Tomorrow 10...



7" x 10" Alu...
\$21⁸⁵
✓prime
In Stock
FREE Delivery
Tomorrow 10...

\$14⁴⁴

Price history

✓prime **Tomorrow**

FREE delivery **Tomorrow 10 AM - 3 PM.** Order within 1 hr 44 mins

Arrives with upcoming delivery

📍 Deliver to Adriana - Wimauma 33598

In Stock

Quantity: 1

Add to cart

🏠

👤

🛒 4

☰

🔍



Color: **BURGUNDY DARK**



BURGUNDY ...



BURGUNDY ...



GREEN DARK



GREEN LIGHT

Size: **12x18 Aluminum Composite**

12x18 Aluminum Composite

\$26⁹⁹

In Stock

18x24 Aluminum Composite

\$50⁹⁹

In stock

\$26⁹⁹ [Price history](#)

FREE delivery **Tuesday, July 28.** [Details](#)

Or fastest delivery **Thursday, July 23.** Order within **12 hrs 55 mins.** [Details](#)

[📍](#) Deliver to **Adriana - Wimauma 33598**

In Stock

Quantity: 1

Add to cart



HEAVY DUTY

All weather-proof and long-term durability.



HIGH-QUALITY

We use only first-class materials to manufacture our signs.



UV PROTECTED

Increased visibility and durability with UV protection.



HIGH-QUALITY IMAGING

Expertly designed for high visibility.



OEM INKS

Printed in the highest caliber OEM inks.



SMOOTH ROUND CORNERS

Corners rounded for handling safety.



ACM PANEL

Two .15mm aluminum panel faces, 3mm overall thickness.



Size: **18x18**

Decal

In Stock

12x12 Polystyrene

\$13⁹⁹

In Stock

12x12

\$15⁹⁹

In Stock

18x18 Polystyrene

\$27⁹⁹

In Stock

18x18

\$31⁹⁹

In Stock

\$31⁹⁹

[Price history](#)

FREE delivery **Monday, July 27.** [Details](#)

Or fastest delivery **Thursday, July 23.** Order within 12 hrs 51 mins. [Details](#)

[Deliver to Adriana - Wimauma 33598](#)

In Stock

Quantity: 1

Add to cart

Buy Now

1:43 5Guc 45

Search or ask a question

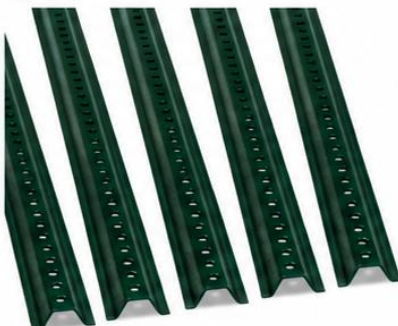
CUSTOM TEXT SmartSign Customize Your Own Green Street Sign | 6" ...
\$30⁹⁹ 4.8 ★★★★★ 1,183 Sponsored

SmartSign
Visit the Store 4.7 ★★★★★ (1,527)

SmartSign U-Channel Sign Post, Medium Weight | 6' Tall Baked Enamel Steel Post - Pack of 5

Amazon's Choice

50+ bought in past month



Material Type: **1.12 lbs Medium Weight** No featured offers **2 lbs Heavy Duty**

Size: **5-Pack**

3-Pack \$89 ⁹⁴ In Stock FREE Delivery Wed, July 29	4-Pack \$117 ⁴⁹ \$124-39 In Stock FREE Delivery Wed, July 29	5-Pack \$126 ⁸⁷ \$124-39 In Stock FREE Delivery Wed, July 29
--	---	---

\$126⁸⁷ Price history
Or \$12⁷⁵/mo (12 mo). Select from 2 plans

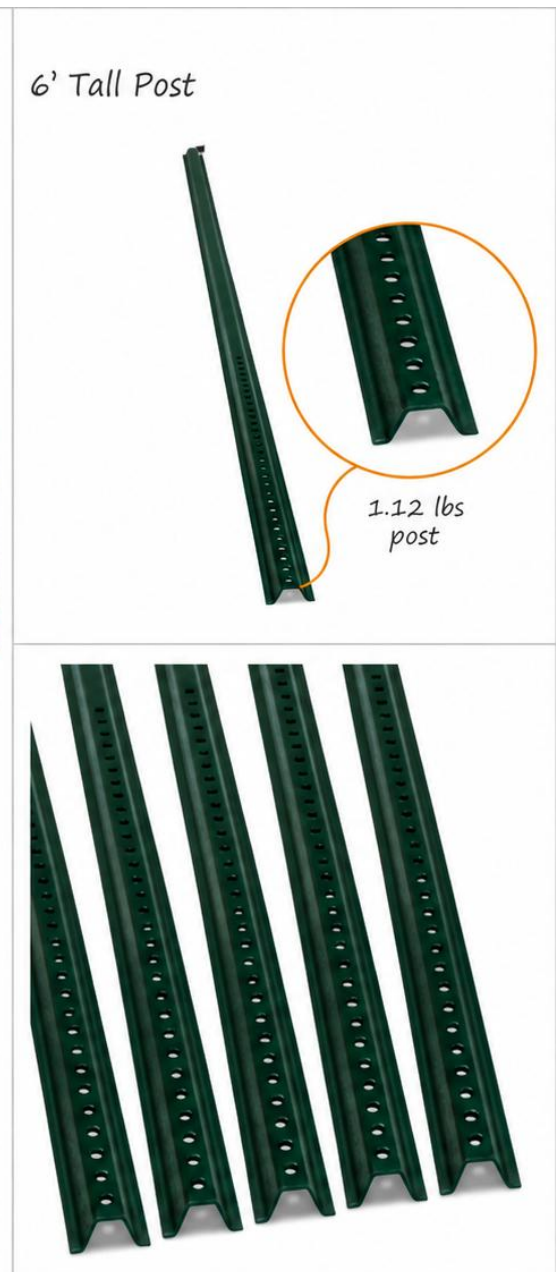


EXHIBIT 26

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Aug 13, 2026 / Luis Martinez

Complete

Score	45 / 47 (95.75%)	Flagged items	2	Actions	0
-------	------------------	---------------	---	---------	---

Site conducted

Brightwater CDD (Shores Side)

Conducted on

13 Aug 2026 11:43 EDT

Prepared by

Luis Martinez

Location

18108 Lagoon Reach Ln, North
Fort Myers, FL 33917, USA

Bridges

2 / 2 (100%)

Entrance Bridge

Good



Photo 1



Photo 2



Photo 3



Photo 4

Exit Bridge

Good

The bottom rail of the wooden guardrail at the exit bridge has sustained minor cosmetic damage, with visible chipping and wear at the end section.



Photo 5



Photo 6



Photo 7



Photo 8

Monuments

2 / 2 (100%)

South Entrance

Good



Photo 9



Photo 10

North Entrance (Lennar)

Good



Photo 11



Photo 12

Lakes

16 / 16 (100%)

#30 South Entrance Lake (toward Lagoon)

Good



Photo 13



Photo 14

#30 South Entrance Lake (north side)

Good



Photo 15



Photo 16

#29 Lake Across from South Mail Center

Good



Photo 17



Photo 18



Photo 19

#28 Everson Miles Circle Lake (Behind common area near mail center)

Fair

The pond shows significant algae and aquatic vegetation across the water's surface, particularly near the shoreline. Treatment and continued monitoring are recommended to improve water quality and prevent further growth.



Photo 20

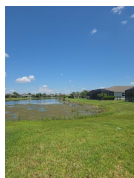


Photo 21

#31 Behind 18192 Everson Miles Circle (Walking Path)

Fair

The pond appears generally healthy, with clear water and no obvious algae or excessive surface vegetation. However, the shoreline has areas of overgrown and dead vegetation that would benefit from cleanup and routine maintenance.



Photo 22



Photo 23

#25 Cascade Price Circle Lake

Good



Photo 24



Photo 25

#23 Pond & Pump Station at Marlin Kite Circle (L shaped goes to Cascade Price also)

Good

The pond water appears generally clear with minimal surface algae. However, the water level appears low, leaving exposed shoreline, sparse vegetation, and visible piping that should be monitored.



Photo 26



Photo 27



Photo 28

River Burst Court Cul-de-sac Lake

Fair

The pond water appears cloudy and discolored, which may indicate algae or suspended sediment. The shoreline also has dead and overgrown vegetation that would benefit from cleanup and continued monitoring. I will report this to our Aquatics team



Photo 29



Photo 30

Between River Burst Court and Shimmer Dawn Court

Fair

The pond appears generally stable, with no significant surface algae visible. However, the water is slightly cloudy, and the shoreline has sparse, dead vegetation that would benefit from cleanup and continued monitoring.



Photo 31



Photo 32

South side of Marlin Kite (Check near Water Sale)

Fair

The pond appears to be in generally good condition, with clear water and no significant algae present. Some

shoreline vegetation and minor exposed soil are visible, but no major concerns are apparent.



Photo 33



Photo 34



Photo 35

Pump Station & Lake at Water Sale Drive

Fair

The pond water appears generally clear with no visible algae or excessive aquatic growth. However, the shoreline is sparse and uneven, with exposed soil and signs of erosion that may require stabilization and additional vegetation.



Photo 36



Photo 37



Photo 38



Photo 39

Marlin Kite West of Pump Station

Good



Photo 40

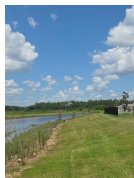


Photo 41

Lake across from North Entrance Mail Center

Good



Photo 42

#24 Lake behind North Entrance Mail Center

Good



Photo 43



Photo 44



Photo 45

#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)

Good



Photo 46



Photo 47

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

Good



Photo 48



Photo 49



Photo 50



Photo 51

Gates

1 flagged, 10 / 11 (90.91%)

Original Entrance Gate - before lagoon

Good

Gate Call Box:

The gate call box is currently missing, leaving only the mounting post and electrical components exposed. Recommend replacing the call box to restore proper gate access functionality and improve the appearance of the entrance.



Photo 52



Photo 53



Photo 54

Resident Entrance Gate (South)

Good

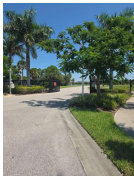


Photo 55



Photo 56

Guest Entrance (South)

Good



Photo 57

Pedestrian Gate at south entrance

Good



Photo 58

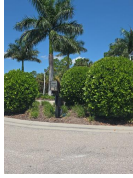


Photo 59

Exit Gate at North Entrance (Lennar)

Good



Photo 60

Pedestrian Exit Gate at North Entrance

Poor

The door handle is missing from the pedestrian exit gate on the north Lennar side. I will contact a vendor to have the missing handle replaced.



Photo 61

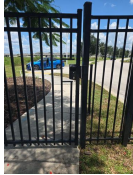


Photo 62

Entrance Gate at North Entrance (Lennar)

Good



Photo 63



Photo 64



Photo 65

Pedestrian Entrance Gate at North Entrance

Good

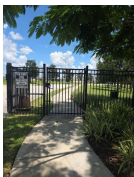


Photo 66



Photo 67

Pedestrian Gate at Sewell Brooks Court

Good



Photo 68



Photo 69

Resident Exit Gate (South)

Good



Photo 70

Original Exit Gate

Good



Photo 71

Mail Centers

4 / 4 (100%)

South Entrance Mail Center

Good



Photo 72



Photo 73

South Mail Center Island Landscape

Good



Photo 74

North Entrance Mail Center

Good



Photo 75



Photo 76



Photo 77

North Mail Center Island Landscape

Good



Photo 78

Miscellaneous

2 / 2 (100%)

Preserve Area near tot lot

Good



Photo 79



Photo 80



Photo 81

Gate at Sedgefield Rd

Fair

Amenities

3 / 3 (100%)

Tot Lot

Good



Photo 82



Photo 83



Photo 84



Photo 85

Dog Park - Small

Good



Photo 86



Photo 87

Dog Park - Large

Good



Photo 88



Photo 89



Photo 90

Pop Ash Creek

1 / 1 (100%)

Pop Ash Creek 1

1 / 1 (100%)

Pop Ash Creek

Good



Photo 91



Photo 92



Photo 93

Pop Ash Creek Location

Walking Path	1 / 1 (100%)
--------------	--------------

Walking Path 1	1 / 1 (100%)
----------------	--------------

Walking Path

Good



Photo 94

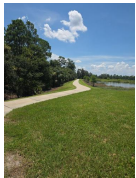


Photo 95



Photo 96

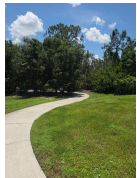


Photo 97



Photo 98

Walking Path Location	Throughout The Community ⁹
-----------------------	---------------------------------------

Garbage Cans	1 / 1 (100%)
--------------	--------------

Garbage Cans 1	1 / 1 (100%)
----------------	--------------

Garbage Can

Good



Photo 99



Photo 100

Garbage Can Location	
----------------------	--

Street Lights	1 / 1 (100%)
---------------	--------------

Street Lights 1	1 / 1 (100%)
-----------------	--------------

Street Light

Good



Photo 101



Photo 102



Photo 103



Photo 104

Street Light Location	Throughout The Community
-----------------------	--------------------------

Landscape	1 / 1 (100%)
-----------	--------------

Landscape 1	1 / 1 (100%)
-------------	--------------

Landscape

Good



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113

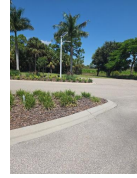


Photo 114



Photo 115



Photo 116



Photo 117

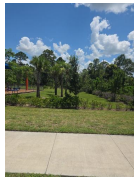


Photo 118



Photo 119



Photo 120



Photo 121



Photo 122

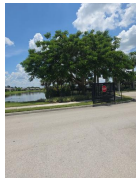


Photo 123



Photo 124



Photo 125



Photo 126

Landscape Location

Throughout The Community

Sidewalks

1 flagged, 0 / 1 (0%)

Sidewalks 1

1 flagged, 0 / 1 (0%)

Sidewalk

Poor



Photo 127



Photo 128

Sidewalk Location

Damaged Sidewalk On River Rust Court.

Roads

1 / 1 (100%)

Roads 1

1 / 1 (100%)

Road

Good

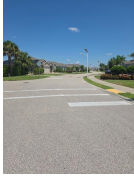


Photo 129

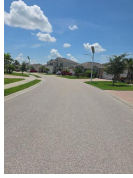


Photo 130



Photo 131

Road Location

Throughout The Community

Sign Off

13 Aug 2026 22:47 EDT

Title Page / Gates

Pedestrian Exit Gate at North Entrance

Poor

The door handle is missing from the pedestrian exit gate on the north Lennar side. I will contact a vendor to have the missing handle replaced.



Photo 61

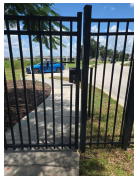


Photo 62

Title Page / Sidewalks / Sidewalks 1

Sidewalk

Poor



Photo 127

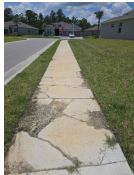


Photo 128

Approval

Date and time of approval

14 Aug 2026 10:55 EDT

Approver's signature

A handwritten signature in black ink, appearing to be 'B. Quillen', written on a light gray rectangular background.

Brian Quillen
14 Aug 2026 10:55 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

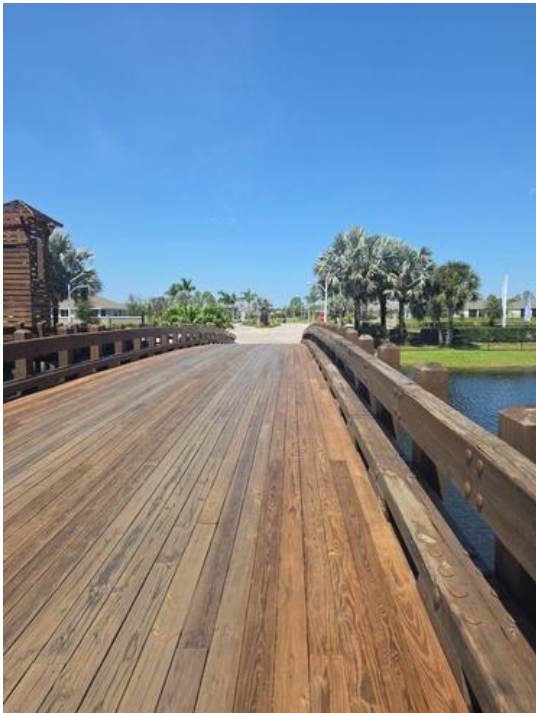


Photo 7

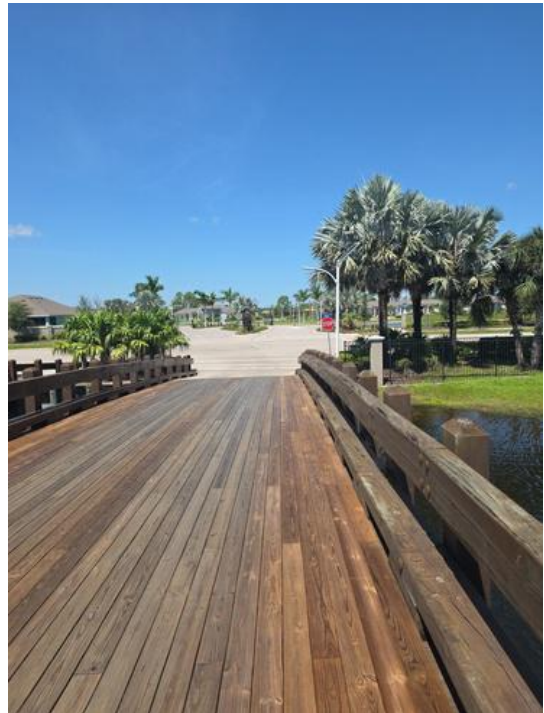


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



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Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131

EXHIBIT 27

AGENDA



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD

Job: 644 - Stoney Brook North CDD - Lake Maintenance - Monthly

Date: 2026-07-13

Time: 13:37

Technician: MichaelB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
#17			X						Low	
#18			X						Low	
#19			X						Low	
#20			X						Low	
#22			X						Low	
#23			X						Low	
24			X						Low	
25			X						Low	
#26			X						Low	
27			X						Low	
#28	X		X						Low	
#29	X		X						Low	
30			X						Low	
31			X						Low	
#32			X						Low	

Additional Comments

Treated all lakes for grasses and brushes and Treated algae, on lake #28 & 29, water level is low

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12



Project Photos

Photo 13



Photo 14



EXHIBIT 28

AGENDA



FLORIDA
PLAYGROUNDS+SHADE

Stoneybrook North CDD

Tuesday, July 28, 2026

Prepared For Luis Martinez

36 Issues Identified



Observed playground with ADA access

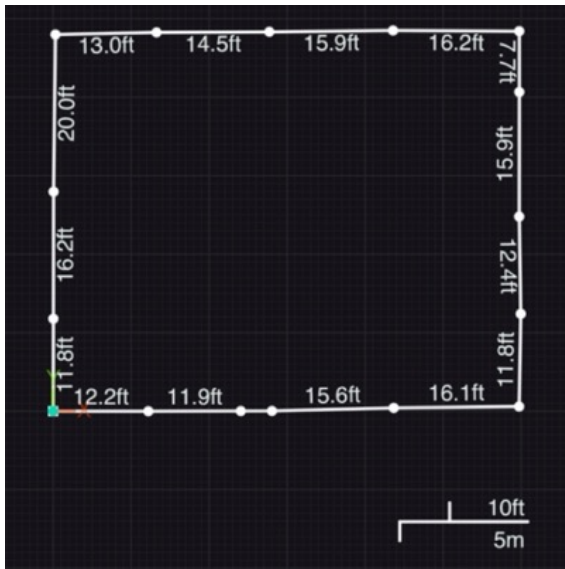


Inspected playground is for kids ages 5-12 years old.



Playground signage indicates the playground is for kids 3-12 years
Play structure is for kids 5-12, and the independent
riders are for kids 2-5 years old.

Recommendation: No changes



Total area is 2875 sf- Maintain playground surfacing to minimum 9" compacted depth.

Recommendation: Continue to monitor surfacing depth to maintain 9" compacted depth.



Fence doesn't latch properly.

Recommendation: Repair fence



ADA access route has minor tripping hazard.

Recommendation: Sidewalk has 3" step down to ramp. Should be flush mounted.



No issues



Overhead ladder

No issues



Slanted climber

No issues



Overhead Wheel Ladder

No issues



Overhead ladder triangle rings

No issues



Straight slide- 60" deck

No issues



Pebble climber with rail

No issues



Freestanding pebble

No issues



Tilted Pebble Bridge

No issues



Play functional linked elements

No issues



Play functional linked elements

No issues



Play functional linked elements

No issues



Play functional linked elements
No issues



Play functional linked elements
No issues



Balance Beam installation height
No Issues



Play functional linked elements
No issues



Observed playground



Monitor shade ridge rafter for continued corrosion
No Issues



Observed corrosion on multi-person spring rider handholds.

Recommendation: Sand and remove rust off handholds, then prime & repaint



Observed corrosion on multi-person spring rider handholds.

Recommendation: Sand and remove rust off handholds, then prime & repaint



Observed corrosion on multi-person spring rider handholds.

Recommendation: Sand and remove rust off handholds, then prime & repaint



Overlapping use zones- no issues.



Use zones are compliant by measurement



Use zones are compliant by measurement



Use zones are compliant by measurement



Shade structure support column dimensions.

No issues, but recommend addition of shade post pads to prevent head impact



Shade structure support column dimensions.

No issues, but recommend addition of shade post pads to prevent head impact



Playground surfacing appears to be at minimum depth of 9".

Continue to monitor and maintain minimum compacted depth of 9".

Recommendations: No issues.



No issues.



Wheelchair access to playground

Josh Verdone
Florida Playground S

EXHIBIT 29

AGENDA



**FLORIDA RECREATION
SPECIALIST, INC.**

JOSH VERDONE
CPSI

✉ josh.verdone@gmail.com

🌐 CPSI#: 49610-1023

📍 4862 68th Street Cir. E.,
Bradenton, FL 34203

7/28/2026

**RE: Stoneybrook North CDD
18600 Marlin Kite Ln
North Fort Myers, FL 33917**

To Whom It May Concern,

Following my inspection of the playground located at **Stoneybrook North CDD**, I have determined that the playground equipment, shade structure, and protective surfacing are generally in good condition and were originally installed in accordance with applicable **ASTM International** standards and the **U.S. Consumer Product Safety Commission (CPSC) Public Playground Safety Handbook** in effect at the time of installation.

The inspection found the playground to be well maintained overall. Playground use zones, accessible routes, equipment spacing, independent play components, and protective surfacing were found to be generally compliant with applicable safety guidelines. The engineered wood fiber surfacing currently maintains an average compacted depth of approximately **9 inches**, which provides compliant impact attenuation when properly maintained.

Several maintenance-related items were identified that should be addressed as part of the owner's routine maintenance program. Correcting these items will help preserve the safety, appearance, and long-term service life of the playground.

Inspection Summary

- Playground equipment is in good overall condition.
- Playground use zones comply with ASTM spacing requirements.
- Protective surfacing currently maintains compliant depth.
- ADA accessibility has been provided.
- No significant structural deficiencies were observed.
- Recommended corrective actions are primarily preventative maintenance items.

**Recommended Maintenance Punch List
Priority Repairs**

- ☐ Repair gate latch so the playground fence closes and latches properly.
- ☐ Eliminate the minor tripping hazard at the ADA access ramp by modifying the sidewalk-to-ramp transition to create a flush surface.
- ☐ Remove surface corrosion from the multi-person spring rider handholds, apply a rust-inhibiting primer, and repaint.

Preventative Maintenance

- ☐ Continue maintaining engineered wood fiber surfacing at a minimum compacted depth of **9 inches** throughout the playground.
- ☐ Monitor the shade structure ridge rafter for continued corrosion and repair as necessary.
- ☐ Consider installing protective post padding on shade structure support columns to reduce the potential for head impacts.

Once the recommended maintenance items have been completed, the playground should continue to provide a safe recreational environment when maintained in accordance with the manufacturer's recommendations and applicable ASTM and CPSC guidelines.

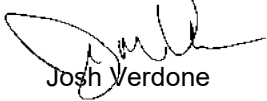
Please feel free to contact me if you have any questions regarding this inspection or the recommended corrective actions.

Site Address for evaluated equipment:

Stoneybrook North CDD
18600 Marlin Kite Ln
North Fort Myers, FL 33917

Name- JOSH VERDONE
CPSI #: 59687-1226

Sincerely,



Josh Verdone

**FLORIDA RECREATION
SPECIALIST, INC.**
JOSH VERDONE
CPSI

 4862 68th Street Cir. E., Bradenton,
FL 34203
 941-900-9895
 josh.verdone@gmail.com
 CPSI#: 49610-1023



National Recreation and Park Association

Let it be known that

JOSH VERDONE

has met the requirements of the standards set forth by the
National Certification Board
and is hereby granted certification as a

Certified Playground Safety Inspector



CHAIRPERSON



NRPA PRESIDENT AND CEO



Certified
Playground
Safety Inspector

November 17, 2023

DATE CERTIFIED

59687-1226

CERTIFICATION NUMBER

December 01, 2026

EXPIRATION DATE



NATIONAL RECREATION
AND PARK ASSOCIATION