

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 Agenda

Tuesday, September 22, 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, September 22, 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. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank
4. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on August 25, 2026 [Exhibit 1](#)
 - B. Consideration for Acceptance – The Unaudited July 2026 Financials [Exhibit 2](#)
 - C. Consideration for Acceptance – The Unaudited August 2026 Financials [Exhibit 3](#)
 - D. Ratification of ECS Integrations – 50 Doorking Clickers - \$2,200.00 [Exhibit 4](#)
 - E. Ratification of Romaner Graphics – Signage - \$877.00 [Exhibit 5](#)
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations

District Office:

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

Meeting Location:

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

Board of Supervisors:

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

➤ Crosscreek

- Lake Treatment Report – August 2026
- Tilapia Mortality Bulletin

➤ Consideration of Proposals

- Kates Environmental Fencing – Silt Fence - \$60,375.00
- Crosscreek Environmental – Dead Fish Removal from the Lake Shoreline - \$800.00

D. District Manager

- ECS/DC Integrations – Accounting: Gate Expenditures
- Update on Gate Proposals

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

Exhibit 6

Exhibit 7

Exhibit 8

Exhibit 9

Exhibit 10

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Hyatt Place Ft. Myers at the Forum
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Fort Myers, FL 33905

EXHIBIT 1

AGENDA

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Stoneybrook North
5 Community Development District was held on Tuesday, August 25, 2026 at 2:00 p.m. at Hyatt Place Ft.
6 Myers at the Forum, 2600 Champion Ring Road, Ft. Myers, Florida 33905.

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

8 Ms. Bruce called the meeting to order at 2:01 p.m. and conducted roll call.

9 Present and constituting a quorum were:

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

14 Also, present were:

15 Audette Bruce	District Manager, Kai
16 Whitney Sousa (<i>via Teams</i>)	District Counsel, Straley Robin Vricker
17 Tyson Waag (<i>via Teams</i>)	District Engineer, Stantec
18 Chad Allen	United Land Services

19 *The following is a summary of the discussions and actions taken at the August 25, 2026 Stoneybrook North*
20 *CDD Board of Supervisors Regular Meeting and Public Hearing.*

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

23 There were ten audience members present, and five audience members attended online.

24 A resident asked about the Budget Funding Agreement, and Mr. Lawson provided an explanation.

25 A resident raised questions regarding the signage. The Board advised that the matter would be
26 discussed with the District Engineer.

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

28 A. FY 2026-2027 Budget Public Hearing

29 ➤ Open Public Hearing

- 30 • Exhibit 1: Affidavit of Publication – July 31 & August 7, 2026

31 On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
32 opened **the FY 2026-2027 Budget Public Hearing**, for the Stoneybrook North Community Development
33 District.

34 ➤ Exhibit 2: Presentation of the FY 2026-2027 Budget

35 Mr. Lawson opened the floor for comments from the public and the Board regarding the
36 proposed budget. Ms. Allenbaugh raised her concern regarding the gates. The Board
37 conducted an extended, line-by-line review of the budget and agreed to the following
38 reductions, totaling approximately \$100,000: street lighting was reduced by \$45,000;
39 regulatory permit fees were reduced by \$10,000; pressure washing was reduced by \$5,000;
40 signage was reduced by \$15,000; sidewalks and hardscapes were reduced by \$20,000; and

the wear deck reserve was reduced by \$10,000. Ms. Bruce stated that two written oppositions to the budget had been received.

➤ Public Comments

➤ Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board closed **the FY 2026-2027 Budget Public Hearing**, for the Stoneybrook North Community Development District.

B. Exhibit 3: Consideration for Adoption – **Resolution 2026-14**, Adopting FY 2026-2027 Budget

➤ Exhibit A – FY 2026-2027 Adopted Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-14, Adopting FY 2026-2027 Budget**, in substantial form based on the discussion and revisions made, and authorized the Chairman to execute the Resolution once the changes have been reviewed and finalized, for the Stoneybrook North Community Development District.

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

➤ Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board opened **the FY 2026-2027 Levying O&M Assessments Public Hearing**, for the Stoneybrook North Community Development District.

➤ Public Comments

A resident asked whether the lake expansion behind her home would result in additional charges to homeowners. Mr. Lawson confirmed that the lake expansion is a construction activity funded through bond proceeds and will not affect O&M assessments.

A resident asked for clarification on the District's plans for the gate system. He also inquired about sidewalk maintenance responsibility near the preserve walkway adjacent to his property. Ms. Sousa confirmed that sidewalks located on CDD property are the District's responsibility. She further confirmed that homeowners are responsible for maintaining the sidewalk in front of their residence.

➤ Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board closed **the FY 2026-2027 Levying O&M Assessments Public Hearing**, for the Stoneybrook North Community Development District.

D. Exhibit 4: Consideration for Adoption – **Resolution 2026-15**, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget

➤ Exhibit A: FY 2026-2027 Budget

➤ Exhibit B: Form of Budget Funding Agreement with Developer

- Affidavit for Anti-Human Trafficking

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-15, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget**,

in substantial form, subject to the assessment table being updated to reflect the budget reductions, and authorized the Chairman to execute the Resolution once finalized, for the Stoneybrook North Community Development District.

Immediately following the initial motion, the Chairman noted that the Budget Funding Agreement included in the resolution packet was an outdated version and moved to amend the resolution to require District Counsel to update the Budget Funding Agreement before the Chair executes the Resolution.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-15, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget**, with amendments to require the Budget Funding Agreement to be updated by District Counsel and authorized the Chairman to execute the Resolution once finalized, for the Stoneybrook North Community Development District.

E. Exhibit 5: Consideration for Adoption – **Resolution 2026-16**, Adopting the FY 2026-2027 Meeting Schedule

The Board decided to keep the October meeting at 2:00 p.m. and move the meeting time to 4:00 p.m. beginning in November to accommodate the incoming Board members following the November 2026 election.

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-16, Adopting the FY 2026-2027 Meeting Schedule**, with changes to the meeting times reflected on Exhibit A, providing that the October 27 meeting will be held at 2:00 p.m. and all remaining meetings will begin at 4:00 p.m., for the Stoneybrook North Community Development District.

F. Exhibit 6: Consideration for Approval – Temporary License Agreement to Use District Property for Access for Pool Construction

Ms. Bruce presented a Temporary License Agreement authorizing a resident to cross District-owned land with pool construction equipment in order to access their property.

- Exhibit 7: Landmark Law Firm Notice
- Exhibit 8: Site Plan
- Exhibit 9: Luxury Pools and Hardscapes Inc. COI

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **the Temporary License Agreement to Use District Property for Access for Pool Construction**, for the Stoneybrook North Community Development District.

G. Discussion on Gates

- Exhibit 10: Diamond Access Technology – North and South Entrance Gate System Replacement - \$50,598.28

Ms. Bruce stated that the proposal included as Exhibit 10 was an outdated version. She then presented an updated proposal from Diamond Access as an additional walk-on item for the Board's consideration.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the addition of the updated Diamond Access gate proposal as a walk-on item**, for the Stoneybrook North Community Development District.

Upon review, the Board decided to obtain additional proposals from Envera and other vendors before making a decision.

H. Discussion on Preserve Maintenance

Ms. Allenbaugh raised concerns regarding four-wheelers and ATV users not adhering to the posted signs, even though signage is already in place. They discussed an incident that occurred last April in which the police were called on a Saturday regarding behavior of children on ATVs in the community. Mr. Lawson stated that Kai can send out a notice advising residents that they may contact the Sheriff's Department if they are harassed by ATV users and to collect evidence, such as videos or photographs, of any incidents. He added that they could also ask the Developer to install additional trespassing signs and any other required signage so that law enforcement can take action.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 11: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026
- B. Exhibit 12: Consideration for Acceptance – The Unaudited April 2026 Financials
- C. Exhibit 13: Consideration for Acceptance – The Unaudited May 2026 Financials
- D. Exhibit 14: Consideration for Acceptance – The Unaudited June 2026 Financials
- E. Exhibit 15: Ratification of ECS Integrations – Numerical Doorking Clickers - \$4,180.00
- F. Exhibit 16: Ratification of Landscape and Irrigation Maintenance Services Agreement between Stoneybrook North CDD and United Land Services Operating, LLC
- G. Exhibit 17: Ratification of United Land Services – Mainline Repair - \$602.01
- H. Exhibit 18: Ratification of ECS Integrations – Call Box Wire Repair - \$2,170.00
- I. Exhibit 19: Ratification of Crosscreek Environmental Inc. – Shoreline Cleanup - \$7,100.00
- J. Exhibit 20: Ratification of Crosscreek Environmental Inc. – Aeration Mx and Repair Items - \$2,224.00
- K. Exhibit 21: Ratification of Florida Playgrounds – Playground Inspection - \$770.00

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

- Exhibit 22: Consideration for Adoption – **Resolution 2026-17**, Adopting the District Property Parking and Towing Policy

The board reviewed two versions of the policy: the draft prepared by District Counsel and a substantially revised version developed by Ms. Allenbaugh that expanded the policy's scope to address parking on private residential property, grass parking, inoperable vehicles on private lots, and related community-wide parking behaviors. District Counsel advised that the Community Development District's authority is limited to CDD-controlled properties and roadways, and that provisions governing private residential property are not enforceable by the District. Ms. Allenbaugh acknowledged the jurisdictional limitation and proposed that the board adopt complementary documents — one CDD policy limited to

district-controlled property, and one set of HOA CC&R amendments to address private-property provisions — to create unified community-wide parking enforcement. The board agreed to this approach.

District Counsel was directed to revise the resolution to limit its scope to CDD-controlled properties, add qualifying language where appropriate, and remove private-property provisions for referral to the master association's attorney. The revised resolution is to be circulated to all board members for review before the chair executes. Ms. Allenbaugh requested to review the community notification email regarding towing enforcement before it is distributed. Ms. Bruce indicated that towing is planned to commence after Labor Day 2026.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-17, Adopting the District Property Parking and Towing Policy**, in substantial form, limited specifically to CDD-controlled properties and roadways, with appropriate qualifying language; any provisions pertaining to private property to be addressed through the Master Association's attorney by amending the CC&Rs; and, once the CDD language is finalized and approved, the District Manager shall circulate the revised Resolution for review, after which the Chairman is authorized to execute the Resolution, for the Stoneybrook North Community Development District.

B. District Engineer

➤ Discussion on Signage

- Exhibit 23: Romaner Graphics – Signage Proposal

District Engineer presented a signage proposal from Romaner and noted that the vendor had agreed to return to address previously installed signs that were improperly positioned. The Romaner proposal included composite entrance signs quoted at \$315 each, along with various other signage items.

Ms. Allenbaugh expressed concern that the Romaner pricing was high and requested competitive pricing from a second vendor for the majority of the quoted items. The Board agreed that two composite entrance signs were immediately necessary due to a recent alligator incident and ongoing solicitor intrusions. The Board approved two signs, with a text modification to add “No Jumping” language to the south entrance sign.

All remaining Romaner signage items were deferred pending competitive pricing. Smaller alligator and snake warning signs for the lakeside peninsula fishing area were discussed as candidates for lower-cost procurement through Amazon.

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the purchase of two entrance signs from Romaner**, for the Stoneybrook North Community Development District.

- Exhibit 24: Sign Solutions – No Trespassing Signs - \$812.25

Ms. Bruce also presented a Sign Solutions proposal for preserve no-trespassing signs. Mr. Steighner expressed concern that the signs could be vandalized before the fencing is installed. Mr. Lawson and Ms. Allenbaugh concurred that the signs are necessary for regulatory compliance with South Florida Water Management District requirements. The Board directed staff to photograph and map each

203 installation location so the District can document compliance even if the signs are
204 subsequently removed.

205 On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
206 approved **the Sign Solutions No Trespassing Signs in the amount of \$812.25 and the alligator signs**
207 **from Amazon**, for the Stoneybrook North Community Development District.

208 • Exhibit 25: Alligator Signs

209 C. Field Operations Manager: Kai

210 ➤ Exhibit 26: Field Report

211 ➤ Crosscreek Pond Report

212 • Exhibit 27: July 13, 2026

213 The Board confirmed the algae had improved but remained present.

214 ➤ Exhibit 28: Florida Playgrounds Shade – Playground Report

215 ➤ Exhibit 29: CPSI Inspection Letter

216 ➤ Walk-on: WM Side Service – Pedestrian Gate Handle Repair - \$850.00

217 Ms. Allenbaugh noted that the playground gate latch was misaligned, not childproofed..

218 Ms. Bruce presented a walk-on proposal from WM Side Service to repair the pedestrian
219 gate door handle for \$850.

220 On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
221 approved **the addition of the walk-on WM Side Service proposal to the agenda**, for the Stoneybrook
222 North Community Development District.

223

224 On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
225 approved **WM Side Service – Pedestrian Gate Handle Repair proposal in the amount of \$850.00**, for
226 the Stoneybrook North Community Development District.

227 ➤ Walk-on: ECS Integrations – Resident Gate Virtual Beam Installation - \$1,780.00

228 Ms. Bruce also presented an ECS proposal to install a virtual beam at the exit gate for
229 \$1,780, after ECS technicians discovered that the underground detection wire alerting the
230 exit gate of approaching vehicles was non-functional.

231 On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
232 approved **the addition of the walk-on ECS Integrations proposal to the agenda**, for the Stoneybrook
233 North Community Development District.

234 Ms. Allenbaugh expressed support for approval given uncertainty about when full gate
235 replacement would occur.

236 On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board
237 approved **ECS Integrations – Resident Gate Virtual Beam Installation proposal in the amount of**
238 **\$1,780.00**, for the Stoneybrook North Community Development District.

239 D. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Mr. Steighner requested an accounting of how much the District has spent on the gates over the past six years.

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

A resident asked about the NTE sign proposal from Romaner and inquired where the NTE amount was allocated. Mr. Waag explained the allocation of the budget and stated that a significant portion went toward the reinstallation of stop signs throughout the community. The resident then pointed out that there is only one stop sign. Mr. Waag clarified that most of the amount went toward adjusting the already installed stop signs. He also pointed out that the East post road rotary is technically a four-way stop and not a roundabout. The resident added that he would like a third rotary sign.

Another resident requested a copy of the walk-on items. Mr. Lawson directed Ms. Bruce to post the walk-on items to the CDD website.

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. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, 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 2

AGENDA



Financial Reporting Package

Stoneybrook North Community Development District

Period Ending: 07/31/2026

Stoneybrook North Community Development District

Balance Sheet as of 7/31/2026

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	\$13,082.48				\$13,082.48
Total Cash - Operating	\$13,082.48				\$13,082.48
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #4075	\$21,508.55				\$21,508.55
Total Cash - Money Market, Reserves and Other	\$21,508.55				\$21,508.55
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	\$2,464.67				\$2,464.67
131101 - Due From 101 General Fund	\$995.87	\$9,403.08		\$5,026.12	\$15,425.07
155000 - Prepaid Items	\$9,443.52				\$9,443.52
156900 - Deposits - Non -Current	\$20,000.00				\$20,000.00
Total Accounts Receivable & Other Assets	\$32,904.06	\$9,403.08		\$5,026.12	\$47,333.26

Stoneybrook North Community Development District

Balance Sheet as of 7/31/2026

Investments

151100 - Series 2017A-1 Revenue Account	\$313,801.49							\$313,801.49
151104 - Series 2017A-1 Debt Service Reserve Account	\$281,093.76							\$281,093.76
151200 - Series 2017A-3 Revenue Account			\$2,299.37					\$2,299.37
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				\$130,126.98				\$130,126.98
151302 - Series 2022 (2022 A2 Prj) Interest Account				\$41.88				\$41.88
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	\$594,895.25	\$206,163.16	\$392,555.67					\$1,193,614.08

Total Assets	\$67,495.09	\$604,298.33	\$206,163.16	\$397,581.79				\$1,275,538.37
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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 7/31/2026

202000 - Accounts Payable	\$72,262.53								\$72,262.53
207301 - Due To 301 - Debt Service 20217A-1 Fund	\$10,052.06								\$10,052.06
207303 - Due To 303 - Debt Service 2022 (2022 A2 Prj) Fund	\$5,373.01								\$5,373.01
208001 - Due to Developer	\$29,278.23								\$29,278.23
218000 - Accrued Expenses	\$4,852.50								\$4,852.50
Total Current Liability	\$121,818.33								\$121,818.33
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	(\$98,230.77)	\$41,318.78	(\$3,038.59)	(\$268,930.06)	(\$47.00)	(\$237.56)	(\$161.89)	(\$329,327.09)	
Total Net Change in Fund Balance	(\$98,230.77)	\$41,318.78	(\$3,038.59)	(\$268,930.06)	(\$47.00)	(\$237.56)	(\$161.89)	(\$329,327.09)	
Total Liabilities / Equity	\$67,495.09	\$604,298.33	\$206,163.16	\$397,581.79	-	-	-	\$1,275,538.37	

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	2,939.06	70,138.51	(67,199.45)	913,278.60	701,385.10	211,893.50	841,662.07
325202 - Special Assessments - Off-Roll	-	49,559.08	(49,559.08)	16,422.39	495,590.80	(479,168.41)	594,709.00
361100 - Interest	117.61	-	117.61	4,208.79	-	4,208.79	-
369900 - Miscellaneous Revenues	-	-	-	725.00	-	725.00	-
Total Revenue	3,056.67	119,697.59	(116,640.92)	934,634.78	1,196,975.90	(262,341.12)	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	3,056.67	119,697.59	(116,640.92)	1,301,924.78	1,564,265.90	(262,341.12)	1,803,661.07

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	-	1,000.00	1,000.00	8,400.00	10,000.00	1,600.00	12,000.00
513002 - Payroll Taxes	-	76.50	76.50	642.60	765.00	122.40	918.00
513003 - Payroll Processing Fees	-	40.83	40.83	450.00	408.30	(41.70)	490.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	40,000.00	40,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	3,750.00	3,750.00	-	4,500.00
513104 - Professional Services - Planning & Coordinating Service	1,583.33	1,583.33	-	15,833.30	15,833.30	-	19,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	3,000.00	3,000.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	3,666.70	3,666.70	4,400.00
513107 - Professional Services - Engineering Services	-	333.33	333.33	16,287.00	3,333.30	(12,953.70)	4,000.00
513108 - Professional Services - Legal Services	5,691.00	1,000.00	(4,691.00)	26,716.39	10,000.00	(16,716.39)	12,000.00
513201 - Legal Advertisements	365.32	125.00	(240.32)	1,809.08	1,250.00	(559.08)	1,500.00
513202 - Insurance	4,121.40	5,063.33	941.93	41,259.00	50,633.30	9,374.30	60,760.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	145.80	(29.20)	175.00
513205 - Bank Fees	-	12.50	12.50	-	125.00	125.00	150.00
513206 - Travel Per Diem	-	83.33	83.33	892.98	833.30	(59.68)	1,000.00
513207 - Meeting Room Rental	-	100.00	100.00	2,340.00	1,000.00	(1,340.00)	1,200.00
513209 - Website Compliance (dev & hosting)	167.92	167.92	-	1,679.20	1,679.20	-	2,015.00
513292 - Misc (Bank Fees, Brochures, etc.)	-	41.67	41.67	456.40	416.70	(39.70)	500.00
513901 - Administrative Contingency	772.93	895.83	122.90	1,221.63	8,958.30	7,736.67	10,750.00
517101 - Dissemination Agent	916.67	916.67	-	9,166.70	9,166.70	-	11,000.00
Total General Administration	18,293.57	16,496.49	(1,797.08)	174,079.28	164,964.90	(9,114.38)	197,958.00
Debt Administration							

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517102 - Trustee Fees	930.60	984.48	53.88	9,264.34	9,844.80	580.46	11,813.76
517103 - Arbitrage	-	118.75	118.75	475.00	1,187.50	712.50	1,425.00
517104 - Professional Services - Trust Fund Accounting	250.00	250.00	-	2,500.00	2,500.00	-	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	6,831.70	(1,366.30)	8,198.00
517204 - Gap Loan Interest	-	1,172.92	1,172.92	9,212.86	11,729.20	2,516.34	14,075.00
Total Debt Administration	1,180.60	3,209.32	2,028.72	411,130.83	413,448.20	2,317.37	419,866.76
Security							
529202 - Gate Maintenance & Monitoring	1,865.00	1,846.67	(18.33)	17,178.25	18,466.70	1,288.45	22,160.00
529301 - Key Fob / Entry System	4,180.00	500.00	(3,680.00)	4,180.00	5,000.00	820.00	6,000.00
529302 - Gate System Enhancements	-	2,000.00	2,000.00	5,235.00	20,000.00	14,765.00	24,000.00
Total Security	6,045.00	4,346.67	(1,698.33)	26,593.25	43,466.70	16,873.45	52,160.00
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	2,744.59	5,964.00	3,219.41	27,945.92	59,640.00	31,694.08	71,568.00
531201 - Streetpole Lighting	10,958.81	20,968.00	10,009.19	106,897.56	209,680.00	102,782.44	251,616.00
533101 - Water	(227.82)	33.33	261.15	465.27	333.30	(131.97)	400.00
Total Utilities	13,475.58	26,965.33	13,489.75	135,308.75	269,653.30	134,344.55	323,584.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	2,500.00	4,583.33	2,083.33	35,565.23	45,833.30	10,268.07	55,000.00
538106 - Contracts - NPEDS	-	450.00	450.00	-	4,500.00	4,500.00	5,400.00
538205 - Pond Aeration	-	2,083.33	2,083.33	1,500.00	20,833.30	19,333.30	25,000.00
Total Flood Control/Stormwater Management	2,500.00	7,116.66	4,616.66	37,065.23	71,166.60	34,101.37	85,400.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	26,978.00	28,166.69	1,188.69	279,515.00	281,666.90	2,151.90	338,000.24
539102 - Contracts – Conservation & Preserve Maintenance	2,846.63	1,416.67	(1,429.96)	11,386.52	14,166.70	2,780.18	17,000.00
539104 - Contract - Rust Control	3,296.00	3,200.00	(96.00)	32,576.00	32,000.00	(576.00)	38,400.00
539105 - Contract - Pet Waste	836.50	602.50	(234.00)	7,342.00	6,025.00	(1,317.00)	7,230.00
539107 - Contracts - Irrigation Valve Maintenance	-	12,950.00	12,950.00	111,175.78	129,500.00	18,324.22	155,400.00
539303 - R&M - Pressure Washing	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
539305 - R&M - Sidewalks / Hardscape	-	5,416.67	5,416.67	-	54,166.70	54,166.70	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	12,500.00	2,100.00	15,000.00
539990 - Physical Environment Contingency	14,385.75	5,305.17	(9,080.58)	81,082.91	53,051.70	(28,031.21)	63,662.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Areas & Right of Ways	49,592.88	60,391.03	10,798.15	615,978.21	603,910.30	(12,067.91)	724,692.24
Total Expense	91,087.63	118,525.50	27,437.87	1,400,155.55	1,566,610.00	166,454.45	1,803,661.00
Operating Net Total	(88,030.96)	1,172.09	(89,203.05)	(98,230.77)	(2,344.10)	(95,886.67)	.07

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	23,424.49	(23,424.49)	304,231.78	234,244.90	69,986.88	281,093.85
361100 - Interest	1,590.92	-	1,590.92	13,462.00	-	13,462.00	-
Total Revenue	1,590.92	23,424.49	(21,833.57)	317,693.78	234,244.90	83,448.88	281,093.85
Total Income	1,590.92	23,424.49	(21,833.57)	317,693.78	234,244.90	83,448.88	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	1,590.92	23,424.49	(21,833.57)	41,318.78	(45,131.10)	86,449.88	1,717.85

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	169,885.00	24,959.52	203,862.00
361100 - Interest	551.34	-	551.34	5,979.39	-	5,979.39	-
Total Revenue	551.34	16,988.50	(16,437.16)	200,823.91	169,885.00	30,938.91	203,862.00
Total Income	551.34	16,988.50	(16,437.16)	200,823.91	169,885.00	30,938.91	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	551.34	16,988.50	(16,437.16)	(3,038.59)	(33,977.00)	30,938.41	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	12,520.83	(12,520.83)	162,477.07	125,208.30	37,268.77	150,250.00
325202 - Special Assessments - Off-Roll	-	10,991.15	(10,991.15)	80,046.57	109,911.50	(29,864.93)	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	1,076.62	-	1,076.62	18,042.38	-	18,042.38	-
Total Revenue	1,076.62	23,511.98	(22,435.36)	318,127.76	235,119.80	83,007.96	282,143.76
Total Income	1,076.62	23,511.98	(22,435.36)	318,127.76	235,119.80	83,007.96	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	1,076.62	23,511.98	(22,435.36)	(268,930.06)	(45,048.96)	(223,881.10)	1,975.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	-	-	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 7/1/2026 - 7/31/2026

	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	-	-	-	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)	-
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Stoneybrook North Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	-	-	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	(84,812.08)	65,097.06	(149,909.14)	(329,327.09)	(126,501.16)	(202,825.93)	3,692.92

Stoneybrook North Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1712					
	Balance as of 7/1/2026				\$57,986.92
7/8/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$1,250.00)
7/8/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$6,550.00)
7/8/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$791.67)
7/8/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$275.22)
7/8/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$836.50)
7/8/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$495.00)
7/8/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$480.00)
7/8/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$480.00)
7/8/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$420.00)
7/8/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$480.00)
7/17/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,453.72)
7/21/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$4,600.00)
7/21/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$4,180.00)
7/27/2026	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)
7/27/2026	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)
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$1,935.51)
7/27/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$1,080.00)
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$994.58)
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		(\$135.85)
7/31/2026	July Interest	Interest	R	ACH	\$117.61
Total					(\$44,904.44)
Balance as of 7/31/2026					\$13,082.48

Reserve BU #4075

	Balance as of 7/1/2026				\$21,629.90
7/2/2026	LCEC Payment Processing	Invoice (Expense/AutoDraft)	R		(\$3,046.14)

Stoneybrook North Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
7/14/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$14.27)
7/14/2026	FY26 On-roll tax assessments	Misc Deposit	R	DD	\$2,939.06
Total					(\$121.35)
Balance as of 7/31/2026					\$21,508.55

Trust 2017A-1 Debt Service Reserve Account

Balance as of 7/1/2026					\$281,093.76
7/1/2026	July Interest	Interest	R	ACH	\$753.81
7/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$753.81)
Total					\$0.00
Balance as of 7/31/2026					\$281,093.76

Trust 2017A-1 Revenue Account

Balance as of 7/1/2026					\$312,210.57
7/1/2026	July Interest	Interest	R	ACH	\$837.11
7/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$753.81
Total					\$1,590.92
Balance as of 7/31/2026					\$313,801.49

Trust 2017A-3 Debt Service Reserve Account

Balance as of 7/1/2026					\$203,862.50
7/1/2026	July Interest	Interest	R	ACH	\$546.70
7/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$546.70)
Total					\$0.00
Balance as of 7/31/2026					\$203,862.50

Trust 2017A-3 Revenue Account

Balance as of 7/1/2026					\$1,748.03
7/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$546.70
7/1/2026	July Interest	Interest	R	ACH	\$4.64
Total					\$551.34
Balance as of 7/31/2026					\$2,299.37

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

Balance as of 7/1/2026					\$218,475.00
7/1/2026	July Interest	Interest	R	ACH	\$658.26
7/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$658.26)

Stoneybrook North Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Total					\$0.00
Balance as of 7/31/2026					\$218,475.00
Trust 2022 (2022 A2 Prj) Interest Account					
Balance as of 7/1/2026					\$41.77
7/1/2026	July Interest	Interest	R	ACH	\$0.11
Total					\$0.11
Balance as of 7/31/2026					\$41.88
Trust 2022 (2022 A2 Prj) Prepayment Account					
Balance as of 7/1/2026					\$43,911.81
7/1/2026	July Interest	Interest	R	ACH	\$63.41
7/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$63.41)
Total					\$0.00
Balance as of 7/31/2026					\$43,911.81
Trust 2022 (2022 A2 Prj) Revenue Account					
Balance as of 7/1/2026					\$129,050.47
7/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$658.26
7/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer	Transfer In	R	ACH	\$63.41
7/1/2026	July Interest	Interest	R	ACH	\$354.84
Total					\$1,076.51
Balance as of 7/31/2026					\$130,126.98

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1712	13,082.48	0.00	13,082.48	13,082.48	Balanced
Reserve BU #4075	21,508.55	0.00	21,508.55	21,508.55	Balanced
Trust 2017A-1 Revenue Account	313,801.49	0.00	313,801.49	313,801.49	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	2,299.37	0.00	2,299.37	2,299.37	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	130,126.98	0.00	130,126.98	130,126.98	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	41.88	0.00	41.88	41.88	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
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(No Items)

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
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Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
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Operating VNB #1712

7/31/2026	July Interest		117.61
6/12/2026	Business Observer, Inc.	10012	-67.81
6/25/2026	Miguel Ramirez	10017	-196.95
6/30/2026	Ira D Draper - BOS meeting 6/11/26	45	-184.70
7/8/2026	Kai Connected LLC CDD	ACH	-1,250.00
7/8/2026	Kai Connected LLC CDD	ACH	-6,550.00
7/8/2026	Kai Connected LLC CDD	ACH	-791.67
7/8/2026	Lee County Utilities		-275.22
7/8/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-836.50
7/8/2026	ECS INTEGRATIONS LLC	ACH	-495.00
7/8/2026	ECS INTEGRATIONS LLC	ACH	-480.00
7/8/2026	ECS INTEGRATIONS LLC	ACH	-480.00
7/8/2026	ECS INTEGRATIONS LLC	ACH	-420.00
7/8/2026	ECS INTEGRATIONS LLC	ACH	-480.00
7/17/2026	IPFS Corporation		-2,453.72
7/21/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-4,600.00
7/21/2026	ECS INTEGRATIONS LLC	ACH	-4,180.00
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-8,350.00
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-9,234.00
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-1,935.51
7/27/2026	ECS INTEGRATIONS LLC	ACH	-1,080.00
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-994.58
7/27/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-135.85

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
	Total Operating VNB #1712		-45,353.90

Reserve BU #4075

7/14/2026	FY26 On-roll tax assessments	DD	2,939.06
7/2/2026	LCEC Payment Processing		-3,046.14
7/14/2026	Lee County Utilities		-14.27
	Total Reserve BU #4075		-121.35

Trust 2017A-1 Debt Service Reserve Account

7/1/2026	July Interest		753.81
7/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer		-753.81
	Total Trust 2017A-1 Debt Service Reserve Account		0.00

Trust 2017A-1 Revenue Account

7/1/2026	July Interest		837.11
7/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer		753.81
	Total Trust 2017A-1 Revenue Account		1,590.92

Trust 2017A-3 Debt Service Reserve Account

7/1/2026	July Interest		546.70
7/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer		-546.70
	Total Trust 2017A-3 Debt Service Reserve Account		0.00

Trust 2017A-3 Revenue Account

7/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer		546.70
7/1/2026	July Interest		4.64
	Total Trust 2017A-3 Revenue Account		551.34

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

7/1/2026	July Interest		658.26
7/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-658.26
	Total Trust 2022 (2022 A2 Prj) Debt Service Reserve Account		0.00

Trust 2022 (2022 A2 Prj) Interest Account

7/1/2026	July Interest		0.11
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Stoneybrook North Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
Total Trust 2022 (2022 A2 Prj) Interest Account			0.11
Trust 2022 (2022 A2 Prj) Prepayment Account			
7/1/2026	July Interest		63.41
7/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-63.41
Total Trust 2022 (2022 A2 Prj) Prepayment Account			0.00
Trust 2022 (2022 A2 Prj) Revenue Account			
7/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer		658.26
7/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer		63.41
7/1/2026	July Interest		354.84
Total Trust 2022 (2022 A2 Prj) Revenue Account			1,076.51

EXHIBIT 3

AGENDA



Financial Reporting Package

Stoneybrook North Community Development District

Period Ending: 08/31/2026

Stoneybrook North Community Development District

Balance Sheet as of 8/31/2026

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	\$8,481.36				\$8,481.36
Total Cash - Operating	\$8,481.36				\$8,481.36
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #4075	\$18,763.96				\$18,763.96
Total Cash - Money Market, Reserves and Other	\$18,763.96				\$18,763.96
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	\$2,464.67				\$2,464.67
131101 - Due From 101 General Fund	\$995.87	\$9,403.08		\$5,026.12	\$15,425.07
155000 - Prepaid Items	\$6,904.22				\$6,904.22
156900 - Deposits - Non -Current	\$20,000.00				\$20,000.00
Total Accounts Receivable & Other Assets	\$30,364.76	\$9,403.08		\$5,026.12	\$44,793.96

Stoneybrook North Community Development District

Balance Sheet as of 8/31/2026

Investments								
151100 - Series 2017A-1 Revenue Account		\$315,453.57					\$315,453.57	
151104 - Series 2017A-1 Debt Service Reserve Account		\$281,093.76					\$281,093.76	
151200 - Series 2017A-3 Revenue Account			\$2,871.90				\$2,871.90	
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				\$130,646.69			\$130,646.69	
151302 - Series 2022 (2022 A2 Prj) Interest Account				\$0.23			\$0.23	
151303 - Series 2022 (2022 A2 Prj) Prepayment Account				\$3,911.81			\$3,911.81	
151304 - Series 2022 (2022 A2 Prj) Debt Service Reserve Account				\$218,475.00			\$218,475.00	
Total Investments		\$596,547.33	\$206,735.69	\$353,033.73			\$1,156,316.75	
Total Assets		\$57,610.08	\$605,950.41	\$206,735.69	\$358,059.85		\$1,228,356.03	
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

Stoneybrook North Community Development District

Balance Sheet as of 8/31/2026

202000 - Accounts Payable	\$157,528.73								\$157,528.73
207301 - Due To 301 - Debt Service 20217A-1 Fund	\$10,052.06								\$10,052.06
207303 - Due To 303 - Debt Service 2022 (2022 A2 Prj) Fund	\$5,373.01								\$5,373.01
208001 - Due to Developer	\$29,278.23								\$29,278.23
218000 - Accrued Expenses	\$17,802.50								\$17,802.50
Total Current Liability	\$220,034.53								\$220,034.53
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	(\$206,331.98)	\$42,970.86	(\$2,466.06)	(\$308,452.00)	(\$47.00)	(\$237.56)	(\$161.89)	(\$474,725.63)	
Total Net Change in Fund Balance	(\$206,331.98)	\$42,970.86	(\$2,466.06)	(\$308,452.00)	(\$47.00)	(\$237.56)	(\$161.89)	(\$474,725.63)	
Total Liabilities / Equity	\$57,610.08	\$605,950.41	\$206,735.69	\$358,059.85	-	-	-	\$1,228,356.03	

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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)	913,278.60	771,523.61	141,754.99	841,662.07
325202 - Special Assessments - Off-Roll	-	49,559.08	(49,559.08)	16,422.39	545,149.88	(528,727.49)	594,709.00
361100 - Interest	30.95	-	30.95	4,239.74	-	4,239.74	-
369900 - Miscellaneous Revenues	-	-	-	725.00	-	725.00	-
Total Revenue	30.95	119,697.59	(119,666.64)	934,665.73	1,316,673.49	(382,007.76)	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	30.95	119,697.59	(119,666.64)	1,301,955.73	1,683,963.49	(382,007.76)	1,803,661.07

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	9,200.00	11,000.00	1,800.00	12,000.00
513002 - Payroll Taxes	61.20	76.50	15.30	703.80	841.50	137.70	918.00
513003 - Payroll Processing Fees	50.00	40.83	(9.17)	500.00	449.13	(50.87)	490.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	44,000.00	44,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	4,125.00	4,125.00	-	4,500.00
513104 - Professional Services - Planning & Coordinating Service	1,583.25	1,583.33	.08	17,416.55	17,416.63	.08	19,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	3,300.00	3,300.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	4,033.37	4,033.37	4,400.00
513107 - Professional Services - Engineering Services	789.75	333.33	(456.42)	17,076.75	3,666.63	(13,410.12)	4,000.00
513108 - Professional Services - Legal Services	3,699.50	1,000.00	(2,699.50)	30,415.89	11,000.00	(19,415.89)	12,000.00
513201 - Legal Advertisements	78.75	125.00	46.25	1,887.83	1,375.00	(512.83)	1,500.00
513202 - Insurance	4,128.40	5,063.33	934.93	45,387.40	55,696.63	10,309.23	60,760.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	160.38	(14.62)	175.00
513205 - Bank Fees	-	12.50	12.50	-	137.50	137.50	150.00
513206 - Travel Per Diem	97.20	83.33	(13.87)	990.18	916.63	(73.55)	1,000.00
513207 - Meeting Room Rental	-	100.00	100.00	2,340.00	1,100.00	(1,240.00)	1,200.00
513209 - Website Compliance (dev & hosting)	168.00	167.92	(.08)	1,847.20	1,847.12	(.08)	2,015.00
513292 - Misc (Bank Fees, Brochures, etc.)	-	41.67	41.67	456.40	458.37	1.97	500.00
513901 - Administrative Contingency	3.75	895.83	892.08	1,225.38	9,854.13	8,628.75	10,750.00
517101 - Dissemination Agent	916.67	916.67	-	10,083.37	10,083.37	-	11,000.00
Total General Administration	17,051.47	16,496.49	(554.98)	191,130.75	181,461.39	(9,669.36)	197,958.00
Debt Administration							

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517102 - Trustee Fees	706.12	984.48	278.36	9,970.46	10,829.28	858.82	11,813.76
517103 - Arbitrage	-	118.75	118.75	475.00	1,306.25	831.25	1,425.00
517104 - Professional Services - Trust Fund Accounting	250.00	250.00	-	2,750.00	2,750.00	-	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	7,514.87	(683.13)	8,198.00
517204 - Gap Loan Interest	-	1,172.92	1,172.92	9,212.86	12,902.12	3,689.26	14,075.00
Total Debt Administration	956.12	3,209.32	2,253.20	412,086.95	416,657.52	4,570.57	419,866.76
Security							
529202 - Gate Maintenance & Monitoring	2,955.00	1,846.67	(1,108.33)	20,133.25	20,313.37	180.12	22,160.00
529301 - Key Fob / Entry System	-	500.00	500.00	4,180.00	5,500.00	1,320.00	6,000.00
529302 - Gate System Enhancements	-	2,000.00	2,000.00	5,235.00	22,000.00	16,765.00	24,000.00
Total Security	2,955.00	4,346.67	1,391.67	29,548.25	47,813.37	18,265.12	52,160.00
Utilities							
531101 - Electricity (Irrigation & Pond Pumps)	2,525.23	5,964.00	3,438.77	30,471.15	65,604.00	35,132.85	71,568.00
531201 - Streetpole Lighting	10,958.81	20,968.00	10,009.19	117,856.37	230,648.00	112,791.63	251,616.00
533101 - Water	-	33.33	33.33	465.27	366.63	(98.64)	400.00
Total Utilities	13,484.04	26,965.33	13,481.29	148,792.79	296,618.63	147,825.84	323,584.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	4,724.00	4,583.33	(140.67)	40,289.23	50,416.63	10,127.40	55,000.00
538106 - Contracts - NPEDS	-	450.00	450.00	-	4,950.00	4,950.00	5,400.00
538205 - Pond Aeration	-	2,083.33	2,083.33	1,500.00	22,916.63	21,416.63	25,000.00
Total Flood Control/Stormwater Management	4,724.00	7,116.66	2,392.66	41,789.23	78,283.26	36,494.03	85,400.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	13,750.00	13,750.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	25,263.00	28,166.69	2,903.69	304,778.00	309,833.59	5,055.59	338,000.24
539102 - Contracts – Conservation & Preserve Maintenance	2,846.63	1,416.67	(1,429.96)	14,233.15	15,583.37	1,350.22	17,000.00
539104 - Contract - Rust Control	3,296.00	3,200.00	(96.00)	35,872.00	35,200.00	(672.00)	38,400.00
539105 - Contract - Pet Waste	650.00	602.50	(47.50)	7,992.00	6,627.50	(1,364.50)	7,230.00
539107 - Contracts - Irrigation Valve Maintenance	25,900.00	12,950.00	(12,950.00)	137,075.78	142,450.00	5,374.22	155,400.00
539303 - R&M - Pressure Washing	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
539305 - R&M - Sidewalks / Hardscape	-	5,416.67	5,416.67	-	59,583.37	59,583.37	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	13,750.00	3,350.00	15,000.00
539990 - Physical Environment Contingency	9,755.90	5,305.17	(4,450.73)	90,838.81	58,356.87	(32,481.94)	63,662.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Areas & Right of Ways	68,961.53	60,391.03	(8,570.50)	684,939.74	664,301.33	(20,638.41)	724,692.24
Total Expense	108,132.16	118,525.50	10,393.34	1,508,287.71	1,685,135.50	176,847.79	1,803,661.00
Operating Net Total	(108,101.21)	1,172.09	(109,273.30)	(206,331.98)	(1,172.01)	(205,159.97)	.07

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	-	23,424.49	(23,424.49)	304,231.78	257,669.39	46,562.39	281,093.85
361100 - Interest	1,652.08	-	1,652.08	15,114.08	-	15,114.08	-
Total Revenue	1,652.08	23,424.49	(21,772.41)	319,345.86	257,669.39	61,676.47	281,093.85
Total Income	1,652.08	23,424.49	(21,772.41)	319,345.86	257,669.39	61,676.47	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	1,652.08	23,424.49	(21,772.41)	42,970.86	(21,706.61)	64,677.47	1,717.85

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	186,873.50	7,971.02	203,862.00
361100 - Interest	572.53	-	572.53	6,551.92	-	6,551.92	-
Total Revenue	572.53	16,988.50	(16,415.97)	201,396.44	186,873.50	14,522.94	203,862.00
Total Income	572.53	16,988.50	(16,415.97)	201,396.44	186,873.50	14,522.94	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	572.53	16,988.50	(16,415.97)	(2,466.06)	(16,988.50)	14,522.44	-

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	-	12,520.83	(12,520.83)	162,477.07	137,729.13	24,747.94	150,250.00
325202 - Special Assessments - Off-Roll	-	10,991.15	(10,991.15)	80,046.57	120,902.65	(40,856.08)	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	1,115.56	-	1,115.56	19,157.94	-	19,157.94	-
Total Revenue	1,115.56	23,511.98	(22,396.42)	319,243.32	258,631.78	60,611.54	282,143.76
Total Income	1,115.56	23,511.98	(22,396.42)	319,243.32	258,631.78	60,611.54	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	637.50	-	(637.50)	217,695.32	225,168.76	7,473.44	225,168.76
517321 - Prepayment Expense	40,000.00	-	(40,000.00)	355,000.00	-	(355,000.00)	-
Total Debt Administration	40,637.50	-	(40,637.50)	627,695.32	280,168.76	(347,526.56)	280,168.76
Total Expense	40,637.50	-	(40,637.50)	627,695.32	280,168.76	(347,526.56)	280,168.76
303- Debt Service 2022 (2022 A2 Prj) Fund Net Total	(39,521.94)	23,511.98	(63,033.92)	(308,452.00)	(21,536.98)	(286,915.02)	1,975.00

Stoneybrook North Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	-	-	-	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 8/1/2026 - 8/31/2026

	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	-	-	-	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 8/1/2026 - 8/31/2026

	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	-	-	-	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	(145,398.54)	65,097.06	(210,495.60)	(474,725.63)	(61,404.10)	(413,321.53)	3,692.92

Stoneybrook North Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1712					
	Balance as of 8/1/2026				\$13,082.48
8/4/2026	Business Observer, Inc.	Invoice Check	R	10019	(\$80.94)
8/4/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$379.50)
8/12/2026	Business Observer, Inc.	Invoice Check	R	10020	(\$284.38)
8/14/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,460.72)
8/14/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		(\$33.13)
8/20/2026	Florida Recreation Specialist, Inc.	Invoice Check	R	10021	(\$385.00)
8/31/2026	August Interest	Interest	R	ACH	\$30.95
8/31/2026	Engage PEO - BOS meeting 8.25.26	Invoice (Expense/AutoDraft)	R	H126996	(\$959.80)
8/31/2026	Ira D Draper - travel BOS meeting 8/25/26	Invoice (Expense/AutoDraft)		46	(\$48.60)
Total					(\$4,601.12)
Balance as of 8/31/2026					\$8,481.36
Reserve BU #4075					
	Balance as of 8/1/2026				\$21,508.55
8/4/2026	LCEC Payment Processing	Invoice (Expense/AutoDraft)	R		(\$2,744.59)
Total					(\$2,744.59)
Balance as of 8/31/2026					\$18,763.96
Trust 2017A-1 Debt Service Reserve Account					
	Balance as of 8/1/2026				\$281,093.76
8/1/2026	August Interest	Interest	R	ACH	\$780.69
8/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$780.69)
Total					\$0.00
Balance as of 8/31/2026					\$281,093.76
Trust 2017A-1 Revenue Account					
	Balance as of 8/1/2026				\$313,801.49
8/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$780.69
8/1/2026	August Interest	Interest	R	ACH	\$871.39
Total					\$1,652.08
Balance as of 8/31/2026					\$315,453.57
Trust 2017A-3 Debt Service Reserve Account					
	Balance as of 8/1/2026				\$203,862.50
8/1/2026	August Interest	Interest	R	ACH	\$566.19

Stoneybrook North Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$566.19)
Total					\$0.00
Balance as of 8/31/2026					\$203,862.50

Trust 2017A-3 Revenue Account

Balance as of 8/1/2026					\$2,299.37
8/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$566.19
8/1/2026	August Interest	Interest	R	ACH	\$6.34
Total					\$572.53
Balance as of 8/31/2026					\$2,871.90

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

Balance as of 8/1/2026					\$218,475.00
8/1/2026	August Interest	Interest	R	ACH	\$620.92
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$620.92)
Total					\$0.00
Balance as of 8/31/2026					\$218,475.00

Trust 2022 (2022 A2 Prj) Interest Account

Balance as of 8/1/2026					\$41.88
8/1/2026	August Interest	Interest	R	ACH	\$0.12
8/1/2026	U.S. Bank N.A. - Bond Holder (Payments) - 8/1/26 Interest	Invoice (Expense/AutoDraft)	R	interest payment	(\$637.50)
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer In	R	ACH	\$595.73
Total					(\$41.65)
Balance as of 8/31/2026					\$0.23

Trust 2022 (2022 A2 Prj) Prepayment Account

Balance as of 8/1/2026					\$43,911.81
8/1/2026	August Interest	Interest	R	ACH	\$124.79
8/1/2026	U.S. Bank N.A. - Bond Holder (Payments) - 8/1/26 Principal Prepayment	Invoice (Expense/AutoDraft)	R	prepayment	(\$40,000.00)
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$124.79)
Total					(\$40,000.00)
Balance as of 8/31/2026					\$3,911.81

Trust 2022 (2022 A2 Prj) Revenue Account

Balance as of 8/1/2026					\$130,126.98
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Stoneybrook North Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$620.92
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer	Transfer In	R	ACH	\$124.79
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Interest Account - interest transfer	Transfer Out	R	ACH	(\$595.73)
8/1/2026	August Interest	Interest	R	ACH	\$369.73
Total					\$519.71
Balance as of 8/31/2026					\$130,646.69

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 8/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1712	8,914.96	-433.60	8,481.36	8,481.36	Balanced
Reserve BU #4075	18,763.96	0.00	18,763.96	18,763.96	Balanced
Trust 2017A-1 Revenue Account	315,453.57	0.00	315,453.57	315,453.57	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	2,871.90	0.00	2,871.90	2,871.90	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	130,646.69	0.00	130,646.69	130,646.69	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	0.23	0.00	0.23	0.23	Balanced
Trust 2022 (2022 A2 Prj) Prepayment Account	3,911.81	0.00	3,911.81	3,911.81	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			
8/20/2026	Florida Recreation Specialist, Inc.	10021	-385.00
8/31/2026	Ira D Draper - travel BOS meeting 8/25/26	46	-48.60

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
Total Operating VNB #1712			-433.60

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1712			
8/31/2026	August Interest		30.95
8/4/2026	Business Observer, Inc.	10019	-80.94
8/4/2026	Kai Connected LLC CDD	ACH	-379.50
8/12/2026	Business Observer, Inc.	10020	-284.38
8/14/2026	IPFS Corporation		-2,460.72
8/14/2026	Lee County Utilities		-33.13
8/31/2026	Engage PEO - BOS meeting 8.25.26	H126996	-959.80
Total Operating VNB #1712			-4,167.52

Reserve BU #4075

8/4/2026	LCEC Payment Processing		-2,744.59
Total Reserve BU #4075			-2,744.59

Trust 2017A-1 Debt Service Reserve Account

8/1/2026	August Interest		780.69
8/1/2026	Transfer to Trust 2017A-1 Revenue Account - interest transfer		-780.69
Total Trust 2017A-1 Debt Service Reserve Account			0.00

Trust 2017A-1 Revenue Account

8/1/2026	Transfer from Trust 2017A-1 Debt Service Reserve Account - interest transfer		780.69
8/1/2026	August Interest		871.39
Total Trust 2017A-1 Revenue Account			1,652.08

Trust 2017A-3 Debt Service Reserve Account

8/1/2026	August Interest		566.19
8/1/2026	Transfer to Trust 2017A-3 Revenue Account - interest transfer		-566.19
Total Trust 2017A-3 Debt Service Reserve Account			0.00

Trust 2017A-3 Revenue Account

Stoneybrook North Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/1/2026	Transfer from Trust 2017A-3 Debt Service Reserve Account - interest transfer		566.19
8/1/2026	August Interest		6.34
Total Trust 2017A-3 Revenue Account			572.53

Trust 2022 (2022 A2 Prj) Debt Service Reserve Account

8/1/2026	August Interest		620.92
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-620.92
Total Trust 2022 (2022 A2 Prj) Debt Service Reserve Account			0.00

Trust 2022 (2022 A2 Prj) Interest Account

8/1/2026	August Interest		0.12
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		595.73
8/1/2026	U.S. Bank N.A. - Bond Holder (Payments) - 8/1/26 Interest	interest payment	-637.50
Total Trust 2022 (2022 A2 Prj) Interest Account			-41.65

Trust 2022 (2022 A2 Prj) Prepayment Account

8/1/2026	August Interest		124.79
8/1/2026	U.S. Bank N.A. - Bond Holder (Payments) - 8/1/26 Principal Prepayment	prepayment	-40,000.00
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Revenue Account - interest transfer		-124.79
Total Trust 2022 (2022 A2 Prj) Prepayment Account			-40,000.00

Trust 2022 (2022 A2 Prj) Revenue Account

8/1/2026	August Interest		369.73
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Debt Service Reserve Account - interest transfer		620.92
8/1/2026	Transfer from Trust 2022 (2022 A2 Prj) Prepayment Account - interest transfer		124.79
8/1/2026	Transfer to Trust 2022 (2022 A2 Prj) Interest Account - interest transfer		-595.73
Total Trust 2022 (2022 A2 Prj) Revenue Account			519.71

EXHIBIT 4

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- 50 Clickers



Date:	8/21/2026	PROPOSAL	Proposal No:	TH26822
Submitted to:	Stoneybrook North CDD	Job Location:	Stoneybrook North CDD- 50 Clickers	
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:	Main / resident Gate	
City / ST	Tampa /FL Zip: 33607	City / ST	Fort Myers / FL Zip: 33917	

SCOPE OF WORK:

50 DOOR KING CLICKERS . COST INCLUDES POSTAGE TO RESIDENT . \$ 44.00 X 50= \$ 2200.00

INCLUDED MATERIALS:

50 - NUMBER SPECIFIC CLICKERS AND 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:	\$2,200.00
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This proposal is valid through 9/20/2026

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:  9/10/2026
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 Subscribers 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.

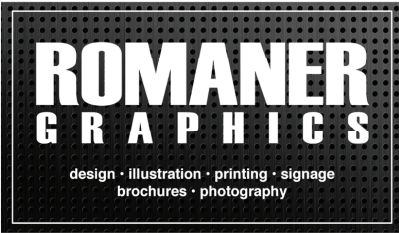
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

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 5

AGENDA



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

JOB ESTIMATE

TO: _____
COMPANY NAME: _____ Stoneybrook North CDD
DATE: 9/7/26 _____

QUOTE: _____
Sunny Page Lane:
Provide and install 12' U-Channel post with lap splice kit and breakaway stub.
25 MPH Speed Limit , 24" x 30"
Secondary sign R2-5P "Unless OtherçPosted" 18" x 24":
\$519.00

Combined No Trespassing Community signs:
24" x 30" w/ Community logo.
Installed on U-Channel Posts
2 @ \$179 ea. = **\$358.00**

TOTAL: \$877.00

Approved: Audette Bruce, District Manager, 9/11/2026

EXHIBIT 6

AGENDA



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD
Date: 2026-08-28
Technician: JamesS

Job: 644 - Stoney Brook North CDD - Lake Maintenance - Monthly
Time: 12:55

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
17			X							
19			X							
20			X							
21			X							
22			X							
23			X							
24			X							
25			X							
26			X							
30			X							
32			X							

Additional Comments

Treated lakes for invasive weeds and brushes

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



EXHIBIT 7

AGENDA

FIELD OBSERVATION BULLETIN

Why Only the Tilapia?

Understanding a single-species fish die-off in a Southwest Florida stormwater lake

Community: Stoneybrook North CDD **Location:** North Fort Myers, Lee County **Field date:** September 14, 2026

Prepared by: Matt Lewis, Erosion & Stormwater Control Inspector — Lic. #32125

Residents have reported dead fish along the lake shorelines. Every affected fish is a **tilapia** — a non-native species introduced to Florida in the 1960s. No native fish are involved. Crosscreek field-tested dissolved oxygen on site the same day and found levels in the healthy-to-supersaturated range. The pattern is consistent with a natural, species-specific mortality event in a warm-season Florida pond, **not** a water quality failure.

1 What we measured in the field

8–10

MG/L DISSOLVED
OXYGEN MEASURED

1

SPECIES AFFECTED
(TILAPIA)

0

NATIVE SPECIES
AFFECTED

Method. Dissolved oxygen (DO) was measured on site using a CHEMetrics C-7512 colorimetric ampoule comparator (Rhodazine D method). Sample ampoules were color-matched against the 1–12 mg/L standard block. Readings fell between the 8 and 10 mg/L standards.

What that number means. Warm water physically holds less oxygen than cool water. At a typical mid-September SW Florida lake temperature of roughly 86 °F (30 °C), water is fully saturated at about **7.6 mg/L**. A reading of 8–10 mg/L is therefore **105–130% of saturation** — the lake is producing more oxygen through photosynthesis than it can hold at equilibrium. Fish stress generally begins below about 3 mg/L; kills occur below about 2 mg/L.

Plain-language takeaway: the lake was not short of oxygen when these fish died. An oxygen crash is the single most common cause of pond fish kills in Florida — and the field data rules it out as the driver of this event.

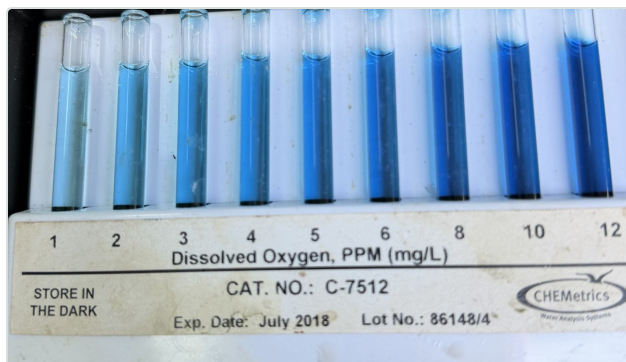


Fig. 1 — CHEMetrics C-7512 dissolved oxygen comparator, 1–12 mg/L color standards. Stoneybrook North CDD, Sept. 14, 2026.



Fig. 2 — Field sample ampoule color-matched between the 8 and 10 mg/L standards.

2 Dissolved oxygen in context

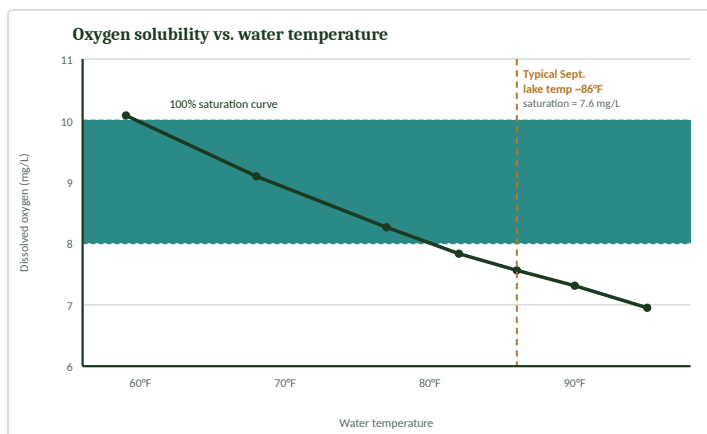


Fig. 3 — Oxygen solubility in fresh water falls as temperature rises. The measured 8–10 mg/L band sits above the 100% saturation curve at late-summer lake temperatures. Solubility values: standard freshwater saturation table at sea level.

Dissolved oxygen — biological thresholds

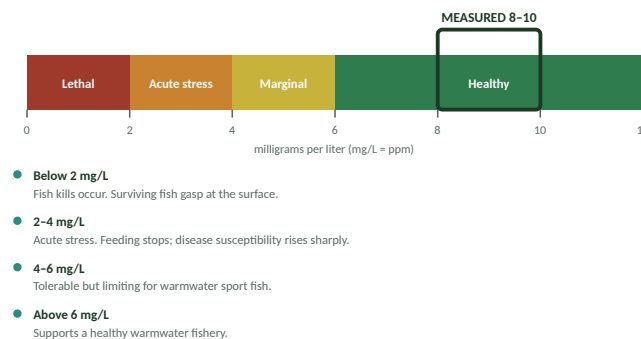


Fig. 4 — Biological response thresholds for warmwater pond fish. The Stoneybrook North reading falls in the healthy band, well clear of the stress and lethal zones. Thresholds after FWC and UF/IFAS LAKEWATCH guidance.

Honest caveat — what one reading can and cannot tell you. This was a daytime grab sample. Pond oxygen swings on a daily cycle: plants and algae add oxygen all day and consume it all night, so the annual low point is just before dawn. A supersaturated midday reading confirms high biological productivity, which *widens* that daily swing. Crosscreek recommends adding pre-dawn DO readings to the monitoring routine so the daily minimum — not just the daily maximum — is documented.

3 The key evidence: this kill is species-selective

This is the most diagnostically useful fact in the whole event. Water quality problems are **indiscriminate**. Low oxygen, a toxic algae bloom, a chemical spill, or a stormwater discharge do not check a fish's species before killing it — and in a Florida stormwater lake the first casualties are usually the largest-bodied, highest-oxygen-demand fish: largemouth bass, catfish, and large bluegill.

When **one species dies and everything else in the lake is fine**, the cause must be something that acts on that species specifically — its physiology, its behavior, or a pathogen it is uniquely susceptible to. Tilapia are the textbook case in Florida because they are tropical fish living at the edges of their tolerance in a subtropical system.

Monitoring trigger for Stoneybrook North

If native species — bass, bluegill, shad, catfish, gar — begin appearing in the die-off, the diagnosis changes immediately and the event should be reported to FWC. Crosscreek crews are watching for exactly this on every service visit.

Reading a fish kill

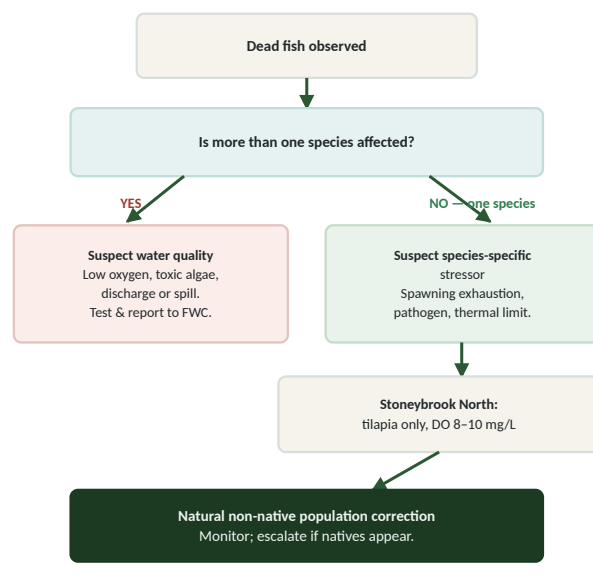


Fig. 5 — Diagnostic logic for interpreting a fish kill. Species selectivity is the first branch point.

4 The five natural causes — tested against what we see

UF/IFAS Florida LAKEWATCH (Information Circular 107, *Fish Kills*) identifies five common natural causes of fish kills in Florida waters. Here is each one measured against the Stoneybrook North observations.

NATURAL CAUSE	FITS THIS EVENT?	REASONING
Low dissolved oxygen	Ruled out	Field DO measured 8–10 mg/L — at or above full saturation for the water temperature. Would also be non-selective; native fish would die first.
Cold / thermal shock	Not applicable	Classic cause of Florida tilapia kills, but strictly a winter phenomenon. Water temperatures in mid-September are near their annual peak.
Toxic algae bloom	Unlikely	Would affect multiple species and typically coincides with visible bloom conditions and an oxygen crash following die-back. Neither is present.
Spawning fatalities	Likely factor	Blue tilapia spawn whenever water exceeds 68 °F, peaking through the summer. Males excavate and defend nests; females mouthbrood and stop feeding. Both sexes exit the season energy-depleted and immune-compromised. Species-specific by definition.
Disease & parasites	Likely factor	Warm-water bacterial pathogens — <i>Streptococcus iniae</i> , <i>S. agalactiae</i> , and <i>columnaris</i> — proliferate at high temperatures and hit tilapia especially hard. Outbreaks typically run 3–7 days of heavy loss with a lower-level tail for several weeks.

Assessment basis. **FIELD-CONFIRMED** species identification, single-species pattern, and dissolved oxygen readings. **INFERRED** the specific mechanism (post-spawn stress and/or warm-water bacterial infection). Confirming a pathogen requires fresh, moribund specimens submitted to a fish health diagnostic laboratory — not decomposed carcasses. Crosscreek can arrange this if the District wants a laboratory-confirmed cause.

5 Seasonal risk — tilapia die at both ends of the thermometer

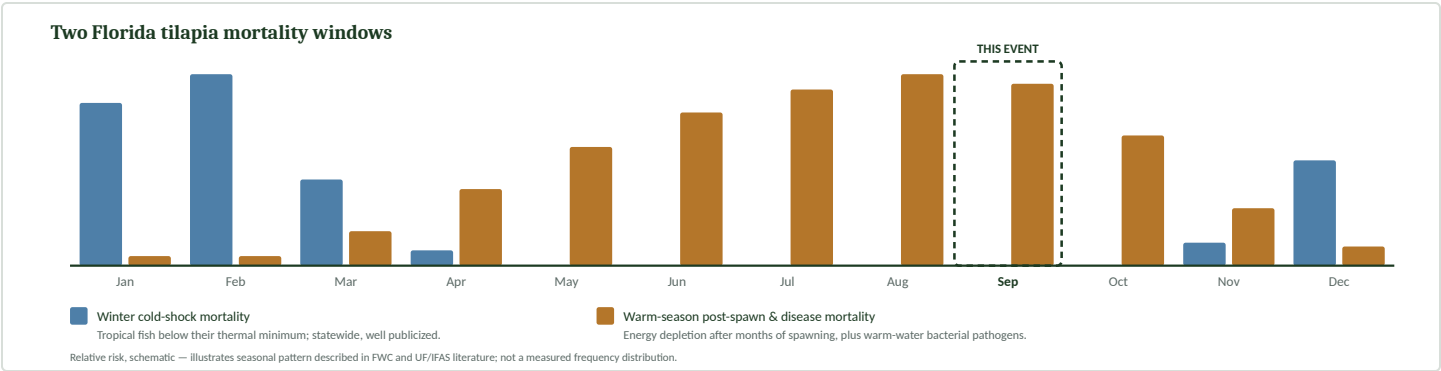


Fig. 6 — Two distinct Florida tilapia mortality seasons. Winter cold-shock events are the widely publicized ones; the late-summer post-spawn and warm-water disease window is less well known but well documented. September sits in the second window.

6 About the fish: blue tilapia in Florida stormwater lakes

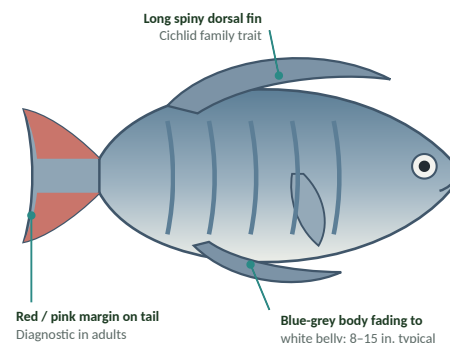
Non-native, and abundant

- Most common tilapia in Florida; native to North Africa and the Middle East.
- Introduced to Florida in the early 1960s; listed by FWC as non-native and invasive.
- Thrives in nutrient-rich water — nearly every residential stormwater lake.

Why they concentrate here

- Feed low on the food chain: algae, diatoms, detritus.
- Breed year-round above 68 °F, peaking in summer; mouthbrooding gives young high survival.
- Populations boom fast — then correct hard under stress.

Blue tilapia — *Oreochromis aureus*



Schematic illustration for identification reference. Non-native to Florida; introduced early 1960s.

Fig. 7 — Blue tilapia, *Oreochromis aureus*. Illustrative diagram of key identifying features. Adults in Florida commonly run 8–15 inches.

What the loss of tilapia means for the lake

A tilapia population correction is not an ecological loss. Tilapia compete with native sunfish and bass for spawning space and forage, and their nest-digging in shallow water stirs sediment and undercuts littoral plantings. A reduced tilapia population generally means clearer shallows, better survival of newly installed littoral plants, and less competitive pressure on native fish.

7 What Crosscreek is doing — and what residents should know

Crosscreek action plan

- **Shoreline carcass removal** — available from accessible banks on District authorization. This is supplemental to the monthly maintenance scope and is quoted separately.
- **Dissolved oxygen monitoring** — periodic DO readings taken and logged during scheduled service visits to track conditions through the balance of the warm season.
- **Species watch** — lake conditions documented on every monthly visit, with immediate escalation to the District and FWC if native species begin appearing in the mortality.
- **Managed natural attenuation** — where carcasses are not accessible or removal is not authorized, the event is allowed to resolve on its own. Native scavengers — wading birds, vultures, turtles and raccoons — consume and disperse carcasses within days, and decomposition returns the nutrients to the system. For a non-native species die-off with no water quality failure behind it, this is an accepted and cost-effective course of action.
- **Continued littoral plant promotion** — shoreline plantings and upland nutrient source control reduce the biological productivity that drives these cycles.

For residents

- Dead tilapia are not a sign of a contaminated lake. Standard common sense applies: do not handle dead fish, and keep pets from eating them.
- Odor is the main nuisance and resolves as carcasses are removed and scavenged.
- Natural scavenging clears a meaningful share of the carcasses without intervention, generally within a few days.
- Do not move live tilapia to another waterbody — transporting live tilapia in Florida requires a permit.

Report a fish kill to FWC

FWC Fish Kill Hotline: **800-636-0511**

Online: myfwc.com — [Fish Kill Hotline](#)

Reporting is encouraged even for non-native species — the data supports statewide monitoring.

8 Key terms for the record

Dissolved oxygen (DO)

Oxygen gas dissolved in water, measured in mg/L (identical to ppm). The single most important water quality parameter for fish.

Saturation

The maximum oxygen water can hold at a given temperature. Warm water holds less. Above 100% means photosynthesis is outpacing equilibrium.

Diel oxygen swing

The daily rise and fall of DO — peak in late afternoon, minimum just before dawn. Productive lakes swing hardest.

Littoral zone

The shallow, vegetated shelf around a lake's edge. Native littoral plantings stabilize banks, take up nutrients, and shelter juvenile fish.

Mouthbrooding

Reproductive strategy where the female carries eggs and fry in her mouth and stops feeding — a major driver of post-spawn energy depletion.

Non-native vs. invasive

Non-native means introduced from outside Florida. Invasive means it also causes ecological or economic harm. Blue tilapia is both.

9 Sources & further reading

- FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION
[Common Causes of Fish Kills in Florida](#)
- FWC — FRESHWATER SPECIES PROFILE
[Blue Tilapia \(*Oreochromis aureus*\)](#)
- FWC — FRESHWATER SPECIES PROFILE
[Spotted Tilapia — live possession & transport rules](#)
- UF/IFAS FLORIDA LAKEWATCH — CIRCULAR 107
[A Beginner's Guide to Water Management — Fish Kills](#)
- UF/IFAS FLORIDA LAKEWATCH — CIRCULAR 109
[A Beginner's Guide to Water Management — Oxygen and Temperature](#)
- UF/IFAS EXTENSION SARASOTA COUNTY
[Tilapia in Stormwater Ponds](#)
- UF/IFAS EDIS — CIRCULAR 57 / FA057
[Streptococcal Infections of Fish](#)
- UF/IFAS EXTENSION CLAY COUNTY
[Cold Weather and Fish Kills in Florida](#)
- U.S. GEOLOGICAL SURVEY — NAS DATABASE
[Blue Tilapia — Nonindigenous Species Profile](#)
- U.S. FISH & WILDLIFE SERVICE
[Blue Tilapia Ecological Risk Screening Summary](#)

Prepared and certified by



Matt Lewis

Erosion & Stormwater Control Inspector — License #32125
Crosscreek Environmental, Inc. — SW Florida Branch
Fort Myers, FL | 239-281-9190

Statement of work performed

Field inspection, species identification, and dissolved oxygen sampling at Stoneybrook North CDD were performed by the undersigned on **September 14, 2026**. Findings in Sections 1 through 3 are field-confirmed. The cause assessment in Sections 4 and 5 is professional opinion based on field evidence and published FWC and UF/IFAS literature; it is not a laboratory diagnosis.

Questions about your lakes?

Crosscreek Environmental self-performs lake and pond management, shoreline restoration, aeration, and littoral planting across Charlotte, Lee, and Collier counties from our Fort Myers branch.

239-281-9190
Fort Myers, FL

EXHIBIT 8

AGENDA

KATES ENVIRONMENTAL FENCING INC

3435 Quail Dr
Bonita Springs, FL 34134 USA
kenviro@katesinc.com

Estimate

ADDRESS
Stoneybrook North CDD
c/o Kai
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607

ESTIMATE 4608
DATE 08/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Silt Fence	Silt Fence Staked-LF FDOT type III Double Row- 1 Row Chicken Wire & 1 Row Silt Fence *Must be trenchable, cleared 20' Wide (width of one machine) and staked layout for direction and accuracy	11,500	5.25	60,375.00

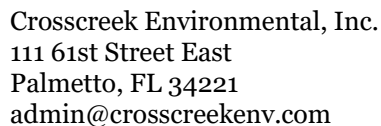
*Pricing good for 90 days, Includes material and installation. Must be trenchable.	SUBTOTAL	60,375.00
	TAX	0.00
	TOTAL	\$60,375.00

Accepted By

Accepted Date

EXHIBIT 9

AGENDA



Date	Estimate #
9/15/2026	16054

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

Description
Revenue required for: *As needed removal of dead fish from the lake shoreline* Includes: Removal and Disposal of dead fish that are found upon the shoreline of designated areas *NOTE* Natural environmental conditions are in a constant state of flux. It is always a possibility that more fish surface after a removal event, no guarantees can be provided. Minimum Service Call Fee = \$800 (Includes 4HRS) Cost per Additional Hour = \$200/HR **Subject to scheduling Availability**

Please sign and return or send back e-mail approval

EXHIBIT 10

AGENDA

Stoneybrook North CDD

Type	Date	Num	Memo	Amount
DC				
Integrations				
LLC/ ECS				
Integrations				
Bill	27/09/2021	21707	Door Bell Communicator Service (3)	195.00
Purchase Order	27/09/2021	OMSBDPFG025	OMSBDPFG025	2,340.00
Bill Pmt -Check	04/10/2021	1551	VOID: Door Bell Communicator Service (3)	
Bill Pmt -Check	25/10/2021	1556	Door Bell Communicator Service (3)	195.00
Purchase Order	02/12/2021	OMSBDPFG029	OMSBDPFG029	7,180.00
Purchase Order	02/12/2021	OMSBDPFG030	OMSBDPFG030	7,180.00
Purchase Order	02/12/2021	OMSBDPFG031	OMSBDPFG031	7,180.00
Bill	28/12/2021	21824	Install Lagoon gate CCTV per quote	7,180.00
Bill	28/12/2021	21825	Install Lagoon Main gate CCTV per quote	7,180.00
Bill	28/12/2021	21826	Install Lagoon back gate CCTV per quote	7,180.00
Purchase Order	24/01/2022	OMSBDPFG034	OMSBDPFG034	2,619.00
Bill Pmt -Check	25/01/2022	1592	VOID:	
Bill	27/01/2022	21953	Install Lagoon gate CCTV per quote	2,619.00
Bill Pmt -Check	03/02/2022	1599		24,159.00
Purchase Order	14/03/2022	OMSBBree036	OMSBBree036	5,870.00
Bill	14/03/2022	22030	Install Door King Entry Unit	5,870.00
Bill Pmt -Check	18/03/2022	1613	Install Door King Entry Unit	5,870.00
Bill	01/04/2022	22084-1	Reference: DKS Cellular Subscription. https://clientname(FILLIN).payableslockbox.com/DocView/In...	540.00
Bill	25/04/2022	22147	Reference: jumper holding gate open. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	437.50
Bill	27/05/2022	22224	Reference: Repair to Exit gate.. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice...	265.00
Bill	01/07/2022	22335	Reference: DKS Cellular Subscription. https://clientname(FILLIN).payableslockbox.com/DocView/In...	540.00
Purchase Order	12/07/2022	OM-SB -041	OM-SB -041	437.50

Purchase Order	12/07/2022	OM-SB -042	OM-SB -042	265.00
Bill Pmt -Check	21/07/2022	100016		265.00
Purchase Order	10/08/2022	OM-SB -048	OM-SB -048	4,320.00
Bill Pmt -Check	16/08/2022	100027		977.50
Purchase Order	17/08/2022	OM-SBN -050	OM-SBN -050	275.00
Bill Pmt -Check	23/08/2022	100034	Invoice: 22084-1 (Reference: DKS Cellular Subscription.)	540.00
Purchase Order	02/09/2022	OM-SBN -059	OM-SBN -059	2,480.00
Bill	07/09/2022	22506	Reference: Install 9 cameras. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView...	2,480.00
Bill	01/10/2022	22556	Reference: DKS Cellular Service billed quarterly. https://clientname(FILLIN).payableslockbox.co...	540.00
Bill Pmt -Check	04/10/2022	100044	Invoice: 22506 (Reference: Install 9 cameras.)	2,480.00
Bill Pmt -Check	15/11/2022	100070	Invoice: 22556 (Reference: DKS Cellular Service billed quarterly.)	540.00
Bill	01/01/2023	22847	Reference: DKS Cellular Subscription - January. https://clientname(FILLIN).payableslockbox.com/...	540.00
Bill Pmt -Check	17/01/2023	100084	Invoice: 22847 (Reference: DKS Cellular Subscription - January.)	540.00
Bill	08/03/2023	23068	Reference: tied gates in the open position. https://clientname(FILLIN).payableslockbox.com/DocV...	400.00
Purchase Order	11/03/2023	OM-SBN -084	OM-SBN -084	400.00
Bill Pmt -Check	20/03/2023	100113	Invoice: 23068 (Reference: tied gates in the open position.)	400.00
Bill	01/04/2023	23129	Reference: DKS Cellular Subscription. https://clientname(FILLIN).payableslockbox.com/DocView/In...	540.00
Bill Pmt -Check	24/04/2023	100121	Invoice: 23129 (Reference: DKS Cellular Subscription.)	540.00
Bill	15/05/2023	23304	Reference: checked all gates for opening and closing. https://clientname(FILLIN).payableslockbo...	330.50
Purchase Order	21/05/2023	OM-SBN -093	OM-SBN -093	960.00

Bill	22/05/2023	23344	Reference: Electric outdoor keypads. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	960.00
Purchase Order	30/05/2023	OM-SBN -094	OM-SBN -050	330.50
Bill Pmt -Check	05/06/2023	100135	Invoice: 23344 (Reference: Electric outdoor keypads.)	960.00
Bill Pmt -Check	15/06/2023	100138	Invoice: 23304 (Reference: checked all gates for opening and closing.)	330.50
Bill	01/07/2023	23477	Reference: DKS Cellular Subscription. https://clientname(FILLIN).payableslockbox.com/DocView/In...	540.00
Bill	02/07/2023	23495	Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	480.00
Bill	02/07/2023	23494	VOID: Reference: Satellite system kit. https://clientname(FILLIN).payableslockbox.com/DocView/I...	2,180.00
Bill	02/07/2023	23497	Reference: Cellular Service - qtrly. Check Stub Notes: 9/7 Sent funding request GF 2023-09 > AO...	480.00
Bill	02/07/2023	23499	Reference: Cellular Service - qtrly. Check Stub Notes: 9/7 Sent funding request GF 2023-09 > AO...	480.00
Bill	02/07/2023	23498	Reference: Satellite System Kit Programming. https://clientname(FILLIN).payableslockbox.com/Doc...	2,180.00
Bill	02/07/2023	23494	Reference: Satellite system kit. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice...	2,180.00
Bill	02/07/2023	23496	https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx?i=19598291&c=BREEZE&s=...	2,180.00
Purchase Order	05/07/2023	OM-SBN -104	OM-SBN-104	1,920.00
Purchase Order	10/07/2023	OM-SBN -105	OM-SBN-105	2,180.00
Purchase Order	10/07/2023	OM-SBN -106	OM-SBN-106	2,400.00
Purchase Order	10/07/2023	OM-SBN -107	OM-SBN-107	2,180.00

Bill Pmt -Check	26/07/2023	100151	Invoice: 23477 (Reference: DKS Cellular Subscription.) Invoice: 23495 (Reference: Cellular Se...	1,020.00
Purchase Order	14/08/2023	OM-SBN -116	OM-SBN -116	4,810.00
Bill	15/08/2023	23652	Reference: Maint/Repair-intall replace doorking entry unit. https://clientname(FILLIN).payables...	4,810.00
Purchase Order	20/09/2023	OM-SBN-103	OM-SBN-103	2,180.00
Bill Pmt -Check	20/09/2023	100158	Invoice: 23497 (Reference: Cellular Service - qtrly. Check Stub Notes: 9/7 Sent funding request...	7,950.00
Purchase Order	26/09/2023	OM-SBN-105	OM-SBN-105	890.00
Bill	29/09/2023	23790	Reference: Gate motor bluetooth. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice...	890.00
Bill	01/10/2023	23809	Reference: DKS Cellular Subscription. https://clientname(FILLIN).payableslockbox.com/DocView/In...	540.00
Bill	01/10/2023	23812	Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	480.00
Bill	01/10/2023	23819	Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	480.00
Bill	01/10/2023	23820	Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	480.00
Bill	01/10/2023	23799	Reference: Camera management. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVie...	495.00
General Journal	01/10/2023	147	to void duplicate unpaid invoice in QB to zero out old AP balance from FY23	
Bill Pmt -Check	04/10/2023	100174	Invoice: 23494 (Reference: Satellite system kit.) Invoice: 23496 ()	4,360.00
Purchase Order	06/10/2023	OM-SBN-107	OM-SBN-107	495.00

Bill Pmt -Check	24/10/2023	100189	Invoice: 23809 (Reference: DKS Cellular Subscription.) Invoice: 23812 (Reference: Cellular Se...	2,390.00
Bill Pmt -Check	02/11/2023	100194	Invoice: 23799 (Reference: Camera management.)	495.00
Bill Pmt -Check	15/12/2023	100217	Invoice: 23820 (Reference: Cellular Service - qtrly.)	480.00
Bill	15/12/2023	24025	Reference: Troubleshoot North Gate. https://clientname(FILLIN).payableslockbox.com/DocView/Invo...	650.00
Purchase Order	18/12/2023	OM-SBN-119	OM-SBN-119	650.00
Bill	01/01/2024	24080	Reference: DKS Cellular Service billed quarterly North, South, Lagoon. https://clientname(FILLI...	540.00
Bill	01/01/2024	24092	VOID: Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocVi..	
Bill	01/01/2024	24092	Reference: Cellular Service - qtrly. https://clientname(FILLIN).payableslockbox.com/DocView/Inv...	480.00
Bill	01/01/2024	24091	Reference: cellular Quarterly internet service. https://clientname(FILLIN).payableslockbox.com/...	480.00
Bill	01/01/2024	24070	Reference: Camera Management for 3 location. North, South and Lagoon (billed quarterly). https...	495.00
Bill	01/01/2024	24084	Reference: Cellular Service - qtrly.	480.00
Bill Pmt -Check	04/01/2024	100232	Invoice: 24025 (Reference: Troubleshoot North Gate.)	650.00
Bill	08/01/2024	24129	Reference: Replacement door king entry.. https://clientname(FILLIN).payableslockbox.com/DocView...	1,642.00
Bill Pmt -Check	22/01/2024	100238	Invoice: 24080 (Reference: DKS Cellular Service billed quarterly North, South, Lagoon.)	540.00
Purchase Order	16/02/2024	OM-SBN-128	OM-SBN-128	730.00

Bill	18/02/2024	24227	Reference: C Clamp Replace C clamp on motor and test. https://clientname(FILLIN).payableslockbo...	730.00
Bill Pmt -Check	20/02/2024	100250	Invoice: 24091 (Reference: cellular Quarterly internet service.) Invoice: 24092 (Reference: C...	960.00
Purchase Order	26/02/2024	OM-SBN-129	OM-SBN-129	685.00
Bill	27/02/2024	24247	Reference: install and test gearbox and Viking Gearbox. https://clientname(FILLIN).payableslock...	685.00
Bill Pmt -Check	04/03/2024	100253	Invoice: 24227 (Reference: C Clamp Replace C clamp on motor and test.) Invoice: 24247 (Refere...	1,415.00
Purchase Order	08/03/2024	OM-SBN-132	OM-SBN-132	325.00
Purchase Order	14/03/2024	OM-SBN-134	OM-SBN-134	480.00
Bill	14/03/2024	24287	Reference: Door King Keypad. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView...	325.00
Purchase Order	15/03/2024	OM-SBN-135	OM-SBN-135	1,270.00
Bill	18/03/2024	24293	Reference: DOORKING CELL BOARD ONLY. https://clientname(FILLIN).payableslockbox.com/DocView/In...	1,270.00
Purchase Order	20/03/2024	OM-SBN-138	OM-SBN-138	495.00
Purchase Order	21/03/2024	OM-SBN-140	OM-SBN-140	1,642.00
Bill	01/04/2024	24345	Reference: Camera Management for 3 location. North, South and Lagoon (billed quarterly).	495.00
Bill	01/04/2024	24355	Reference: DKS Cellular Subscription.	540.00
Bill	01/04/2024	24368	Reference: Cellular Service - qtrly.	480.00
Bill	01/04/2024	24367	Reference: Cellular Service - qtrly.	480.00
Bill	01/04/2024	24360	Reference: Cellular Service - qtrly.	480.00
Purchase Order	10/04/2024	OM-SBN-142	OM-SBN-142	1,270.00
Bill Pmt -Check	19/04/2024	100263		5,092.00
Bill Pmt -Check	25/04/2024	100267	Invoice: 24287 (Reference: Door King Keypad.) Invoice: 24293 (Reference: DOORKING CELL BOARD...	1,595.00
Purchase Order	07/06/2024	OM-SBN-146	OM-SBN-146	2,250.00

Bill	01/07/2024	24662	Reference: Cellular internet service (LAGGON). https://clientname(FILLIN).payableslockbox.com/...	480.00
Bill	01/07/2024	24659	Reference: DKS Cellular Service billed quarterly North , South & Lagoon. https://clientname(FIL...	540.00
Bill	01/07/2024	24681	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)...	480.00
Bill	01/07/2024	24682	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)...	480.00
Bill	01/07/2024	24655	Camera Management for locations	495.00
Bill Pmt -Check	30/07/2024	100292	Invoice: 24662 (Reference: Cellular internet service (LAGGON).)	480.00
Bill	01/09/2024	24883	Reference: Swapped gear box and Replaced entire entrance system. https://clientname(FILLIN).pay...	1,750.00
Purchase Order	03/09/2024	OM-SBN-148	OM-SBN-148	480.00
Purchase Order	03/09/2024	OM-SBN-149	OM-SBN-149	480.00
Purchase Order	03/09/2024	OM-SBN-150	OM-SBN-150	540.00
Purchase Order	19/09/2024	OM-SBN-162	OM-SBN-162	1,750.00
Bill Pmt -Check	19/09/2024	100314		1,995.00
Bill Pmt -Check	25/09/2024	100322	Reference: Swapped gear box and Replaced entire entrance system. https://clientname(FILLIN).pay...	1,750.00
Bill Pmt -Check	30/09/2024		QuickBooks generated zero amount transaction for bill payment stub	
Bill	01/10/2024	24954	Reference: Camera management North, South, Lagoon Gates. https://clientname(FILLIN).payablesloc...	495.00
Bill	01/10/2024	24983	Reference: Cellular internet north gate, billed qtrly. https://clientname(FILLIN).payableslockb...	480.00
Bill	01/10/2024	24958	Reference: October Cellular for Gate, North, South, Lagoon. https://clientname(FILLIN).payables...	540.00

Bill	01/10/2024	24984	Reference: October qrtly cellular south gate. https://clientname(FILLIN).payableslockbox.com/Do...	480.00
Bill	01/10/2024	24961	Reference: October qrtly cellular Lagoon. https://clientname(FILLIN).payableslockbox.com/DocVie...	480.00
Bill	28/10/2024	25078	Reference: Remove 4 gate motors, doorking beams, communicator. https://clientname(FILLIN).payab...	2,250.00
Purchase Order	21/11/2024	OM-SBN-175	OM-SBN-175	7,175.00
Bill	22/11/2024	25130	Reference: MANUAL GATE LOCK SETS WITH CODE FOR BOTH SIDES OF LOCKS REMOVE. https://clientname(F...	7,175.00
Bill Pmt -Check	26/12/2024	100343	Invoice: 25130 (Reference: MANUAL GATE LOCK SETS WITH CODE FOR BOTH SIDES OF LOCKS REMOVE.)	7,175.00
Bill	01/01/2025	25233	Reference: CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)....	480.00
Bill	01/01/2025	25203	Reference: January camera management, North, South, Lagoon. https://clientname(FILLIN).payables...	495.00
Bill	01/01/2025	25209	Reference: January qtrly cellular Lagoon. https://clientname(FILLIN).payableslockbox.com/DocVie...	480.00
Bill	01/01/2025	25234	Reference: January qtrly cellular South. https://clientname(FILLIN).payableslockbox.com/DocVie w...	480.00
Bill	01/01/2025	25198	Reference: January cellular North, South. https://clientname(FILLIN).payableslockbox.com/DocVie...	360.00
Purchase Order	02/01/2025	OM-SBN-178	OM-SBN-178	480.00
Bill Pmt -Check	13/01/2025	100359	Invoice: 24954 (Reference: Camera management North, South, Lagoon Gates.) Invoice: 24958 (Ref...	6,525.00

Bill Pmt -Check	21/01/2025	100372	Invoice: 25203 (Reference: January camera management, North, South, Lagoon.)	495.00
Bill	13/02/2025	25391	Reference: KNOX BOX . 1- KEY SWITCH,INSTALL KNOX BOX AND KEY SWITCH FOR RESIDENT GATE ENTRANCE	1,270.00
Bill Pmt -Check	18/02/2025	100385	Invoice: 25391 (Reference: KNOX BOX . 1- KEY SWITCH,INSTALL KNOX BOX AND KEY SWITCH FOR RESIDENT...	1,270.00
Bill	12/03/2025	25459	Reference: 100- Clickers TH25312-4. https://clientname(FILLIN).payableslockbox.com/DocView/Invo...	3,900.00
Bill Pmt -Check	17/03/2025	100400	Invoice: 25459 (Reference: 100- Clickers TH25312-4.)	3,900.00
Bill	01/04/2025	25560	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)....	480.00
Bill	01/04/2025	25534	Reference: CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)....	480.00
Bill	01/04/2025	25499	Reference: DKS Cellular Service billed quarterly North,DKS Cellular Service billed quarterly Sou...	360.00
Bill	01/04/2025	25508	Reference: Camera Management for 3 location, North, South, Lagoon (billed quarterly). https://c...	495.00
Bill	01/04/2025	25514	Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY. https://clientname(FILLIN).paya...	480.00
Bill Pmt -Check	07/04/2025	100407	Invoice: 25499 (Reference: DKS Cellular Service billed quarterly North,DKS Cellular Service bill...	1,800.00
Bill	13/04/2025	25590	Reference: LONG RANGE ANTENNAS/INSTA LL 2 LONG RANGE ANTENNAS FOR RESIDENT AND SOUTH GATE ENTRAN...	345.00
Bill	13/04/2025	25589	Reference: VIKING MAIN MOTOR BOARD 1 790.00 790.00T INSTALL REPLACE MOTOR BOARD FOR VIKING GATE ...	1,460.00

Bill Pmt -Check	15/04/2025	100410	Invoice: 25589 (Reference: VIKING MAIN MOTOR BOARD 1 790.00 790.00T INSTALL REPLACE MOTOR BOARD ...	1,805.00
Bill	16/04/2025	102476	Reference: Added the new Speco nvr and cameras are online and recording. Met with Chief Underwoo...	457.00
Bill	23/04/2025	102502	Reference: SERVICE CALL TO TROUBLE SHOOT INOPERATIVE GATE MOTORS AT STONEYBROOK OWNERS ENTRANCE....	325.00
Bill Pmt -Check	25/04/2025	100413	Invoice: 25508 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quarte...	495.00
Bill	30/04/2025	102510	Reference: A-Z Call Button. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewe...	660.00
Bill Pmt -Check	29/05/2025	100431	Invoice: 102476 (Reference: Added the new Speco nvr and cameras are online and recording. Met wi...	1,442.00
Bill	01/07/2025	102711	Reference: DKS Cellular Service billed quarterly North+South. https://clientname(FILLIN).payabl...	360.00
Bill	01/07/2025	102712	Reference: CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)....	480.00
Bill	01/07/2025	102713	Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY. https://clientname(FILLIN).paya...	480.00
Bill	01/07/2025	102714	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)....	480.00
Bill	01/07/2025	102715	Reference: Camera Management for 3 location, North, South, Lagoon (billed quarterly). https://c...	495.00
Bill Pmt -Check	28/07/2025	100452	Invoice: 102711 (Reference: DKS Cellular Service billed quarterly North+South.) Invoice: 1027...	2,295.00

Bill	30/07/2025	102879	Reference: Gate Management. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView...	1,080.00
Bill Pmt -Check	05/08/2025	100466	Invoice: 102879 (Reference: Gate Management.)	1,080.00
Bill	05/08/2025	102895	Reference: TROUBLE SHOOT GATE MOTOR AT RESIDENCE GATE FOUND GEAR BOX TO BE LEAKING FLUID AND LOO...	1,750.00
Bill	25/08/2025	102964	Reference: The tech adjusted the exit tag camera, and it is now catching tags. The entrance tag ...	270.00
Bill	25/08/2025	102963	Reference: SERVICE CALL AT NORTH WALK THROUGH GATE. RESIDENTS COMPLAINING ABOUT GETTING SHOCKED....	300.00
Bill Pmt -Check	26/08/2025	100474	Invoice: 102963 (Reference: SERVICE CALL AT NORTH WALK THROUGH GATE. RESIDENTS COMPLAINING ABOUT...	300.00
Bill	15/09/2025	103016	Reference: The tech replaced the exit tag camera that was under warranty. The entrance tag camer...	270.00
Bill	01/10/2025	103144	Reference: Gate Management (North, Resident)-Oct 2025. https://clientname(FILLIN).payableslockb...	1,080.00
Bill	01/10/2025	103141	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY. https://clientname(FILLIN)...	480.00
Bill	01/10/2025	103134	Reference: Camera Management for 3 location, North, South, Lagoon (billed quarterly)-Oct 2025. ...	495.00
Bill	01/10/2025	103138	Reference: DKS Cellular Service billed quarterly North,South. https://clientname(FILLIN).payabl...	360.00
Bill	01/10/2025	103139	Reference: CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY-Oct 2025. https://clientname...	480.00

Bill	01/10/2025	103140	Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY. https://clientname(FILLIN).paya...	480.00
Bill Pmt -Check	06/10/2025	100485	Invoice: 102895 (Reference: TROUBLE SHOOT GATE MOTOR AT RESIDENCE GATE FOUND GEAR BOX TO BE LEAK...	2,290.00
Bill	16/10/2025	103207	Reference: 1-1835 CIRCUIT BOARD WITH MEMORY CHIP . 1 - LIGHTED KEYPAD WITH RIBBON CABLE . ALL LA...	4,510.00
Bill	19/11/2025	103317	Reference: INSTALL NEW CLUTCH KEY FOR VIKING MOTOR FOR NORTH EXIT GATE. TH25922-Nov 2025. https://clientname(FILLIN).payableslockb...	355.00
Bill Pmt -Check	21/11/2025	100500	Invoice: 103134 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quart...	2,295.00
Bill Pmt -Check	03/12/2025	100514	Invoice: 103144 (Reference: Gate Management (North, Resident)-Oct 2025.) Invoice: 103207 (Ref...	5,590.00
Bill Pmt -Check	15/12/2025	100520	Invoice: 103317 (Reference: INSTALL NEW CLUTCH KEY FOR VIKING MOTOR FOR NORTH EXIT GATE. TH25922...	355.00
Bill	01/01/2026	103463	Reference: Gate Management (North, Resident)-Jan 2026. https://clientname(FILLIN).payableslockb...	1,080.00
Bill	01/01/2026	103498	Reference: Camera Management for 3 location, North, South, Lagoon (billed quarterly)-Jan 2026. ...	495.00
Bill	01/01/2026	103504	Reference: CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY-Jan 2026. https://clientname(FILLIN).payableslockb...	480.00
Bill	01/01/2026	103505	Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY Jan 2026. https://clientname(FILLIN).payableslockb...	480.00
Bill	01/01/2026	103506	Reference: CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY-Jan 2026. https://clientname(FILLIN).payableslockb...	480.00

Bill	01/01/2026	103503	Reference: DKS Cellular Service billed quarterly North and South. https://clientname(FILLIN).pa...	360.00
Bill Pmt -Check	09/01/2026	100536	Invoice: 103463 (Reference: Gate Management (North, Resident)-Jan 2026.) Invoice: 103498 (Ref...	2,895.00
Bill Pmt -Check	13/01/2026	100537	Invoice: 103505 (Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY Jan 2026.)	480.00
Bill	10/02/2026	103648	Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS - ADJUST AND TEST...	725.00
Bill Pmt -Check	18/02/2026	100551	Invoice: 103648 (Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS ...	725.00
Paid	01/04/2026	103839	Gate management	1,080.00
Paid	01/04/2026	103876	Camera Management for 3 location, North, South, Lagoon (billed quarterly)	495.00
Paid	01/04/2026	103880	quarterly cellular service	420.00
Paid	01/04/2026	103881	quarterly internet service	480.00
Paid	01/04/2026	103882	CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY	480.00
Paid	01/04/2026	103883	CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY	480.00
Paid	15/06/2026	104198	Lagoon Resident Gate:-Jun 2026	332.00
Paid	01/07/2026	104303	Gate Management (North, Resident)-Jul 2026	1,080.00
Paid	01/07/2026	104346	DKS Cellular Service billed quarterly North, DKS Cellular Service billed quarterly Resident	420.00
Paid	01/07/2026	104349	CELLULAR INTERNET SERVICE (SOUTH GATE) BILLED QUARTERLY-Jul 2026	480.00
Paid	01/07/2026	104347	CELLULAR INTERNET SERVICE (NORTH GATE) BILLED QUARTERLY-Jul 2026	480.00
Paid	01/07/2026	104342	Camera Management for 3 location, North, South, Lagoon (billed quarterly)-Jul 2026	495.00
Paid	01/07/2026	104348	CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY-Jul 2026	480.00
Paid	01/07/2026	104370	Doorking Gate RemoteS (110)	4,180.00

Ready for Payment 08/08/2026	104507	Wire is broken from callbox to exit operator. Viking konnect is no good not connecting, not under warranty	2,170.00
Ready for Payment 04/09/2026	104629	INSTALL VIRTUAL BEAM FOR RESIDENT GATE / EXIT SIDE . INSTALL 1 POST FOR BEAM MOUNT . CONNECT ALL WIRING TO OPERATOR	890.00
Total (per 9/11/2026)			\$ 320,578.00