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, October 27, 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
Meeting ID: 253 079 903 626 225
Passcode: Nv9gq2EY

Dial In: +1 312-667-7136
Conference ID: 990 577 400#

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, October 27, 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 for Adoption – **Resolution 2027-01,** District Objectives and Goals for FY 2027 — **Exhibit 1**
   B. Consideration for Adoption – **Resolution 2027-02, Final Terms of the 2026 Bonds** — **Exhibit 2**
      - Exhibit A – Report of the District Engineer dated May 26, 2026
      - Exhibit B – Third Supplemental Special Assessment Methodology Report dated September 16, 2026
4. Consent Agenda
   A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on September 22, 2026 — **Exhibit 3**
   B. Consideration for Acceptance – The Unaudited September 2026 Financials — ***Under Separate Cover***
   C. Ratification of Conveyance of Common Area to District — ***Under Separate Cover***
   D. Ratification of Sign Solutions – Parking Rules Sign - $161.10 — **Exhibit 4**

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

District Staff:
Audette Bruce - District Manager
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Tyson Waag - District Engineer

E. Ratification of United Land Services – Stuck Valves - $550.00 **Exhibit 5**

A. District Counsel

- Consideration for Approval – Grant of Access Easement **Exhibit 6**
  - Memorandum – Roads are Public Roads
- Consideration for Acceptance – Builder Rights Agreement between D.R Horton Inc., and Stoneybrook North Community Development District **Exhibit 7**
- Discussion on Policy on E-bikes, Mini-bikes and ATVs

B. District Engineer

C. Field Operations

- Safety Culture Report – October 14, 2026 **Exhibit 8**
- Crosscreek Aeration and Lake Treatment Reports – September 25 & October 14, 2026 **Exhibit 9**
- Solitude Lake Management – October 9, 2026 **Exhibit 10**
- Consideration of Proposals
  - SWFL Wildlife Management – Hog Trapping - $2,000.00 **Exhibit 11**
  - True Fence – Fence Proposal - $19,000.00 **Exhibit 12**
  - Florida Commercial Care – Sigma Clean Filter Installation System - $22,276.00 **Exhibit 13**
  - United Land Services – Filter Installation - $80,200.00 **Exhibit 14**
  - United Land Services – Debris Removal - $4,150.00 **Exhibit 15**
  - United Land Services – 9001 Sedgefield Rd Privacy - $1,250.00 **Exhibit 16**
  - Gate Proposals
    a. Proline Technology Inc **Exhibit 17**
       1. Scope of Work
       2. Quotation - $81,600.00
    b. Envera Systems **Exhibit 18**
       1. Envera Sytems Overview
       2. Arrive Callbox Information

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

3. Quotation - $86,580.54 Equipment & One-Time Services, $3,619.96 monthly services

c. Virtual Guard — ***Under Separate Cover***

D. District Manager

- Presentation of Annual Arbitrage Report for the period July 27, 2025 to July 27, 2026 — **Exhibit 19**
- Discussion on Preserve Signs — **Exhibit 20**
- Discussion on Halloween Event Locations
- Discussion on Parking Restrictions

[redacted]

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,
Audette Bruce
District Manager

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

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

EXHIBIT 1

AGENDA

Resolution No. 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.

2. District staff is directed to transmit the adopted objectives and goals to the Lee County for record purposes.

3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Chairperson

ATTEST:

_____
Secretary

Stoneybrook North Community Development District

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

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2 . Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District

EXHIBIT 2

AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT RELATED TO ITS SERIES 2026 BONDS; APPROVING AND RATIFYING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE BONDS; APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook North Community Development District (the "**District**") issued its $12,500,000 Capital Improvement Revenue And Refunding Bonds, Series 2026 (Series 2026 Area Two Project) (the "**Series 2026 Bonds**") to finance a portion of the public improvements (the "**2026 Area Two Project**") as described in the *Report of the District Engineer* dated May 26, 2026 (the **"Engineer's Report**") attached hereto as **Exhibit A**;

WHEREAS, the Series 2026 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously levied master special assessments in accordance with the terms outlined in the *Amended Master Special Assessment Methodology Report* dated October 28, 2025, and adopted pursuant to Resolution No. 2026-03 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2026 Bonds have been established, it is necessary to approve and ratify the *Third Supplemental Special Assessment Methodology Report* dated September 16, 2026 (the "**Supplemental Assessment Report**") and attached hereto as **Exhibit B.**

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2026 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2026 Bonds.

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

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings**. The Board hereby finds and determines as follows:
   a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
   b. The Engineer's Report is hereby approved and ratified.
   c. The 2026 Area Two Project will serve a proper, essential, and valid public purpose.
   d. The 2026 Area Two Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2026 Area Two Project to be financed with the Series 2026 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
   e. The Series 2026 Bonds will finance the construction and acquisition of a portion of the 2026 Area Two Project.

f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Bonds**. The special assessments for the Series 2026 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and Adopted on October 27, 2026.

Attest:	**Stoneybrook North Community Development District**
_____	_____
Name:_____	Name:_____
Title: □Secretary/□Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors

Exhibit A. *Report of the District Engineer* dated May 26, 2026
Exhibit B. *Third Supplemental Special Assessment Methodology Report* dated September 16, 2026

Exhibit A

Stoneybrook North
Community Development District

Capital Improvement Revenue
and Refunding Bonds, Series 2026
(Series 2026 Area Two Project)
Report of the District Engineer

Stantec

Prepared for:
Board of Supervisors
Stoneybrook North
Community Development District

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

May 26, 2026

1.0 INTRODUCTION

The Stoneybrook North Community Development District (the "District") encompasses 384.41 acres in Lee County, Florida. The District is located within Sections 15, 16, and 21 Township 43 South and Range 25 East and is developing land north of I-75, east of Pritchett Parkway, and east of the Brightwater Community Development District.

See Appendix A for a Vicinity Map and Legal Description and Sketch of the District's amended boundary.

2.0 PURPOSE

The Petition to Establish Stoneybrook North Community Development District was approved by the Lee County Board of County Commissioners on December 16, 2014 by Ordinance 14-23, effective December 18, 2014. The District boundaries were amended by the Lee County Board of County Commissioners on April 5, 2022 by Ordinance 22-08, effective April 7, 2022, and the District boundaries were amended again by the Lee County Board of County Commissioners on October 7, 2025 by Ordinance 25-20, effective October 8, 2025.

The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The District previously issued its Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One) and Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One), which were used to fund the construction of a portion of the public improvements and community facilities within Phases 1A and 1B totaling 258 lots. The District also issued its Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two) (the "Series 2017A-3 Bonds"), which were used to fund the construction of a portion of the public improvements and community facilities within Phases 1C, 3, 4 and 5. The District subsequently issued its Capital Improvement Revenue Bonds, Series 2022 (Series 2022 Area Two Project), which were issued to refinance a portion of the Series 2017A-3 Bonds and fund the construction of a portion of the public improvements and community facilities within Phase 3 and a portion of Phase 4 totaling 157 lots.

The purpose of this Report of the District Engineer is to provide a description and estimated cost of the public improvements and community facilities within the remaining portion of Phase 4, Phase 5, and Phase 6, planned to contain 264 lots.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner and land developer, North Brook Holdings, LLC (the "Developer") has been developing the District since its establishment.

See Appendix B for the Bond Coverage Map, showing the phases Site Plan within the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Lee County and the South Florida Water Management District ("SFWMD"). The water management and control plan for the District focuses on utilizing stormwater ponds excavated within upland areas for stormwater treatment and storage.

Excavated soil from the stormwater ponds will remain within the development for use in building public infrastructure including roadways, landscape berming, stormwater pond embankment requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of water management and control are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the on-site wetlands.
4. To preserve and/or mitigate the 100-year flood plain per the current FEMA FIRM Panel.
5. To provide conveyance of stormwater runoff to stormwater ponds via storm sewer and/or swale systems within road rights-of-way and/or appropriate easements.

Water management and control systems are designed in accordance with Lee County Land Development Code Development Standards and the SFWMD Basis of Review Manual. The District will own and maintain these facilities.

4.2 DISTRICT ROADS

District Roads include the subdivision street right-of-way improvements, including the asphalt base and subgrade, roadway curb and gutter, and sidewalks within rights-of-way abutting common areas.

Subdivision streets will be designed in accordance with Lee County Land Development Code Development Standards. District subdivision roads will be owned and maintained by the District.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Florida Governmental Utility Authority ("FGUA") sanitary sewer service area, and they will provide sewer and wastewater management service to the District. Sewer and Wastewater Management will include gravity sanitary sewer collection systems within the subdivision roads rights-of-way and/or easements and pumping stations connecting to existing facilities.

Sanitary Sewer and Wastewater Management systems will be designed in accordance with FGUA requirements. FGUA will own and maintain these facilities.

4.4 WATER SUPPLY

The District is located within the Lee County Utilities service area which will provide water supply for potable water service and fire protection. Water Supply improvements will include looped water mains and appurtenances within the road rights-of-way and/or easements.

Water Supply systems are designed in accordance with the Lee County Utilities Design Manual. Lee County will own and maintain these facilities.

4.5 UNDERGROUNDING OF ELECTRIC SERVICE

The District lies within the area served by Florida Power & Light for electrical power service, and there are fees to convert this service from overhead to underground within the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Landscaping, buffering, irrigation, and hardscaping are located within subdivision roads rights- of-way and/or abutting common areas.

These improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Lee County, FGUA and SFWMD impose fees for construction plan reviews and permits, as well as capacity fees for guaranteeing water supply and/or sewer and wastewater management services. Professional engineering, surveying, and architecture services are needed for the subdivision, landscape, and hardscape, design, permitting, and construction administration. As well, development/construction management services may be needed for the design, permitting, construction administration, and maintenance acceptance of the public improvements and community facilities. Fees associated with the performance and warranty securities may also be required.

5.0 PERMIT SUMMARY

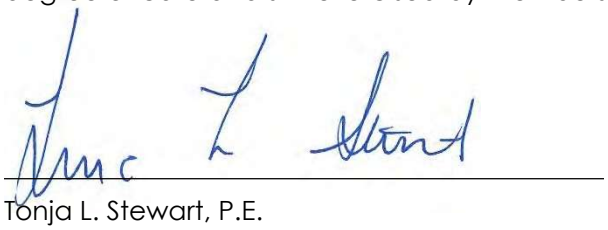
See Appendix C for the Construction Permit Summary.

6.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix D for the Construction Cost Estimate of the Public Improvements and Community Facilities. The estimate of the construction costs was provided by the Developer. It is our professional

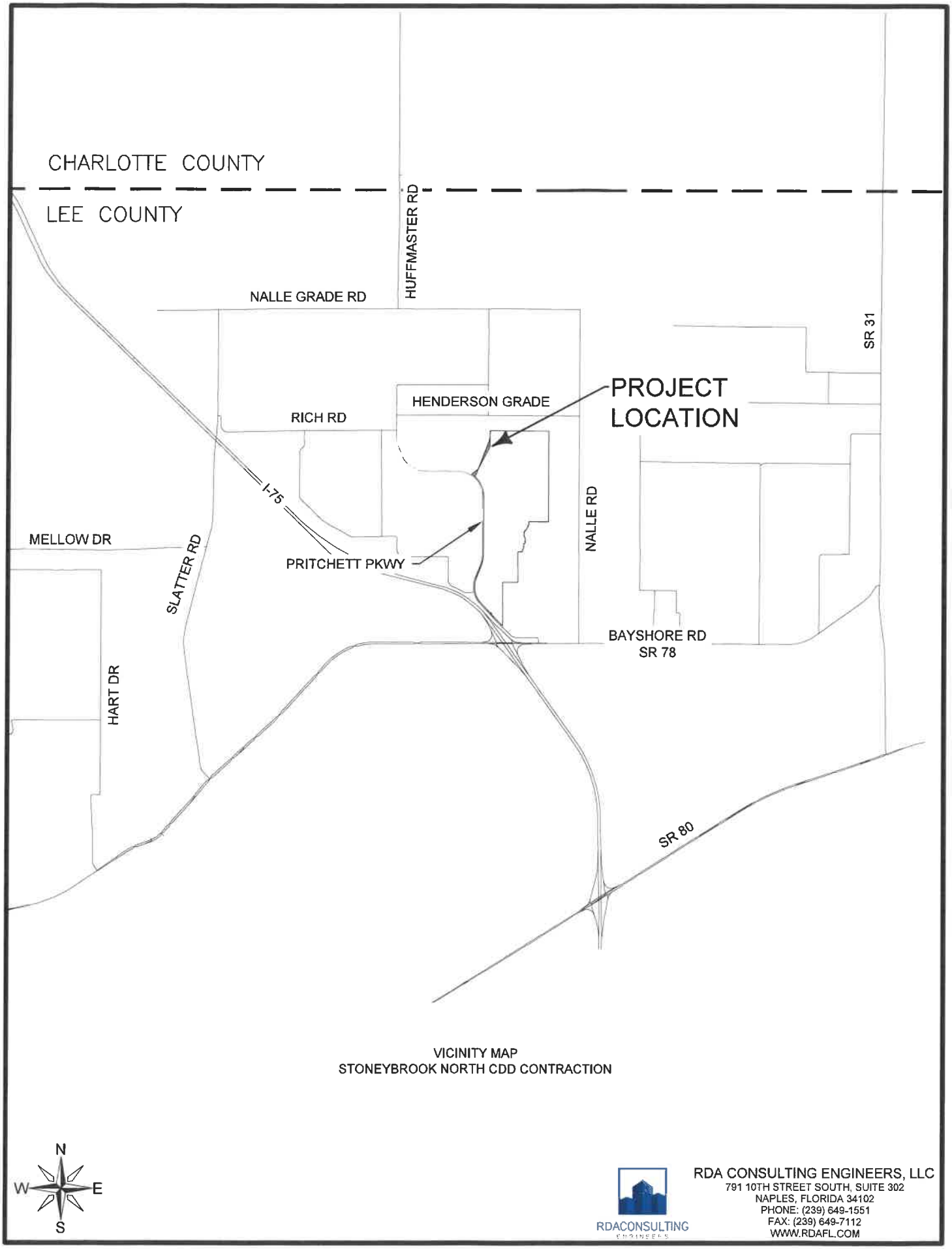
opinion that the estimated construction costs are conservative and should complete the improvements described herein

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



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

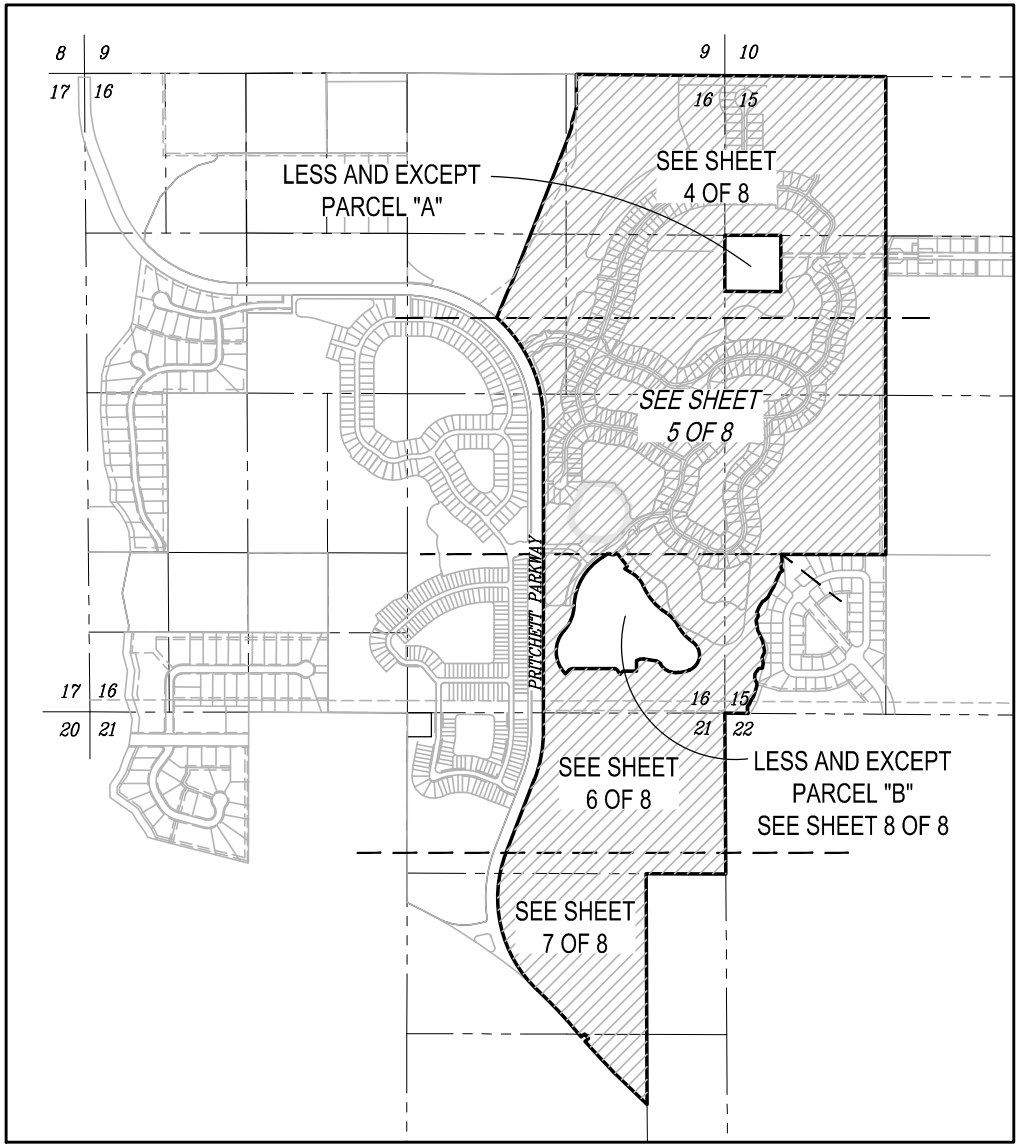
APPENDIX A VICINITY MAP AND LEGAL DESCRIPTION AND SKETCH OF THE DISTRICT'S AMENDED BOUNDARY



VICINITY MAP
STONEYBROOK NORTH CDD CONTRACTION

RDACONSULTING
ENGINEERS
RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SOUTH, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1551
FAX: (239) 649-7112
WWW.RDAFL.COM

KEY MAP



NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

NOTES:

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

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

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

LEGEND

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

NOT A SURVEY

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

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

PARCEL OF LAND

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

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

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

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

DESCRIPTION

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°45'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°00'49" EAST, ALONG THE EAST LINE OF SAID FRACTION, FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°01'49" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF OAKMONT, PLAT BOOK 34, PAGES 161 THROUGH 164, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 89°41'09" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHWEST CORNER OF SAID OAKMONT, (SAID ROUTE HAVING A TIE LINE OF SOUTH 11°51'07" WEST, FOR 1354.79 FEET); THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 00°20'36" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR 1,339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°51'11" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, FOR 664.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 21; THENCE SOUTH 00°14'02" EAST, ALONG SAID EAST LINE, FOR 1,921.58 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (RIGHT-OF-WAY WIDTH VARIES) AND A POINT OF CURVATURE; 1) THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 46°32'34" WEST, FOR 203.32 FEET; THENCE 2) NORTHWESTERLY 533.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET THROUGH A CENTRAL ANGLE OF 05°30'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'22" WEST FOR 533.52 FEET; 3) THENCE NORTH 49°05'05" EAST, FOR 36.99 FEET; 4) THENCE NORTH 40°54'55" WEST, FOR 50.00 FEET; 5) THENCE SOUTH 49°05'05" WEST, FOR 37.00 FEET; 6) THENCE NORTH 40°54'55" WEST, FOR 156.94 FEET TO A POINT OF CURVATURE; 7) THENCE NORTHWESTERLY 373.78 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET THROUGH A CENTRAL ANGLE OF 06°05'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°57'46" WEST FOR 373.60 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES, 1) NORTHERLY 1,247.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°57'56" WEST FOR 1,175.67 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.71 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 2,572.47 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY 972.47 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 48°27'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 24°15'33" WEST FOR 943.75 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT-OF-WAY, FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET; THENCE SOUTH 72°51'13" EAST, FOR 1.88 FEET; THENCE NORTH 00°29'14" EAST, FOR 284.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;; THENCE SOUTH 89°30'46" EAST ALONG SAID NORTH LINE, FOR 1,235.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTINUED ON SHEET 3 OF 8

NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

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SKETCH AND DESCRIPTION

PARCEL OF LAND

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

NOT A SURVEY

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

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

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

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

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

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

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

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

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

PARCEL CONTAINS 384.41 ACRES MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

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SKETCH AND DESCRIPTION

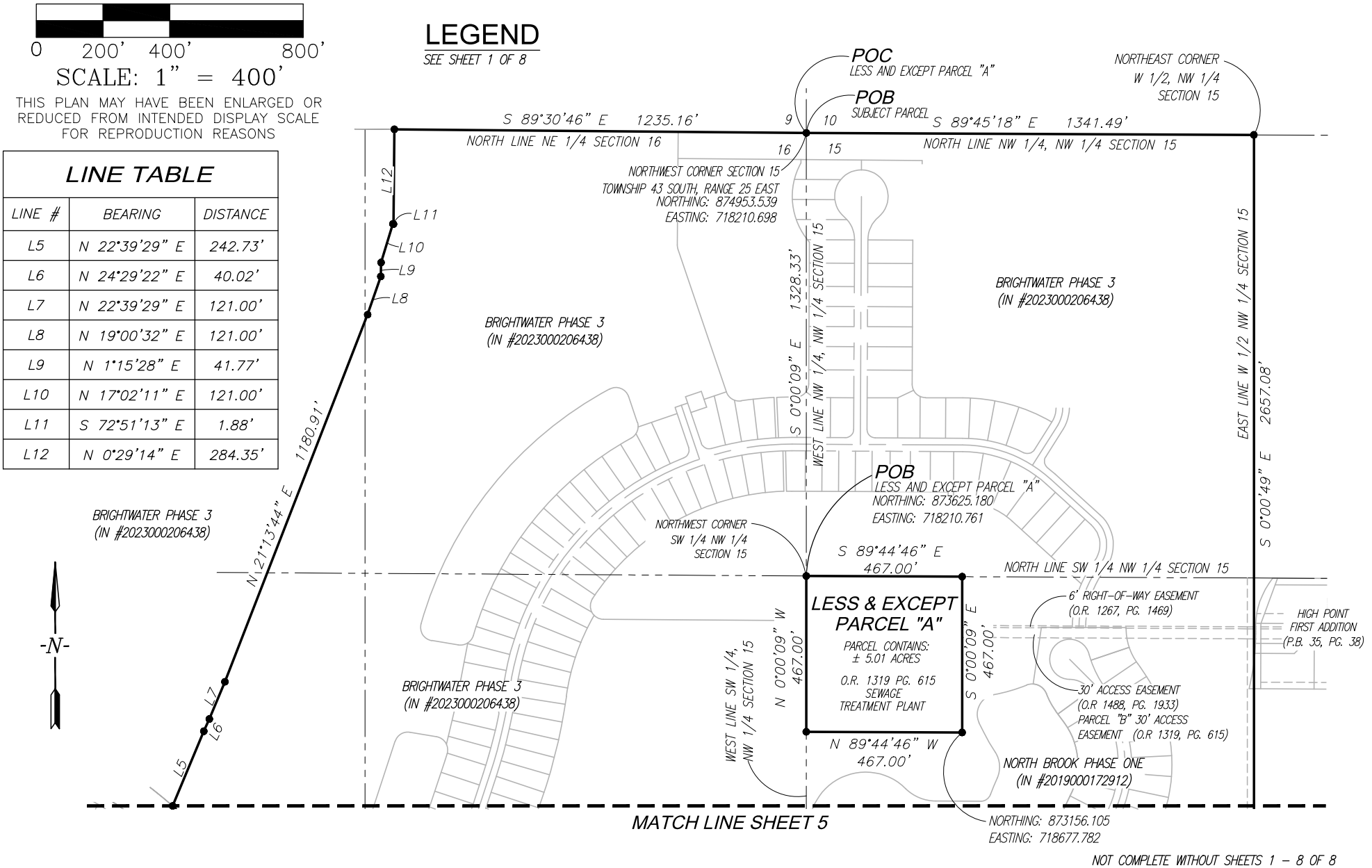
PARCEL OF LAND

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

NOT A SURVEY

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

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



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SKETCH AND DESCRIPTION

PARCEL OF LAND

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

NOT A SURVEY

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

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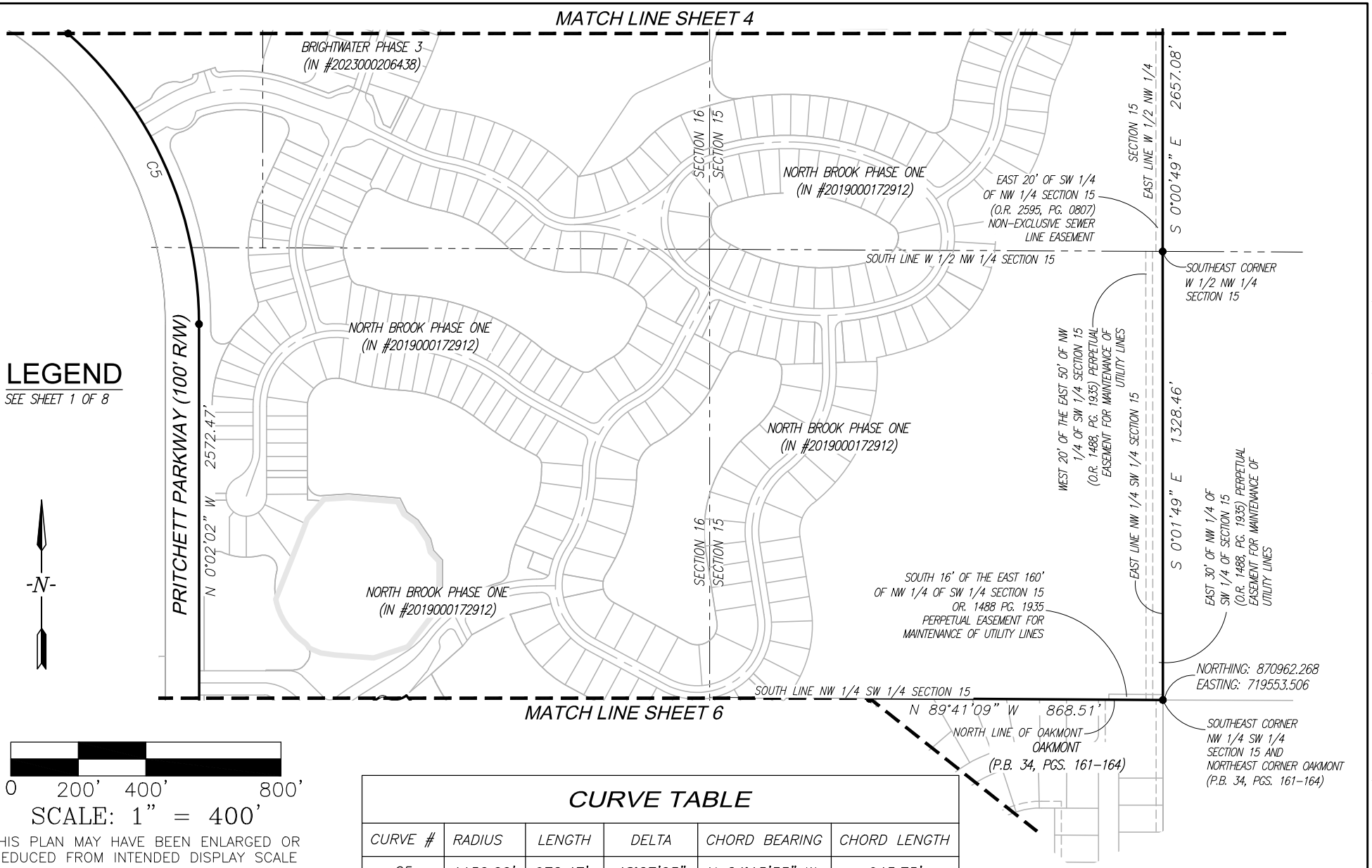

LEGEND

SEE SHEET 1 OF 8

0 200' 400' 800'

SCALE: 1" = 400'

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

CURVE TABLE

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

NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

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SKETCH AND DESCRIPTION

PARCEL OF LAND

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

NOT A SURVEY

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

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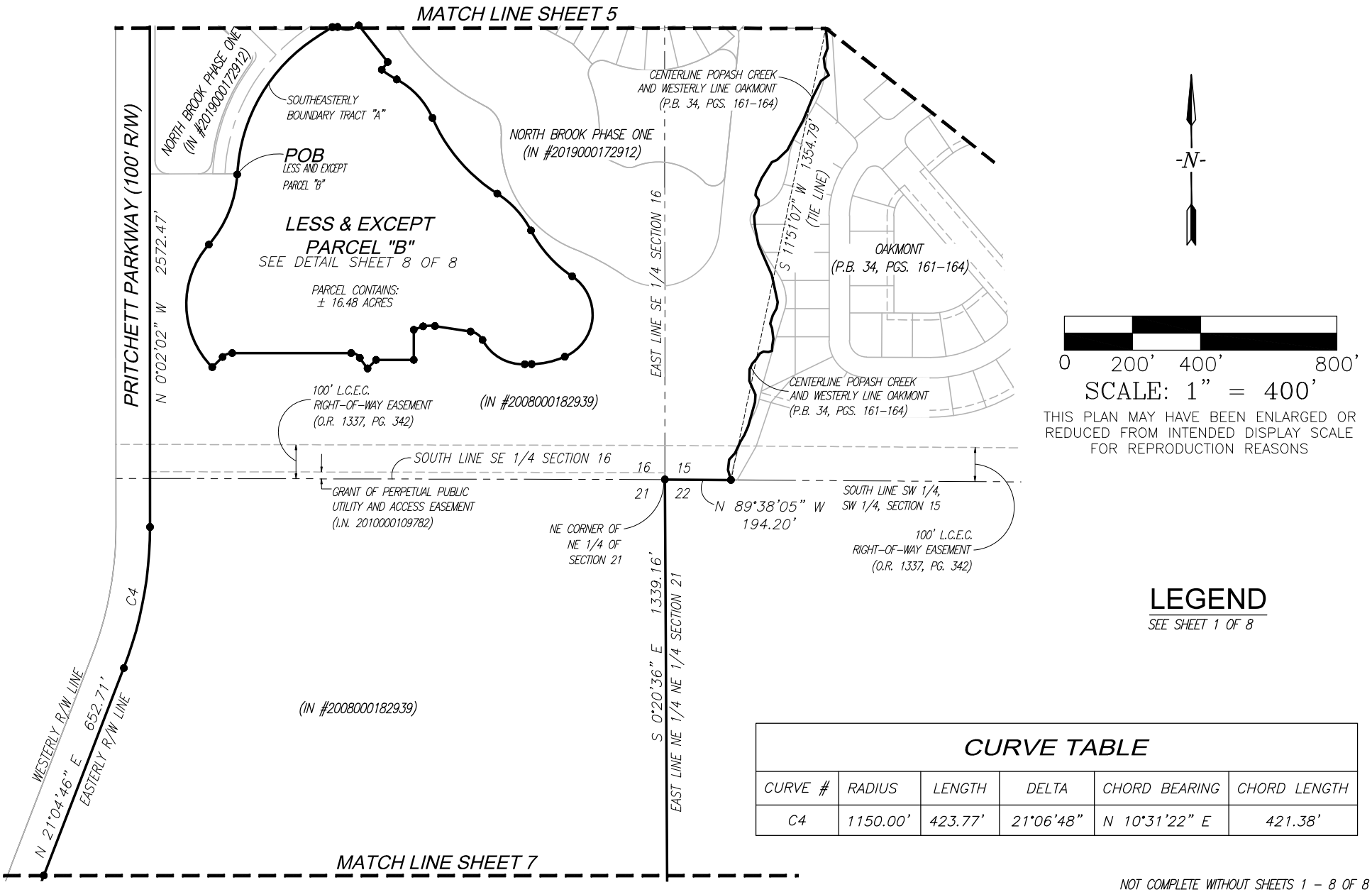

LEGEND

SEE SHEET 1 OF 8

CURVE TABLE

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

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SKETCH AND DESCRIPTION

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

NOT A SURVEY

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

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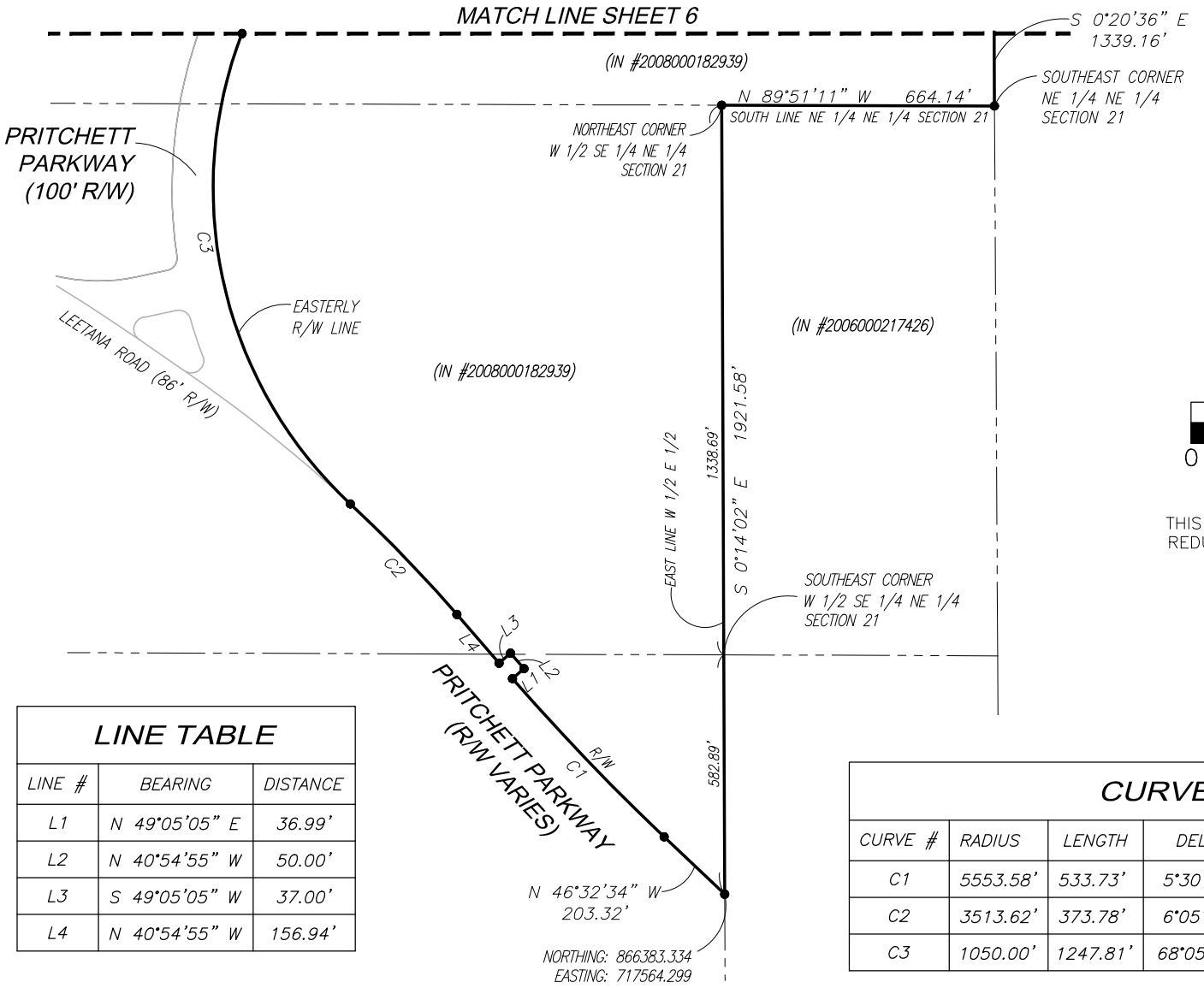

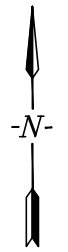

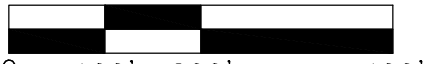

SCALE: 1" = 400'

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LEGEND

SEE SHEET 1 OF 8

LINE TABLE

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

CURVE TABLE

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

NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

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SKETCH AND DESCRIPTION

PARCEL OF LAND

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

NOT A SURVEY

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

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DETAIL SHEET

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

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

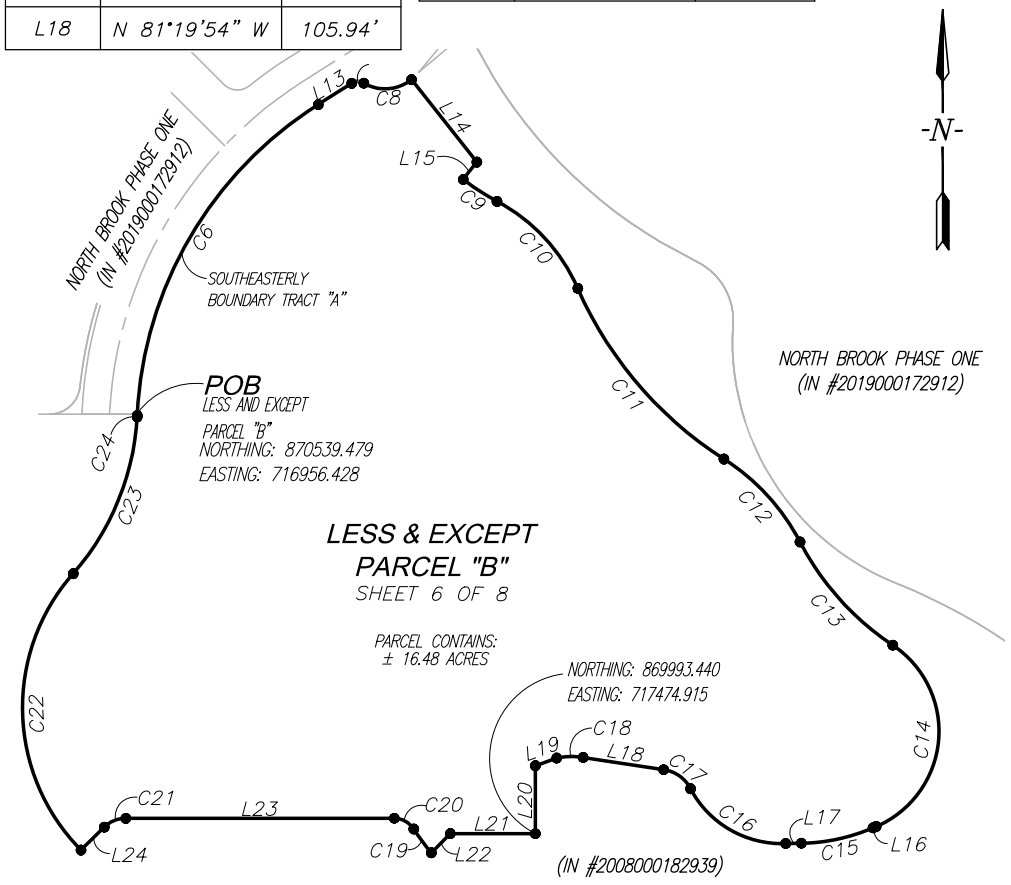
0 125' 250' 500'

SCALE: 1" = 250'

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

LEGEND

SEE SHEET 1 OF 8



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

NOT COMPLETE WITHOUT SHEETS 1 – 8 OF 8

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

PARCEL OF LAND

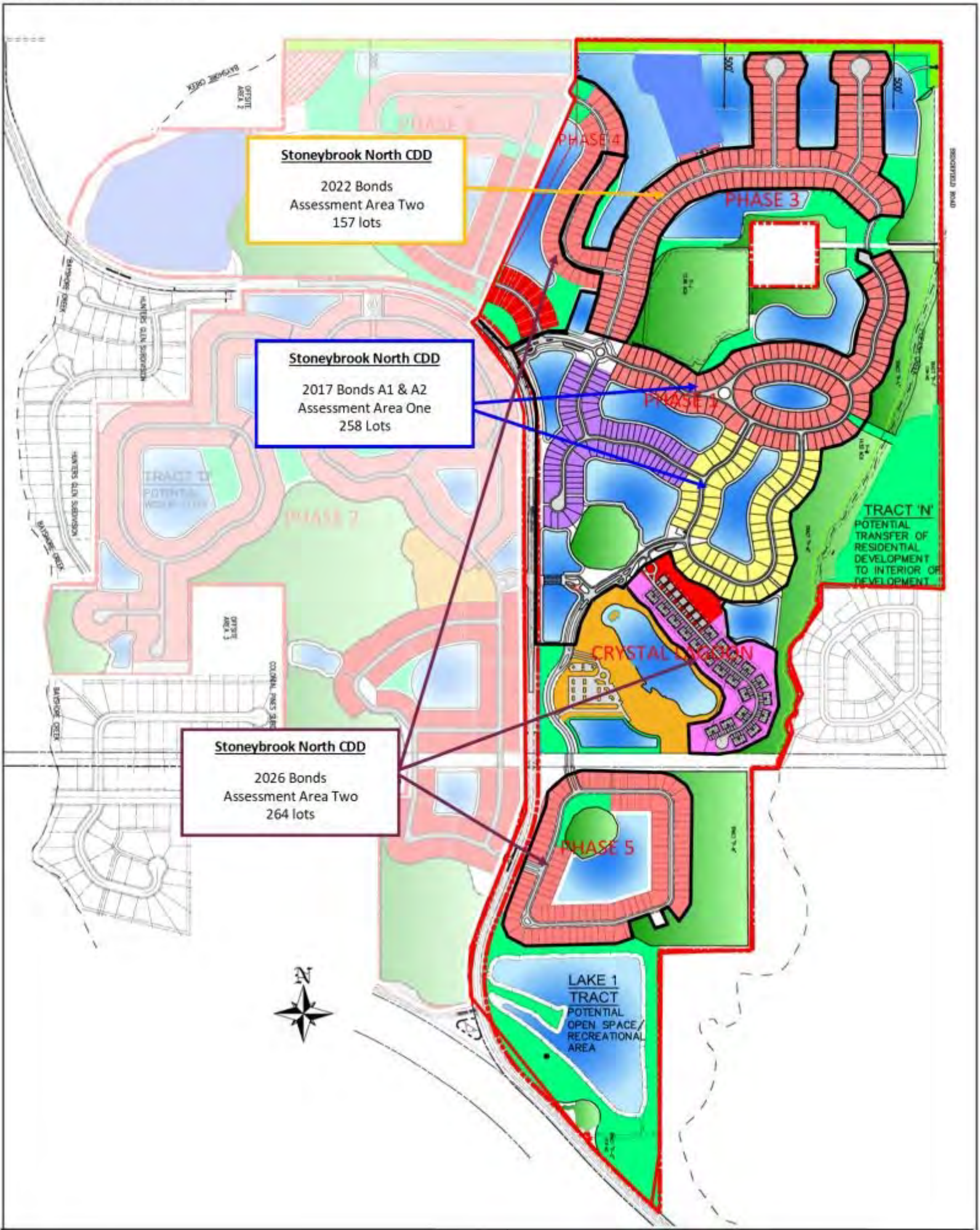
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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

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

APPENDIX B BOND COVERAGE MAP


Stoneybrook North CDD
2022 Bonds
Assessment Area Two
157 lots
Stoneybrook North CDD
2017 Bonds A1 & A2
Assessment Area One
258 Lots
Stoneybrook North CDD
2026 Bonds
Assessment Area Two
264 lots
PHASE 4
PHASE 3
PHASE 7
PHASE 5
TRACT 'N'
POTENTIAL
TRANSFER OF
RESIDENTIAL
DEVELOPMENT
TO INTERIOR OF
DEVELOPMENT
LAKE 1
TRACT
POTENTIAL
OPEN SPACE/
RECREATIONAL
AREA
N

APPENDIX C CONSTRUCTION PERMIT SUMMARY

Stoneybrook North CDD
Construction Permit Summary
2026 Project (Assessment Area Two)

Permit	Number	Date	Notes
PHASE 4			
Development Order	DOS2024-0053	10/16/2025	Mass Grading Approval Included
SFWMD ERP	36-06899-P	4/25/2023	
FDOH - Potable Water			Permit will be issued within 30 days of paying fees
FDEP-Wastewater			Permit will be issued within 30 days of paying fees
FFWCC - Gopher Tortiose (if applicable)			Not Applicable
PHASE 5			
Development Order	DOS2024-00023	8/8/2025	Mass Grading Approval Included
SFWMD ERP	36-06899-P	4/25/2023	
FDOH - Potable Water			Permit will be issued within 30 days of paying fees
FDEP-Wastewater			Permit will be issued within 30 days of paying fees
FFWCC - Gopher Tortiose (if applicable)			Anticipated by July 2027
PHASE 6			
Development Order	DOS2024-00041	11/6/2025	Mass Grading Approval Included
SFWMD ERP	36-06899-P	4/25/2023	
FDOH - Potable Water			Permit will be issued within 30 days of paying fees
FDEP-Wastewater			Permit will be issued within 30 days of paying fees
FFWCC - Gopher Tortiose (if applicable)			Anticipated by October 2026

APPENDIX D CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Stoneybrook North Community Development District

Construction Cost Estimate

Assessment Area Two

ITEMS	DESCRIPTION	SUBDIVISION TOTAL
1	District Roads	$2,805,500
2	Water Management and Control	$4,082,600
3	Sewer & Wastewater Management	$1,400,700
4	Water Supply	$861,000
5	Undergrounding of Electric Service	$264,000
6	Landscaping/Irrigation/Hardscaping	$1,161,600
7	Development/Construction Management	$871,200
8	Professional Services and Permitting Fees	$1,029,600
9	Water/Wastewater Services Capacity Fees	$1,108,800
TOTAL		**$13,585,000**

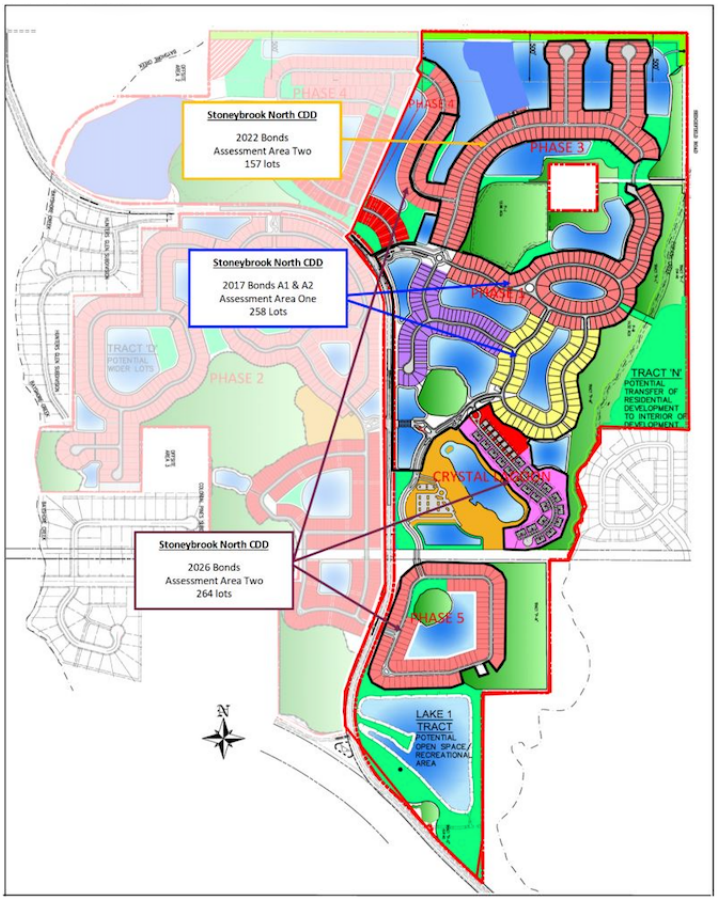
Exhibit B

STONEYBROOK NORTH

COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT METHODOLOGY REPORT

$12,500,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS,
SERIES 2026 (SERIES 2026 AREA TWO PROJECT)



September 16, 2026

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

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2026 (SERIES 2026 AREA TWO PROJECT)

TABLE OF CONTENTS

OVERVIEW 1

INTRODUCTION 1

REPORT OBJECTIVE 1

PRIOR METHODOLOGY REPORTS AND BONDS 2

PROJECT FINANCING AND BENEFIT ALLOCATION 2

OVERVIEW 2

SERIES 2026 AREA TWO PROJECT AND BENEFITS 3

BOND FINANCING ASSUMPTIONS 4

ASSESSMENT ALLOCATION 5

ASSESSMENT CONTRIBUTIONS 6

APPORTIONMENT OF THE SERIES 2026 ASSESSMENT 7

METHOD OF APPORTIONMENT OF THE ASSESSMENT 7

NEW PRODUCT TYPES 8

THIRD PARTY TRANSFERS 8

TRUE-UP OBLIGATIONS 9

PRELIMINARY ASSESSMENT ROLL AND COLLECTION 10

ASSESSMENT LEVY AND MANNER OF COLLECTION 10

EXEMPTIONS 11

PRELIMINARY ASSESSMENT ROLL 11

CONCLUSION 12

SPECIAL BENEFIT 12

ASSESSMENT APPORTIONMENT 12

BEST INTEREST 12

ADDITIONAL STIPULATIONS 13

APPENDIX 1. ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT ALLOCATION 14

APPENDIX 2. 2026 PROJECT AREA BOUNDARY LEGAL DESCRIPTION 15

APPENDIX 3. SITE PLAN OF THE 2026 PROJECT AREA 25

LIST OF TABLES

Table 1. CIP Cost Detail 3

Table 2. Financing Assumptions 4

Table 3. Series 2026 Bonds Par & Debt Service Assessment Allocation 6

Table 4. Series 2026 Bonds Allocation & Developer Contribution Methodology 7

Table 5. Unplatted Land Bonds Allocation Methodology 8

Table 6. Preliminary Assessment Roll 11

OVERVIEW

INTRODUCTION

The Stoneybrook North Community Development District (the "**District**") was established by Ordinance No. 14-23, adopted by the Board of County Commissioners of Lee County, Florida (the "**County Commission**") on December 16, 2014, effective December 18, 2014. The original boundaries of the District encompassed approximately 399.64 acres. In 2022, a petition to amend the boundaries of the District was approved by the County Commission pursuant to Ordinance No. 22-08 adopted on April 5, 2022, effective April 7, 2022. In October 2025, a petition to further amend the boundaries of the District was approved by the County Commission pursuant to Ordinance No. 25-20 adopted on October 7, 2025, effective October 8, 2025. The District's amended boundaries now encompass approximately 384.41 acres.

The District is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "**Act**"). The undeveloped lands within the District are owned and being developed by North Brook Holdings, LLC (the "**Developer**"). To advance the development of the properties within the District, certain capital improvements have been planned (the "**CIP**"), as described in the Amended Report of the District Engineer, prepared by Stantec Consulting Services Inc., dated October 28, 2025.

REPORT OBJECTIVE

To facilitate the acquisition and construction of capital improvements benefiting the lands within a portion of Phase 4 and Phases 5 and 6 of the District (the "**2026 Project Area**"), Stantec Consulting Services Inc. has prepared the Capital Improvement Revenue and Refunding Bonds, Series 2026 (Series 2026 Area Two Project) Report of the District Engineer, dated May 26, 2026 (the "**Third Supplemental Engineer's Report**"). This Third Supplemental Special Assessment Methodology Report (the "**Third Supplemental AMR**") applies the benefit allocation and assessment methodology established in the Amended Master Special Assessment Methodology Report for the Issuance of Capital Improvement Revenue Bonds, dated October 28, 2025 (the "**Master AMR**"), in connection with the District's issuance of its Capital Improvement Revenue and Refunding Bonds, Series 2026 (Series 2026 Area Two Project) (the "**Series 2026 Bonds**").

The Series 2026 Bonds are being issued to fully redeem the outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2017A-3, and to finance a portion of the costs to acquire, construct, and equip public infrastructure improvements benefiting the 85.15 gross acres constituting the 2026 Project Area and planned to include a total of 264 residential units (the "**Series 2026 Area Two Project**"). To finance these improvements, the District will levy special assessments (the "**Series 2026 Assessments**") on the benefitted property within the 2026 Project Area.

Capitalized terms not otherwise defined herein shall have the meaning set forth in the Master AMR, which is incorporated by reference. In the event of a conflict between this Third Supplemental AMR and the Master AMR, the terms of this Third Supplemental AMR shall control.

PRIOR METHODOLOGY REPORTS AND BONDS

The District previously issued its $4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (the "**Series 2017A-1 Bonds**"), its $3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (the "**Series 2017A-2 Bonds**"), and its $5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (the "**Series 2017A-3 Bonds**").

The Series 2017A-1 Bonds are currently outstanding in the principal amount of $3,475,000 and are secured by assessments levied on 258 platted single-family lots within Phases 1 and 6A of the District. The Series 2017A-2 Bonds are no longer outstanding. The Series 2017A-3 Bonds were initially secured by assessments levied on all gross acreage within Phases 3, 4, 5, and 6 of the District ("**Assessment Area Two**").

In 2022, the District issued its $5,300,000 Capital Improvement Revenue and Refunding Bonds, Series 2022 (Series 2022 Area Two Project) (the "**Series 2022 Bonds**") to fund public infrastructure improvements benefiting approximately 62.86 acres within Phase 3 and a portion of Phase 4 of the District (the "**2022 Project Area**"). The Series 2022 Bonds also refunded a portion of the Series 2017A-3 Bonds associated with assessments levied on the 2022 Project Area, and the lien of the assessments securing the Series 2017A-3 Bonds on those lands was released. The 2022 Project Area is anticipated to include 157 single-family residential units. The Series 2022 Bonds are currently outstanding in the principal amount of $2,750,000 and are secured by assessments levied on the 2022 Project Area.

The remaining Series 2017A-3 Bonds continue to be secured by assessments on the balance of Assessment Area Two, consisting of the remaining portion of Phase 4 and Phases 5 and 6, which constitutes the 2026 Project Area. The District anticipates refunding the remaining Series 2017A-3 Bonds with proceeds from the Series 2026 Bonds.

PROJECT FINANCING AND BENEFIT ALLOCATION

OVERVIEW

Under Chapter 190, Florida Statutes, the District has the authority to issue bonds to construct and/or acquire capital improvements using the proceeds of such bonds, and to levy debt assessments to secure the repayment of such bonds. For a special assessment to be valid under Florida law, the special assessment must meet two requirements: (1) the benefit from the project to the lands subject to the special assessments must exceed or equal the amount of the special assessments, and (2) the special assessments must be fairly and reasonably allocated

across all such benefitted properties. An assessment methodology may be based on front footage, or any other reasonable allocation method, so long as these requirements are met.

SERIES 2026 AREA TWO PROJECT AND BENEFITS

The Series 2026 Area Two Project contains improvements that benefit all assessable units within the 2026 Project Area (the "**Improvements**"). Accordingly, the Series 2026 Assessments levied in connection with the Improvements will be levied on all planned units within the 2026 Project Area, which is anticipated to include a total of 264 Lots. The Series 2026 Area Two Project is estimated to cost approximately **$13,585,000**. A summary of the estimated costs of the Series 2026 Area Two Project, as shown in the Third Supplemental Engineer's Report, is set forth in the following **Table 1.**

The Series 2026 Area Two Project provides a special and particular benefit to the developable property within the 2026 Project Area. The special and particular benefits include: (a) added use of the property, (b) added enjoyment of the property, (c) decreased insurance premiums, and (d) increased marketability and value of the property. Without the Series 2026 Area Two Project, development of the lands within the 2026 Project Area would not be legally or economically feasible. The property owners within the 2026 Project Area are therefore receiving special benefits not received by those outside the boundaries. As outlined in the Third Supplemental Engineer's Report, and shown in **Table 1**, the benefit conveyed upon the lands within the 2026 Project Area from the Improvements comprising the Series 2026 Area Two Project exceeds or is equal to the cost of the Improvements (please refer to **Appendix 1** for further benefit analysis).

Table 1. CIP Cost Detail

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT CIP COST ESTIMATE		
TOTAL COST DETAIL - SERIES 2026 AREA TWO PROJECT		
DESCRIPTION		**TOTAL**
District Roads	$	2,805,500
Water Management and Control		4,082,600
Sanitary Sewer & Wastewater Management		1,400,700
Potable Water Supply		861,000
Undergrounding of Electrical Supply		264,000
Landscaping/Irrigation/Hardscaping		1,161,600
Project Management		871,200
Profession Services/Fees/Perf. Bonds		1,029,600
Capacity Fees		1,108,800
TOTAL	**$**	**13,585,000**

BOND FINANCING ASSUMPTIONS

For purposes of this Third Supplemental AMR, the principal amount of the bonds and associated maximum annual debt service assessments (the "**MADS**") have been sized based on funding a portion of the Series 2026 Area Two Project costs as described in the Third Supplemental Engineer's Report and adjusted for the allowable bond financing costs including debt service reserves, capitalized interest and costs of issuance. The bond principal amount represents a maximum bonding amount. The developable properties within the 2026 Project Area will constitute the properties on which the Series 2026 Assessments are levied to repay the Series 2026 Bonds.

Detailed financing information for the bonds, including the amount necessary to finance the Series 2026 Area Two Project costs, is provided in **Table 2** below:

Table 2. Financing Assumptions

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS FINANCING ANALYSIS

FINANCING ASSUMPTIONS - SERIES 2026

Coupon Rate [1]		6.25%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		**$12,500,000**
General Construction Fund		$7,261,028
Redemption of Outstanding Series 2017A-3 Bonds		$3,376,668
Capitalized Interest (Months)[2]	7	$470,109
Debt Service Reserve Fund	100%	$926,695
Underwriter's Discount	2.00%	$250,000
Cost of Issuance		$215,500
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$926,695
Collection Costs and Discounts[3] @	0.00%	$0
TOTAL ANNUAL ASSESSMENT		**$926,695**

(1) Average interest rate
(2) Maximum capitalized interest
(3) To be allocated at time of certifying for collection with the County Tax Collector

Source: FMSbonds Inc.

ASSESSMENT ALLOCATION

There are two requirements for a valid special assessment imposed pursuant to the District's legislative authority: (1) the assessed property must receive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among the properties receiving such special benefit. Section 170.02, Florida Statutes, provides that special assessments shall be levied against property specially benefited by the improvement in proportion to the benefits derived, as determined by front footage or such other method prescribed by the governing body.

The ERU allocation approach is a generally recognized method for proportionally spreading special assessments over benefited properties within community development districts. This Third Supplemental AMR allocates the Series 2026 Assessments based on residential Product Types, which reflect the standard lot width categories customarily used in land development sales contracts rather than exact platted lot measurements.

For purposes of this methodology, each constructed unit on a fifty-foot lot is assigned 1.0 Equivalent Residential Unit ("ERU"), which serves as the baseline for measuring benefits to other lot size categories and land uses. This structure allows generally uniform Product Types to receive the same benefit allocation, while permitting different ERU assignments where appropriate.

In connection with the Series 2026 Area Two Project, the Developer has informed the District that it currently plans to construct 264 Lots, totaling **211.96 ERUs**.

To advance development within the 2026 Project Area, the District intends to finance the Series 2026 Area Two Project through the issuance of the Series 2026 Bonds. The Series 2026 Bonds will be secured by and payable from the Series 2026 Assessments levied on property benefiting from the public improvements financed with bond proceeds. The Series 2026 Assessments are calculated using mathematical formulas that allocate the cost of the bond-funded infrastructure in proportion to the benefit received.

Based on the foregoing, the Series 2026 Bonds total **$12,500,000** and are payable from and secured by the Series 2026 Assessments set forth in **Table 3** below:

Table 3. Series 2026 Bonds Par & Debt Service Assessment Allocation

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

DEVELOPMENT PLAN AND SERIES 2026 BONDS ALLOCATION METHODOLOGY (1)

PHASE	PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
						TOTAL PRINCIPAL	TOTAL MADS (2)	TOTAL PRINCIPAL	TOTAL MADS (2)
PH 6	TH 24'	92	0.48	44.16	20.83%	$2,733,429	$202,644	$29,711	$2,203
PH 6	VILLA 35'	14	0.70	9.80	4.62%	$570,396	$42,287	$40,743	$3,020
PH 4 & 5	SF 50'	158	1.00	158.00	74.54%	$9,196,175	$681,764	$58,204	$4,315
TOTAL		**264**		**211.96**	**100.00%**	**$12,500,000**	**$926,695**		

(1) Allocation of total Bonds principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 7 months Capitalized Interest Period.

(2) Includes principal & interest and is net of the discounts & fees.

ASSESSMENT CONTRIBUTIONS

As set forth in any supplemental report for a particular bond issuance, and subject to an appropriate agreement with the District, the Developer may elect to "buy down" the Special Assessments on certain Product Types and/or lands through a contribution of cash, infrastructure, work product, land at appraised value, or other consideration, so that the Special Assessments reach certain target levels.

As noted above, the District will construct and/or acquire a portion of the Series 2026 Area Two Project using proceeds from the Series 2026 Bonds. The principal amount of the Series 2026 Bonds has been determined based on the amount necessary to fund a portion of the Series 2026 Area Two Project and to reflect the maximum annual assessment levels permitted under certain builder contracts.

At this time, the Developer has elected to make a contribution in the amount of **$619,965** to reduce the par amount of the Series 2026 Bonds from **$13,119,965** to $**12,500,000** and to reduce the Series 2026 Assessments allocated to certain Lots planned within the 2026 Project Area (the "**Developer Contribution**"). **Table 4** below reflects the Developer Contribution in lieu of higher par debt and shows the resulting reduction in assessments based on the development and financing plan.

Table 4. Series 2026 Bonds Allocation & Developer Contribution Methodology

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 BONDS ALLOCATION AND DEVELOPER CONTRIBUTION

SERIES 2026 BONDS ALLOCATION AND DEVELOPER CONTRIBUTION METHODOLOGY (1)

PHASE	PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	PAR PER LOT BASED ON ERU	PAR PER LOT TARGET	DEVELOPER CONTRIBUTION PER LOT	DEVELOPER CONTRIBUTION TOTAL	MADS PER LOT, TARGET
PH 6	TH 24'	92	0.48	44.16	$29,711	$29,711	$0	$0	$2,203
PH 6	VILLA 35'	14	0.70	9.80	$43,329	$40,743	$2,586	$36,208	$3,020
PH 4 & 5	SF 50'	158	1.00	158.00	$61,898	$58,204	$3,695	$583,757	$4,315
TOTAL		**264**		**211.96**				**$619,965**	

(1) Allocation of total Bonds principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 7 months Capitalized Interest Period.

(2) Includes principal & interest and is net of the discounts & fees.

Total Project Costs	$13,585,000
Total Bond Proceeds	$7,261,028
Total Available for Contribution	$6,323,972
Pre-Contribution Par	$13,119,965
Post-Contribution Par	$12,500,000
Total Contribution Utilized	$619,965

APPORTIONMENT OF THE SERIES 2026 ASSESSMENT

METHOD OF APPORTIONMENT OF THE ASSESSMENT

The Series 2026 Assessments will be fairly and reasonably allocated. As of the date of this Third Supplemental AMR, the 2026 Project Area consists of the 85.15 acres of undeveloped gross acreage in a portion of Phase 4 and Phases 5 and 6 and remains in the ownership of the Developer. Each Fiscal Year, the District shall levy the Series 2026 Assessments as follows:

1. At issuance and prior to recording of a subdivision plat map of the gross acreage of the 2026 Project Area or any portion thereof, the Series 2026 Assessments will be allocated to the benefitted lands within the 2026 Project Area, as described by Folio Number or legal description, based on the acreage of such lands within the 2026 Project Area. Table 5 describes the maximum Series 2026 Assessment allocation to the unplatted / undeveloped acreage within the 2026 Project Area encumbered by the Series 2026 Bonds, and the maximum Series 2026 Assessments necessary to support repayment of the Series 2026 Bonds.

Table 5. Unplatted Land Bonds Allocation Methodology

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

UNPLATTED LAND BONDS ALLOCATION METHODOLOGY (1)

PHASE	UNIT	TOTAL ACREAGE	PRODUCT TYPE		PER UNIT	
			TOTAL PRINCIPAL	TOTAL MADS (2)	TOTAL PRINCIPAL	TOTAL MADS (2)
4, 5, & 6	Acre	85.15	$12,500,000	$926,695	$146,800	$10,883

(1) Allocation of total bond principal & assessments for the undeveloped / unplatted acreage encumbered by the bond.

(2) Includes principal & interest and is net of the discounts & fees.

2. Upon recording a subdivision plat for all or any portion of the 2026 Project Area, the Series 2026 Assessments will be levied on the individual Lots identified in the plat based on the ERUs assigned to each Lot, as set forth in **Table 3**.

3. If additional monies are needed to satisfy the debt service requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the District the total bond principal amount, as well as any applicable interest, collection costs, and penalties, for the difference between the debt service requirement and the Series 2026 Assessment revenue generated after the first two steps have been completed, i.e., the True-Up Obligation described herein.

NEW PRODUCT TYPES

The Series 2026 Assessments set forth in **Table 3** have been established based on the anticipated Product Types. However, additional Product Types may be developed, and in such event, the District's Assessment Consultant may determine the Series 2026 Assessments for those new Product Types in a fair and reasonable manner, without a further public hearing or action by the District's Board of Supervisors.

THIRD PARTY TRANSFERS

In the event Undeveloped Property is sold (a "**Transferred Parcel**"), the Series 2026 Assessments will be assigned to that Transferred Parcel based on the maximum total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations

if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total Series 2026 Assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately platted. These total Series 2026 Assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total Series 2026 Assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting, and then first-platted, first-assigned).

TRUE-UP OBLIGATIONS

The Series 2026 Assessments will be initially allocated in accordance with this methodology. All changes in the number of Lots and Lot mix will be permitted if the per-ERU assessment or the per acre assessment, as applicable, on the remaining Undeveloped Property of the parcel(s) does not exceed the initial level as established herein. This density true-up analysis and obligation is referred to herein as the "**True-Up Analysis**" and depends on whether the revised product mix, consistent with the terms of this assessment allocation methodology, is able to absorb the Series 2026 Assessments that were originally planned to be levied under the development plan outlined at the time of issuance of the Series 2026 Bonds.

When the gross acreage lands within the 2026 Project Area are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for a "true-up" review as follows:

1. If Proposed Plats of the gross acreage lands within the 2026 Project Area are consistent with the development plan for such phase as identified herein, and the Series 2026 Assessments per acre on the "**Remaining Unplatted Lands**" (i.e., those remaining unplatted lands after the Proposed Plats are recorded) are equal to the Original Debt per Acre Amount after the Proposed Plats, then the District shall allocate the Series 2026 Assessments to the Product Types being platted and the remaining property in accordance with this Third Supplemental AMR, and cause the Series 2026 Assessments to be recorded in the District's Improvement Lien Book.

2. If Proposed Plats of the gross acreage lands within the 2026 Project Area contain more than the number of planned ERUs for such parcel(s), thereby resulting in a decrease in the Series 2026 Assessments per acre on the Remaining Unplatted Lands of such parcel(s) as compared to the Original Debt per Acre Amount of such parcel(s) after the Proposed Plats, then the District may undertake a pro rata reduction of the Series 2026 Assessments for all assessed properties within the 2026 Project Area, or may otherwise address such net decrease as permitted by law.

3. If Proposed Plats of the gross acreage lands within the 2026 Project Area contain fewer than the number of planned ERUs for such parcel(s), thereby resulting in an increase in the Series 2026 Assessments per acre on the Remaining Unplatted Lands of such parcel(s) as compared to the Original Debt per Acre Amount of such parcel(s) after the Proposed Plats, then the District shall require the respective landowners of the lands encompassed by the Proposed Plats to pay an amount equal to the difference between the Series 2026 Assessments per acre on the Remaining Unplatted Lands and the Original Debt per Acre Amount ("**True-Up Obligation**").

In accordance with the True-Up Agreement to be entered into by the Developer and the District at the time of issuance of the Series 2026 Bonds, prior to the time a parcel within the 2026 Project Area is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement.

All Series 2026 Assessments levied run with the land, and such Series 2026 Assessment liens include any True-Up Obligations. The District will not release any liens on property for which True-Up Obligations are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Series 2026 Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review by the District shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement between the District and the Developer and the relevant assessment resolution(s).

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

ASSESSMENT LEVY AND MANNER OF COLLECTION

Each Fiscal Year, the District will certify for collection the Series 2026 Assessments in connection with the MADS, or debt service requirement, for the Series 2026 Bonds, as summarized in **Table 3**. The Series 2026 Assessments may be collected in the same manner and at the same time as ordinary ad valorem property taxes, or by direct bill, and may be made payable in no more than thirty annual installments, excluding any capitalized interest period.

Prior to the recordation of a subdivision plat map, the Series 2026 Assessments and debt will be allocated to undeveloped property based on acreage, as described by folio or legal

description. Upon recordation of a subdivision plat map, the Series 2026 Assessments will be levied on the individual Lots based on the ERU assigned to each Lot.

EXEMPTIONS

No Series 2026 Assessment shall be levied on public property, property owner association property, or property which constitutes a "common element" consistent with the provisions of Section 193.0235, Florida Statutes. If at any time, any real property on which Series 2026 Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Series 2026 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

PRELIMINARY ASSESSMENT ROLL

The Preliminary Assessment Roll is set forth in **Table 6**. Prior to platting of the gross acreage lands within the 2026 Project Area, the District intends to directly collect the Series 2026 Assessments on unplatted parcels, and, to the extent permitted by the Indenture and in the District's discretion, for bulk ownership of platted Lots. For all other platted Lots, the principal and annual debt service assessment levied on each benefitted property will be allocated in accordance with this Third Supplemental AMR and placed on the Lee County tax roll for collection.

Table 6. Preliminary Assessment Roll

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

PRELIMINARY ASSESSMENT ROLL

PHASE	PARCEL ID	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER UNIT	MADS PER UNIT (1)
4, 5, & 6	Multiple	North Brook Holdings, LLC	Acre	85.15	$12,500,000	$926,695	$146,800	$10,883

(1) Includes principal & interest and is net of the discounts & fees.

The gross acreage estimates are based on the legal descriptions of the 2026 Project Area within the District as of the date of this Third Supplemental AMR, and such acreage includes lowlands. Current owner information is shown based on Lee County records. As described herein, the Series 2026 Assessments allocated to the gross acreage lands within the 2026 Project Area will remain levied against unplatted property on an equal acreage basis until such property is platted. Please refer to Appendix 2 for the detailed legal description of the lands within the 2026 Project Area.

CONCLUSION

The Series 2026 Bonds are being issued to provide funds for the acquisition and/or construction of the Series 2026 Area Two Project. The Series 2026 Assessments securing the Series 2026 Bonds will be levied over all benefited properties within the 2026 Project Area on a fair and equitable basis as described herein. The properties within the 2026 Project Area will receive special benefits that exceed the amount of the assessments allocated to them. Accordingly, this is an appropriate District project that will significantly benefit the properties and enhance the District.

SPECIAL BENEFIT

The Series 2026 Area Two Project will provide special benefits to parcels within the 2026 Project Area. The parcels will receive special benefits because the Series 2026 Area Two Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Series 2026 Area Two Project provides special benefits to parcel owners by addressing essential public infrastructure needs and enhancing overall property values.

ASSESSMENT APPORTIONMENT

The Series 2026 Assessments are fairly and reasonably apportioned over all the benefited properties within the 2026 Project Area. The benefits, using the Series 2026 Area Two Project costs as proxy for benefit, are quantified and assigned to parcels based on Product Type.

It is reasonable, proper and just to assess the costs of the Series 2026 Area Two Project against lands within the 2026 Project Area, as such properties receive special benefit and an increase in value. Based on these benefits, which render the properties suitable for residential use and more accessible, it is reasonable for the District to levy the Series 2026 Assessments on the benefitted lands. The special benefits derived from the Improvements will be equal to or greater than the Series 2026 Assessments levied and will not exceed the cost of the Improvements.

BEST INTEREST

The District provides a mechanism for delivering the Series 2026 Area Two Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism that (i) enables the Series 2026 Area Two Project to be funded at a relatively low cost of capital, and (ii) ensures the Series 2026 Area Two Project is delivered on a timely, self-sustaining ("pay-for-itself") basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

ADDITIONAL STIPULATIONS

KAI CONNECTED, LLC dba KAI was retained by the District to prepare this methodology to fairly allocate the Series 2026 Assessments related to the District's Series 2026 Area Two Project. Certain financing, development, and engineering data was provided by members of District staff, the District's underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. The undersigned makes no representations or warranties regarding such information, except as to the factual matters restated herein solely for purposes of this Third Supplemental AMR. For additional information regarding the Series 2026 Bonds, including the bond structure and related matters, please refer to the offering statement associated with the issuance of the Series 2026 Bonds.

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

APPENDIX 1. ESTIMATED PUBLIC IMPROVEMENT COSTS & BENEFITS

The Series 2026 Area Two Project costs and the other uses of bond proceeds are used as proxy for total benefit. As described above, the total benefits will be the completed public infrastructure with estimated costs in the amount of **$13,585,000** (the "**PIC**"). The following table allocates the PIC among the assessable property, excluding bond financing costs. Refer to **Table 1** and the Third Supplemental Engineer's Report for cost details.

CIP Costs and Net Benefit Allocation

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS

PROJECT COSTS AND NET BENEFIT ALLOCATION

PRODUCT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	UNIT COUNT	TOTAL CIP COST (AS PROXY FOR BENEFIT)	TOTAL NET BENEFIT PER UNIT
TH 24'	0.48	44.16	20.83%	92	$2,830,315	$30,764
VILLA 35'	0.70	9.80	4.62%	14	$628,104	$44,865
SF 50'	1.00	158.00	74.54%	158	$10,126,580	$64,092
TOTAL		**211.96**	**100.00%**	**264**	**$13,585,000**	

Bonds Par and PIC Comparison

STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS

BONDS PAR AND PIC COMPARISON

PHASE	PRODUCT	SERIES 2026 BONDS PER UNIT	TOTAL PIC PER UNIT	DEBT OVER/ (UNDER) PIC
PH 6	TH 24'	$29,711	$30,764	($1,053)
PH 6	VILLA 35'	$40,743	$44,865	($4,122)
PH 4 & 5	SF 50'	$58,204	$64,092	($5,889)

APPENDIX 2. 2026 PROJECT AREA BOUNDARY LEGAL DESCRIPTION

PROPERTY DESCRIPTION

BEING A PORTION OF PARCEL "A" AS DESCRIBED IN INSTRUMENT NUMBER 2008000182939 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 21, SOUTH 00°20'04" EAST, FOR 1,338.99 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, NORTH 89°51'09" WEST, FOR 1,881.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF PRITCHETT PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 2137, PAGE 2738 OF SAID PUBLIC RECORDS, THE SAME BEING A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) NORTHERLY 178.39 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 09°44'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16°12'44" EAST FOR 178.18 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.41 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 142.94 FEET TO THE INTERSECTION WITH THE NORTH LINE SAID SECTION 21; THENCE ALONG SAID NORTH LINE, SOUTH 89°53'17" EAST, FOR 1,512.14 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING FEET OR 50.87 ACRES, MORE OR LESS.

NOTES:

1. *BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING SOUTH 00°20'34" EAST.*

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

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

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH5-1
SHEET:	1 of 2

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects

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

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

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

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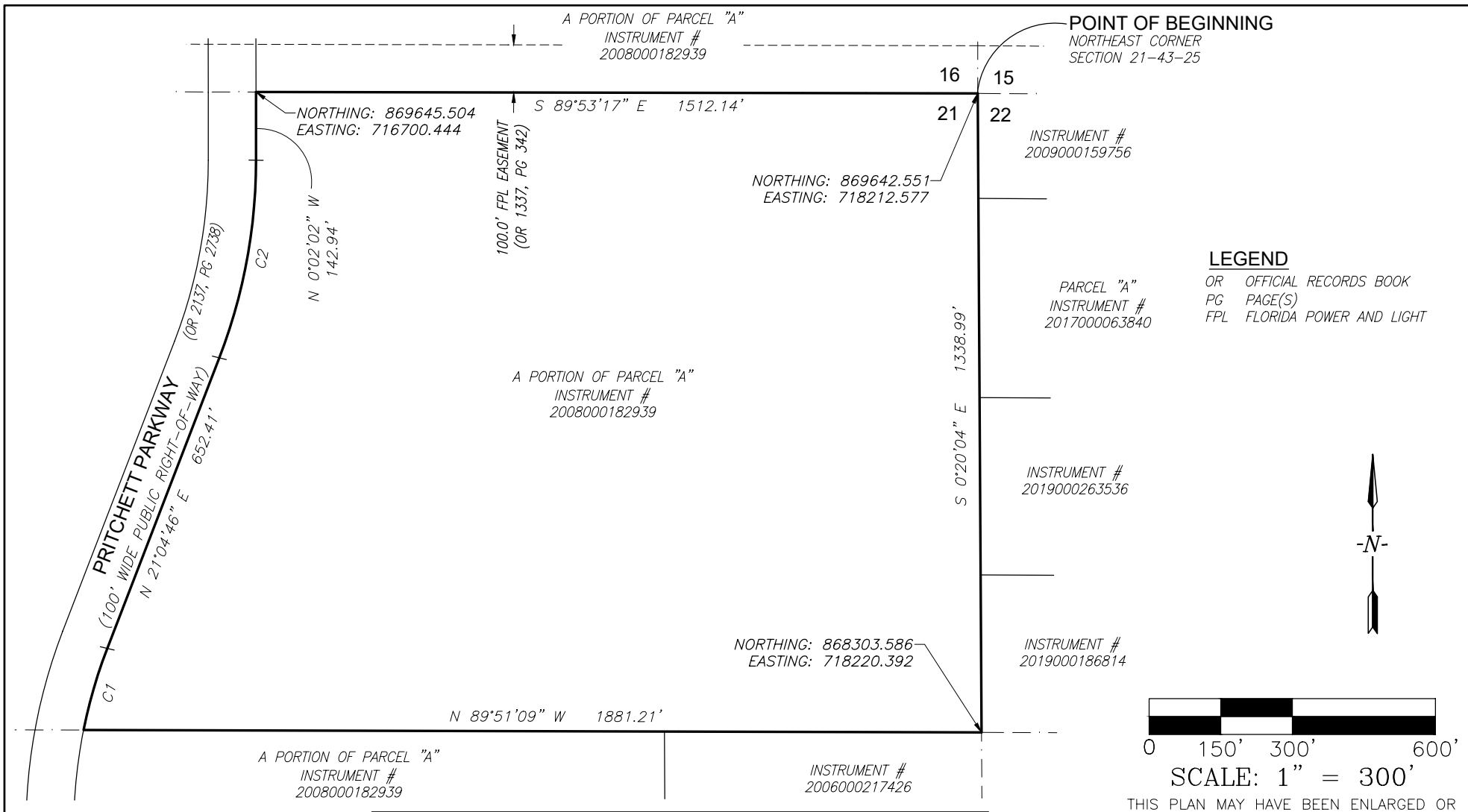

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1050.00'	178.39'	9°44'04"	N 16°12'44" E	178.18'
C2	1150.00'	423.77'	21°06'48"	N 10°31'22" E	421.38'

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 300'
DATE:	11/21/2025
FILE:	23-212-PH5-1
SHEET:	2 of 2

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PROPERTY DESCRIPTION

ALL OF TRACTS "FD", "B–5", AND A PORTION OF TRACT "A", NORTH BROOK PHASE ONE, RECORDED AT INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2020000000567, 2017000096008, AND 2008000182939, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALL LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK J, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF TRACT "FD" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "FD" FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCE, 1) SOUTH 21°08'46" EAST, FOR 39.03 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 241.99 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET THROUGH A CENTRAL ANGLE OF 40°34'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°25'53" EAST FOR 236.96 FEET; 3) THENCE SOUTH 61°42'59" EAST, FOR 168.00 FEET; 4) THENCE SOUTH 44°15'07" EAST, FOR 84.75 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 46.74 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°56'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°16'25" WEST FOR 44.13 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY 198.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET THROUGH A CENTRAL ANGLE OF 25°58'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°12'52" EAST FOR 197.18 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHEASTERLY 49.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 70°37'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°32'33" EAST FOR 46.24 FEET; 8) THENCE SOUTH 65°51'25" EAST, FOR 54.25 FEET TO A POINT OF CURVATURE; 9) THENCE EASTERLY 32.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 46°26'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°04'33" EAST FOR 31.54 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE EASTERLY 224.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 69°25'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°35'10" EAST FOR 210.68 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE EASTERLY 80.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 131°13'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°30'26" EAST FOR 63.76 FEET; 12) THENCE SOUTH 05°53'31" WEST, FOR 104.63 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION EASEMENT TRACT "P–M", INSTRUMENT NUMBER 2016000185212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "P–M" FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHERLY 102.45 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 30°53'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°40'01" WEST FOR 101.21 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHERLY 222.93 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 707.00 FEET THROUGH A CENTRAL ANGLE OF 18°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°35'13" EAST FOR 222.01 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHWESTERLY 616.37 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET THROUGH A CENTRAL ANGLE OF 97°33'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°13'26" WEST FOR 544.56 FEET TO A POINT ON A CURVE; 4) THENCE SOUTHEASTERLY 30.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°40'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°03'24" EAST FOR 27.70 FEET TO A POINT ON THE NORTHERLY SIDE OF A 100 FOOT WIDE LEE COUNTY ELECTRIC COOPERATIVE EASEMENT, OFFICIAL RECORDS BOOK 1337, PAGE 342, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT, NORTH 89°53'17" WEST, FOR 233.05 FEET; THENCE LEAVING SAID EASEMENT, NORTH 00°01'09" WEST, FOR 224.18 FEET TO A POINT ON A CURVE; THENCE EASTERLY 75.43 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.01 FEET THROUGH A CENTRAL ANGLE OF 28°48'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°00'46" EAST FOR 74.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY 17.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 20°15'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°44'23" EAST FOR 17.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 385.23 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 147°08'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°17'49" EAST FOR 287.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 175.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 28°39'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°57'04" WEST FOR 173.21 FEET TO A POINT OF REVERSE CURVATURE;

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

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DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	1 of 4

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

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

G:\SURVEY\PROJECT SURVEY 2023\212 – BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23–212–PH6 SL–1.DWG

PROPERTY DESCRIPTION (CONTINUED)

THENCE NORTHWESTERLY 47.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.21 FEET THROUGH A CENTRAL ANGLE OF 09°05'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°10'29" WEST FOR 47.63 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 13.02 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET THROUGH A CENTRAL ANGLE OF 02°11'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°58'24" WEST FOR 13.02 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 95.34 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 300.06 FEET THROUGH A CENTRAL ANGLE OF 18°12'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°19'21" WEST FOR 94.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 288.08 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET THROUGH A CENTRAL ANGLE OF 33°41'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°34'58" WEST FOR 283.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 137.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 31°36'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°32'27" WEST FOR 136.15 FEET; THENCE NORTH 39°44'22" WEST, FOR 215.71 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF SUNNY PAGE LANE, TRACT "A" OF SAID NORTH BROOK PHASE ONE AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, 1) NORTHEASTERLY 5.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 05°29'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°16'16" EAST FOR 5.27 FEET; 2) THENCE NORTH 39°34'39" EAST, FOR 76.77 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY 13.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 09°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°45'10" EAST FOR 13.12 FEET; 4) THENCE NORTH 29°55'41" EAST, FOR 61.01 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHERLY 21.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°21'39" EAST FOR 20.79 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE NORTHERLY 20.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 59°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°44'11" EAST FOR 19.97 FEET TO A POINT OF COMPOUND CURVATURE; 7) THENCE NORTHEASTERLY 27.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 04°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°46'03" EAST FOR 27.70 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE EASTERLY 28.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 107°57'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°09'46" EAST FOR 24.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 53°52'37" EAST, FOR 40.49 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF TRELLIS DOCK COURT, AFOREMENTIONED TRACT "A", THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID NORTH BROOK PHASE ONE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 27°10'54" EAST, FOR 36.95 FEET; THENCE NORTH 62°02'28" EAST, FOR 129.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 15.54 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 201900172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 61°42'59" EAST.

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

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

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

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

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

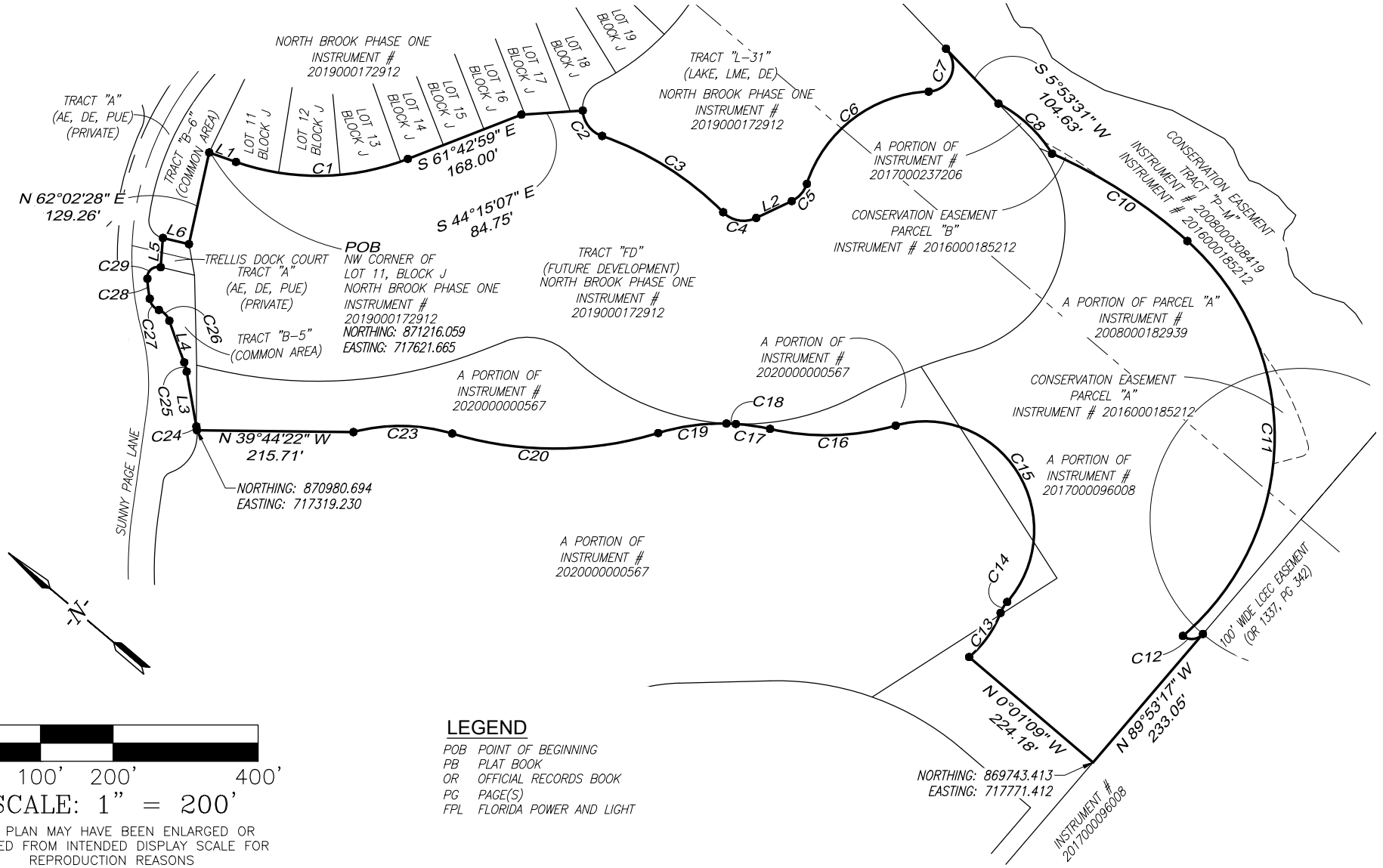
A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	2 of 4

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG



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

LEGEND

POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
FPL	FLORIDA POWER AND LIGHT

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 200'
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	3 of 4

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.75'	241.99'	40°34'12"	S 41°25'53" E	236.96'
C2	40.00'	46.74'	66°56'55"	S 12°16'25" W	44.13'
C3	438.72'	198.87'	25°58'20"	S 8°12'52" E	197.18'
C4	40.00'	49.31'	70°37'43"	S 30°32'33" E	46.24'
C5	40.00'	32.42'	46°26'15"	S 89°04'33" E	31.54'
C6	185.00'	224.14'	69°25'01"	S 77°35'10" E	210.68'
C7	35.00'	80.16'	131°13'50"	N 71°30'26" E	63.76'
C8	190.00'	102.45'	30°53'36"	S 2°40'01" W	101.21'
C10	707.00'	222.93'	18°03'59"	S 7°35'13" E	222.01'
C11	362.00'	616.37'	97°33'26"	S 50°13'26" W	544.56'
C12	20.00'	30.60'	87°40'15"	S 46°03'24" E	27.70'
C13	150.01'	75.43'	28°48'36"	N 85°00'46" E	74.64'
C14	50.00'	17.68'	20°15'49"	N 80°44'23" E	17.59'
C15	150.00'	385.23'	147°08'56"	N 17°17'49" E	287.75'
C16	350.00'	175.03'	28°39'09"	N 41°57'04" W	173.21'
C17	300.21'	47.68'	9°05'59"	N 32°10'29" W	47.63'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C18	340.00'	13.02'	2°11'41"	N 37°58'24" W	13.02'
C19	300.06'	95.34'	18°12'20"	N 48°19'21" W	94.94'
C20	490.00'	288.08'	33°41'07"	N 40°34'58" W	283.95'
C23	250.00'	137.89'	31°36'07"	N 39°32'27" W	136.15'
C24	55.00'	5.27'	5°29'28"	N 40°16'16" E	5.27'
C25	78.00'	13.14'	9°38'58"	N 34°45'10" E	13.12'
C26	25.00'	21.44'	49°08'03"	N 5°21'39" E	20.79'
C27	20.00'	20.90'	59°53'06"	N 10°44'11" E	19.97'
C28	380.00'	27.70'	4°10'38"	N 42°46'03" E	27.70'
C29	15.00'	28.26'	107°57'44"	S 81°09'46" E	24.26'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 21°08'46" E	39.03'
L2	S 65°51'25" E	54.25'
L3	N 39°34'39" E	76.77'
L4	N 29°55'41" E	61.01'
L5	N 53°52'37" E	40.49'
L6	S 27°10'54" E	36.95'

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	4 of 4

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF TRACT L–17, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE RIGHT–OF–WAY OF CASCADE PRICE CIRCLE, NORTHBROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT–OF–WAY FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) WESTERLY 125.15 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 456.58 FEET THROUGH A CENTRAL ANGLE OF 15°42'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°49'26" WEST FOR 124.76 FEET TO A POINT ON A CURVE; 2) NORTHWESTERLY 13.94 FEET ALONG SAID RIGHT–OF–WAY AND THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 10.09 FEET THROUGH A CENTRAL ANGLE OF 79°09'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 57°40'31" WEST FOR 12.86 FEET; 3) NORTH 17°39'40" WEST, FOR 6.93 FEET; 4) SOUTH 72°20'20" WEST, FOR 70.00 FEET TO A POINT ON A CURVE; 5) SOUTHWESTERLY 15.24 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 87°18'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°00'37" WEST FOR 13.81 FEET; 6) SOUTH 69°43'30" WEST, FOR 24.75 FEET TO A POINT ON A CURVE; 7) WESTERLY 10.93 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 19.23 FEET THROUGH A CENTRAL ANGLE OF 32°32'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°17'49" WEST FOR 10.78 FEET TO A POINT ON A CURVE; 8) SOUTHWESTERLY 99.21 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 73.09 FEET THROUGH A CENTRAL ANGLE OF 77°46'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°59'25" WEST FOR 91.77 FEET TO A POINT ON A CURVE; 9) SOUTHWESTERLY 12.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 19.90 FEET THROUGH A CENTRAL ANGLE OF 36°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°58'43" WEST 10) SOUTH 59°06'37" WEST, FOR 52.67 FEET TO A POINT A POINT OF INTERSECTION WITH THE RIGHT–OF–WAY OF PRITCHETT PARKWAY AND A POINT ON A CURVE; THENCE NORTHWESTERLY 297.55 FEET ALONG SAID RIGHT–OF–WAY AND THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,151.16 FEET THROUGH A CENTRAL ANGLE OF 14°48'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°04'32" WEST FOR 296.73 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT–OF–WAY FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 718.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 491.00 FEET THROUGH A CENTRAL ANGLE OF 83°51'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°02'11" EAST FOR 656.16 FEET; THENCE NORTH 79°06'33" WEST, FOR 121.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 170.42 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 26°23'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°05'09" WEST FOR 168.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 498.33 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,352.00 FEET THROUGH A CENTRAL ANGLE OF 21°07'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°43'18" WEST FOR 495.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 303.85 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 96°43'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°11'47" EAST FOR 269.03 FEET; THENCE SOUTH 80°30'34" EAST, FOR 115.36 FEET TO A POINT OF INTERSECTION WITH THE RIGHT–OF–WAY OF WATERSAIL DRIVE OF SAID BRIGHTWATER PHASE 3; THENCE ALONG SAID RIGHT–OF–WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 09°26'42" WEST, FOR 40.00 FEET; 2) SOUTH 80°33'18" EAST, FOR 14.43 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK C OF SAID PLAT; THENCE SOUTH 13°06'48" WEST ALONG SAID WEST LINE, FOR 121.16 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE AND THE EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED TRACT L–17; THENCE NORTH 80°35'49" WEST ALONG SAID EXTENSION AND NORTH LINE, FOR 115.06 FEET TO A POINT ON A CURVE; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT L–17 FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTHWESTERLY 56.67 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 81°10'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°51'05" WEST FOR 52.05 FEET; THENCE SOUTH 18°15'52" WEST, FOR 273.52 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 7.12 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 10°11'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°10'09" WEST FOR 7.11 FEET; THENCE SOUTH 08°04'11" WEST, FOR 42.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 18.74 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WEST LINE OF OF BLOCK C, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 13°06'48" W.

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

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

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	BFM4
SCALE:	N/A
DATE:	10/22/2024
FILE:	25-612-SB-1
SHEET:	1 of 3

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3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144

www.GradyMinor.com

Fort Myers: 239.690.4380

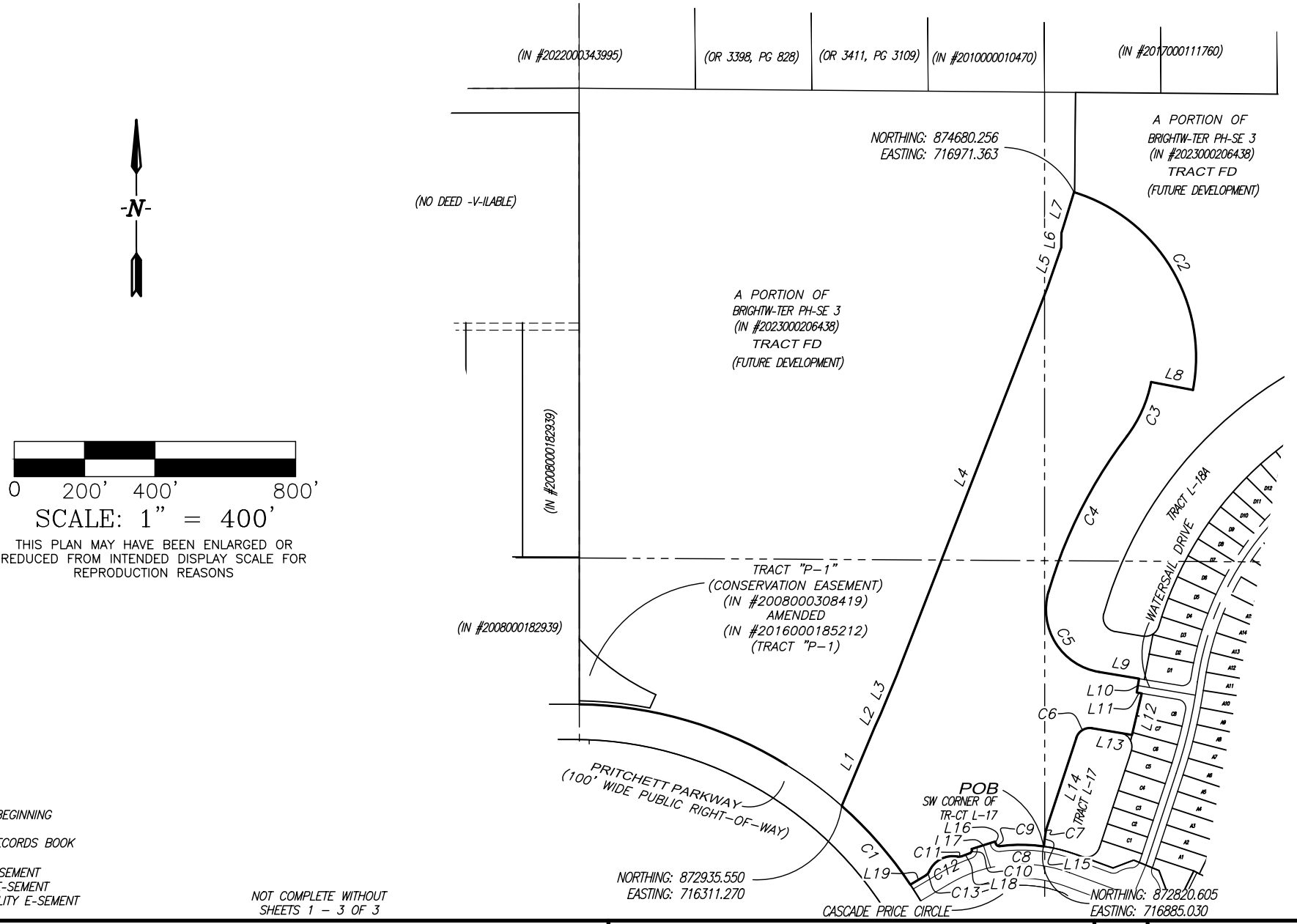
SKETCH AND DESCRIPTION

A PARCEL OF LAND

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

DATE SIGNED

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



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

LEGEND

POB	POINT OF BEGINNING
PB	PL-T BOOK
OR	OFFICIAL RECORDS BOOK
PG	P-GE(S)
-E	-CCESS E-SEMENT
DE	DR-INAGE E-SEMENT
PUE	PUBLIC UTILITY E-SEMENT

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

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

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 400'
DATE:	11/24/2025
FILE:	25-612-SB-1
SHEET:	2 of 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 22°39'29" E	242.73'
L2	N 24°29'22" E	40.02'
L3	N 22°39'29" E	121.00'
L4	N 21°13'44" E	1180.91'
L5	N 19°00'32" E	121.00'
L6	N 1°15'28" E	41.77'
L7	N 17°02'11" E	121.00'
L8	N 79°06'33" W	121.00'
L9	S 80°30'34" E	115.36'
L10	S 9°26'42" W	40.00'
L11	S 80°33'18" E	14.43'
L12	S 13°06'48" W	121.16'
L13	N 80°35'49" W	115.06'
L14	S 18°15'52" W	273.52'
L15	S 8°04'11" W	42.61'
L16	N 17°39'40" W	6.93'
L17	S 72°20'20" W	70.00'
L18	S 69°43'30" W	24.75'
L19	S 59°06'37" W	52.67'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1151.16'	297.55'	14°48'36"	N 41°04'32" W	296.73'
C2	491.00'	718.60'	83°51'16"	S 31°02'11" E	656.16'
C3	370.00'	170.42'	26°23'24"	S 24°05'09" W	168.92'
C4	1352.00'	498.33'	21°07'07"	S 26°43'18" W	495.51'
C5	180.00'	303.85'	96°43'02"	S 32°11'47" E	269.03'
C6	40.00'	56.67'	81°10'26"	S 58°51'05" W	52.05'
C7	40.00'	7.12'	10°11'55"	S 13°10'09" W	7.11'
C8	456.58'	125.15'	15°42'19"	N 89°49'26" W	124.76'
C9	10.09'	13.94'	79°09'43"	N 57°40'31" W	12.86'
C10	10.00'	15.24'	87°18'09"	S 26°00'37" W	13.81'
C11	19.23'	10.93'	32°32'57"	S 85°17'49" W	10.78'
C12	73.09'	99.21'	77°46'23"	S 61°59'25" W	91.77'
C13	19.90'	12.60'	36°17'33"	S 40°58'43" W	12.39'

NOT COMPLETE WITHOUT
SHEETS 1 – 3 OF 3

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a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PARCEL OF LAND

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

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/24/2025
FILE:	25-612-SB-1
SHEET:	3 of 3

APPENDIX 3. SITE PLAN OF THE 2026 PROJECT AREA

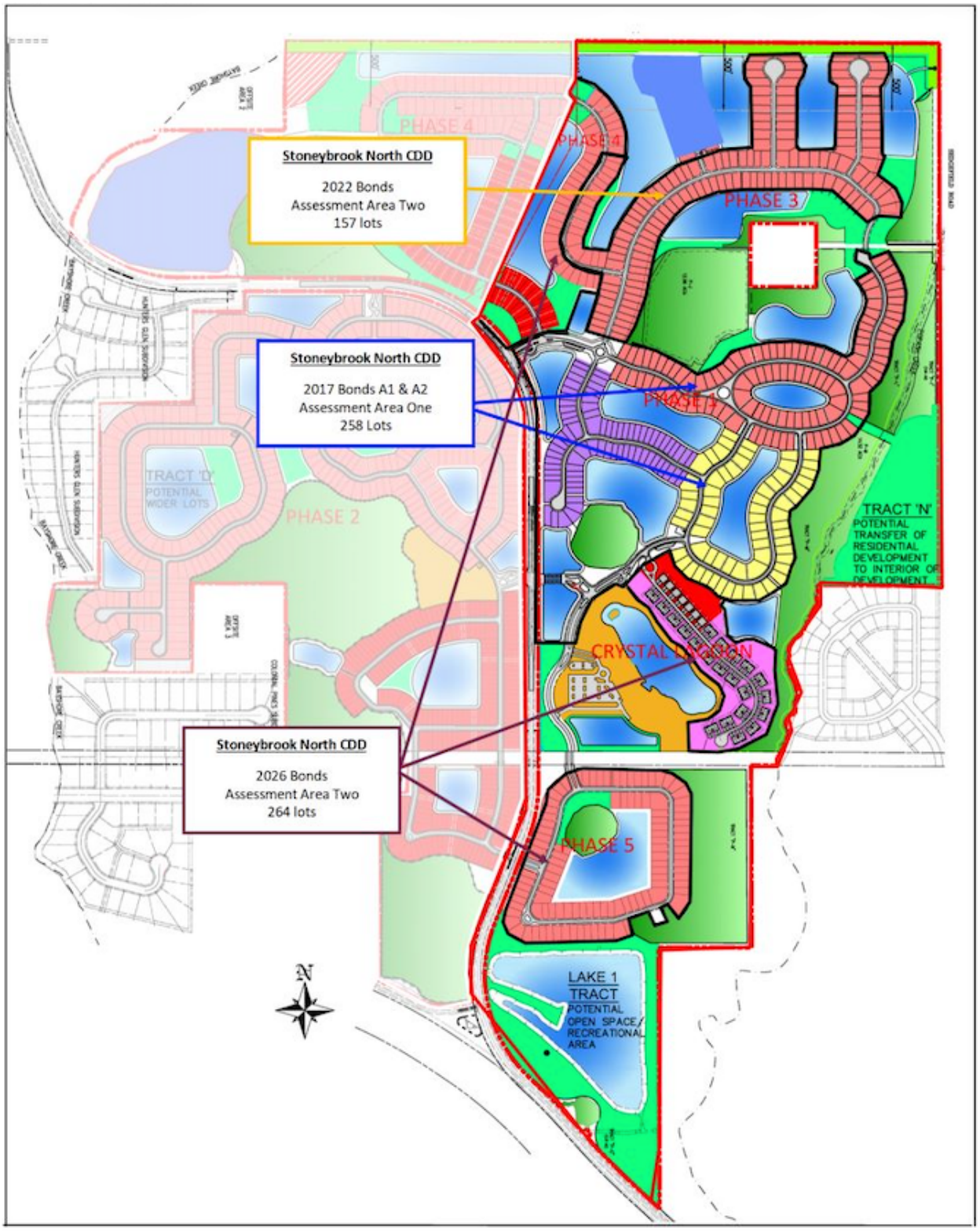

EXHIBIT 3

AGENDA

MINUTES OF MEETING

STONEYBROOK NORTH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development District was held on Tuesday, September 22, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Ft. Myers, Florida 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 2:14 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Regis Steighner	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary
Diane Allenbaugh	Board Supervisor, Assistant Secretary

Also, present were:

Audette Bruce	District Manager, Kai
Tyson Waag *(via Teams)*	District Engineer, Stantec
Matt Lewis	Crosscreek Environmental

The following is a summary of the discussions and actions taken at the September 22, 2026 Stoneybrook North CDD Board of Supervisors Regular Meeting.

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

There were five audience members present, and two audience member attended online.

Residents asked for updates on previously approved work that had not yet been completed, including gates and signage.

THIRD ORDER OF BUSINESS – Business Items

A. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank

Ms. Bruce explained that the draw would cover the District's funding gap for the first three months of the fiscal year, before assessment revenues are generally received in December.

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved the Authorization of a Draw Against Revolving Line of Credit with Valley National Bank, to cover the District's funding shortfall for the first three months of the fiscal year and gate expenses, subject to Kai confirming the total loan amount and the Chairman's final approval,** for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 1: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on August 25, 2026

Ms. Allenbaugh requested that her disapproval of the speed limit be reflected in the meeting minutes.

B. Exhibit 2: Consideration for Acceptance – The Unaudited July 2026 Financials

C. Exhibit 3: Consideration for Acceptance – The Unaudited August 2026 Financials
D. Exhibit 4: Ratification of ECS Integrations – 50 Doorking Clickers - $2,200.00
E. Exhibit 5: Ratification of Romaner Graphics – Signage - $877.00

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being no other report, the next item followed.

B. District Engineer

There being no other report, the next item followed.

C. Field Operations Manager: Kai

- Exhibit 6: Safety Culture Report – September 16, 2026

Ms Allenbaugh reported that the pedestrian gates at the North and South Gates require inspection and possible repairs. She requested that proposals be obtained for pedestrian gate repairs and sidewalk repairs at River Burst and other areas with damaged sidewalks.

- Crosscreek
  - Exhibit 7: Lake Treatment Report – August 2026
  - Exhibit 8: Tilapia Mortality Bulletin
- Consideration of Proposals
  - Exhibit 9: Kates Environmental Fencing – Silt Fence - $60,375.00

    It was recommended to wait until more information is available.
  - Exhibit 10: Crosscreek Environmental – Dead Fish Removal from the Lake Shoreline - $800.00

    This proposal was not considered.
  - Exhibit 11: True Fence – Fence Proposal - $61,000.00

    The Board requested a revised bid with a smaller scope.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **allowing Ms. Allenbaugh and Mr. Steighner to investigate the area for fencing and report back to the Board,** for the Stoneybrook North Community Development District.

Walk-on: EGIS Insurance Proposal

On a MOTION by Mr. Draper, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved **the addition of the Walk-on item to the agenda,** for the Stoneybrook North Community Development District.

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the EGIS Insurance Proposal,** for the Stoneybrook North Community Development District.

D. District Manager

- Exhibit 12: ECS/DC Integrations – Accounting: Gate Expenditures

  Ms. Bruce was tasked with asking ECS to provide a record of the number of days the gates were operational and non-operational.

- Update on Gate Proposals

  Ms. Bruce was tasked to present Envera gate proposal at next meeting.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Allenbaugh stated that a policy addressing the use of e-bikes, mini-bikes, and ATVs is needed.

On a MOTION by Mr. Draper, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **authorizing Ms. Allenbaugh to work with the District Counsel on apolicy addressing e-bikes, mini-bikes and ATVs in the community,** for the Stoneybrook North Community Development District.

The Board asked Ms. Bruce to clarify whether the area across the lagoon belongs to the CDD and is the CDD's responsibility to maintain.

The Board requested that United Land Services edge the walkways into the preserves.

The Board requested proposals from United Land Services for the tall, thorny plants at the Sedgefield entrance.

Ms. Bruce was tasked by the Board with communicating with SFWMD regarding the silt fencing and gopher tortoise situation.

The Board asked to have District Counsel investigate how to get the Sheriff's Office to enforce laws on CDD roads.

Ms. Bruce was tasked by the Board to follow up with the Master HOA on their revised towing policy.

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

A resident reported seeing children who do not live in the community riding motorbikes on the streets.

A resident provided feedback regarding the door clickers, noting that some were not working. He also pointed out that United Land Services was not cleaning up and collecting the grass clippings after mowing.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Allenbaugh made a motion to adjourn the meeting.

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

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

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

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 4

AGENDA

ESTIMATE
EST-33000

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

(813) 269-5990

Estimate Date: 10/19/26

Follow Up Date : 10/22/26

Payment Terms: Cash

Description: 24" x 18" Parking Rules Sign

Bill To: Stoneybrook North CDD :

Ordered By: Luis Martinez
luis@hikai.com
(813) 921-9866

Salesperson:

Entered By: David Roach

ITEMS		QTY	UNIT PRICE	LINE TOTAL
1	24" x 18" x 1/8" Dibond (Parking Rules Sign)	2	$80.55	$161.10
	24" x 18" x 1/8" Dibond Sign with Reflective vinyl, single sided, rounded corners. (1) mounting hole at top and bottom.			
2	Pick-Up	1	$0.00	$0.00
	Pick-up from Sign Solutions.3921 W. Dr. Martin Luther King Jr. Blvd.Tampa, FL 33614			

Subtotal	$161.10
Pre-Tax Total	$161.10
Tax	$0.00
Total	$161.10

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

Approved, 10/19/2026 by: Audette Bruce



Generated on: 10/19/26

EXHIBIT 5

AGENDA

Proposal #255542

Date: 10/12/2026

PO #

Jose Valentin

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

Property:

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

Stuck Valves (10/12/26)

8756 Swell Brooks
8764Swell Brooks
8840 Cascade Price
8832 Cascade Price
8824 Cascade Price
8750 Cascade Price
8754 Cascade Price
8789 Cascade Price
8793 Cascade Price
2 Valve Common Cronin Sand
18541 Cronin Sand
18558 Marlin Kite
18569 Marlin Kite
18116 Everson Mile
18608 Marlin Kite
18173 Everson Mile
18161 Everson Mile
18149 Everson Mile
18141 Everson Mile
18137 Everson Mile
These addresses currently have a stuck valve we will have to flush them out.

Repairs Proposed $550.00

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				
Labor- Naples Irrigation	10.00	Hr	$55.00	$550.00

Sale	$550.00
Sales Tax	$0.00
Total	**$550.00**

By		**By**	
	Jose Valentin		
Date	10/12/2026	**Date**	10/12/2026
	United Land Services		**Stoneybrook North CDD**

EXHIBIT 6

AGENDA

Consideration; $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Access Easement
(District-Owned Public Roadways)

This Grant of Access Easement ("**Access Easement**") is given as of _____ ____, 2026, by **Stoneybrook North Community Development District,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Kai 2502 N Rocky Point Drive, Suite 1000, Tampa, FL 33607 ("**Grantor"** or **"District**"), in favor of **Brightwater Club, LLC**, a Delaware limited liability company whose mailing address is 2502 N Rocky Point Drive, Suite 1050, Tampa, FL 33607, and **North Brook Holdings, LLC,** a Florida limited liability company whose mailing address is 2502 N Rocky Point Drive, Suite 1050, Tampa, FL 33607 (collectively and together with their successors and assigns, the "**Grantee**").

WHEREAS, the Grantor is the owner of certain roadways described in **Exhibit A**, attached hereto and made a part hereof ("**District Roads**"). These District Roads were dedicated to the Grantor per the plat of NORTH BROOK PHASE ONE, as recorded in Plat Book Instrument Number 2019000172912, Pages 1 through 13, of the Public Records of Lee County, Florida and per the plat of BRIGHTWATER PHASE 3, as recorded in Plat Book Instrument Number 2023000206438, Pages 1 through 16, of the Public Records of Lee County, Florida. The District Roads were further deeded to the Grantor per the Quit Claim Deed recorded as Instrument #2020000043181 of the Public Records of Lee County, Florida and per the Quit Claim Deed recorded as Instrument # _____ of the Public Records of Lee County, Florida;

WHEREAS, any roads that are owned by the District are considered public improvements and the District is prohibited from restricting access to any member of the public;

WHEREAS, as evidenced by federal tax certificates issued for each of the District's bond issuances, and to maintain the tax-exempt status of the bonds, the District promised to bond holders that the District Roads will be operated as public roads and any member of the public will have free unrestricted access to such roads;

WHEREAS, the Grantee owns property adjacent to the District Roads and requires the ability to access the District Roads for development, operation, and general use of its property; and

WHEREAS, the Grantee has requested this Access Easement to memorialize (i) that the District Roads shall be open and available for public perpetual use; and (ii) the Grantee's right to perpetual access.

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, a non-exclusive easement over the District Roads in perpetuity for the purposes of pedestrian and vehicular ingress, egress, and access on, in, over,

under, across, and through the District Roads.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Access Easement.

This Access Easement was prepared at the direction of the Grantor and Grantee without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Access Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:	**Stoneybrook North Community Development District**
_____	_____
Print Name: _____	Michael Lawson
Address: _____	Chair of the Board of Supervisors
_____	
_____	
Print Name:_____	
Address: _____	
_____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Michael Lawson, Chair of the Board of Supervisors of the Stoneybrook North Community Development District, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public Signature

_____
Notary Public Stamp

Exhibit A

Tract A, per the plat of NORTH BROOK PHASE ONE, as recorded in Plat Book Instrument Number 2019000172912 of the Public Records of Lee County, Florida

TOGETHER WITH

Tract A, per the plat of BRIGHTWATER PHASE 3, as recorded in Plat Book Instrument Number 2023000206438, Pages 1 through 16, of the Public Records of Lee County, Florida.

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
www.srvlegal.com

M E M O R A N D U M

To: Board of Supervisors of the Stoneybrook North Community Development District
From: Straley Robin Vericker, District Counsel
Date: October 8, 2026
Subject: CDD Roads are Public Roads

Introduction

The Stoneybrook North Community Development District ("**CDD**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**Chapter 190**") by an ordinance of Lee County. As a governmental entity, the CDD enjoys many benefits including, but not limited to, exemption from sales and property taxes, sovereign immunity, the ability to issue tax-exempt bonds, and the ability to collect its non-ad valorem special assessments on the county tax bill. However, as a governmental entity the CDD is also subject to certain governmental laws and principles such as the sunshine law, public records laws, code of ethics, and the principles of public interest and public access. The roads in the community were funded with proceeds from tax-exempt bonds issued by the CDD and are owned and operated by the CDD

Relevant Portions of Chapter 190 and Florida Statutes

As a creature of statute, the powers of the CDD must be specifically granted to it by Chapter 190 and the ordinance establishing the CDD. Section 190.003(6), *Florida Statutes* defines a community development district to be:

> *a **local unit of special-purpose government** which is created pursuant to this act and **limited to the performance of those specialized functions authorized by this act**...*

The CDD has the authority to acquire, construct, and maintain roads. Specifically, Section 190.012(1)(d)1., *Florida Statutes* states:

> *190.012 Special powers; **public improvements** and community facilities.—The district shall have, and the board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included therein, any or all of the following special powers relating to **public improvements** and community facilities authorized by this act:*
>
> > *(1) To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:*
> >
> > > *(d)1. District **roads** equal to or exceeding the applicable specifications of the county in which such district roads are located…*

Accordingly, the plain language in Chapter 190 unequivocally means that the roads owned by the CDD are public roads.

Lee County granted the CDD the special powers related to security outlined in Section 190.012(2)(d), *Florida Statutes,* which states:

> *(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:*
>
> > *(d)* ***Security, including, but not limited to,*** *guardhouses, fences and* ***gates****, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies…*

This permits the CDD to maintain gates at the entrances of the community. However, this does not mean that the CDD can restrict general public access. This simply allows the CDD to have gates to provide some sense of security, which is generally described as a "soft gate" where the CDD could request that non-residents advise where they are going and be requested to provide identification, but if they refuse to answer or provide any form of identification, then the CDD must allow them to proceed into the community; even if the non-resident does not know that the roads are public, there would be potential liability with restricting access during reasonable hours where a general member of the public may have a reasonable purpose for visiting the community. What many residents consider a private gated community, where non-residents can be denied access, is generally known as "hard gates" which control access to roads owned and operated by private homeowner associations.

Because the CDD's roads are public roads, the CDD cannot discriminate against or exclude specific classes of users. The right of public access applies equally to resident guests, commercial vendors, prospective homebuyers, the community's developer, etc. The CDD should not utilize its security gates to systematically turn away, obstruct, or delay any lawful user of the roadways. Any attempt to single out specific traffic for exclusion could be viewed as an unlawful restriction on a public right-of-way and a denial of equal access.

As public rights-of-way, CDD roads are subject to state traffic regulations. For instance, Section 316.2045(1)(a), Florida Statutes, provides that a person may not willfully obstruct the free, convenient, and normal use of a public road by impeding, hindering, stifling, or restraining traffic or passage thereon. Furthermore, the CDD must comply with all applicable city, county, and state requirements applicable for the roads.

Relevant Case Law and Guidance from the Florida Attorney General's Office

In *Northern Palm Beach County Water Control District* v. *State of Florida* 604 So. 2d 440 (Fla. 1992), the Florida Supreme Court found that district's amended enabling act demonstrated a clear legislative intent to construct and maintain limited access roads. Chapter 190 does not contain such language. Specifically, that district's enabling act stated:

> *Section 6. Roads for* ***exclusive use and benefit of a unit of development and its residents****. It is hereby found and declared that among the many causes of deterioration in residential neighborhoods are the proliferation of crime, excessive automobile flow, and excessive noise levels from automobile traffic. It is to the benefit of the land in the district and its ultimate users and residents and it is hereby declared to be a public purpose to include provision in a water management plan for roads for the exclusive use and benefit of a unit of development and its residents.*

Additionally, the Florida Supreme Court found that the unlawful obstruction of a public road may constitute a public nuisance subject to appropriate judicial proceedings. *Marion County v. Ray, 107 Fla. 124, 125 (1932)*. Accordingly, if a CDD unlawfully restricts access to a public road or right-of-way, the resulting obstruction may give rise to a claim for injunctive relief. Section 60.05(1), *Florida Statutes.* Maintaining lawful public access in accordance with applicable law therefore helps reduce the risk of nuisance claims, requests for injunctive relief, and related litigation.

In Florida Attorney General Opinion 90-51, the Attorney General opined that a municipality could not install a security gate across a public road which would restrict access to residents and non-residents that purchased a remote-control unit. In Florida Attorney General Opinion 2004-13, the Attorney General determined that a municipality may not erect signage on public roads to restrict through traffic by nonresidents. In Florida Attorney General Opinion 2004-65, the Attorney General concluded that a governmental entity may generally only use public funds to construct or repair a road if the road is completely open to the public, contrasting this with a private road on which the general public possesses no right to travel. In Florida Attorney General Opinion 2006-24, the Attorney General opined that a statutorily created special district, could only exercise powers expressly granted under its enabling statute and found nothing in the fire district's enabling legislation or legislative intent which would allow it to expend public funds to construct or maintain private roads.

Covenants Related to Tax-Exempt Bonds

To comply with IRS regulations for tax-exempt bonds the CDD promised the bond holders to allow the general public access to use the roads. This covenant is memorialized in the Arbitrage Certificates signed by the CDD in connection with each of its bond issuances. Section 5 of the 2017 and 2022 certificates specifically states:

> *... the District covenants that* ***all roads and roadway systems*** *financed with the proceeds of the Series [2017 / 2022] Bonds* ***will be operated as public roads*** *and* ***any member of the public will have free unrestricted access to such roads****.*

This public access requirement was reaffirmed during the CDD's most recent bond issuance. Section 5 of the 2026 certificate specifically states:

> *...* ***all roads and roadway*** *systems financed or refinanced, as the case may be, with the proceeds of the Series 2026 Bonds or the Refunded Bonds are or* ***will be operated as public roads*** *and* ***any member of the public has or will have free unrestricted access to such roads****.*

Compliance with these covenants is an important requirement of maintaining the tax-exempt status of the District's bonds. If IRS regulations regarding public access are not met, it could result in the bonds being deemed taxable, which could lead to unexpected financial costs for the CDD and, by extension, the property owners who pay the debt service assessments. Maintaining open access helps ensure the District remains in compliance with its financial obligations while protecting the community from unnecessary financial risk.

Conclusion

Under Florida Law, the CDD does not have the authority to restrict general public access to the community. The roads owned and operated by the CDD must be open and available to the general public.

EXHIBIT 7

AGENDA

BUILDER RIGHTS AGREEMENT

This Builder Rights Agreement (this "**Agreement**"), is effective as of the date signed by the last party below (the "**Effective Date**"), and is made by and between D.R. Horton, Inc., a Delaware Corporation (the "**Homebuilder**") and the Stoneybrook North Community Development District, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes (the "**District**") (Homebuilder and District may each be referred to as a "**Party**" or collectively as the "**Parties**").

W I T N E S S E T H :

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners in and for Lee County, Florida, for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain community infrastructure; and

WHEREAS, Homebuilder has acquired land within the District and plans to construct homes for end users within Phases 4, 5, and 6 of the Project according to the Site Plan depicted in **Exhibit A** hereto, which is incorporated by this reference and which lands are more particularly described in **Exhibit B** hereto; and

WHEREAS, the District and Homebuilder desire to enter into an agreement establishing Homebuilder's Builder Rights and rules relating to Homebuilder's marketing efforts and construction of homes for end users (the "**Homes**") within the District.

NOW THEREFORE, for an in consideration of the reciprocal covenants stated herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true, correct, and incorporated herein by this reference.

2. District Authorization of Builder Rights. The District hereby authorizes Homebuilder to and confirms that Homebuilder may exercise certain Builder Rights over District-owned rights-of-way and common areas depicted in Exhibit A hereto (the "**Rights-of-Way**") and for the lots owned by Homebuilder (the "**Lots**") as may be necessary for the construction and sale of Homes during all periods of time in which Homebuilder is constructing, marketing, and selling homes within the District, as follows:

a. Homebuilder shall have the right to maintain within the Lots temporary signage, flags, banners, directional signs, model home designations, model homes, sales trailers, and construction trailers, to the extent necessary to facilitate the completion of construction and sale of Homes.

b. Homebuilder shall have the right to maintain upon District-owned Rights-of-Way temporary signage, flags, banners, directional signs, and model home designations.

c. Homebuilder shall have the right to maintain within the Lots any building materials and equipment to facilitate completion of construction of the Homes.

d. Homebuilder and its vendors, contractors, subcontractors, employees, and other construction personnel shall have the right to access the Lots and convey building materials and equipment necessary for construction via the Rights-of-Way and through District-owned entry gates and other entrances between the hours of 7:00 AM and 7:00 PM daily. District shall leave gates open during such hours.

e. Homebuilder and its vendors, contractors, subcontractors, employees, and other construction personnel shall have the right to park vehicles in the Rights-of-Way adjacent to or in close proximity to the Lots.

3. Builder Obligations. During the course of its operations within the District, Homebuilder shall use commercially reasonable efforts to ensure that all Rights-of-Way shall be kept open for traffic and shall not be blocked except as may be temporarily necessary for the delivery of materials and connection of utility services. Notwithstanding the foregoing, Homebuilder shall ensure that any vehicles, equipment, trailers, materials, or other items placed or parked within the District's Rights-of-Way do not unreasonably interfere with the safe passage of traffic or impede access by emergency vehicles at any time. Homebuilder shall be responsible for obtaining all permits or approvals necessary for any marketing materials or signage placed on District-owned property. At the termination of this Agreement, Homebuilder, at its sole cost and expense, shall remove and dispose of all marketing materials and signage and shall restore the area to the condition that existed before such items were installed.

4. District Obligations. The District shall not close, block, or otherwise obstruct the Rights-of-Way during active construction without prior coordination with Homebuilder. The District shall ensure that all District-owned or District-maintained utilities and infrastructure within the Project, including without limitation stormwater management systems and roadways, are operational and available for connection and use by the Homebuilder and its contractors as reasonably necessary for the construction and occupancy of Homes. The District shall provide the Homebuilder with reasonable advance written notice (not less than seventy-two (72) hours) of any planned service interruptions, maintenance activities, or construction activities by District contractors that may affect the Homebuilder's access to the Lots, Rights-of-Way, or utility services. The District shall cooperate with the Homebuilder in coordinating the timing and sequencing of District infrastructure work with the Homebuilder's construction schedule to minimize disruption to home construction and sales activities. The District agrees to grant to the Homebuilder a temporary construction easement over portions of the Rights-of-Way and any District-owned common areas adjacent to the Lots as reasonably necessary for the movement of construction materials and equipment, and for the performance of grading, landscaping, and utility connection work. Such easement shall terminate upon the completion of construction on all Lots or upon the termination of this Agreement, whichever occurs first. The District shall maintain all District infrastructure, including without limitation roads, stormwater systems, common areas, and entry features, in good condition throughout the term of this Agreement so as not to negatively impact the Homebuilder's marketing and sales efforts or the value of the Homes. The District shall

provide the Homebuilder with access codes, keys, or other means of entry through any District-controlled gates, access points, or security systems as necessary for the Homebuilder, its contractors, vendors, and prospective purchasers to access the Lots and model homes. The District shall not adopt or enforce any rules, regulations, or policies that would unreasonably interfere with or restrict the Homebuilder's construction activities or sales operations within the District during the term of this Agreement without the prior written consent of the Homebuilder, which consent shall not be unreasonably withheld.

5. District Representative. The District shall designate a representative who shall serve as the Homebuilder's primary point of contact for all matters arising under this Agreement. The District representative shall have authority to grant routine approvals and consents on behalf of the District and shall respond to Homebuilder inquiries within five (5) business days.

6. Enforcement of Agreement. In the event that either of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

7. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

8. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

9. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties. The Parties have complied with all the requirements of law. The Parties have full power and authority to comply with the terms and provisions of this instrument.

10. Notices. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, electronic mail with delivery confirmation or overnight delivery service, to the Parties, as follows:

A. If to the District:

Stoneybrook North
Community Development District
C/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL, 33607
Attn: District Manager
Email: audette@hikai.com

B. If to the Homebuilder: Dwayne Hill, Division President
D.R. Horton, Inc.
10541 Ben C Pratt/Six Mile Cypress Pkwy
Fort Myers, FL 33966
Phone: 770-807-2485
Email: DMHill@drhorton.com
JLThomas@drhorton.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Homebuilder may deliver Notice on behalf of the Parties. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

11. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Homebuilder as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

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

13. Applicable Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

14. Indemnification and Insurance. The Homebuilder, its contractors, agents and employees performing work for Homebuilder shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said

insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, in a combined-single limit of not less than $1,000,000.00 per occurrence and $2,000,000 aggregate. The Homebuilder shall maintain automobile liability for bodily injury and property damage in a combined single limit of not less than $1,000,000. The Homebuilder, its contractors, agents and employees performing work for Homebuilder shall also maintain Worker's Compensation insurance as required by law and any other insurance as may be required by applicable law. Homebuilder agrees to indemnify, save and hold harmless the District and its officers, supervisors, managers agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, supervisors, managers, agents, servants and employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct of Homebuilder, its contractors, agents, or employees resulting from, arising out of or occurring in connection with the marketing material, signage or any other use of the District's property contemplated under this Agreement.

15. Termination. This Agreement will terminate without further action by the Parties upon the issuance of the last certificate of occupancy for the Homes constructed on the Lots.

16. Public Records. As required under Section 119.0701, Florida Statutes, Homebuilder shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Homebuilder upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

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

17. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

18. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature

in Section 768.28, *Florida Statutes,* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

19. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

20. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date signed by the last party below.

ATTEST:

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Name: _____
Its: ☐ Chair ☐ Vice Chair
Date: _____

WITNESSES:

D.R. HORTON, INC.

_____
Name: _____

_____
Name: _____
Its: _____
Date: _____

Exhibit A: Project Site Plan
Exhibit B: Project Lands Legal Description

Exhibit A
Site Plan

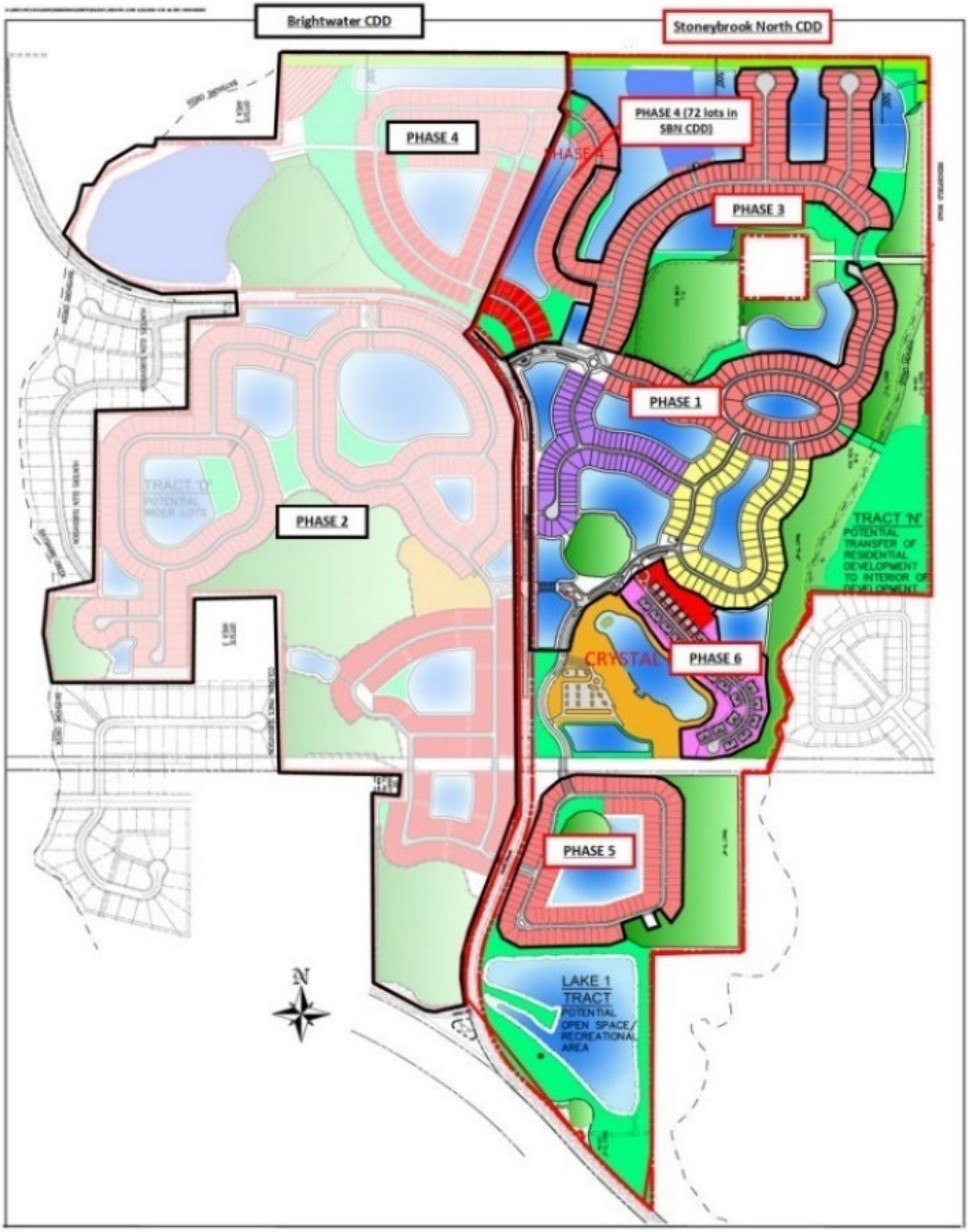

Exhibit B
Project Lands Legal Description

PROPERTY DESCRIPTION

BEING A PORTION OF PARCEL "A" AS DESCRIBED IN INSTRUMENT NUMBER 2008000182939 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 21, SOUTH 00°20'04" EAST, FOR 1,338.99 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, NORTH 89°51'09" WEST, FOR 1,881.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF PRITCHETT PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 2137, PAGE 2738 OF SAID PUBLIC RECORDS, THE SAME BEING A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) NORTHERLY 178.39 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 09°44'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16°12'44" EAST FOR 178.18 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.41 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 142.94 FEET TO THE INTERSECTION WITH THE NORTH LINE SAID SECTION 21; THENCE ALONG SAID NORTH LINE, SOUTH 89°53'17" EAST, FOR 1,512.14 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING FEET OR 50.87 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING SOUTH 00°20'34" EAST.

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

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

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH5-1
SHEET:	1 of 2

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH5-1.DWG

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

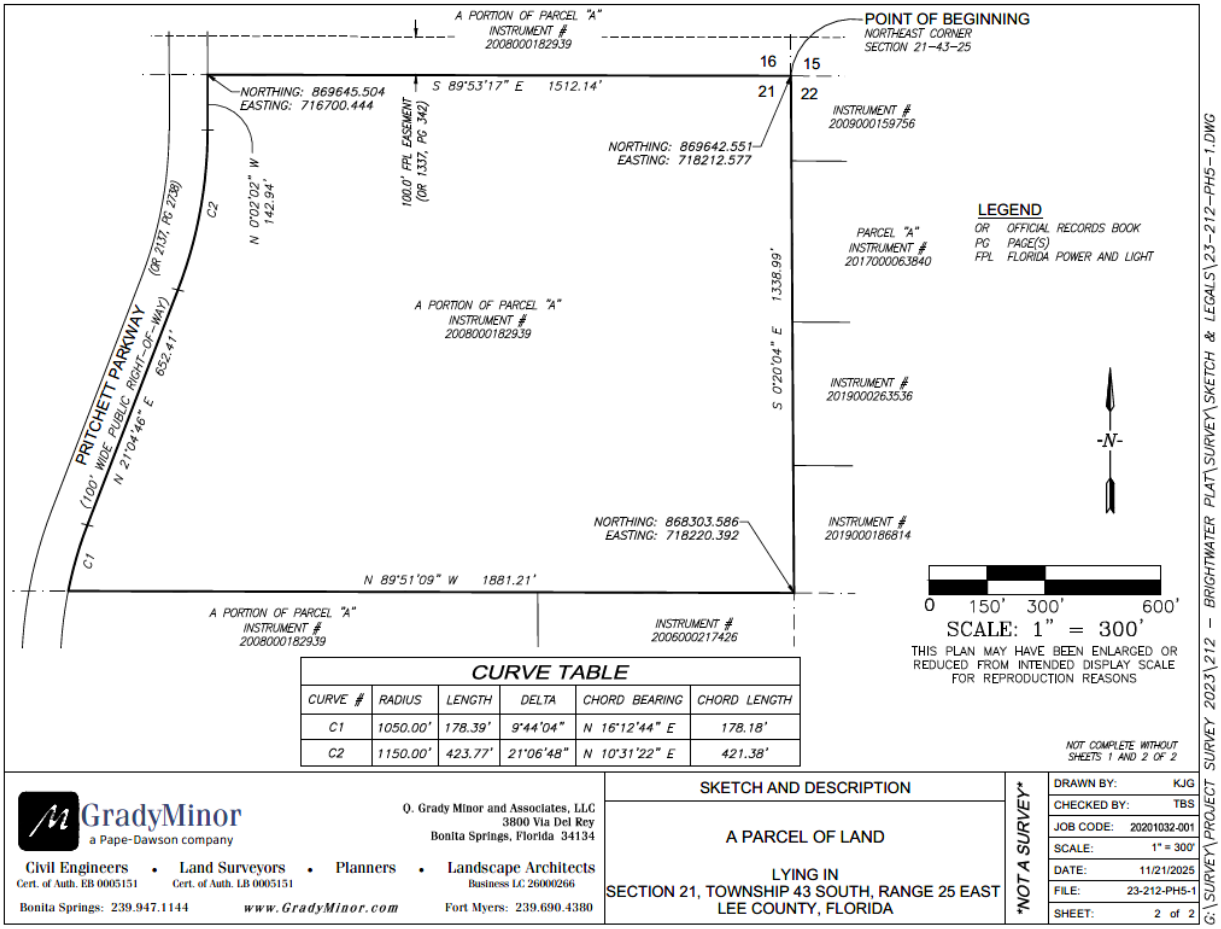
A PARCEL OF LAND

LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

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

Exhibit B
Project Lands Legal Description



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1050.00'	178.39'	9°44'04"	N 16°12'44" E	178.18'
C2	1150.00'	423.77'	21°06'48"	N 10°31'22" E	421.38'

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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 300'
DATE:	11/21/2025
FILE:	23-212-PH5-1
SHEET:	2 of 2

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH5-1.DWG

Exhibit B
Project Lands Legal Description

PROPERTY DESCRIPTION

ALL OF TRACTS "FD", "B-5", AND A PORTION OF TRACT "A", NORTH BROOK PHASE ONE, RECORDED AT INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2020000000567, 2017000096008, AND 2008000182939, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALL LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK J, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF TRACT "FD" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "FD" FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCE, 1) SOUTH 21°08'46" EAST, FOR 39.03 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 241.99 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET THROUGH A CENTRAL ANGLE OF 40°34'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°25'53" EAST FOR 236.96 FEET; 3) THENCE SOUTH 61°42'59" EAST, FOR 168.00 FEET; 4) THENCE SOUTH 44°15'07" EAST, FOR 84.75 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 46.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°56'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°16'25" WEST FOR 44.13 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY 198.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET THROUGH A CENTRAL ANGLE OF 25°58'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°12'52" EAST FOR 197.18 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHEASTERLY 49.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 70°37'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°32'33" EAST FOR 46.24 FEET; 8) THENCE SOUTH 65°51'25" EAST, FOR 54.25 FEET TO A POINT OF CURVATURE; 9) THENCE EASTERLY 32.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 46°26'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°04'33" EAST FOR 31.54 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE EASTERLY 224.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 69°25'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°35'10" EAST FOR 210.68 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE EASTERLY 80.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 131°13'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°30'26" EAST FOR 63.76 FEET; 12) THENCE SOUTH 05°53'31" WEST, FOR 104.63 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION EASEMENT TRACT "P-M", INSTRUMENT NUMBER 2016000185212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "P-M" FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHERLY 102.45 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 30°53'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°40'01" WEST FOR 101.21 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHERLY 222.93 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 707.00 FEET THROUGH A CENTRAL ANGLE OF 18°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°35'13" EAST FOR 222.01 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHWESTERLY 616.37 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET THROUGH A CENTRAL ANGLE OF 97°33'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°13'26" WEST FOR 544.56 FEET TO A POINT ON A CURVE; 4) THENCE SOUTHEASTERLY 30.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°40'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°03'24" EAST FOR 27.70 FEET TO A POINT ON THE NORTHERLY SIDE OF A 100 FOOT WIDE LEE COUNTY ELECTRIC COOPERATIVE EASEMENT, OFFICIAL RECORDS BOOK 1337, PAGE 342, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT, NORTH 89°53'17" WEST, FOR 233.05 FEET; THENCE LEAVING SAID EASEMENT, NORTH 00°01'09" WEST, FOR 224.18 FEET TO A POINT ON A CURVE; THENCE EASTERLY 75.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.01 FEET THROUGH A CENTRAL ANGLE OF 28°48'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°00'46" EAST FOR 74.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY 17.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 20°15'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°44'23" EAST FOR 17.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 385.23 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 147°08'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°17'49" EAST FOR 287.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 175.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 28°39'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°57'04" WEST FOR 173.21 FEET TO A POINT OF REVERSE CURVATURE;

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	1 of 4

GradyMinor
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Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

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

C:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

Exhibit B
Project Lands Legal Description

PROPERTY DESCRIPTION (CONTINUED)

THENCE NORTHWESTERLY 47.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.21 FEET THROUGH A CENTRAL ANGLE OF 09°05'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°10'29" WEST FOR 47.63 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 13.02 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET THROUGH A CENTRAL ANGLE OF 02°11'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°58'24" WEST FOR 13.02 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 95.34 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 300.06 FEET THROUGH A CENTRAL ANGLE OF 18°12'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°19'21" WEST FOR 94.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 288.08 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET THROUGH A CENTRAL ANGLE OF 33°41'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°34'58" WEST FOR 283.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 137.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 31°36'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°32'27" WEST FOR 136.15 FEET; THENCE NORTH 39°44'22" WEST, FOR 215.71 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF SUNNY PAGE LANE, TRACT "A" OF SAID NORTH BROOK PHASE ONE AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, 1) NORTHEASTERLY 5.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 05°29'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°16'16" EAST FOR 5.27 FEET; 2) THENCE NORTH 39°34'39" EAST, FOR 76.77 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY 13.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 09°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°45'10" EAST FOR 13.12 FEET; 4) THENCE NORTH 29°55'41" EAST, FOR 61.01 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHERLY 21.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°21'39" EAST FOR 20.79 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE NORTHERLY 20.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 59°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°44'11" EAST FOR 19.97 FEET TO A POINT OF COMPOUND CURVATURE; 7) THENCE NORTHEASTERLY 27.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 04°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°46'03" EAST FOR 27.70 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE EASTERLY 28.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 107°57'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°09'46" EAST FOR 24.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 53°52'37" EAST, FOR 40.49 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF TRELLIS DOCK COURT, AFOREMENTIONED TRACT "A", THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID NORTH BROOK PHASE ONE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 27°10'54" EAST, FOR 36.95 FEET; THENCE NORTH 62°02'28" EAST, FOR 129.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 15.54 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 201900172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 61°42'59" EAST.

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

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

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

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

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

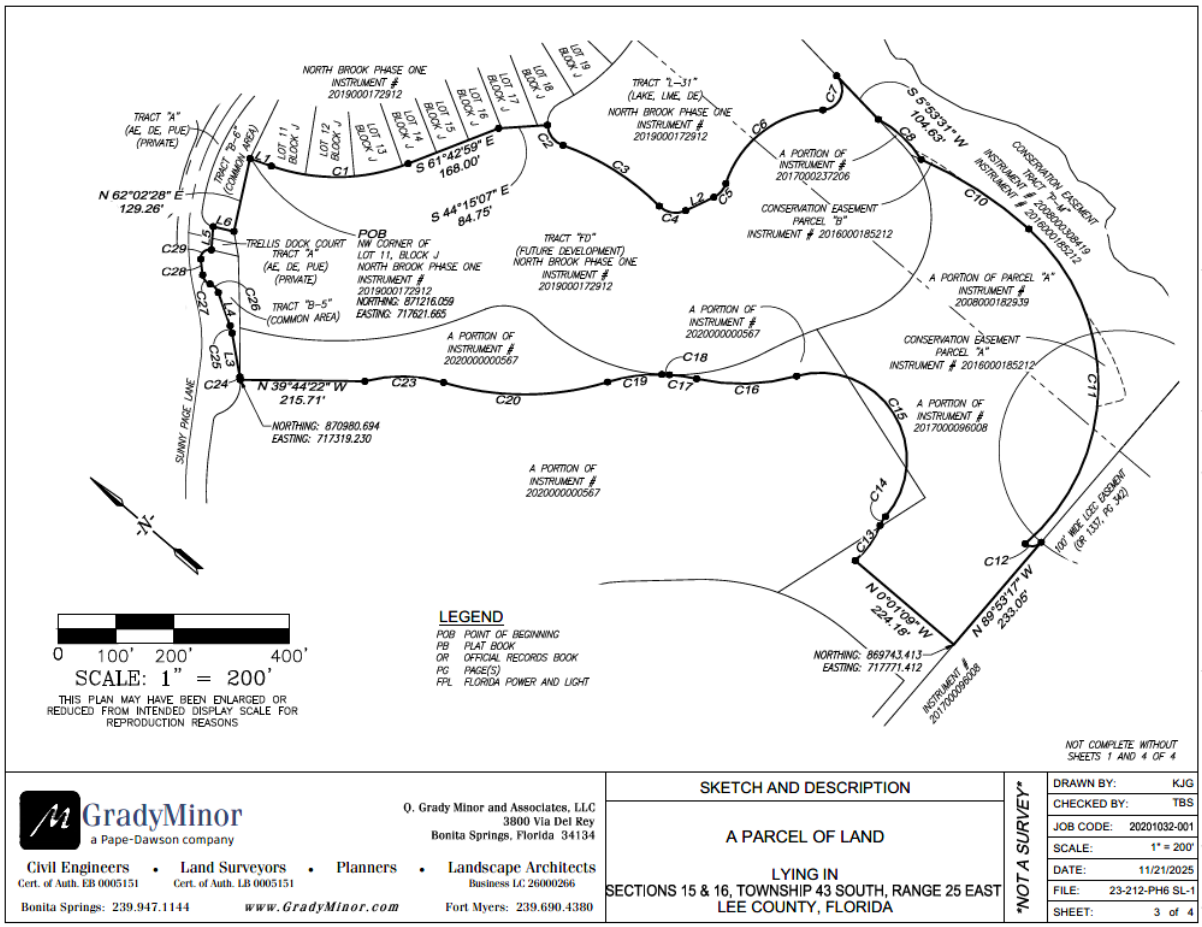
LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	2 of 4

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

Exhibit B
Project Lands Legal Description



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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 200'
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	3 of 4

C:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

Exhibit B
Project Lands Legal Description

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.75'	241.99'	40°34'12"	S 41°25'53" E	236.96'
C2	40.00'	46.74'	66°56'55"	S 12°16'25" W	44.13'
C3	438.72'	198.87'	25°58'20"	S 8°12'52" E	197.18'
C4	40.00'	49.31'	70°37'43"	S 30°32'33" E	46.24'
C5	40.00'	32.42'	46°26'15"	S 89°04'33" E	31.54'
C6	185.00'	224.14'	69°25'01"	S 77°35'10" E	210.68'
C7	35.00'	80.16'	131°13'50"	N 71°30'26" E	63.76'
C8	190.00'	102.45'	30°53'36"	S 2°40'01" W	101.21'
C10	707.00'	222.93'	18°03'59"	S 7°35'13" E	222.01'
C11	362.00'	616.37'	97°33'26"	S 50°13'26" W	544.56'
C12	20.00'	30.60'	87°40'15"	S 46°03'24" E	27.70'
C13	150.01'	75.43'	28°48'36"	N 85°00'46" E	74.64'
C14	50.00'	17.68'	20°15'49"	N 80°44'23" E	17.59'
C15	150.00'	385.23'	147°08'56"	N 17°17'49" E	287.75'
C16	350.00'	175.03'	28°39'09"	N 41°57'04" W	173.21'
C17	300.21'	47.68'	9°05'59"	N 32°10'29" W	47.63'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C18	340.00'	13.02'	2°11'41"	N 37°58'24" W	13.02'
C19	300.06'	95.34'	18°12'20"	N 48°19'21" W	94.94'
C20	490.00'	288.08'	33°41'07"	N 40°34'58" W	283.95'
C23	250.00'	137.89'	31°36'07"	N 39°32'27" W	136.15'
C24	55.00'	5.27'	5°29'28"	N 40°16'16" E	5.27'
C25	78.00'	13.14'	9°38'58"	N 34°45'10" E	13.12'
C26	25.00'	21.44'	49°08'03"	N 5°21'39" E	20.79'
C27	20.00'	20.90'	59°53'06"	N 10°44'11" E	19.97'
C28	380.00'	27.70'	4°10'38"	N 42°46'03" E	27.70'
C29	15.00'	28.26'	107°57'44"	S 81°09'46" E	24.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 21°08'46" E	39.03'
L2	S 65°51'25" E	54.25'
L3	N 39°34'39" E	76.77'
L4	N 29°55'41" E	61.01'
L5	N 53°52'37" E	40.49'
L6	S 27°10'54" E	36.95'

NOT COMPLETE WITHOUT SHEETS 1 AND 4 OF 4

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Q. Grady Minor and Associates, LLC
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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/21/2025
FILE:	23-212-PH6 SL-1
SHEET:	4 of 4

G:\SURVEY\PROJECT SURVEY 2023\212 - BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23-212-PH6 SL-1.DWG

Exhibit B
Project Lands Legal Description

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF TRACT L–17, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE RIGHT–OF–WAY OF CASCADE PRICE CIRCLE, NORTHBROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT–OF–WAY FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) WESTERLY 125.15 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 456.58 FEET THROUGH A CENTRAL ANGLE OF 15°42'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°49'26" WEST FOR 124.76 FEET TO A POINT ON A CURVE; 2) NORTHWESTERLY 13.94 FEET ALONG SAID RIGHT–OF–WAY AND THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 10.09 FEET THROUGH A CENTRAL ANGLE OF 79°09'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 57°40'31" WEST FOR 12.86 FEET; 3) NORTH 17°39'40" WEST, FOR 6.93 FEET; 4) SOUTH 72°20'20" WEST, FOR 70.00 FEET TO A POINT ON A CURVE; 5) SOUTHWESTERLY 15.24 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 87°18'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°00'37" WEST FOR 13.81 FEET; 6) SOUTH 69°43'30" WEST, FOR 24.75 FEET TO A POINT ON A CURVE; 7) WESTERLY 10.93 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 19.23 FEET THROUGH A CENTRAL ANGLE OF 32°32'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°17'49" WEST FOR 10.78 FEET TO A POINT ON A CURVE; 8) SOUTHWESTERLY 99.21 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 73.09 FEET THROUGH A CENTRAL ANGLE OF 77°46'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°59'25" WEST FOR 91.77 FEET TO A POINT ON A CURVE; 9) SOUTHWESTERLY 12.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 19.90 FEET THROUGH A CENTRAL ANGLE OF 36°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°58'43" WEST 10) SOUTH 59°06'37" WEST, FOR 52.67 FEET TO A POINT A POINT OF INTERSECTION WITH THE RIGHT–OF–WAY OF PRITCHETT PARKWAY AND A POINT ON A CURVE; THENCE NORTHWESTERLY 297.55 FEET ALONG SAID RIGHT–OF–WAY AND THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,151.16 FEET THROUGH A CENTRAL ANGLE OF 14°48'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°04'32" WEST FOR 296.73 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT–OF–WAY FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.02 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 718.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 491.00 FEET THROUGH A CENTRAL ANGLE OF 83°51'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°02'11" EAST FOR 656.16 FEET; THENCE NORTH 79°06'33" WEST, FOR 121.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 170.42 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 26°23'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°05'09" WEST FOR 168.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 498.33 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,352.00 FEET THROUGH A CENTRAL ANGLE OF 21°07'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°43'18" WEST FOR 495.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 303.85 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 96°43'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°11'47" EAST FOR 269.03 FEET; THENCE SOUTH 80°30'34" EAST, FOR 115.36 FEET TO A POINT OF INTERSECTION WITH THE RIGHT–OF–WAY OF WATERSAIL DRIVE OF SAID BRIGHTWATER PHASE 3; THENCE ALONG SAID RIGHT–OF–WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 09°26'42" WEST, FOR 40.00 FEET; 2) SOUTH 80°33'18" EAST, FOR 14.43 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK C OF SAID PLAT; THENCE SOUTH 13°06'48" WEST ALONG SAID WEST LINE, FOR 121.16 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE AND THE EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED TRACT L–17; THENCE NORTH 80°35'49" WEST ALONG SAID EXTENSION AND NORTH LINE, FOR 115.06 FEET TO A POINT ON A CURVE; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT L–17 FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTHWESTERLY 56.67 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 81°10'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°51'05" WEST FOR 52.05 FEET; THENCE SOUTH 18°15'52" WEST, FOR 273.52 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 7.12 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 10°11'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°10'09" WEST FOR 7.11 FEET; THENCE SOUTH 08°04'11" WEST, FOR 42.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 18.74 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WEST LINE OF OF BLOCK C, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 13°06'48" W.

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

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

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	BFM4
SCALE:	N/A
DATE:	10/22/2024
FILE:	25-612-SB-1
SHEET:	1 of 3

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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

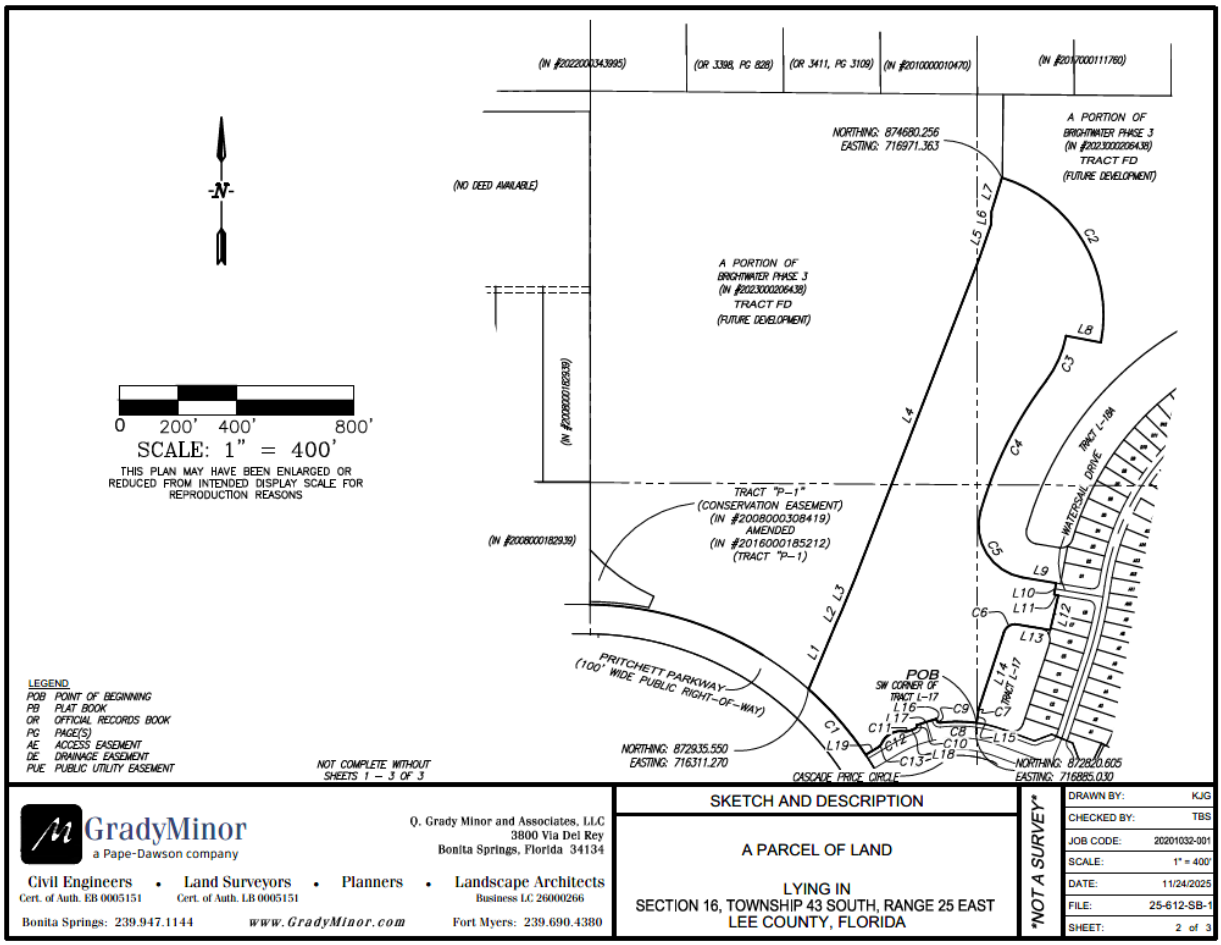
A PARCEL OF LAND

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

DATE SIGNED

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

Exhibit B
Project Lands Legal Description



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CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 400'
DATE:	11/24/2025
FILE:	25-612-SB-1
SHEET:	2 of 3

Exhibit B
Project Lands Legal Description

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 22°39'29" E	242.73'
L2	N 24°29'22" E	40.02'
L3	N 22°39'29" E	121.00'
L4	N 21°13'44" E	1180.91'
L5	N 19°00'32" E	121.00'
L6	N 1°15'28" E	41.77'
L7	N 17°02'11" E	121.00'
L8	N 79°06'33" W	121.00'
L9	S 80°30'34" E	115.36'
L10	S 9°26'42" W	40.00'
L11	S 80°33'18" E	14.43'
L12	S 13°06'48" W	121.16'
L13	N 80°35'49" W	115.06'
L14	S 18°15'52" W	273.52'
L15	S 8°04'11" W	42.61'
L16	N 17°39'40" W	6.93'
L17	S 72°20'20" W	70.00'
L18	S 69°43'30" W	24.75'
L19	S 59°06'37" W	52.67'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1151.16'	297.55'	14°48'36"	N 41°04'32" W	296.73'
C2	491.00'	718.60'	83°51'16"	S 31°02'11" E	656.16'
C3	370.00'	170.42'	26°23'24"	S 24°05'09" W	168.92'
C4	1352.00'	498.33'	21°07'07"	S 26°43'18" W	495.51'
C5	180.00'	303.85'	96°43'02"	S 32°11'47" E	269.03'
C6	40.00'	56.67'	81°10'26"	S 58°51'05" W	52.05'
C7	40.00'	7.12'	10°11'55"	S 13°10'09" W	7.11'
C8	456.58'	125.15'	15°42'19"	N 89°49'26" W	124.76'
C9	10.09'	13.94'	79°09'43"	N 57°40'31" W	12.86'
C10	10.00'	15.24'	87°18'09"	S 26°00'37" W	13.81'
C11	19.23'	10.93'	32°32'57"	S 85°17'49" W	10.78'
C12	73.09'	99.21'	77°46'23"	S 61°59'25" W	91.77'
C13	19.90'	12.60'	36°17'33"	S 40°58'43" W	12.39'

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

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SCALE:	N/A
DATE:	11/24/2025
FILE:	25-612-SB-1
SHEET:	3 of 3

EXHIBIT 8

AGENDA

BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Oct 14, 2026 / Luis Martinez

Complete

Score	46 / 48 (95.83%)	Flagged items	2	Actions	0

Site conducted	Brightwater
Conducted on	14 Oct 2026 12:36 EDT
Prepared by	Luis Martinez
Location	18132 Lagoon Reach Ln, North Fort Myers, FL 33917, USA (26.729997, -81.8145943)

Bridges

2 / 2 (100%)

Entrance Bridge

Good


Photo 1


Photo 2

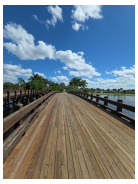
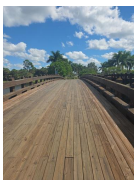


Photo 3

Exit Bridge

Good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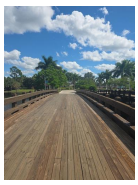
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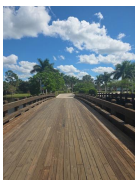
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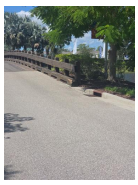


Photo 7

2 / 2 (100%)

South Entrance

Good

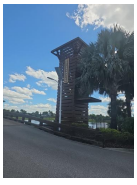


Photo 8


Photo 9

North Entrance (Lennar)

Good

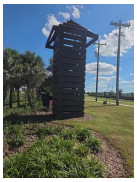


Photo 10

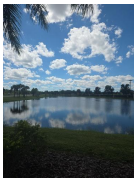

Photo 11

Lakes

16 / 16 (100%)

#30 South Entrance Lake (toward Lagoon)

Good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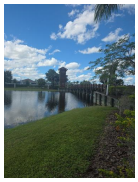
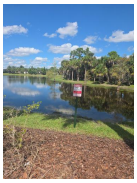


Photo 13

#30 South Entrance Lake (north side)

Good

I installed Alligator Signage at pond.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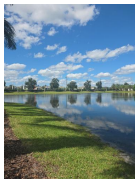


Photo 15

#29 Lake Across from South Mail Center

Good


Photo 16


Photo 17


Photo 18


Photo 19

#28 Everson Miles Circle Lake (Behind common area near mail center)

Good

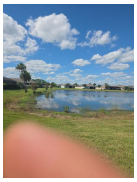


Photo 20

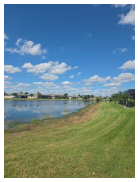


Photo 21

#31 Behind 18192 Everson Miles Circle (Walking Path)

Good


Photo 22


Photo 23

#25 Cascade Price Circle Lake

Good

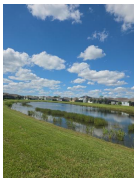


Photo 24

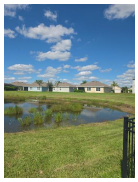


Photo 25

#23 Pond & Pump Station at Marlin Kite Circle (L shaped goes to Cascade Price also)

Fair

Requested aquatics team to give me a full service report on all the ponds throughout the community.

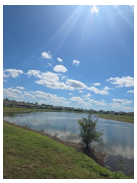


Photo 26


Photo 27


Photo 28


Photo 29

River Burst Court Cul-de-sac Lake

Fair


Photo 30

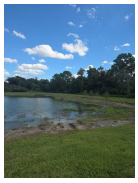


Photo 31

Between River Burst Court and Shimmer Dawn Court

Good


Photo 32


Photo 33

South side of Marlin Kite (Check near Water Sale)

Good


Photo 34

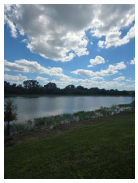


Photo 35


Photo 36

Pump Station & Lake at Water Sale Drive

Good

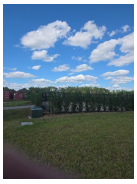


Photo 37

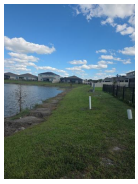


Photo 38


Photo 39


Photo 40

Marlin Kite West of Pump Station

Good


Photo 41

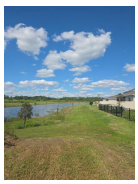


Photo 42

Lake across from North Entrance Mail Center

Fair

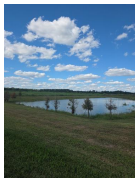


Photo 43

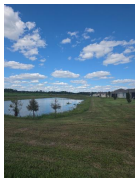


Photo 44

#24 Lake behind North Entrance Mail Center

Good


Photo 45


Photo 46


Photo 47

#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)

Good


Photo 48

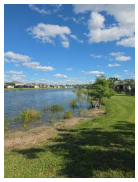


Photo 49

Pump Station at corner of Sunny Page Ln & Everson Myles Court

Good

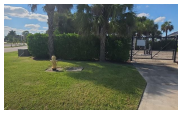


Photo 50


Photo 51

11 / 11 (100%)

Original Entrance Gate - before lagoon

Good

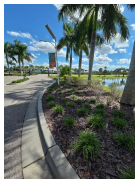


Photo 52

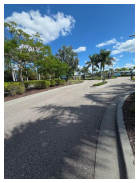


Photo 53

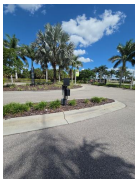


Photo 54


Photo 55

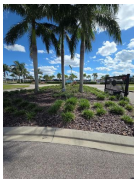


Photo 56


Photo 57


Photo 58

Resident Entrance Gate (South)

Good

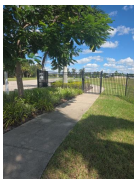


Photo 59

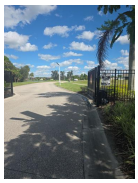


Photo 60


Photo 61

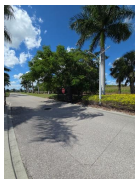


Photo 62

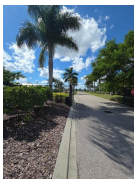


Photo 63

Guest Entrance (South)

Good


Photo 64

Pedestrian Gate at south entrance

Good

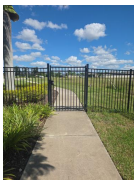


Photo 65

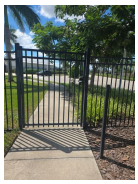


Photo 66

Exit Gate at North Entrance (Lennar)

Good

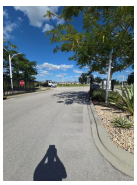


Photo 67

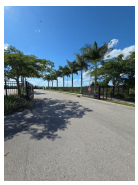


Photo 68

Pedestrian Exit Gate at North Entrance

Good

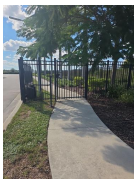


Photo 69

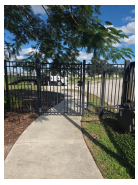
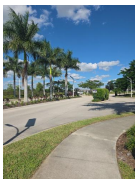


Photo 70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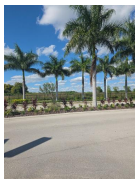


Photo 72

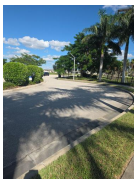


Photo 73


Photo 74

Entrance Gate at North Entrance (Lennar)

Good


Photo 75

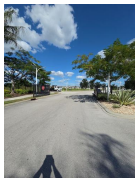


Photo 76

Pedestrian Entrance Gate at North Entrance Good

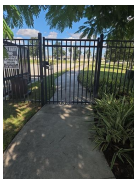


Photo 77

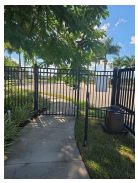


Photo 78

Pedestrian Gate at Sewell Brooks Court Good

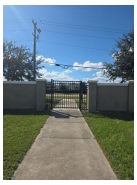


Photo 79

Resident Exit Gate (South) Good

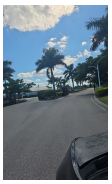


Photo 80

Original Exit Gate Good

Mail Centers 4 / 4 (100%)

South Entrance Mail Center Good


Photo 81


Photo 82

South Mail Center Island Landscape Good


Photo 83

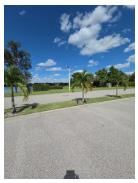


Photo 84

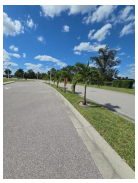


Photo 85

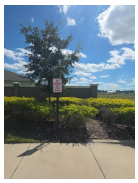


Photo 86

North Entrance Mail Center

Good

Installed no parking signs at mailbox kiosks.


Photo 87

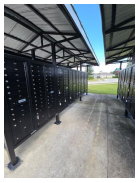


Photo 88


Photo 89


Photo 90

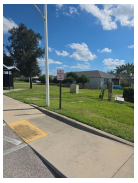


Photo 91

North Mail Center Island Landscape

Good


Photo 92

Miscellaneous

2 / 2 (100%)

Preserve Area near tot lot

Good


Photo 93

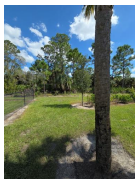


Photo 94


Photo 95


Photo 96


Photo 97

Gate at Sedgefield Rd

Good


Photo 98

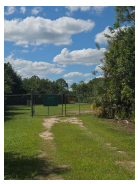


Photo 99

3 / 3 (100%)

Tot Lot

Good


Photo 100


Photo 101


Photo 102


Photo 103


Photo 104


Photo 105


Photo 106


Photo 107


Photo 108

Dog Park - Small Good

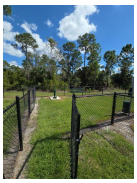


Photo 109


Photo 110


Photo 111

Dog Park - Large Good

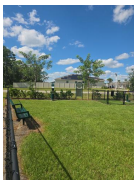


Photo 112


Photo 113


Photo 114


Photo 115

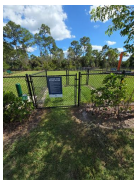


Photo 116

1 / 1 (100%)

Pop Ash Creek 1 1 / 1 (100%)

Pop Ash Creek Good


Photo 117


Photo 118

Pop Ash Creek Location Marlin Kite Lane

1 / 1 (100%)

1 / 1 (100%)

Walking Path Good


Photo 119

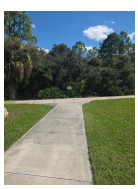


Photo 120


Photo 121


Photo 122

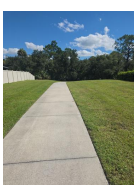


Photo 123


Photo 124


Photo 125

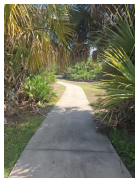


Photo 126

Walking Path Location	Behind Marlin Kite Lane
Garbage Cans	1 / 1 (100%)
Garbage Cans 1	1 / 1 (100%)
Garbage Can	Good


Photo 127

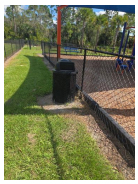


Photo 128

Garbage Can Location	Dog Park
	1 flagged, 1 / 2 (50%)
Street Lights 1	1 / 1 (100%)
Street Light	Good

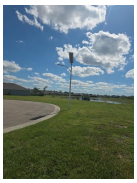


Photo 129

Street Light Location	Through The Community
	1 flagged, 0 / 1 (0%)
Street Light	Poor

Streetlight was damaged on the the roundabout on Cronin Sand Ln. Will report this to streetleaf


Photo 130


Photo 131

Street Light Location	Cascade Price Circle/Cronin Sand Ln

Landscape	1 / 1 (100%)
Landscape 1	1 / 1 (100%)

Landscape — Good

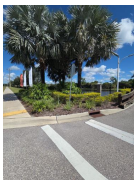


Photo 132


Photo 133

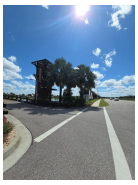


Photo 134

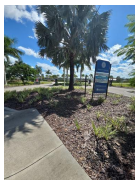


Photo 135


Photo 136

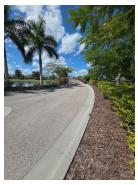


Photo 137


Photo 138

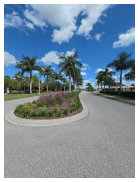
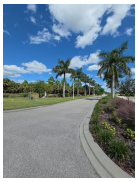


Photo 139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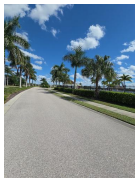


Photo 141

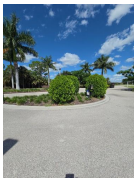


Photo 142

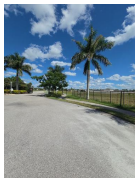


Photo 143


Photo 144


Photo 145

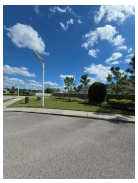
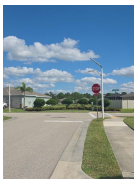


Photo 146


Photo 147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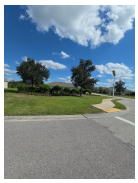
Photo 149


Photo 150


Photo 151

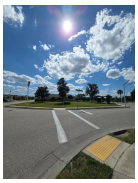
Photo 152

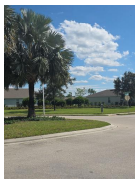
Photo 153

Landscape Location	Throughout The Community
	1 flagged, 0 / 1 (0%)
	1 flagged, 0 / 1 (0%)

Sidewalk — Poor

Sidewalk needs repairing, reaching out to a couple of vendors to get proposals.


Photo 154

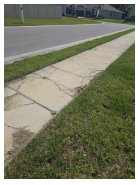
Photo 155

Sidewalk Location	River Burst Ct
Roads	1 / 1 (100%)

Roads 1

1 / 1 (100%)

Road

Good

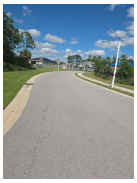

Photo 156

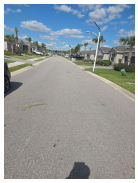

Photo 157



Photo 158

Road Location

Throughout The Community

Sign Off

15 Oct 2026 22:23 EDT

2 flagged

Title Page / Street Lights / Street Lights 2

Street Light

Poor

Streetlight was damaged on the the roundabout on Cronin Sand Ln. Will report this to streetleaf

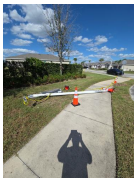

Photo 130



Photo 131

Title Page / Sidewalks / Sidewalks 1

Sidewalk

Poor

Sidewalk needs repairing, reaching out to a couple of vendors to get proposals.

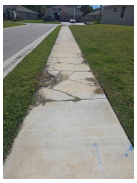

Photo 154

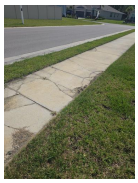

Photo 155

Approval	
Date and time of approval	15 Oct 2026 22:24 EDT
Approver's signature	
	15 Oct 2026 22:24 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

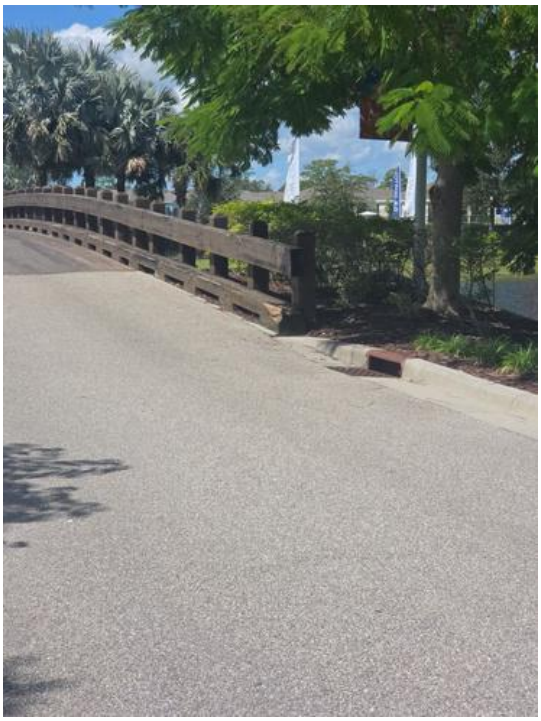

Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158

EXHIBIT 9

AGENDA

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD

Job: 644 - Stoney Brook North CDD - Lake Maintenance - Monthly

Date: 2026-09-25

Time: 12:00

Technician: JamesS

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
17			X							
18			X							
19			X							
20			X							
21			X							
23			X							
25			X							
26			X							
28										
29			X							
30			X							
32			X							

Additional Comments

Treated kakes for invasive weeds and brushes. Did not treat lake 28 due to dead tilapia i ran a O2 test and it's sitt8ng in between 8 and 9

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12



Project Photos

Photo 13



Photo 14



AERATION TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Stoney Brook North CDD

Job: 645 - Stoney Brook North CDD - Fountains - Semi-Annuall

Date: 2026-10-14

Time: 14:12

Technician: DaltonG

Lakes & Treatments

Lake	Intake Screens	Compressor	Fan	Capacitor	Timers	C/I Cabinet	Lights	Nozzles	GFI	Wiring
30	Good	Good	Good	Good						Good
28/29	Good	Good	Good	Good						Good
25	Good	Good	Good	Good						Good
23	Good	Good	Good	Good						Good
20	Good	Good	Good	Good						Good
21	Good	Good	Good	Good						Good
19	Good	Good	Good	Good						Good
18	Needs Repair	Bad	Good	Needs Repair						Good
22	Good	Good	Good	Good						Good
24/26	Good	Good	Good	Good						Good
32	Good	Good	Good	Good						Good

Additional Comments

Lake 30 needs a new valve body. 3 outlet.
Lake 18 needs to be updated. Both compressors aren't making compression. I would recommend a new airmax 3/4 hp compressor with a airmax box.
Lake 26 had water in main line running to valve body. Pulled valve body off, drained main line till air came out. Got all diffusers hooked back up and running as should. I would recommend new diffusers. 4x

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11

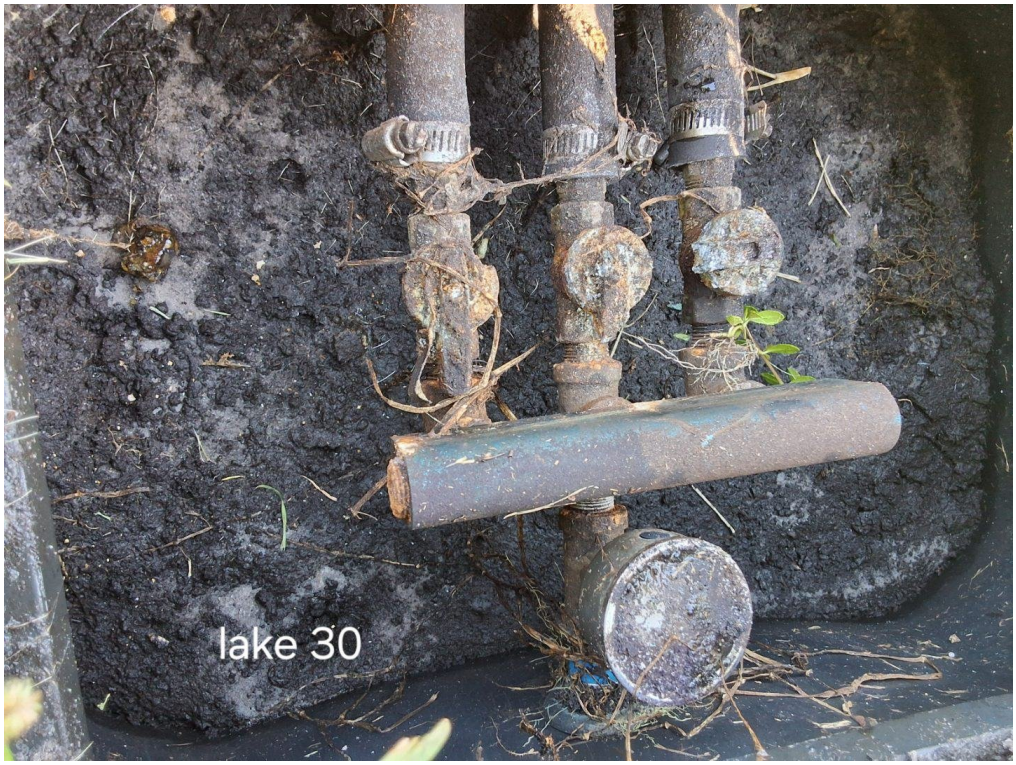

EXHIBIT 10

AGENDA

Work Order	01031800	Account	Stoneybrook North CDD
Actual Start	10/9/2026 8:00 AM	Contact	Audette Bruce
		Address	18541 Cronin Sand Ln North Fort Myers, FL 33917 United States

Appointment Information

Specialist Comments to Customer	Treated sites for exotic invasive and nuisance species	Name	BRYAN ENCARNACION
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Stoneybrook - Preserve All (8 Preserves)	INVASIVES CONTROL	

Service Photos

EXHIBIT 11

AGENDA

SWFL Wildlife Management

1021 Glenn Avenue | Lehigh Acres, Florida 33972

RECIPIENT:

StoneyBrook North CDD
2502 North Rocky Point Drive
Tampa, Florida 33607

Quote #1	
Sent on	Oct 08, 2026
Total	**$2,000.00**



Product/Service	Description
Hog Trapping and Removal	Professional feral hog trapping and removal services. Our team will identify areas of hog activity, strategically place bait and traps, monitor the property, and remove trapped hogs. We focus on areas experiencing sod damage, rooting, and reported hog sightings and will continue trapping efforts to reduce and eliminate hog activity on the property.
Corn / Bait	Corn & Bait Corn and bait materials used to attract feral hogs to designated trapping areas. Bait will be strategically placed based on previous hog activity, reported sightings, and areas of property damage.
Trapping Equipment & Resources	Trapping equipment, supplies, and resources needed to set up, secure, monitor, and maintain trapping areas throughout the property during the hog removal process.
Labor and Fuel	Labor and fuel costs associated with traveling to and from the property, setting up and maintaining trapping areas, monitoring traps, checking bait stations, and transporting equipment and resources needed for the hog removal process.

Total **$2,000.00**

SWFL Wildlife Management

1021 Glenn Avenue | Lehigh Acres, Florida 33972

The initial phase will involve mobilizing our team to the property, securing and preparing the trapping areas, and initiating a continuous trapping effort based on previously identified hog activity. Our team will undertake the following actions:

- Mobilize personnel, equipment, and necessary resources to the property.

- Strategically place corn/bait in areas where hog activity has been previously documented and where successful trapping has occurred.

- Establish and secure trapping areas informed by current and historical hog activity.

- Monitor locations where sod damage, rooting, tracks, and hog sightings have been reported.

- Continue baiting and monitoring trapping areas to enhance the likelihood of capturing multiple hogs simultaneously.

- Safely remove trapped hogs from the property as part of the trapping operation.

- Sustain the trapping effort until the initial target areas have been addressed and hog activity has been significantly diminished.

The price listed is for the initial startup and trapping phase of the project. This includes the labor, bait, fuel, equipment, and resources needed to begin the hog trapping and removal process. Additional costs may apply in future months or if additional hog activity, trapping areas, or resources are encountered beyond the initial scope of work. Any additional work or costs will be discussed and approved before proceeding.
This quote is valid for the next 30 days, after which values may be subject to change.

HOGS DESTROYING YOUR PROPERTY?

WE HANDLE IT. FAST.

PROFESSIONAL HOG TRAPPING & WILDLIFE REMOVAL

SERVING RANCHES, FARMS, LANDOWNERS & COMMUNITIES



SOUTHWEST FLORIDA WILDLIFE MANAGEMENT LLC

HOG TRAPPING & REMOVAL
HUMANE & EFFECTIVE SOLUTIONS

TARGETED POPULATION CONTROL
PRECISION METHODS FOR BETTER RESULTS

PROPERTY PROTECTION
RANCH • FARM • RESIDENTIAL
WE PROTECT WHAT MATTERS MOST

SERVING ALL OF SOUTHWEST FLORIDA

✓ LICENSED & INSURED ✓ RELIABLE ✓ RESULTS-DRIVEN

CALL NOW

FOR A FREE PROPERTY ASSESSMENT!

(239) 634-0007

FAST RESPONSE. REAL RESULTS.

★★★★★
LOCAL. TRUSTED. PROVEN.

SOUTHWEST FLORIDA WILDLIFE MANAGEMENT LLC | OWNED & OPERATED LOCALLY

EXHIBIT 12

AGENDA

Please review the estimate to accept or reject

Reject Estimate | Accept Estimate

Estimate from True Fence LLC



True Fence LLC
(941) 275-9550
1021 McCrory St
North Port, FL, 34286
US
https://www.truefenceflorida.com/

Billed to

Audette Bruce
(813) 474-7086
audette@hikai.com
1 Cascade Price Cir
North Fort Myers, FL 33917

Estimate No	Estimate #259428
Issue Date	August 24, 2026
Expiry Date	October 9, 2026

ITEM NAME	SUBTOTAL
5 STRAND BARBED WIRE $15.00 x 1200 5 STRAND BARBED WIRE IMPORTED CLASS 3 GALVANIZED PIPE BRACING WHERE NEEDED. DOES NOT INCLUDE CLEARING. PRICE BASED OFF NEW SITE PLAN FROM AUDETTE BRUCE AND SUBJECT TO CHANGE IF ACTUALL FOOTAGE INCREASES OR DECREASES DURING ACTUAL INSTALLATION. THIS COVERS 3 ROADWAY BLOCKS @ 400' EACH. NO GATES UNLESS SPECIFIED. ANY CLEARING NEEDED IS AN ADDITIONAL CHARGE.	$18,000.00
Permits Services $1,000.00 x 1 Includes Fee (Subject to Change), Application Drafting & Submission, In Person Representation, & Troubleshooting, Does NOT Include Notary Fees	$1,000.00

Subtotal	$19,000.00
Amount Due (USD)	**$19,000.00**

Terms & Notes:

Thank you for choosing True Fence!

We believe that clear communication, transparency, and setting proper expectations are the foundation of a successful project. While many of the following terms reflect standard practices within the fencing industry, we believe it is important to present them openly so our clients understand exactly how their project will be handled. By accepting this estimate, you authorize True Fence LLC to perform the work described and acknowledge the following terms and conditions.

1. Purpose of Estimate. This estimate reflects the projected cost for completing your fence project based on the information available at the time of estimate. All estimates are charged per linear foot unless otherwise stated. Any leftover materials remain the property of True Fence LLC and are not subject to discounts. Any changes, additions, or conditions not covered in the approved estimate—such as landscaping obstacles, harsh soil conditions, or unforeseen site challenges—may result in additional charges for labor, materials, and delivery.

2. Installer Communication. Our professional installation crews speak Spanish. An English-speaking supervisor is available upon request only. Clients are encouraged to communicate freely with our office via phone or email for questions, requests, or instructions. Requests made directly to installers on-site will **not** be considered valid for changes or warranty purposes. All project instructions, including leveling, gate positioning & directionality, latch, handle & drop rod placement, and specific design elements, must be submitted in writing to the office prior to installation. True Fence LLC will make every reasonable effort to provide a straight and visually consistent installation; however, fences are installed based on existing site conditions. Landscaping, grading, fill, tree or stump removal, and other site preparation are not included unless otherwise specified and may affect the final alignment or height. If no written instructions are provided, installers will follow standard practices. Changes requested after installation begins will incur additional charges.

3. Pool Code Compliance. For properties with pools (without screen enclosures), gates must swing outward, include self-closing hinges, and have latches installed at 54” or higher. Certain fence styles may not meet pool code requirements due to height or picket spacing. It is the client’s responsibility to inform True Fence LLC if the fence will serve as a pool barrier so the fence can be built in accordance with applicable pool safety requirements.

4. Material Responsibility. True Fence LLC sources materials from reputable local suppliers. Minor imperfections such as scratches, dents, discoloration, or warping that occur during manufacturing or transport are the responsibility of the manufacturer. True Fence LLC can assist with warranty claims but is not liable for material defects. If a client rejects delivered materials, installation will be rescheduled, and the client is responsible for restocking fees, labor for rescheduling, and any costs associated with new materials or delivery.

5. Scheduling. True Fence LLC will make every effort to meet scheduled installation times. However, we are not responsible for remedies caused by delays from governmental clearances, permits, adverse weather, supply shortages, mechanical issues, crew illness, or any other circumstance beyond our control.

6. Project Disruptions. If a client delays the project, restricts access, or prevents completion of work, True Fence LLC reserves the right to collect the remaining balance of the contract. In cases of continued disruption, unresolved conflicts, or nonpayment, we may take necessary legal action, including placing a lien on the property to recover any outstanding amounts.

7. Permitting. True Fence LLC facilitates permitting where included in the estimate and provides necessary documentation for HOA applications. Clients remain responsible for submitting HOA applications and ensuring compliance with municipal or HOA regulations. True Fence LLC is not liable for fines, labor, or material costs arising from non-compliance.

8. Utilities. Fences are installed based on surveys or property pins. When no survey or property pines are available, True Fence LLC will assist in locating property lines but is not responsible for their accuracy. True Fence LLC may facilitate sprinkler repairs but is not responsible for damage to sprinklers, buried utilities, landscaping, or other unmarked objects within two feet of the fence line during installation. **Clients should not touch or test fencing for three days after installation to allow concrete to set.**

9. Cleanup. Keys will be left within the latch unless requested otherwise. Trash removal will be performed if included in the estimate. True Fence LLC is not responsible for damage to landscaping caused by material storage, disposal, or debris.

10. Personal Property. True Fence LLC and its installation crews may reasonably use on-site electrical and water utilities as necessary to complete the installation. True Fence LLC may take photos or videos of the completed fence for internal records and marketing purposes. No personal information or client contact details will be shared or sold. True Fence LLC will attach a logo plate to the finalized fence in absence of a written request opting out.

11. 12 Month Warranty. This warranty covers workmanship related to the fence installation performed by True Fence LLC. It does not cover damage resulting from normal wear and tear, modifications, misuse, neglect, soil movement or earth conditions, or acts of God. Per Florida law, this warranty also excludes work performed by independently licensed specialty contractors, including but not limited to electricians, concrete column or footer installers, gate automation technicians, irrigation or sprinkler contractors, surveyors, or other third-party specialty trades. Any warranty claims relating to such work must be directed to the respective subcontractor.

Claims must be submitted in writing with photos within three (3) days of noticing a defect, and True Fence LLC must be allowed reasonable opportunity to inspect and remedy the issue. This warranty is non-transferable and voids if the property is sold before it expires.

_____

Payment Terms: True Fence LLC requires a 50% down payment, with the remaining 50% due upon Installer Departure from the Job Site. For special orders and non-returnable items, True Fence LLC may require a down payment of up to 100% of the material cost.

Down payment constitutes the client's acknowledgement and approval of the payment terms outlined herein. Any concerns following installer departure will be addressed under our 12 month labor guarantee. Accounts not paid in full within 10 days of installer departure may incur a charge of 1 1/2% per month. All material will remain property of True Fence LLC until payment is received in full. Right of access and removal is granted to True Fence LLC in the event of nonpayment per the terms of this contract.

You have 3 business days to cancel your order. If the job is canceled for any reason during its execution, the remaining 50% will still be due. The customer agrees to pay all interest and any costs incurred in collecting debt, including reasonable attorney fees.

Financing: True Fence LLC offers 0% interest financing through Wells Fargo Credit Card Solutions, subject to credit approval. The card has no annual fees and no penalty for early payment. Verbal or written approval of the estimate constitutes authorization for the full financed amount to be charged upon Installer Departure from the Job Site. Clients may contact our office to apply, and if approved for the full amount, no down payment is required.

Schedule: Estimated time for completion will be from 2 to 6 weeks after down payment, but in case of material or labor constrain, we will follow the Florida Statutes Title XXXII REGULATION OF PROFESSIONS AND OCCUPATIONS. Under Florida Statutes > Title XXXII > Chapter 489 > Section 126 paragraph 2 (b) A contractor who receives, as initial payment more than 10% ..... must: (b) Start the work within 90 days after the date all necessary permits for work, if any, are issued.

_____

Mission Statement

Our goal is to make the process effortless: just share your project goals and preferences with our office, and True Fence LLC will manage the installation from start to finish, keeping you updated along the way.

By accepting this estimate, you acknowledge and agree to these terms. Please direct all questions, clarifications, or instructions to **info@truefenceflorida.com** or call our office at **(941) 275-9550**.

Thank you for trusting True Fence LLC to deliver a high-quality, lasting fence.

EXHIBIT 13

AGENDA

Proposal #5430

Date: 10/2/2026

Customer:	Property:
Luis Martinez HiKai 2502 North Rocky Point Drive Tampa, FL 33607	Stoneybrook North CDD 9521 Pebble Brook Boulevard Fort Myers, FL 33913

Stoneybrook North CDD Filter System Installation

PROPOSAL - Installation of (2) 4" Sigma Clean Filter Installation System.

Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

1. **Shut down and isolate the irrigation system**
   - Turn off the pump/water source.
   - Close the main water supply.
   - Relieve pressure from the existing mainline.
   - Confirm the line is completely depressurized before cutting or removing piping.
2. **Determine the correct filter location**
   - Install the filter on the **mainline before the irrigation system** being protected.
   - Provide adequate room around the filter for screen maintenance and removal.
   - The Sigma manual calls for approximately **27" of clearance above the filter** for maintenance access.
   - Install on a solid, properly supported base. Do not allow the filter or its fittings to be supported solely by the irrigation pipe.
3. **Verify flow direction**
   - Identify the **IN** and **OUT** ports on the Sigma.
   - Raw water enters the inlet, passes through the screens, and filtered water exits the outlet.
   - If the existing piping requires a different orientation, the Sigma body can be reconfigured according to the manufacturer's procedure.
4. **Install an inlet isolation valve**
   - Install a full-size manual shutoff valve immediately before the filter.
   - This allows the filter to be isolated for service.
   - The manufacturer specifically calls for a manual water cutoff valve at the inlet.
5. **Install an outlet isolation valve**
   - Install a manual shutoff valve immediately after the filter.
   - This is especially important if the downstream irrigation mainline can remain pressurized.

- This allows the filter to be completely isolated for maintenance.

6. **Connect the 4" mainline**
   - Connect the incoming 4" mainline to the filter inlet.
   - Connect the outgoing 4" mainline to the filter outlet.
   - Use the correct flange/Victaulic connection and gaskets for the specific Sigma supplied.
   - Support the piping independently so there is no excessive weight or stress on the filter.
7. **Install the flush/drain line**
   - Connect the **2" flush outlet** to an appropriate drain/waste location.
   - Make sure the discharge can handle the filter's flushing flow.
   - Do not discharge where water can undermine the filter foundation, flood electrical equipment, or create a safety issue.
8. **Install the pressure-control components**
   - Install/verify the pressure gauges and differential-pressure components supplied with the filter.
   - The Sigma's automatic cleaning cycle can be initiated by differential pressure.
   - Verify the exact components supplied with your particular hydraulic or electronic model.
9. **Connect the automatic flushing controls**
   - Connect the command/control tubing between the filter and the flushing controller.
   - If equipped with an electronic controller, connect the controller and solenoid according to the supplied wiring diagram.
   - Check that the flush valve opens and closes correctly.
   - Do not improvise the control-tube connections; follow the specific Sigma model diagram.
10. **Check the filter before pressurizing**

- Verify all clamps are properly installed.
- Check all bolts and fittings.
- Verify all O-rings and gaskets are properly seated.
- Confirm the drain/flush line is connected.
- Confirm the screen assemblies are installed correctly.
- Make sure the inlet and outlet valves are initially in the correct position.

11. **Slowly open the inlet valve**

- Keep the outlet valve closed initially.
- Slowly introduce water into the filter.
- Watch for leaks around the flanges, clamps, fittings, and control connections. The manufacturer's startup procedure calls for opening the inlet with the outlet closed.

12. **Allow the filter to fill and stabilize**

- Do not rapidly open the valves.
- If the downstream system fills too quickly and pressure drops significantly for an extended period, a pressure-sustaining arrangement may be required.

13. **Slowly open the outlet valve**

- Gradually pressurize the downstream irrigation mainline.
- Check the inlet and outlet pressures.
- Look for leaks or abnormal pressure loss.

14. **Test the manual flush**

- Initiate a manual cleaning cycle.
- Verify the flush valve opens.
- Confirm water is discharged through the flush line.
- Verify the internal cleaning mechanism operates.
- Confirm the flush valve closes when the cycle is complete.

15. **Test automatic cleaning**

- Verify the differential-pressure switch/controller initiates a cleaning cycle at the programmed setting.
- Confirm the system returns to normal filtration after the cleaning cycle.
- The Sigma cleaning process uses suction scanners that move across the screens while flushing water is discharged.

16. **Run the irrigation system**

- Open the irrigation zones.
- Check operating pressure before and after the filter.
- Check for excessive pressure differential.
- Verify adequate flow to the irrigation system.
- Check the flush discharge while the system is operating.

Install time will be based on approval, order, and delivery of filter system.

Subtotal	$22,276.00
Estimated Tax	$0.00
Total	**$22,276.00**

Terms & Conditions

By _____
Clair Cunningham

Date 10/2/2026
Florida Commercial Care

By _____

Date _____
Stoneybrook North CDD

EXHIBIT 14

AGENDA

Proposal #250508

Date: 9/17/2026

PO #

Jose Valentin

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

Property:

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

Filter Installation

Scope of Work:

* Install self-cleaning filter and connect to the existing pump setup.

* Install and route a discharge/flush line from the filter to the lake area for disposal of debris and flush water.

* Connect and configure the hydraulic self-dumping system for automatic filter cleaning.

* System will be battery powered and will not require a separate electrical power source for the cleaning cycle.

* Test and adjust the system upon completion to ensure proper operation and flushing.

Battery Maintenance:

The hydraulic cleaning system is battery powered. Batteries are considered a routine maintenance item and are expected to require replacement approximately 2–3 times per year. Actual battery life will depend on the frequency of cleaning cycles, system operation, and the amount of debris being removed.

Any modifications or repairs to the existing pump system outside of what is required for the filter installation are not included and will be quoted separately if needed.

* Pull and remove the existing pump station from the lake.

* Disconnect and remove the existing pump and associated components as required.

* Cut the existing discharge piping at the shoreline to allow removal of the pump assembly.

* Measure the water depth and evaluate the existing pump location once the pump has been removed.

* Determine the proper pump elevation based on the available water depth.

* Evaluate whether a stand or support system will be required to keep the pump elevated off the bottom of the lake. Keeping the pump off the lake bottom will help reduce the amount of sand, sediment, and debris being pulled into the system.

50% deposit will be required. Final payment will be due upon completion.

Repairs Proposed				**$80,200.00**
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Irrigation Repair				
4 In. Coastal Mini Sigma Self Cleaning Filter	2.00	ea	$39,000.00	$78,000.00
Labor- Naples Irrigation	40.00	Hr	$55.00	$2,200.00

Sale	$80,200.00
Sales Tax	$0.00
Total	**$80,200.00**

By _____ **By** _____

Jose Valentin

Date 9/17/2026 **Date** _____

United Land Services **Stoneybrook North CDD**

EXHIBIT 15

AGENDA

Proposal #249531

Date: 9/9/2026

PO #

Jose Valentin

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

Property:

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

Debris Removal

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Scope of Work:

* Install self-cleaning filter and connect to the existing pump setup.

* Install and route a discharge/flush line from the filter to the lake area for disposal of debris and flush water.

* Connect and configure the hydraulic self-dumping system for automatic filter cleaning.

* System will be battery powered and will not require a separate electrical power source for the cleaning cycle.

* Test and adjust the system upon completion to ensure proper operation and flushing.

Battery Maintenance:

The hydraulic cleaning system is battery powered. Batteries are considered a routine maintenance item and are expected to require replacement approximately 2–3 times per year. Actual battery life will depend on the frequency of cleaning cycles, system operation, and the amount of debris being removed.

Any modifications or repairs to the existing pump system outside of what is required for the filter installation are not included and will be quoted separately if needed.

50% deposit will be required. Final payment will be due upon completion.

Site Prep $4,150.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Truck Debris Removal	8.00	ea	$450.00	$3,600.00
Labor- Naples Enhancements	10.00	Hr	$55.00	$550.00

Sale	$4,150.00
Sales Tax	$0.00
Total	**$4,150.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner’s responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for

special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack

of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and

agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

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

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Jose Valentin		
Date	9/9/2026	**Date**	_____
	United Land Services		**Stoneybrook North CDD**

EXHIBIT 16

AGENDA

Proposal #256828

Date: 10/20/2026

PO #

Isael Carrasco

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

Property:

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

9001 Sedgefield Rd Privacy

Site Prep — $1,250.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Labor - Demo / Debris Removal / Site Prep	8.00	Hr	$156.25	$1,250.00

Plant & Sod Install — $7,785.00

Items	Quantity	Unit	Price/Unit	Price
Landscape Install				
Blue Agave	15.00	15 gal	$155.00	$2,325.00
Caribbean agave	21.00	15 gal	$155.00	$3,255.00
Clusia	21.00	15 gal	$105.00	$2,205.00

Mulch & Soil — $650.00

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				
Coco Brown Mulch	1.00	Pallet	$650.00	$650.00

Sale	$9,685.00
Sales Tax	$0.00
Total	**$9,685.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the

landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner’s responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests,

disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS

LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

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

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Isael Carrasco		
Date	10/20/2026	**Date**	_____
	United Land Services		**Stoneybrook North CDD**

EXHIBIT 17

AGENDA

Two Gate Scope of Work

Prepared by Proline Technology Inc. | Anthony Hollingsworth | Updated 19 October 2026

Proline Technology Inc. will upgrade the camera, resident access and visitor entry systems at Gate 1 and Gate 2 using the Rhombus platform. Each gate will receive six Rhombus surveillance cameras, HID long-range windshield credential access and a Rhombus DR40 entrance-side video intercom. Existing infrastructure will be reused when inspection and testing establish that it is in good working order and suitable for the new system.

Work at each gate

System	Scope at Gate 1 and Gate 2 individually
Cameras	Install and configure four Rhombus R520 5MP overview cameras and two R545 plate-capture cameras, for six physical cameras per gate. Confirm plate-camera lenses and placement before procurement.
Resident access	Install one HID UHF long-range reader at the entrance to read authorized windshield credentials and request opening of the correct gate.
Visitor access	Install one Rhombus DR40 video intercom at the entrance, configure calling to approved recipients and connect authorized visitor release to the correct gate. Confirm resident directory requirements before procurement.
Entrance pedestal	Provide one combined entrance-side pedestal for the reader and intercom, with approved adapters, mounting hardware, weather protection and foundation/anchors.
Recording and network	Provide one Rhombus DC10 gate controller, required Rhombus licenses, onboard camera storage, PoE+ switching and low-voltage power distribution at each gate. Use customer-provided electrical service and data.
Underground connection	Establish a cable pathway from the existing exit-side camera equipment location to the new entrance pedestal, using serviceable existing pathways where suitable and installing the approved new route where needed.

Cabling and connections

Proline will inspect and test existing cable runs, conduits and equipment connections intended for reuse. Serviceable cabling will be reterminated, labeled and reused where compatible. New low-voltage cable will be installed for the approved entrance connection, including DR40 Ethernet/PoE, reader data and power, and the gate release interface. The DR40 will receive PoE or a suitable external supply; it will not be powered from the controller reader-power terminals.

Network service will originate from a verified switch/LAN connection at the existing equipment location. Gate control will use the operator’s approved open input while retaining existing safety and free-exit functions. The new entrance devices will be positioned for approaching vehicles; visitors will not need to stop at the exit-side camera pedestal.

The project includes 12 physical surveillance cameras across both gates: eight overview cameras and four plate-capture cameras. Intercom cameras are additional to this count. The initial windshield credential allowance is 100 unique vehicle tags shared across the property; one credential may be authorized at both gates.

Reuse of existing infrastructure

Proline will reuse existing cable, camera pedestals or poles, mounting hardware, cabinets, conduits, pathways, power and network connections, gate operators and related infrastructure designated for reuse, provided each item is in good working order, safe, compatible and capable of supporting the new system. Existing gate camera pedestals may remain in use while the new entrance-side pedestals are added.

Proline will reuse existing infrastructure only after inspection and appropriate functional testing, including cable condition, delivered PoE and voltage, network capacity, mounting stability, corrosion, water intrusion, enclosure space and gate interface operation. Appearance alone does not establish suitability. Planned new Rhombus equipment and entrance pedestals remain part of the base upgrade scope.

Existing condition changes and written approval

If an existing item designated for reuse is found damaged, defective, unsafe, incompatible or otherwise unable to support the new installation, Proline will document the condition and provide a written change order identifying the required repair or replacement, associated cost and any schedule impact. Proline will not perform that repair or replacement until the customer’s authorized representative has approved the change order in writing.

Affected work will remain on hold pending written approval. Proline may continue unaffected work where practical and safe. Unplanned repair or replacement of existing infrastructure is not included merely because that infrastructure is connected to the new system. This change-order requirement does not apply to new equipment or installation work already expressly included in the accepted proposal.

Testing and turnover

Proline will aim and configure the cameras, test both plate-capture views under agreed day and night conditions, and verify recording and authorized access in Rhombus. Resident windshield credentials, DR40 calling to approved recipients, correct-gate release, gate position reporting and retained safety/free-exit functions will be tested with the responsible gate contractor as applicable. Calling will be tested on the customer's approved receiving devices.

Proline will label the installed equipment and cable connections, document the final device locations and underground routes, and provide system orientation to the customer’s designated personnel. Any failed existing item requiring a change order will be identified before its repair or replacement proceeds.

Customer supplied power and data

The customer shall provide and maintain suitable electrical power and a working data/network connection at the designated equipment location at EACH gate before Proline connects or commissions the cameras and access-control system. The customer is responsible for electrical service, branch circuits, receptacles or disconnects, grounding and any required line-voltage work through its qualified electrical contractor. Proline will coordinate the connection locations and equipment load requirements before installation.

The customer shall provide an active Ethernet/LAN handoff at each gate with network and internet connectivity suitable for Rhombus cameras, access control and DR40 intercom services. The customer or its IT provider will supply required network settings, permissions and access for commissioning. New upstream service, internet subscriptions and repair or extension of customer power/data infrastructure are customer responsibilities unless separately included by written agreement.

PoE switches included in the project

Proline will provide one managed PoE+ switch per gate, two total, with matching power supplies. Each switch will have at least eight PoE-capable ports plus two separate uplink/LAN interfaces and at least 150 W of usable PoE budget, subject to final load verification. Proline will connect the switches to the customer-provided power and data handoffs. A PoE switch does not provide upstream network or internet service.

Existing power and data may be used if inspection and testing confirm good working order and adequate capacity. If a required customer handoff is missing or unsuitable, Proline will notify the customer and hold the affected connection or commissioning work until it is corrected. Any customer-requested work by Proline to repair, extend or replace that infrastructure requires a priced change order approved in writing before the work begins.

Final design and proposal coordination

Rhombus will provide video management, access control and visitor intercom functions. Proline will confirm the HID UHF reader model, windshield credential format and combined HID/DR40 operation with the gate controller before procurement. The approved equipment schedule will include licenses for 12 surveillance cameras, two DR40 intercoms and two controlled gates. Camera recording will use onboard storage sized to the agreed retention period.

DR40 calling will be configured for customer-designated recipients using supported phone and app functions. Resident directory selection and the receiving-device requirements must be confirmed with Rhombus before procurement. Current manufacturer documentation limits app video calling to iOS. The customer will approve the calling arrangement before equipment is ordered.

The proposed equipment at each gate is four Rhombus R520 5MP overview cameras, two R545 telephoto cameras for plate capture, one DR40 video intercom and one DC10 gate controller. Storage variants, license tiers and terms, plate-camera lenses, pedestal adapters and cable routes will follow the accepted proposal. Plate-camera selection remains subject to field-of-view and nighttime capture verification. The indoor-rated controller will be installed in a manufacturer-approved protected location.

The customer will identify an authorized change-order approver and provide access to the work areas, existing equipment and available records, together with the power and data handoffs described above. Civil work quantities, trenching or boring and pavement/landscape restoration will be included only to the extent expressly stated in the accepted proposal; additions require written approval before execution. Customer electrical-service and upstream-network responsibilities remain as stated above.

Proposed Pedestal Locations

Sunny Page Ln (Gate 1 / Front Gate)



Proposed entrance pedestal with the HID long-range reader on the upper arm and the video intercom on the lower arm. Retain the existing camera pedestal where serviceable.

Images illustrate proposed pedestal locations and equipment arrangement. Final placement, height and orientation will be verified in the field for driver access, reader performance, gate clearance and underground utilities.

Images are illustrative and do not establish dimensions, cable routing or additional scope beyond the accepted proposal.

Proposed Pedestal Locations

Cascade Price Circle (Gate 2 / Back Gate)



Proposed entrance pedestal with the HID long-range reader on the upper arm and the video intercom on the lower arm. Retain the existing camera pedestal where serviceable.

Images illustrate proposed pedestal locations and equipment arrangement. Final placement, height and orientation will be verified in the field for driver access, reader performance, gate clearance and underground utilities.

Images are illustrative and do not establish dimensions, cable routing or additional scope beyond the accepted proposal.

Estimate

Proline Technology
6507 Harrison Ave. Suite A
Cincinnati Ohio 45247
+1 (513) 654-1001
www.ProlineTechnology.net

Bill To

Stoneybrook North Community Development District

Service Location

The Pointe
2502 North Rocky Point Drive
Tampa
FL
33607

Estimate #: 6127
Estimate Date: 10/16/2026

Sales Rep: Anthony Hollingsworth

Description	Access and Video Intercom at Two Gates
Notes	– All estimates valid for 30 days

Estimate

Description	Qty	Rate	Total
Gates at Stoneybrook North CDD Gate Access			$13,440.00
HU-RDSEU909K HID RDRSEU909K00000 iCLASS SE U90 UHF Long Range Reader, Antenna Code 9, Black	2.00	$1,001.00	$2,002.00
PM-MCCS12E Pedestal Pro MC-CS-12-E 12" 12" Square Steel Housing, Black Power Coated	2.00	$328.00	$656.00
2N-9947426 Nedap 9947426 uPASS Long-Range Vehicle Identification UHF Windshield Tag Tamper Resistant Wiegand, 26-Bit	500.00	$8.00	$4,000.00
AX-AL400ULX Altronix AL400ULX Power Supply Charger, Single Class Output, 12/24VDC at 4A/3A, BC300 Enclosure	2.00	$231.00	$462.00
IM-1272F2 UltraTech IM-1272F2 12V 7AH Sealed Lead Acid Battery, F2 Terminal	4.00	$22.00	$88.00

J7-ACCCAB12 LifeSafety Power A05-003 Accessory Cables 12"	2.00	$13.00	$26.00
TQ-TIPG103I TRENDnet TI-PG103i 10-Port Industrial Gigabit L2 Managed PoE+ DIN-Rail Switch, 24-57V	2.00	$573.00	$1,146.00
AC-CON-DC20 Rhombus 4-Door Access Controller with enclosure and power adapter	2.00	$1,274.00	$2,548.00
RBS-AC-DOOR-3YR Rhombus Access Control License 3 YR. One required per door	2.00	$500.00	$1,000.00
Install-Labor-Door Access Control Install-Labor-Door Access Control	8.00	$189.00	$1,512.00
Gates at Stoneybrook North CDD Cameras			$32,334.00
R520-256GB Rhombus R520 5MP Varifocal Bullet Camera - 40 Days	8.00	$1,092.00	$8,736.00
ACC-R2-PB Rhombus Pole Bracket for R2 Camera	8.00	$91.00	$728.00
R545-512GB Rhombus R545 4K Varifocal Telephoto Bullet Camera - 30 Days	4.00	$1,638.00	$6,552.00
ACC-R5-POLE Rhombus Pole Bracket for R5 Series Cameras	4.00	$91.00	$364.00
RBS-CAM-ENT-3YR Rhombus Enterprise Console License - 3 Years	12.00	$500.00	$6,000.00
CAT6-200-EXT CAT6-200-EXT	6.00	$475.00	$2,850.00
Install-Labor-Camera Install-Labor-Camera	36.00	$189.00	$6,804.00
Install-Labor-Camera-Removal Install-Labor-Camera-Removal	12.00	$25.00	$300.00
Gates at Stoneybrook North CDD Intercoms			$9,232.00
DR40-256GB Rhombus DR40 5MP Video Intercom. 256GB, IR, 2 Way Audio, BLE, NFC - 40 Days	2.00	$1,092.00	$2,184.00

RBS-CLD-DR40-180-3YR Rhombus 180 Days Video Intercom Cloud Storage - 3 Year	2.00	$1,966.00	$3,932.00
ACC-DR40-WP Rhombus Wall Plate for DR40	2.00	$23.00	$46.00
ACC-DR40-AWM Rhombus Angled wall mount for DR40	2.00	$23.00	$46.00
Install-Labor Install-Labor	16.00	$189.00	$3,024.00
Gates at Stoneybrook North CDD Misc. Hardware/Equipment			$26,594.00
PM-729CD Pedestal Pro 72-9C-D Black Steel Dual Height Gooseneck Pedestal, 72" and 42", Pad Mount	2.00	$384.00	$768.00
EP242410-O4 Enviroarmour Enclosure Polycarbonate 24 X 24 X 10 in.	2.00	$829.00	$1,658.00
SF-HTR030T STI HTR030T Mini Radiant Heater, 30W	2.00	$134.00	$268.00
TQ-TIS24048 TRENDnet TI-S24048 240W Single Output Industrial DIN-Rail Power Supply	2.00	$573.00	$1,146.00
PM-CSABP1212 Pedestal Pro CS-ABP-1212 12" 12" Buffer Plate for Long Range Card Readers, Black	2.00	$111.00	$222.00
J8-N5GTCR48 Nascom N205AG/ST2CR048 Gate Contact Switch/Magnet Set with Integrated Bracket and 24" Armored Cable, Silver	2.00	$54.00	$108.00
DK-4LVLPCR DITEK DTK-4LVLPCR Card Reader Surge Protector for Card Readers Operating on 12/24V Power, Protects Pairs, (Replaces 0-295745)	2.00	$68.00	$136.00
DK-MRJPOE DITEK DTK-MRJPOE RJ45 Female In/Out PoE Surge Protector	2.00	$97.00	$194.00
PM-LBOLTKIT Pedestal Pro L-BOLT-625 10" L-Bolt Installation Kit	2.00	$84.00	$168.00
PM-SHIMK001 Pedestal Pro SHIM-KIT-001 Shim Kit 001	2.00	$11.00	$22.00
	4.00	$9.00	$36.00

AX-WG1 Altronix WG1 NEMA Rated Wire Gland Inlets			
Conduit 10 Feet of Conduit	4.00	$95.00	$380.00
Install-Labor-Pole Digging Install-Labor-Pole Digging	16.00	$269.00	$4,304.00
Install-Labor-Trenching Install-Labor-Trenching	20.00	$270.00	$5,400.00
Install-Labor Install-Labor	56.00	$189.00	$10,584.00
Shop Supplies Proline Shop Supplies	1.00	$200.00	$200.00
PERMITS Proline Permits	1.00	$1,000.00	$1,000.00

Sub Total ex Tax	$81,600.00
Tax	$0.00
Total inc Tax	$81,600.00

PRE-WORK SIGNATURE

EXHIBIT 18

AGENDA

Company Overview

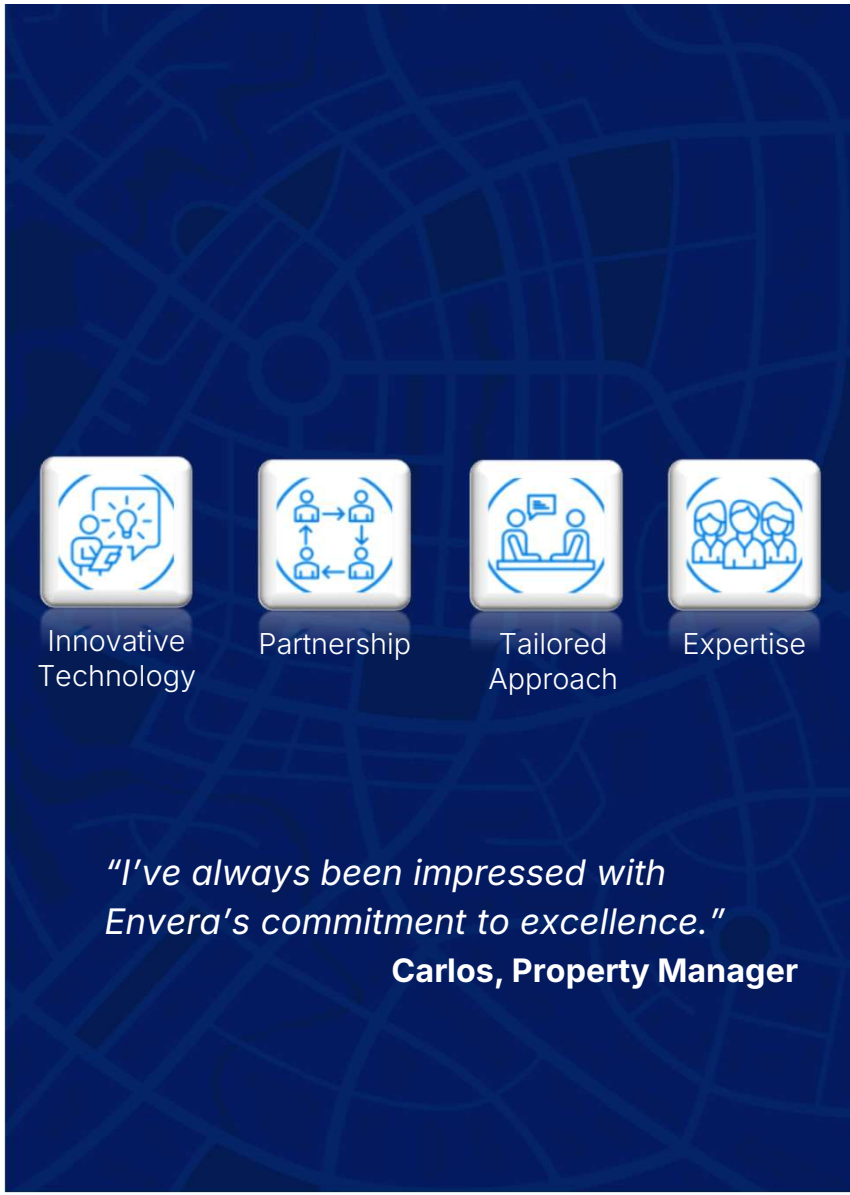


About Envera

Secure your association and strengthen community value with cost-efficient, technology-based solutions designed for the unique needs of neighborhoods, residential developers, and property managers. Residents can *access their lives* with Envera as a community's full-service provider and systems that provide security and access control without being obtrusive to life.

Central Monitoring Operations in Sarasota, Florida

- Corporate Office in Sarasota, Florida
- Founders of Virtual Gate Guard in 2007
- Over 250 employees
- Servicing over 900 communities in Florida & Texas
- Processing over 2 Million guests per month



ENVERA

Relationships & Clients

Who We Serve

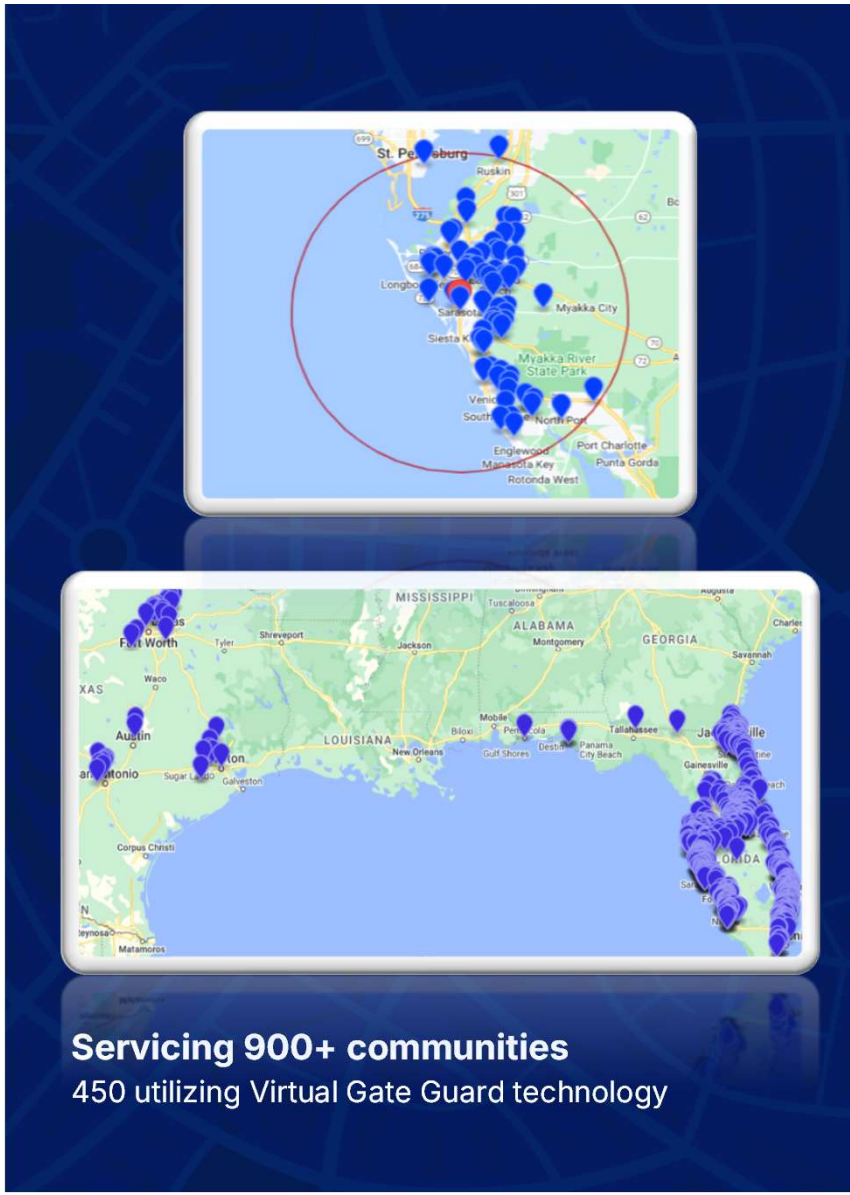
- HOA's
- CDD's
- Developers
- Condos
- Managers

Partner with 25+ developers

- Pulte Homes, Kolter Homes, Lennar Homes, Taylor Morrison, Neal Communities, Mattamy Homes, Meritage Homes, Toll Brothers

Partner with 30+ property management firms

- RealManage, Castle Group, Associa, FirstService Residential, Access Management, Leland Management



ENVERA

The Envera Advantage

Comprehensive Security

Envera offers a wide range of access management and security technology, tailored to meet the unique needs of your organization

Reliable and Secure

Each system and software is employed with industry-leading security protocols and redundancies, ensuring continuous protection of your facilities and assets

Personalized Approach

Envera's team of security experts will work closely with you to understand your specific requirements and design a customized system that addresses your unique challenges

Ongoing Support and Training

With teams dedicated to each step of the journey, we'll ensure you and your organization are comfortable and informed about the technology and have access to ongoing support after system activation



ENVERA

Community Solutions Overview

ENVERA

Envera Systems Community Solutions

Virtual Gate Guard



Implement effective and efficient access management technology at a gated entrance to verify visitors and vendors

Video Surveillance



Leverage cutting-edge video surveillance systems to enhance situational awareness and actively monitor facilities when closed

Access Control



The first layer of protecting any premises, restricting unauthorized entry, and easily monitoring all with access

Envera Arrive



The all-in-one effective and efficient access management technology at a gated entrances to verify visitors and vendors

Virtual Gate Guard & Arrive

- ✓ Efficient visitor verification for gated properties
- ✓ Includes access to the MyEnvera website and app for simple visitor management
- ✓ Expedites entry for authorized visitors
- ✓ Technology enhancements include ID, license plate, and QR code automation
- ✓ Record of each permitted and denied person
- ✓ Strategically placed cameras capture and archive drivers, vehicles and activity
- ✓ Increased security, efficiency, and convenience for property managers and residents



"Best thing we've done for our community."
Irene, Clermont, FL Community

ENVERA

QR Code Technology

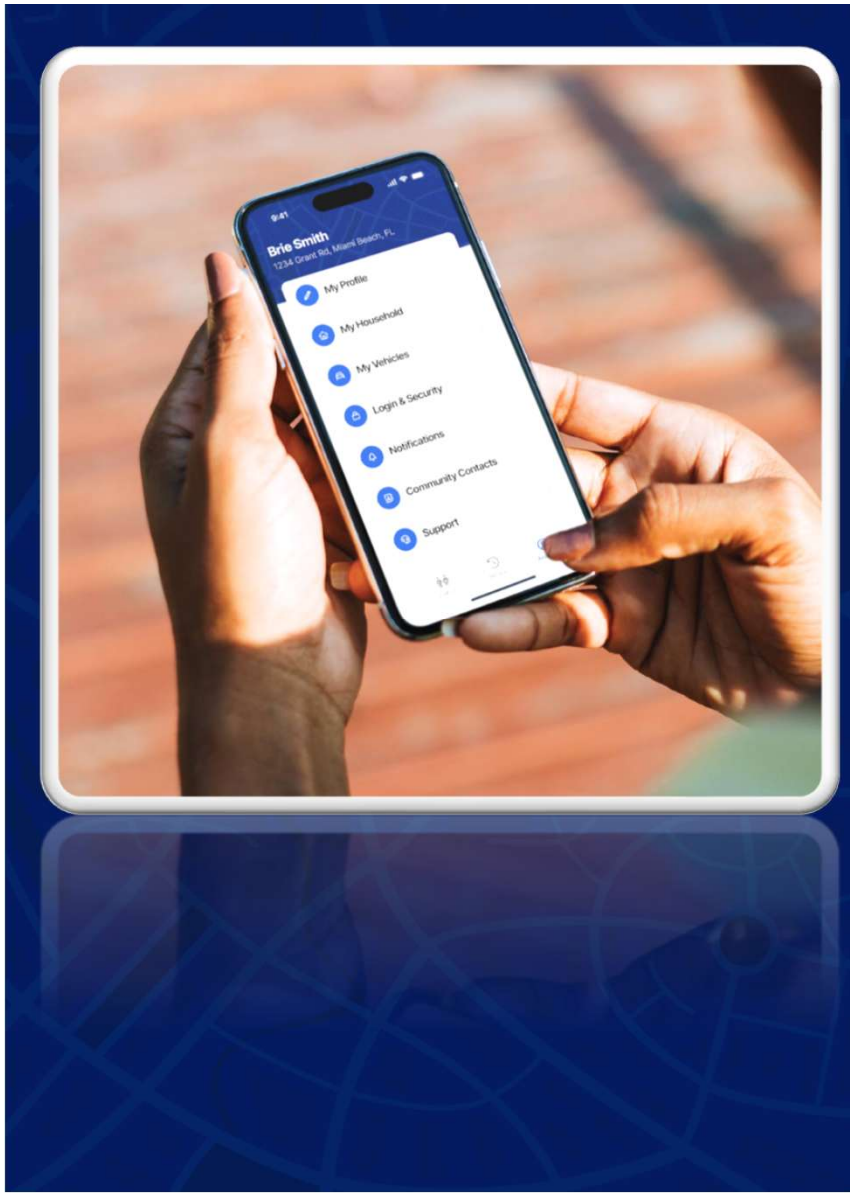
- Permitted veraCode (QR code) can be presented at the kiosk
- Residents simply send codes through MyEnvera as they would like or need to
- Easy, expedited entry for visitors with a permitted code
- Transaction footage and audio can be retrieved for the community
- Supplements an onsite guard’s interaction (for hybrid communities)



ENVERA

MyEnvera App

Our mobile app is included with the Virtual Gate Guard and Guard Module Solutions where you can assist residents and their visitors with smooth and simple verification at the entrance



Residents can:

- Update visitor list
- Expedite entry by adding permanent visitors
- Updated household & profile information
- Receive email/text notifications when a visitor arrives
- Property managers, developers, and community staff can:
- Update the community list of approved visitors and vendors
- Access reports and data about the community

ENVERA

Video Surveillance

- Envera’s Video Surveillance solutions go beyond traditional camera systems. With both active and passive options, our systems are designed to detect threats, deter intruders, and provide searchable, reviewable footage—all while being monitored by trained security professionals.
- Unlike standalone camera systems, Envera’s video surveillance integrates with a centralized monitoring center and secure archive system—so your community doesn’t just record events, it responds to them. Get the peace of mind of knowing every angle is covered.
- With our optional Active Video Surveillance, trained security personnel monitor live feeds during set hours. They can intervene in real-time using two-way audio to deter unwanted behavior and alert authorities when needed.
- All video is time-stamped, archived, and accessible for review. Whether monitored live or passively recorded, your footage is protected and always ready when needed.
- Envera signage and active surveillance act as powerful deterrents. Knowing cameras are being watched in real time helps discourage trespassing, vandalism, and theft before they happen.
- Video pulls are included as part of the Envera solution. Let our Video Pull team assist your community in viewing video for specific incidents

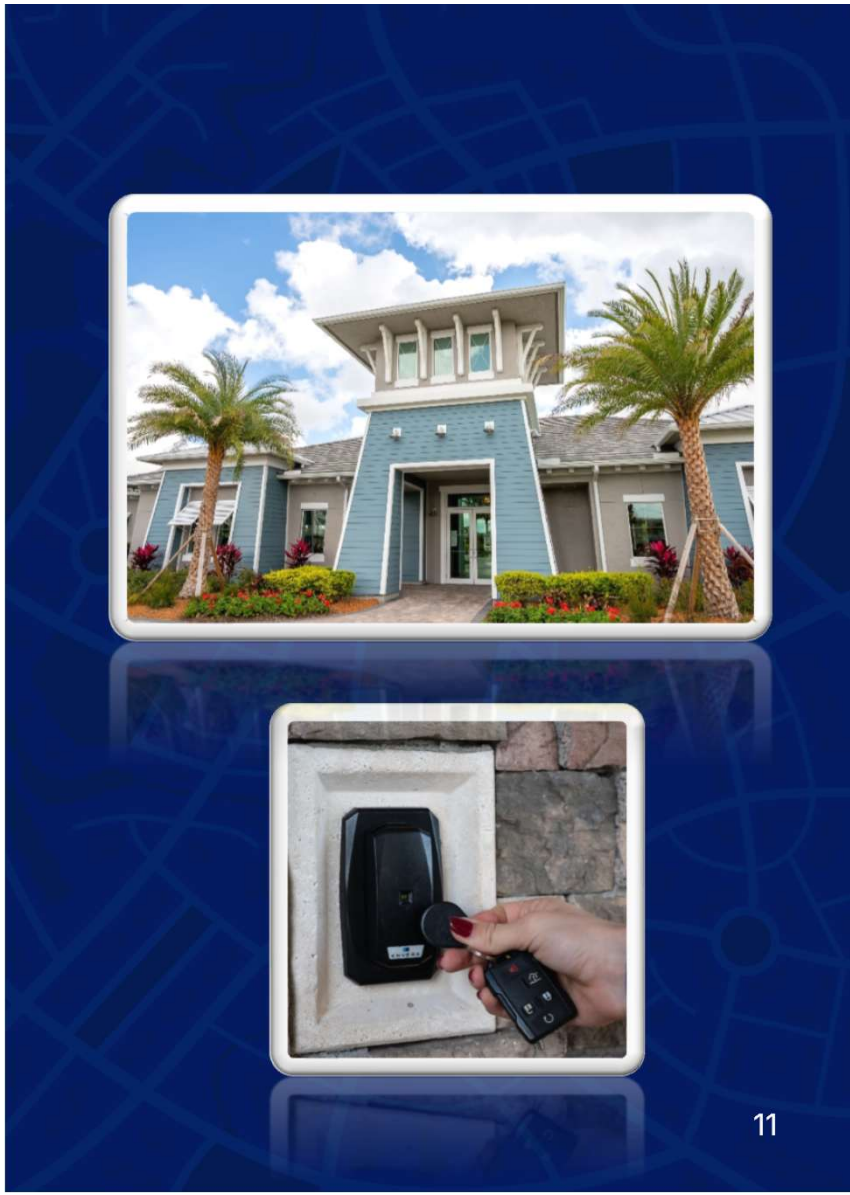


ENVERA

10

Access Control

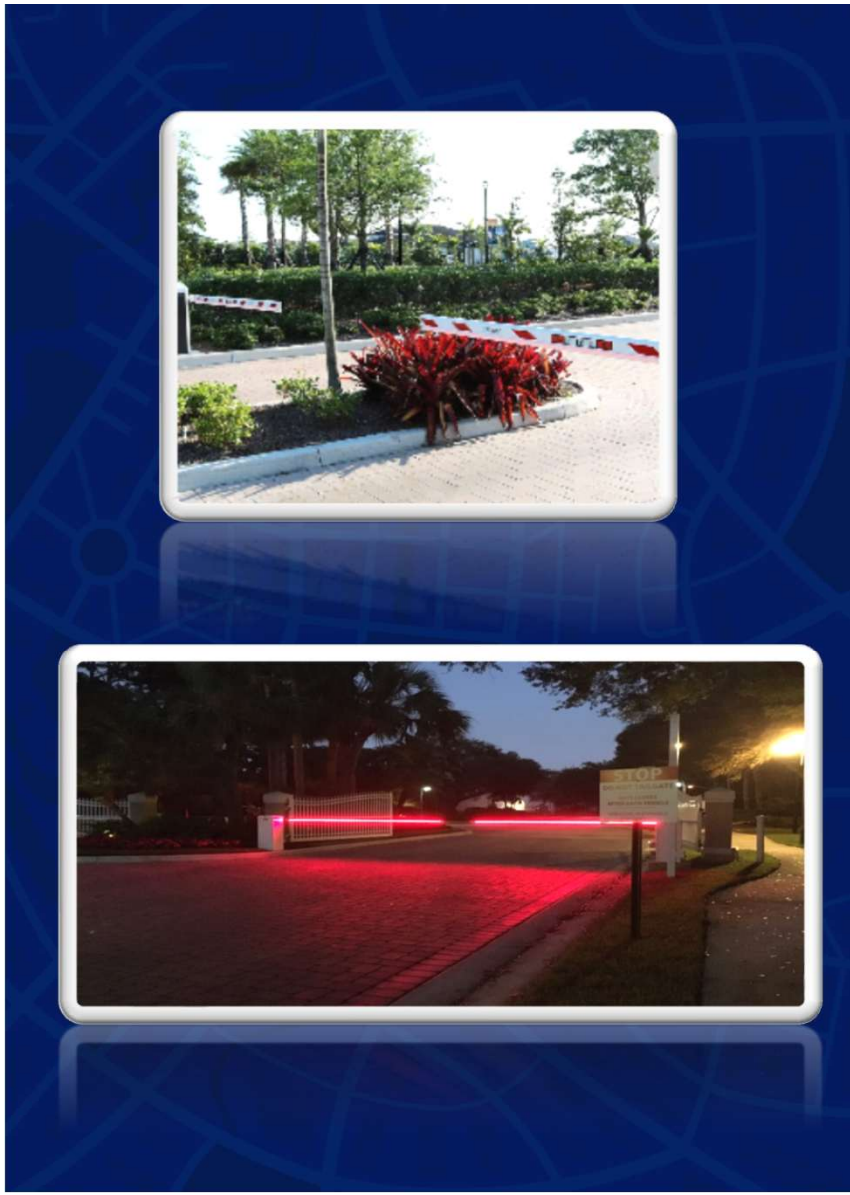
- Envera’s Access Control solutions offer communities and property managers smarter, centralized entry point management—no matter how many doors, gates, or amenities you oversee. It's flexible, scalable, and always secure
- From residential clubhouses to pedestrian gates and pool areas, Envera's Access Control solutions help secure all points of entry. Our system gives authorized users simple access while giving communities real oversight, activity logs, and the ability to make changes instantly
- Manage doors, gates, and amenities from one secure platform. Easily add or revoke access credentials in real time, whether for a single user or the entire community.
- Residents and staff can enter using fobs, access cards, PIN codes, or mobile credentials. The system is flexible to a
- Our web-based management system allows you to view activity logs, edit user permissions, and receive notifications from any device
- Know who entered where—and when. Each access attempt is logged and reportable, helping communities enforce rules and improve safety with full transparency.
- Database Management is included as part of the Envera solution. Let us assist in managing and keeping your database and credentials up to date



ENVERA

High-Speed Barrier Gates

- Magnetic auto control
- Network device
- Built-in gate strike detection
- Faster arm – reduces tailgating
- 12′ arm 1.3s open/close
- High energy efficiency
- Saves money on service & maintenance and life cycle
- 10 million cycle
- No shaking and bouncing
- Less maintenance
- Faster & more efficient with 100% more torque with 25% of the power



ENVERA

System Implementation Information

Meet The Southwest Team

What makes Envera Systems stand out is our laser focus on security and access control solutions for communities and the unique needs of HOA's required for both a successful implementation and long-term partnership. There is not another partner out there that can match the expertise and experience of Envera, specifically our Southwest Team. Below is a listing of the team members that would be involved in the successful installation, implementation, and ongoing support at Del Webb Bayview. Please take note of the number of years the team has with Envera Systems.

- Jeff Hiatt – Sr Security Consultant – 9 years with Envera
- Terry Jackson – Southwest Regional Project Manager – 5 years with Envera
- Luke Blackwood – Southwest Regional Installation Manager – 7 years with Envera
- Kerry Geib – Director of Customer Implementation – 3 years with Envera
- Katherine Setzer – Sr Implementation Specialist – 5 years with Envera
- Lynne Pietrzyk – Implementation Specialist – 3 years with Envera
- Ackeyno Myrie – Master Installation Technician – 6 years with Envera
- David Tirado – Master Installation Technician – 6 years with Envera
- Winston Powell – Installation Technician – 2 years with Envera
- Kevin Mangal – Installation Technician – 2 years with Envera
- Kim Bittar – Sr. Account Manager – 8 years with Envera
- Wendy Wilson – Director Key Accounts/Customer Success – 13 years with Envera
- Nathan Varn – Sr VP – 14 years with Envera
- Crystal Clark – VP of Revenue Operations – 18 years with Envera

Implementation Process & Timeline of Events

Milestone	Estimated Timeframe to Complete
Obtain permits	*45 days, contingent on client signatures and local Municipality Building Department
Install electric	*Two days, to be completed by others
Internet connected	*60 days, contingent on Internet Service Provider
Break ground	90 days, based on current schedule, with executed agreement and 50% deposit received
Installation complete (gate and amenity systems)	30 days after breaking ground
System testing	Three days upon completion of installation and internet connected
Receive inspection approvals	*Five days upon completion of installation
Implementation orientation for community	One to two days – 75 days executed agreement and 50% deposit received
Go Live	Two days – 120 days, based on current schedule, with executed agreement and 50% deposit received

*Each timeframe is an estimate, and the overall timeline can be greatly impacted by third party services and service providers outside of the control of Envera, as well as Envera's current installation schedule. The items with an asterisk are outside of Envera's control.

The Team

Project Manager: Oversees schedule of current installations and coordinates with Implementation Specialists on all projects.

Implementation Specialist: Designated point of contact for each community during the Implementation phase. Assists community with resident onboarding and training, access credential distribution, software education for community staff, and more.

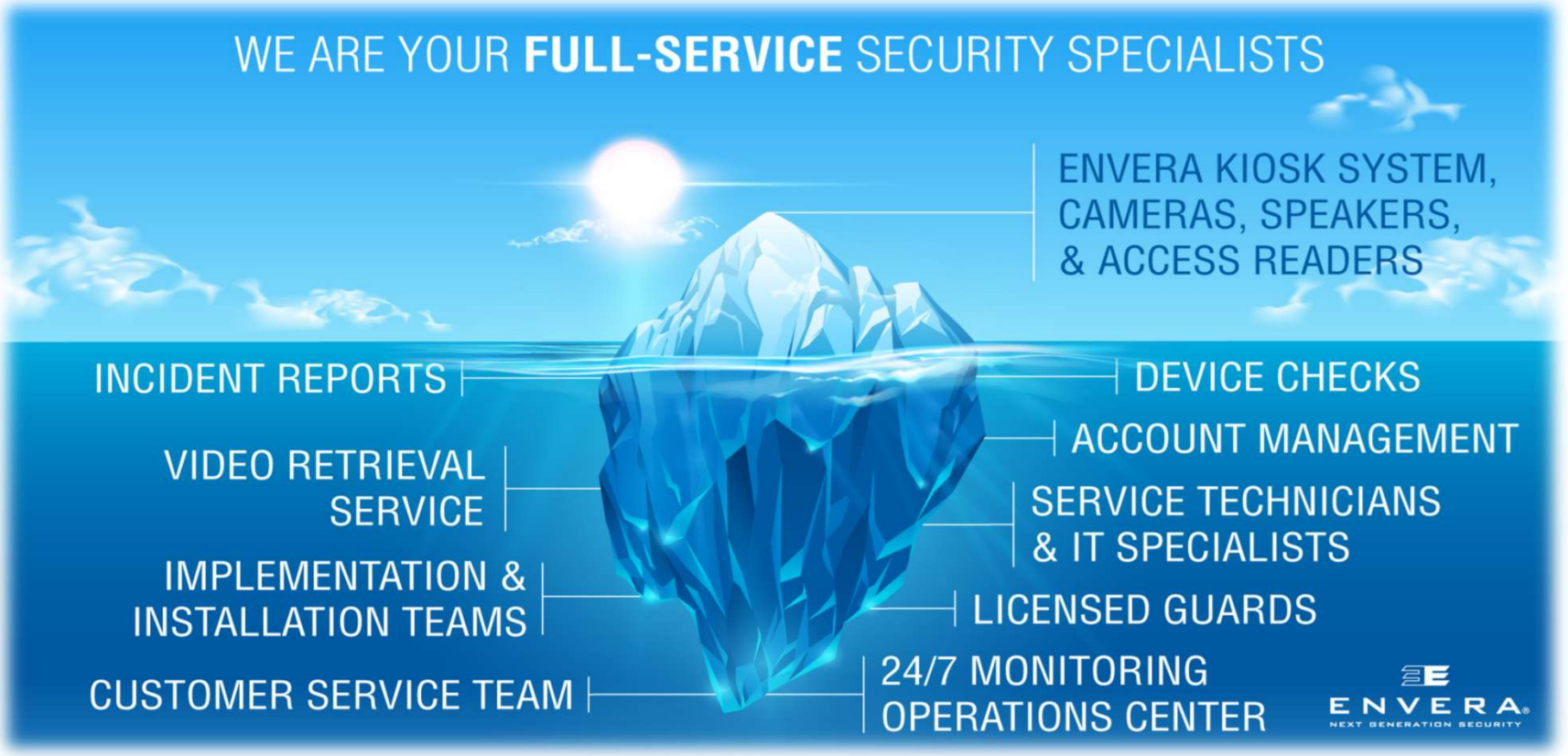
Operations Support Administrator: Assists with permitting, sub-contractor coordination, and resource scheduling.

Internet Service Administrator: Determines the serviceability of the location where the system will be installed to provide options to the community. Assists in providing construction requirements and an estimated timeline for completion.

Envera Departmental Contacts

DEPARTMENT	TEAM HOURS	WHEN TO REACH OUT	CONTACT INFO
SERVICE	**Service Support** 8am – 8pm EST | Seven days a week	• System maintenance, equipment damage • Community+ Support (ABDI)	info.enverasystems.com/service 941-952-3719
	Security Investigations & Assessments 8am – 5pm EST | Monday – Friday	• Request video retrieval	
	Credentials 8am – 5pm EST | Monday – Friday	• Order access credentials stickers, fobs, etc.	
CENTRAL MONITORING OPERATIONS	**Resident Services** 7am – 7pm EST Seven days a week	• Submit registration forms • MyEnvera app assistance	myenvera@enverasystems.com 877-936-8372
	Account Services 8am – 6pm EST Monday – Friday *For property managers, developers, board members, and community contacts*	• Account questions, escalations • Amenity schedule changes • Update post orders or monitoring hours • Community training for designated contacts	accountservices@enverasystems.com 941-786-0695
SALES	**Your Local Consultant** 8am – 5pm EST Monday – Friday	• Renewal and client agreement questions • New installations • System add-ons	sales@enverasystems.com 855-936-8372
ACCOUNTING	**Accounts Receivable** 8am – 5pm EST Monday – Friday	• Billing inquiries	ar@enverasystems.com 941-786-0695
ONBOARDING & SYSTEM INTEGRATION	**Onboarding Specialist or Project Manager** 8am – 5pm EST Monday – Friday	• Questions prior to system turning on *processes, timeline, training, etc* • Installation questions	Contact your assigned Project Manager *or* onboarding@enverasystems.com

The Envera Difference



Links to Additional Information

Virtual Gate Guard



https://enverasystems.com/solutions/virtual-gate-guard/

Video Surveillance



https://enverasystems.com/solutions/video-surveillance/

Access Control



https://enverasystems.com/access-control/

MyEnvera App



https://enverasystems.com/solutions/virtual-gate-guard/myenvera/

Home Page

https://enverasystems.com/

Videos

https://enverasystems.com/resources/videos/

Executive Team

https://enverasystems.com/resources/about/

Knowledge Base

https://enverasystems.com/help/

ENVERA


ENVERA

ENVERA

Arrive

Self-service entry, guest management, and video verification - all from one kiosk.



Envera Arrive makes guest access and everyday entry simple by using multiple self-service options including facial verification. All backed by the same security partner already watching over the rest of the community.

1 Guest management.

Authorize visitors in advance with one-time QR passes, standing access for regular visitors, or dated contractor passes. Every entry is logged, so boards know who arrived and when.

2 Self-service entry.

Unexpected visitors find and call residents through the on-screen directory. Residents can see who's there, talk with them, and open the gate from anywhere.

3 Face verification.

Residents who opt in enroll once, then simply drive up. Face verification is always optional, and every other entry method still works for those who skip it.

A new way to arrive. A security partner you know.

Backed by Envera's 19 years of community protection.

Hello@EnveraSystems.com | EnveraSystems.com

ENVERA

Quotation

Quote #: Q-20617-3
Date: 10/9/2026
Expires On: 12/31/2026

Envera Systems
4724 Lena Rd
Bradenton, FL 34211
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for
Stoneybrook North CDD
Brightwater Lane
North Fort Myers, Florida 33917

SECURITY CONSULTANT	PHONE	EMAIL
Jeff Hiatt	(941) 232-6624	jhiatt@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

South Gate - Arrive Visitor Entrance

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
100	Wire	
	South Gate - Arrive Visitor Entrance TOTAL:	$4,803.04

South Gate - Passive Video Surveillance

Gate & Tag Cameras

QTY	PRODUCT	INSTALL INVESTMENT
3	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 5MP	
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
1	Digital Watchdog Blackjack DX1 NVR 12TB	
	South Gate - Passive Video Surveillance TOTAL:	$17,751.72

South Gate RFID Reader for Resident Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
	South Gate RFID Reader for Resident Vehicles TOTAL:	$6,867.92

South Gate High-Speed LED Barrier Arms

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	15' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	15' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
2	Ground Loop - Reno Detector Harness	
	South Gate High-Speed LED Barrier Arms TOTAL:	$24,630.96

South Gate Infrastructure

QTY	PRODUCT	INSTALL INVESTMENT
1	Bore Setup	
75	Bore	
100	Trenching & Backfilling	
175	Conduit	
1,200	Wire	
	South Gate Infrastructure TOTAL:	$5,660.00

North Gate - Arrive Visitor Entrance

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
100	Wire	
	North Gate - Arrive Visitor Entrance TOTAL:	$4,803.04

North Gate - Passive Video Surveillance Gate & Tag Cameras

QTY	PRODUCT	INSTALL INVESTMENT
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
3	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 5MP	

QTY	PRODUCT	INSTALL INVESTMENT
1	Digital Watchdog Blackjack DX1 NVR 12TB	
	North Gate - Passive Video Surveillance TOTAL:	$17,751.72

North Gate RFID Reader for Resident Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
	North Gate RFID Reader for Resident Vehicles TOTAL:	$5,127.12

North Gate High Speed LED Barrier Arms

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	15' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	15' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
2	Ground Loop - Reno Detector Harness	
	North Gate High Speed LED Barrier Arms TOTAL:	$24,630.96

North Gate Infrastructure

QTY	PRODUCT	INSTALL INVESTMENT
1	Bore Setup	
75	Bore	
100	Trenching & Backfilling	
175	Conduit	
1,200	Wire	
	North Gate Infrastructure TOTAL:	$5,660.00

Windshield Credentials for Resident Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
20	AWID Windshield (Box of 50)	
	Windshield Credentials for Resident Vehicles TOTAL:	$6,000.00

Installation Discount

Discount valid with these requirements:

- Deposit equal to 3 Months of Monthly Service Rates
- Automatic ACH setup for payment of Monthly Services

QTY	PRODUCT	INSTALL INVESTMENT
1	Developer Discount	
1	Installation Discount	
	Installation Discount TOTAL:	$-37,105.94

One-Time Total: $86,580.54

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

South Gate - Arrive Visitor Entrance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$25.14	$25.14
398	Per Home (Address) Access - Envera Arrive Entry System	$5.00	$1,990.00
	South Gate - Arrive Visitor Entrance TOTAL:		$2,015.14

South Gate - Passive Video Surveillance

Gate & Tag Cameras

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
2	Passive License Plate Camera	$50.00	$100.00
1	Service & Maintenance Plan	$158.34	$158.34
1	Network Device Licensing	$50.00	$50.00
	South Gate - Passive Video Surveillance TOTAL:		$383.34

South Gate RFID Reader for Resident Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	$250.00	$250.00
1	Service & Maintenance Plan	$41.50	$41.50
	South Gate RFID Reader for Resident Vehicles TOTAL:		$291.50

South Gate High-Speed LED Barrier Arms

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
4	Service & Maintenance Plan - High-Speed Barrier Gate	$60.00	$240.00
	South Gate High-Speed LED Barrier Arms TOTAL:		$240.00

North Gate - Arrive Visitor Entrance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$25.14	$25.14
	North Gate - Arrive Visitor Entrance TOTAL:		$25.14

North Gate - Passive Video Surveillance Gate & Tag Cameras

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
2	Passive License Plate Camera	$50.00	$100.00
1	Service & Maintenance Plan	$158.34	$158.34
1	Network Device Licensing	$50.00	$50.00
	North Gate - Passive Video Surveillance TOTAL:		$383.34

North Gate RFID Reader for Resident Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$41.50	$41.50
	North Gate RFID Reader for Resident Vehicles TOTAL:		$41.50

North Gate High Speed LED Barrier Arms

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
4	Service & Maintenance Plan - High-Speed Barrier Gate	$60.00	$240.00
	North Gate High Speed LED Barrier Arms TOTAL:		$240.00

Monthly Total: $3,619.96

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment

- Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
- Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.

- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 398 current homes, with a maximum of 885 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Pricing requires community to sign up for Automatic ACH for payment to Envera
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and three (3) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard, Community+, or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera’s Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a “soft opening” giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- If purchasing an Envera Arrive Entry System:
  - The per home charge is based on current homes within the community. Any additional addresses added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.

EXHIBIT 19

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 1, 2026

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

Re: Stoneybrook North Community Development District
$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
$3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
("Series 2017")
Annual Arbitrage Report for the period July 27, 2025 to July 27, 2026

Dear Stoneybrook North Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2017.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2017 during the annual period July 27, 2025 to July 27, 2026, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2017 is due July 27, 2027.

Sincerely,

John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 1, 2026

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

Re: Stoneybrook North Community Development District
$4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
$3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
$5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period July 27, 2025 to July 27, 2026

Dear Stoneybrook North Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Stoneybrook North Community Development District, $4,020,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One) ("Series 2017A-1"), $3,500,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One) ("Series 2017A-2"), and $5,000,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two) ("Series 2017A-3") (Series 2017A-1, Series 2017A-2 and Series 2017A-3, collectively, "Series 2017") for the period July 27, 2025 to July 27, 2026 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

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

Trust Fund statements for Series 2017 for the period July 27, 2025 to July 27, 2026
Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"
Source: Breeze Home, Lake Mary, Florida

Annual Arbitrage Report for Series 2017 for the period July 27, 2024 to July 27, 2025, dated September 6, 2025 (the "Prior Arbitrage Report")
Source: Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania

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

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

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Arbitrage Report.

Notes and Assumptions

a) The issue date of the Series 2017 is July 27, 2017.

b) The end of the first Bond Year for the Series 2017 is July 27, 2018.

c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.

d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.

e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.

f) For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that Series 2017 constitutes a single issue under the Code.

g) No provision has been made in the Annual Arbitrage Report for any debt service fund.

h) The calculation of arbitrage liability for the Annual Computation Period is made as of July 27, 2026 (the "Annual Computation Date").

i) According to the Official Statement, proceeds of Series 2017A-1 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-1, (iii) make a deposit into the Series 2017A-1 One Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-1.

j) According to the Official Statement, proceeds of Series 2017A-2 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-2, (iii) make a deposit into the Series 2017A-2 Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-2.

k) According to the Official Statement, proceeds of Series 2017A-3 were applied to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements, (ii) pay certain costs associated with the issuance of Series 2017A-3, (iii) make a deposit into the Series 2017A-3 Reserve Account and (iv) pay a portion of the interest to become due on Series 2017A-3.

Source Information

Bonds

Closing Date	I.R.S. Form 8038-G
Sources and Uses of Funds Upon Issuance of Series 2017	Page A-1 of Annual Arbitrage Report
Series 2017 Yield	Pages B-1, B-2 and B-3 of Annual Arbitrage Report

Investments

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

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Stoneybrook Community Development District earned the computations earned $11,463.90 less on its investments of 2017 Series proceeds during the Annual Computation Period than had such proceeds been invested at the 2017 Series Yield, and therefore **did not incur an arbitrage liability on the 2017 Series** during such period, as shown on Page C-1.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

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

Annual Arbitrage Report
For the Period July 27, 2025 to July 27, 2026

October 1, 2026

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

Sources and Uses of Funds Upon Issuance of Series 2017

	Series 2017A-1	Series 2017A-2	Series 2017A-3	Total
Sources of Funds				
Par Amount of Series 2017A-1	$4,020,000.00	$0.00	$0.00	$4,020,000.00
Par Amount of Series 2017A-2	0.00	3,500,000.00	0.00	3,500,000.00
Par Amount of Series 2017A-3	0.00	0.00	5,000,000.00	5,000,000.00
Minus Original Issue Discount	(46,650.00)	(52,500.00)	(87,500.00)	(186,650.00)
Total Sources of Funds	$3,973,350.00	$3,447,500.00	$4,912,500.00	$12,333,350.00
Uses of Funds				
Deposit to Series 2017A-1 Acquisition and Construction Account	$3,496,300.00	$2,955,350.97	$0.00	$6,451,650.97
Deposit to Series 2017A-3 Acquisition and Construction Account	0.00	0.00	4,051,548.02	4,051,548.02
Deposit to Series 2017A-1 Reserve Acct.	281,093.76	0.00	0.00	281,093.76
Deposit to Series 2017A-2 Reserve Acct.	0.00	201,250.00	0.00	201,250.00
Deposit to Series 2017A-3 Reserve Acct.	0.00	0.00	293,750.00	293,750.00
Deposit to Series 2017A-1 Cap. Int. Acct.	57,868.75	0.00	0.00	57,868.75
Deposit to Series 2017A-2 Cap. Int. Acct.	0.00	153,173.61	0.00	153,173.61
Deposit to Series 2017A-3 Cap. Int. Acct.	0.00	0.00	370,451.39	370,451.39
Deposit to Series 2017A-1 Costs of Issuance Account	57,687.49	0.00	0.00	57,687.49
Deposit to Series 2017A-2 Costs of Issuance Account	0.00	50,225.42	0.00	50,225.42
Deposit to Series 2017A-3 Costs of Issuance Account	0.00	0.00	71,750.59	71,750.59
Underwriter's Discount	80,400.00	87,500.00	125,000.00	292,900.00
Total Sources of Funds	$3,973,350.00	$3,447,500.00	$4,912,500.00	$12,333,350.00

Note: (1) Source: Official Statement for Series 2017, dated July 19, 2017.

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

Pricing Report - Series 2017

Dated Date:	7/17/2017
Issuance Date:	7/17/2017

Date	Principal Amount	Interest Rate	Principal Amount	Interest Rate	Principal Amount	Interest Rate	Price	Bond Years	Original Issue Discount (-)	Production
11/1/2018	$55,000.00	5.000%					99.25%	70.89	($412.50)	$54,587.50
11/1/2019	60,000.00	5.000%					99.25%	137.33	(450.00)	59,550.00
11/1/2020	65,000.00	5.000%					99.25%	213.78	(487.50)	64,512.50
11/1/2021	65,000.00	5.000%					99.25%	278.78	(487.50)	64,512.50
11/1/2022	70,000.00	5.000%					99.25%	370.22	(525.00)	69,475.00
11/1/2023	75,000.00	5.000%					99.25%	471.67	(562.50)	74,437.50
11/1/2024	75,000.00	5.000%					99.25%	546.67	(562.50)	74,437.50
11/1/2025	80,000.00	5.000%					99.25%	663.11	(600.00)	79,400.00
11/1/2026	85,000.00	5.000%					99.25%	789.56	(637.50)	84,362.50
11/1/2027	90,000.00	5.000%					99.25%	926.00	(675.00)	89,325.00
11/1/2028	95,000.00	5.625%					98.75%	1,072.44	(1,187.50)	93,812.50
11/1/2029	100,000.00	5.625%					98.75%	1,228.89	(1,250.00)	98,750.00
11/1/2029	---		3,500,000.00	5.750%			98.50%	43,011.11	(52,500.00)	3,447,500.00
11/1/2029	---				5,000,000.00	5.875%	98.25%	61,444.44	(87,500.00)	4,912,500.00
11/1/2030	105,000.00	5.625%					98.75%	1,395.33	(1,312.50)	103,687.50
11/1/2031	110,000.00	5.625%					98.75%	1,571.78	(1,375.00)	108,625.00
11/1/2032	115,000.00	5.625%					98.75%	1,758.22	(1,437.50)	113,562.50
11/1/2033	125,000.00	5.625%					98.75%	2,036.11	(1,562.50)	123,437.50
11/1/2034	130,000.00	5.625%					98.75%	2,247.56	(1,625.00)	128,375.00
11/1/2035	135,000.00	5.625%					98.75%	2,469.00	(1,687.50)	133,312.50
11/1/2036	145,000.00	5.625%					98.75%	2,796.89	(1,812.50)	143,187.50
11/1/2037	155,000.00	5.625%					98.75%	3,144.78	(1,937.50)	153,062.50
11/1/2038	160,000.00	5.625%					98.75%	3,406.22	(2,000.00)	158,000.00
11/1/2039	170,000.00	5.625%					98.75%	3,789.11	(2,125.00)	167,875.00
11/1/2040	180,000.00	5.625%					98.75%	4,192.00	(2,250.00)	177,750.00
11/1/2041	190,000.00	5.625%					98.75%	4,614.89	(2,375.00)	187,625.00
11/1/2042	200,000.00	5.625%					98.75%	5,057.78	(2,500.00)	197,500.00
11/1/2043	210,000.00	5.625%					98.75%	5,520.67	(2,625.00)	207,375.00
11/1/2044	225,000.00	5.625%					98.75%	6,140.00	(2,812.50)	222,187.50
11/1/2045	235,000.00	5.625%					98.75%	6,647.89	(2,937.50)	232,062.50
11/1/2046	250,000.00	5.625%					98.75%	7,322.22	(3,125.00)	246,875.00
11/1/2047	265,000.00	5.625%					98.75%	8,026.56	(3,312.50)	261,687.50
	$4,020,000.00		$3,500,000.00		$5,000,000.00			183,361.89	($186,650.00)	$12,333,350.00

Principal Amount	$12,520,000.00
Les: Original Issue Discount	(186,650.00)
Original Proceeds	$12,333,350.00
Gross Interest Cost	$10,473,650.00
Plus: Original Issue Discount	186,650.00
	$10,660,300.00
NIC %	5.8138%
Bond Years	183,361.89
Average Coupon	5.7120%
Average Life (Years)	14.65

Note: (1) Official Statement for the 2017 Series, dated July 19, 2017.

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

Series 2017 - Debt Service To Maturity

Dated Date:	7/27/2017
First Interest Payment Date:	11/1/2017

	Series 2017A-1		Series 2017A-2		Series 2017A-3			Semiannual	Annual
	Principal	Interest	Principal	Interest	Principal	Interest		Debt	Debt
Date	Amount	Rate	Amount	Rate	Amount	Rate	Interest	Service	Service
11/1/2017							$187,118.75	$187,118.75	$187,118.75
5/1/2018							358,312.50	358,312.50	
11/1/2018	$55,000.00	5.000%					358,312.50	413,312.50	771,625.00
5/1/2019							356,937.50	356,937.50	
11/1/2019	60,000.00	5.000%					356,937.50	416,937.50	773,875.00
5/1/2020							355,437.50	355,437.50	
11/1/2020	65,000.00	5.000%					355,437.50	420,437.50	775,875.00
5/1/2021							353,812.50	353,812.50	
11/1/2021	65,000.00	5.000%					353,812.50	418,812.50	772,625.00
5/1/2022							352,187.50	352,187.50	
11/1/2022	70,000.00	5.000%					352,187.50	422,187.50	774,375.00
5/1/2023							350,437.50	350,437.50	
11/1/2023	75,000.00	5.000%					350,437.50	425,437.50	775,875.00
5/1/2024							348,562.50	348,562.50	
11/1/2024	75,000.00	5.000%					348,562.50	423,562.50	772,125.00
5/1/2025							346,687.50	346,687.50	
11/1/2025	80,000.00	5.000%					346,687.50	426,687.50	773,375.00
5/1/2026							344,687.50	344,687.50	
11/1/2026	85,000.00	5.000%					344,687.50	429,687.50	774,375.00
5/1/2027							342,562.50	342,562.50	
11/1/2027	90,000.00	5.000%					342,562.50	432,562.50	775,125.00
5/1/2028							340,312.50	340,312.50	
11/1/2028	95,000.00	5.625%					340,312.50	435,312.50	775,625.00
5/1/2029							337,640.63	337,640.63	
11/1/2029	100,000.00	5.625%	$3,500,000.00	5.750%	$5,000,000.00	5.875%	337,640.63	8,937,640.63	9,275,281.25
5/1/2030							87,328.13	87,328.13	
11/1/2030	105,000.00	5.625%					87,328.13	192,328.13	279,656.25
5/1/2031							84,375.00	84,375.00	
11/1/2031	110,000.00	5.625%					84,375.00	194,375.00	278,750.00
5/1/2032							81,281.25	81,281.25	
11/1/2032	115,000.00	5.625%					81,281.25	196,281.25	277,562.50
5/1/2033							78,046.88	78,046.88	
11/1/2033	125,000.00	5.625%					78,046.88	203,046.88	281,093.75
5/1/2034							74,531.25	74,531.25	
11/1/2034	130,000.00	5.625%					74,531.25	204,531.25	279,062.50
5/1/2035							70,875.00	70,875.00	
11/1/2035	135,000.00	5.625%					70,875.00	205,875.00	276,750.00
5/1/2036							67,078.13	67,078.13	
11/1/2036	145,000.00	5.625%					67,078.13	212,078.13	279,156.25
5/1/2037							63,000.00	63,000.00	
11/1/2037	155,000.00	5.625%					63,000.00	218,000.00	281,000.00
5/1/2038							58,640.63	58,640.63	
11/1/2038	160,000.00	5.625%					58,640.63	218,640.63	277,281.25
5/1/2039							54,140.63	54,140.63	
11/1/2039	170,000.00	5.625%					54,140.63	224,140.63	278,281.25
5/1/2040							49,359.38	49,359.38	
11/1/2040	180,000.00	5.625%					49,359.38	229,359.38	278,718.75
5/1/2041							44,296.88	44,296.88	
11/1/2041	190,000.00	5.625%					44,296.88	234,296.88	278,593.75
5/1/2042							38,953.13	38,953.13	
11/1/2042	200,000.00	5.625%					38,953.13	238,953.13	277,906.25
5/1/2043							33,328.13	33,328.13	
11/1/2043	210,000.00	5.625%					33,328.13	243,328.13	276,656.25
5/1/2044							27,421.88	27,421.88	
11/1/2044	225,000.00	5.625%					27,421.88	252,421.88	279,843.75
5/1/2045							21,093.75	21,093.75	
11/1/2045	235,000.00	5.625%					21,093.75	256,093.75	277,187.50
5/1/2046							14,484.38	14,484.38	
11/1/2046	250,000.00	5.625%					14,484.38	264,484.38	278,968.75
5/1/2047							7,453.13	7,453.13	
11/1/2047	265,000.00	5.625%					7,453.13	272,453.13	279,906.25
	$4,020,000.00						$10,473,650.00	$22,993,650.00	$22,993,650.00

Note: (1) Official Statement for the 2017 Series, dated July 19, 2017.

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

Proof Yield - Series 2017

P.V. Date: 7/27/2017
2017 Series Yield: 5.89110670%

Date	Semiannual Debt Service (1)	Muni Days To Computation Date	P.V. Factor	Present Value
11/1/2017	$187,118.75	94	0.98495420	$184,303.40
5/1/2018	358,312.50	274	0.95677197	342,823.36
11/1/2018	413,312.50	454	0.92939611	384,131.03
5/1/2019	356,937.50	634	0.90280355	322,244.44
11/1/2019	416,937.50	814	0.87697188	365,642.46
5/1/2020	355,437.50	994	0.85187932	302,789.85
11/1/2020	420,437.50	1174	0.82750472	347,914.02
5/1/2021	353,812.50	1354	0.80382755	284,404.24
11/1/2021	418,812.50	1534	0.78082785	327,020.46
5/1/2022	352,187.50	1714	0.75848624	267,129.37
11/1/2022	422,187.50	1894	0.73678387	311,060.94
5/1/2023	350,437.50	2074	0.71570248	250,808.99
11/1/2023	425,437.50	2254	0.69522427	295,774.48
5/1/2024	348,562.50	2434	0.67533201	235,395.41
11/1/2024	423,562.50	2614	0.65600892	277,860.78
5/1/2025	346,687.50	2794	0.63723871	220,922.70
11/1/2025	426,687.50	2974	0.61900557	264,121.94
5/1/2026	344,687.50	3154	0.60129413	207,258.57
11/1/2026	429,687.50	3334	0.58408946	250,975.94
5/1/2027	342,562.50	3514	0.56737707	194,362.11
11/1/2027	432,562.50	3694	0.55114286	238,403.73
5/1/2028	340,312.50	3874	0.53537316	182,194.18
11/1/2028	435,312.50	4054	0.52005467	226,386.30
5/1/2029	337,640.63	4234	0.50517449	170,567.43
11/1/2029	8,937,640.63	4414	0.49072007	4,385,879.61
5/1/2030	87,328.13	4594	0.47667923	41,627.50
11/1/2030	192,328.13	4774	0.46304013	89,055.64
5/1/2031	84,375.00	4954	0.44979129	37,951.14
11/1/2031	194,375.00	5134	0.43692153	84,926.62
5/1/2032	81,281.25	5314	0.42442002	34,497.39
11/1/2032	196,281.25	5494	0.41227620	80,922.09
5/1/2033	78,046.88	5674	0.40047985	31,256.20
11/1/2033	203,046.88	5854	0.38902103	78,989.50
5/1/2034	74,531.25	6034	0.37789008	28,164.62
11/1/2034	204,531.25	6214	0.36707761	75,078.84
5/1/2035	70,875.00	6394	0.35657452	25,272.22
11/1/2035	205,875.00	6574	0.34637195	71,309.32
5/1/2036	67,078.13	6754	0.33646130	22,569.19
11/1/2036	212,078.13	6934	0.32683422	69,314.39
5/1/2037	63,000.00	7114	0.31748260	20,001.40
11/1/2037	218,000.00	7294	0.30839856	67,230.89
5/1/2038	58,640.63	7474	0.29957443	17,567.23
11/1/2038	218,640.63	7654	0.29100279	63,625.03
5/1/2039	54,140.63	7834	0.28267641	15,304.28
11/1/2039	224,140.63	8014	0.27458826	61,546.39
5/1/2040	49,359.38	8194	0.26673154	13,165.70
11/1/2040	229,359.38	8374	0.25909963	59,426.93
5/1/2041	44,296.88	8554	0.25168608	11,148.91
11/1/2041	234,296.88	8734	0.24448465	57,281.99
5/1/2042	38,953.13	8914	0.23748928	9,250.95
11/1/2042	238,953.13	9094	0.23069406	55,125.07
5/1/2043	33,328.13	9274	0.22409328	7,468.61
11/1/2043	243,328.13	9454	0.21768136	52,968.00
5/1/2044	27,421.88	9634	0.21145290	5,798.43
11/1/2044	252,421.88	9814	0.20540265	51,848.12
5/1/2045	21,093.75	9994	0.19952552	4,208.74
11/1/2045	256,093.75	10174	0.19381655	49,635.21
5/1/2046	14,484.38	10354	0.18827093	2,726.99
11/1/2046	264,484.38	10534	0.18288399	48,369.96
5/1/2047	7,453.13	10714	0.17765118	1,324.06
11/1/2047	272,453.13	10894	0.17256809	47,016.72
Total	$22,993,650.00			$12,333,350.00 (2)

Notes: (1) See Page B-2 (B).
(2) $12,333,350.00 = $4,020,000.00 [Principal Amount of Series 2017A-1] - $46,650.00 [Original Issue Discount on Series 2017A-1] + $3,500,000.00 [Principal Amount of Series 2017A-2] - $52,500.00 [Original Issue Discount on Series 2017A-2] + $5,000,000.00 [Principal Amount of Series 2017A-3] - $87,500.00 [Original Issue Discount on Series 2017A-3].

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

Series 2017 - Arbitrage Credit - Annual Computation Period

Annual Computation Date: 7/27/2026
2017 Bond Yield (1): 5.89110670%

Investment Yield: 3.53722100%

Date (2)	Transaction Description (2)	Series 2017 A-1 Debt Service Reserve Fund Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Series 2017 A-2 Debt Service Reserve Fund Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total	Muni Days To Compu-tation Date	@ 2017 Bond Yield Yield	Future Value	@ Investment Yield Future Value
7/27/2025	Prior Arbitrage Liability (3)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($20,826.57)	360	1.05977870	($22,071.55)	$0.00
7/27/2025	Balance	($281,093.76)	$0.00	$281,093.76	($203,862.50)	$0.00	$203,862.50	($484,956.26)	360	1.05977870	($513,946.31)	($502,261.93)
8/1/2025	Int. Earn. (+) / Reinvst (-)	(933.22)	933.22	282,026.98	(676.81)	676.81	204,539.31	0.00	356	1.05909524	0.00	0.00
8/4/2025	Trf Out - Revenue Fd	933.22	0.00	281,093.76	676.81	0.00	203,862.50	1,610.03	353	1.05858294	1,704.35	1,666.35
9/2/2025	Int. Earn. (+) / Reinvst (-)	(930.74)	930.74	282,024.50	(675.02)	675.02	204,537.52	0.00	325	1.05381338	0.00	0.00
9/3/2025	Trf Out - Revenue Fd	930.74	0.00	281,093.76	675.02	0.00	203,862.50	1,605.76	324	1.05364344	1,691.90	1,657.24
10/1/2025	Int. Earn. (+) / Reinvst (-)	(879.30)	879.30	281,973.06	(637.71)	637.71	204,500.21	0.00	296	1.04889614	0.00	0.00
10/2/2025	Trf Out - Revenue Fd	879.30	0.00	281,093.76	637.71	0.00	203,862.50	1,517.01	295	1.04872698	1,590.93	1,561.23
11/3/2025	Int. Earn. (+) / Reinvst (-)	(883.69)	883.69	281,977.45	(640.90)	640.90	204,503.40	0.00	264	1.04349683	0.00	0.00
11/4/2025	Trf Out - Revenue Fd	883.69	0.00	281,093.76	640.90	0.00	203,862.50	1,524.59	263	1.04332855	1,590.65	1,564.15
12/1/2025	Int. Earn. (+) / Reinvst (-)	(827.16)	827.16	281,920.92	(599.89)	599.89	204,462.39	0.00	236	1.03879525	0.00	0.00
12/2/2025	Trf Out - Revenue Fd	827.16	0.00	281,093.76	599.89	0.00	203,862.50	1,427.05	235	1.03862773	1,482.17	1,460.09
1/2/2026	Int. Earn. (+) / Reinvst (-)	(814.73)	814.73	281,908.49	(590.88)	590.88	204,453.38	0.00	205	1.03361463	0.00	0.00
1/5/2026	Trf Out - Revenue Fd	814.73	0.00	281,093.76	590.88	0.00	203,862.50	1,405.61	202	1.03311465	1,452.16	1,433.54
2/2/2026	Int. Earn. (+) / Reinvst (-)	(791.68)	791.68	281,885.44	(574.17)	574.17	204,436.67	0.00	175	1.02862573	0.00	0.00
2/3/2026	Trf Out - Revenue Fd	791.68	0.00	281,093.76	574.17	0.00	203,862.50	1,365.85	174	1.02845984	1,404.72	1,389.19
3/2/2026	Int. Earn. (+) / Reinvst (-)	(711.31)	711.31	281,805.07	(515.88)	515.88	204,378.38	0.00	145	1.02366090	0.00	0.00
3/3/2026	Trf Out - Revenue Fd	711.31	0.00	281,093.76	515.88	0.00	203,862.50	1,227.19	144	1.02349582	1,256.02	1,244.52
4/1/2026	Int. Earn. (+) / Reinvst (-)	(784.10)	784.10	281,877.86	(568.67)	568.67	204,431.17	0.00	116	1.01888435	0.00	0.00
4/2/2026	Trf Out - Revenue Fd	784.10	0.00	281,093.76	568.67	0.00	203,862.50	1,352.77	115	1.01872004	1,378.09	1,368.01
5/1/2026	Int. Earn. (+) / Reinvst (-)	(756.41)	756.41	281,850.17	(548.59)	548.59	204,411.09	0.00	86	1.01396655	0.00	0.00
5/4/2026	Trf Out - Revenue Fd	756.41	0.00	281,093.76	548.59	0.00	203,862.50	1,305.00	83	1.01347608	1,322.59	1,315.59
6/1/2026	Int. Earn. (+) / Reinvst (-)	(773.75)	773.75	281,867.51	(561.16)	561.16	204,423.66	0.00	56	1.00907248	0.00	0.00
6/2/2026	Trf Out - Revenue Fd	773.75	0.00	281,093.76	561.16	0.00	203,862.50	1,334.91	55	1.00890975	1,346.80	1,342.08
7/1/2026	Int. Earn. (+) / Reinvst (-)	(753.81)	753.81	281,847.57	(546.70)	546.70	204,409.20	0.00	26	1.00420203	0.00	0.00
7/2/2026	Trf Out - Revenue Fd	753.81	0.00	281,093.76	546.70	0.00	203,862.50	1,300.51	25	1.00404009	1,305.76	1,303.68
7/27/2026	Balance	281,093.76	0.00	0.00	203,862.50	0.00	0.00	484,956.26	0	1.00000000	484,956.26	484,956.26
	Total	$0.00	$9,839.90		$0.00	$7,136.38		$16,976.28				$0.00
										Arbitrage Credit	($11,463.90)	
										Cumulative Arbitrage Credit	($33,535.45)	

Notes: (1) Source: See Page B-3.
(2) Source: Trust Fund bank statements of US Bank.
(3) See Page 1 of Prior Arbitrage Report.

EXHIBIT 20

AGENDA


NO
TRESPASSING
SignSolutions


NO
TRESPASSING
NATURAL PRESERVE AREA
STONEYBROOK NORTH CDD
ENTRY PROHIBITED




NO
TRESPASSING
NATURAL PRESERVE AREA
STONEYBROOK NORTH CDD
ENTRY PROHIBITED


NO
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NO
TRESPASSING
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