

*Stoneybrook South
Community Development
District*

Agenda

August 4, 2025

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 28, 2025

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, August 4, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of the Minutes of the June 2, 2025 Board of Supervisors Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Public Hearing
 - A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Business Items
 - A. Approval of Fiscal Year 2026 Meeting Schedule
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager
 - i. District Goals and Objectives
 - a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute
 - b. Adoption of Fiscal Year 2026 Goals & Objectives

D. Field Manager

- i. Consideration of Proposal for Column Repairs
- ii. Consideration of Water Management Agreement with The Lake Doctors, Inc.

7. Supervisor's Requests

8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Vivek Babbar, District Counsel
David Reid, District Engineer
Alan Scheerer, Field Manager

Enclosures

SECTION III

SECTION A

**MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **June 2, 2025**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides	Chairman
Terry Siron	Vice Chairman
Ron Phillips <i>by phone</i>	Assistant Secretary
Larry Bickel	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager GMS
Alan Scheerer	Field Manager
Vivek Babbar <i>via phone</i>	District Counsel
Casey Hallman <i>via phone</i>	Floralawn
Jason Algood <i>via phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Three Supervisors were in attendance constituting a quorum. Mr. Phillips joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next, we have our public comment period. This is the time for members of the public to make a statement to the Board. We just ask that you state your name and address and keep it to three minutes. Neil, do we still have you on the phone?

Neil Roberts: Yes, this is Neil Roberts, I'm calling as Vice President for the Country Club Board of Directors. I'm calling to ask for an update on the question that I raised at the last meeting which relates to the maintenance of the Palms and bulkheads within our country club's golf course. I asked for documentation to be provided or the country club's responsibility as it relates to the

maintenance. I did follow up with regard to this request and Jeremy, you and I have had some contact in terms of emails with regards to you being unable to find any documentation that relates to the other CDD, but I haven't heard a response on the Stoneybrook South CDD. I'm just following up on that and was looking for an update in terms of where you are with your investigation on that.

Mr. LeBrun: Sure, thank you Neil. To update the Board on that, we couldn't find any specific documentation that is between the golf course and the CDD about the maintenance of the ponds on the actual golf course. Most of the items that we have were just general during the formation of the District and the Engineer's Report. Nothing that specifically says one way or the other that yes, the CDD maintains the ponds or the golf course maintains the ponds. Neil sent me some parcel identification numbers, so we sent those to the other CDD's counsel just to see if they have any documentation of anything related to those. As of now, we did not find anything that specifically address that issue.

Mr. Manjourides: Who takes care of them now?

Mr. LeBrun: The golf course.

Mr. Scheerer: Yeah, I think that's the question. I don't know that the golf course is expending any funds for pond maintenance on the golf course.

Mr. Manjourides: And pond maintenance is spraying the ponds.

Mr. Scheerer: Shoreline vegetation, yes. I believe Neil is also asking about the maintenance of the bulkhead which is probably what was used to construct a golf hole or a golf green, so right now the CDD is not doing any work on any of the stormwater ponds or ponds located anywhere on the golf course. We always thought that that would be the responsibility of the golf course. But now Neil is looking for some sort of agreement I believe.

Mr. LeBrun: Yeah, I couldn't find anything specifically.

Mr. Scheerer: Our attorney couldn't find any type of an agreement.

Mr. Manjourides: So, the bulkhead, does it need to be replaced? Or is this just for the future?

Neil Roberts: Chris, I think you know as part of our 558 lawsuit against Lennar, we are claiming that the bulkheads are in disrepair. Now, the attorney's issue is if the responsibility for the maintenance of those because they are clearly owned by the CDD, if you go onto Osceola website for the property appraiser, you can see that the ponds are owned by the CDD. But there

has always been this assumption that the maintenance of the bulkheads was the responsibility of the golf course. Well, in checking with our golf superintendent, he has advised me that we do not maintain those bulkheads, it's not our responsibility. My ask at the last meeting is, we need to see some legal documentation that tells us that the golf course is responsible for that. And if there isn't any, then it would be the owner who is responsible for it, i.e. the CDD. So, that could impact our 558 claim.

Mr. Manjourides: The lawyers are going to have to figure that out.

Neil Roberts: I was going to say, that is probably the next step. I'll have our construction detail attorney liaise with the lawyers from both CDDs because there is no documentation from you guys so we need them to give us the clarity. If that is okay with everybody, I will have our attorney start that proceeding.

Mr. Manjourides: I think that's the best thing.

Mr. LeBrun: I referred the parcel ID number to the District Engineer for this one and also the other CDD just to look at anything they might have. We're still trying to figure it out.

Mr. Manjourides: Is this on the hole 18?

Neil Roberts: It's on the holes that have bulkheads. There are other holes that have bulkheads. 15 has bulkheads, 2 has bulkheads. It crosses over both CDDs, both this one and ChampionsGate.

Mr. Manjourides: Sounds good, I think that the lawyer is going to have to figure this one out because there is no documentation.

Neil Roberts: Okay, I'll take that away and have our attorney contact you and Jerney has provided the contact.

Mr. LeBrun: And Neil, I'll let you know once I hear back from the other counsel just to see if they have any information with those parcel ID numbers. If anything, we can sort out prior to that as well. I'll let you know any updates I get from them.

Mr. Siron: Who has been maintaining the ponds?

Mr. Scheerer: Nobody. Not the CDD.

Mr. Siron: But if somebody has been maintaining them, isn't that establishing a precedent?

Mr. Manjourides: Well, we're talking about the ponds, not the bulkheads. The bulkheads might be separate.

Mr. Scheerer: That's kind of tricky in my opinion. It's just my opinion. The attorney and the engineer will figure it out. The bulkhead wouldn't be there if they didn't create the golf hole. But I guess the problem is, is who is supposed to be maintaining them.

Mr. Manjourides: Well, I think what happened was, the bulkheads weren't created by Lennar. They were created by the developer that went out of business.

Mr. Scheerer: The previous developer?

Mr. Manjourides: Yeah. They started to develop the golf course.

Mr. Siron: But they only did the front nine didn't they?

Mr. Manjourides: Yeah, that's what we're talking about.

Mr. Siron: Well, the back nine, other than 2, is where the bulkheads are.

Mr. Manjourides: Oh, I'm not sure.

Mr. Scheerer: I'm not sure either. I've never been on the course. It might be changing soon. It was before we got here. I'm sure they will work it out.

Mr. Manjourides: Do you want to say anything, Ron?

Mr. Phillips: No.

Mr. LeBrun: We'll continue to explore the different avenues, and we'll keep the Board apprised of any updates that we get. The District engineers are aware. Counsel is aware. It just might take a little bit to untangle.

Mr. Siron: Can we deed those over to the HOA?

Mr. Manjourides: I think what they are doing is trying to set a precedent of who owned them before.

Mr. Scheerer: I think there is a lawsuit going on and that's kind of what has triggered all this.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the April 7, 2025 Board of Supervisors Meeting

Mr. LeBrun: We'll go down to item number three. On page seven of your electronic agendas you'll see the minutes of the April 7, 2025 Board meeting. I am happy to take any corrections on those. If there are no changes, we would just need a motion to approve those minutes.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Minutes of the April 7, 2025 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The next item is consideration of the check register that is on page 24. On page 24 you will see the summary of invoices. This is from April 1, 2025 through May 28, 2025. From your general fund you have checks 217 through 232. The total there is \$139,710.48. From your payroll fund you have checks 50133 through 50137. The total there is \$848.50. The total for the check register is \$140,558.98. If you scroll past that, you'll see the line-by-line register for those checks. I'm happy to take any questions on that. If not, I just need a motion to approve the check register.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Check Register, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials. No action required on the Boards part. It just shows you your unaudited financials through April 30th.

FOURTH ORDER OF BUSINESS**Business Items****A. Presentation of the Fiscal Year 2024 Audit Report**

Mr. LeBrun: Next, we have our business items. If you scroll to page 44, you'll see that's the start of the Fiscal Year 2024 audit report. As the Board is probably aware from previous years, each year the District is required to undergo an independent third-party audit. You'll see that here in the agenda package the full audit. It was a clean audit which means there was no findings from the auditor which is always great news. The full audit is there, but I do point Board members, on page 70, the auditor writes a letter to the Board of Supervisors that kind of just summarizes all of their findings, so I usually point our Board to that page. That's on page 70. You'll see the letter there to the Board of Supervisors and the next to last paragraph they stated our opinion that the District complied in all material respects with the aforementioned requirements for the Fiscal Year ending September 30, 2024. There are no findings, it's a clean audit. I'm happy to take any

questions on it. If not, we just need a motion to accept this audit report and then authorize staff to transmit the audit to the state.

On MOTION by Mr. Siron, seconded by Mr. Bickel, with all in favor, Presentation of the Fiscal Year 2024 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBurn: That brings us down to our staff reports. We'll start with District Counsel. Vicek, do we still have you on the phone?

Mr. Babbar: Yes, I am still here.

Mr. LeBrun: Do you have anything to report for the Board.

Mr. Babbar: I didn't have a full report for the Board. I'm happy to answer some questions that you all have for me.

B. District Engineer

Mr. LeBrun: That brings us down to our District Engineer. Jason?

Mr. Alligood: Good morning. Last week I reached out to South Florida's Water District. We'll follow up with them at the end of the day and check on that. That response that they are requesting, I'm working on that. I also have the annual reports at the end of the month, so I am working on that as well.

C. District Manager

i. Presentation of Registered Voters – 1,024

Mr. LeBrun: That brings us to the District Manager's report. A couple items under here, just a couple reminders. The first one is actually the presentation of registered voters. Each year the District is required to announce the number of registered voters that live within the District. This is more important at the beginning of a District's creation. Once you have been established for six years and have 250 voters, that kicks off the transition to residency. You guys are already fully transitioned, but we are still required to announce it. The number of registered voters within Stoneybrook South CDD is 1,024 as of April 15, 2025.

Mr. Manjourides: Why is that so high?

Mr. LeBrun: It's the number of registered voters that live within the District. Everything that is within the District's boundaries.

Mr. Manjourides: It's only one per house, right?

Mr. LeBrun: It is however many registered voters live in the household.

Mr. Bickel: You can have three, four, five...

Mr. Manjourides: I see.

Mr. LeBrun: I think that comes from the Supervisor of Elections. They send us that data. Another reminder is your Form 1. That's due July 1st. That's sent via email. I got mine last week.

Mr. Manjourides: I already filled mine out.

Mr. LeBrun: This year they have a nice feature where you can import your previous year's data, and it automatically fills it out. That was a nice little touch. This is the second year they have done it all electronic. So, just a reminder to get that filled out. There is a small grace period after July 1st but we always recommend doing it.

Mr. Bickel: I got the notice, but I didn't get the form.

Mr. Manjourides: You click on the little link.

Mr. LeBrun: When you get to the bottom and if you forget your password there's a forgot password feature.

Mr. Manjourides: It's very easy.

Mr., LeBrun: Just a reminder to do that. As of now, the ethics training is still in effect. So, you would have taken that last year, and this Form 1 you are filling out now, you're just clicking "Yes" I did. The one you take this year, which is due by the end of the year this year, you'll fill out for your 2026 Form 1. We haven't seen any updates movies or videos or links. I can resend out with all the links to be the same training you've already listened to. We have until the end of the calendar year to complete that. But just a reminder on that Form 1 if you haven't completed it yet.

Mr. Manjourides: Do you get a notice that that's completed?

Mr. LeBrun: You'll get a confirmation email when you send it back.

Mr. Manjourides: No, I did. I wondered if you did.

Mr. LeBrun: I did. I'm not elected to Boards, but I am appointed to an officer role. So, mine may be slightly different than elected. But I got a confirmation saying they'd received it. If

you don't, I think on the email too there is an email address you can send a question to. They are usually pretty good at responding back to you.

Mr. Bickel: We're just a bunch of poor retired people, so it's not that hard.

D. Field Manager

Mr. LeBrun: That gets us down to our field manager report. Alan's report is included in your agenda. It starts on page 78.

Mr. Scheerer: You have hopefully had a chance to scroll through this. The fountain is in good shape, architectural wise. Irrigation is ongoing. We have reduced our run-times to three days a week. As we get more rain, we will adjust that going forward. The entry signs are in pretty good shape. I'll touch base on the Bella Seita one in a minute. The north fountain on 27 as you exit the property is down. There are a handful of electrical components that have failed. It's not due to lightening or anything, they are just old. We have a box that rusted out. Water got into it and took out some of the components. We're working with Lake Fountain Aeration as well as Knocktech Electric who did most of the installs here since I have been here. So, we're working on that. We've got parts ordered and we'll get that up and running as soon as possible. Landscaping is looking pretty good. We do have some hot spots on the sod, which Casey is here, we'll talk about them here in a minute. We continue to deal with Floralawn on a regular basis. Again, we adjusted the run times. The pond guy is here today doing the disking of the dry ponds across the street when I pulled in. The wet ponds are not in bad shape. We talked about the Highway 27 pond. At the last meeting there were some photos that were provided, especially for the monument at Bella Seita and Oasis Club Boulevard. I did meet with a contractor, they have done some work for, they turned out to be the lower proposer on some other projects, so we're waiting on information from them. And then Jessica Roman sent me an email, I explained to her where we are with that process so they can inform the HOA as well. We are waiting on that. We do have a couple lights out at the westside entrance of Oasis Club Boulevard. There is a wiring issue. We're in the process of trying to track that. We'll figure out where the wires broke and that will get a couple of the landscape lights and the tower light fixed. That's what we are waiting on as far as that goes. We are in the process, I don't know if he's done, but we were pressure washing the three main entry monuments. I know that Chris had given me some mud dauber photos, but he hasn't told me those are done yet, but with school out, that's a good thing so we can get in there and hopefully knock those out. I'll

try to have some progress at the next meeting. And three dead pine trees on the main boulevard. The will be in the process. That's on the schedule in a couple more weeks. And Duke Energy has confirmed that the transition process from our old lighting system to our LED lights is ongoing, so we're making some progress with that. I think now here at the townhome community Azalea Sands, I think that's been done. Oasis Club Boulevard has been done, and they are working on both sides of the street to get that done.

Mr. Bickel: Just a quick comment on the lights. I noticed that they were working on Bunker Drive. I don't know if they were just putting regular lights or conversion. But I tell you that whole street looks so much different and safer with whatever work they did.

Mr. Scheerer: That's probably the LED upgrade.

Mr. Bickel: They do appear to be different. I've never seen it as safe it actually looks.

Mr. Scheerer: Is it a cleaner light?

Mr. Bickel: Yeah, it is. It looks like that LED kind of light. But at the end of the day, that's kind of like a racetrack. We need to figure out some speed bumps in it just like over on Dove Valley. But now the speeders can see.

Mr. Scheerer: I can't do anything about your speeding, sir. But it's nice to hear some positive feedback on the illumination that's being done with the conversion from incandescent to LED. That's all I have for my report. If I can answer any questions you might have, I am happy to do that.

Mr. Manjourides: Did you get those pictures that I sent you on the westside that somebody had put two 4x6 and made a pathway between...

Mr. Scheerer: Did you email it?

Mr. Manjourides: Yes. Anyway, on westside going towards Ronald Reagan. You know we have those fixes. Someone put, almost like they are going to put a sign up. Two 6x6 polls about four feet apart. Where the hedges are. In the ground. I mean this looks like a contractor came in and put these in.

Mr. Scheerer: We'll take a look as soon as we are able to today and see what is going on. They don't have permission.

Mr. Manjourides: Here, look at this. This is what I am talking about. You can scroll; there are about three or four pictures.

Mr. Scheerer: Nobody should be putting anything up there. That is CDD property, and I'll put out the knowledge that it's the CDD.

Mr. Manjourides: It's been a month or a month and a half. And they haven't put any sign up or anything. I thought they did it for a cut through. Anyways, take care of it. Get rid of those.

Mr. Scheerer we'll take care of it right away.

Mr. Bickel: Can I circle back to the ponds real quick? We were talking about the maintenance for the ownership of the ponds. Who actually owns the ponds?

Mr. Scheerer: That's what I think they are trying to figure out.

Mr. Bickel: The question in the past that I understood was the CDD owns and maintains the ponds, and the fight was over the bulkheads. I could be wrong.

Neil Roberts: *(inaudible)*

Mr. Bickel: I can't hear you, Neil.

Mr. Scheerer: He said if you look at the Osceola County property appraiser it will say that the ponds are owned by the CDD.

Mr. Bickel: So, they are.

Mr. Scheerer: But typically, when they are on a golf course, the golf course maintains the ponds. I'm not saying that's the case here.

Mr. Bickel: My questions would be then, you mentioned maintenance. There is maintenance need for ponds, right?

Mr. Scheerer: They are not required for ponds unless they obstruct, and the engineer will have to speak to that. But you can have vegetation and a pond as long as it doesn't affect the functionality of the pond.

Mr. Bickel: Which means someone has to make sure it has the correct vegetation.

Mr. Scheerer: Well, like we do with ours, if the Board wanted a clean pond bank, shoreline vegetation, we would spray it all.

Mr. Bickel: So, what about trash pickup and stuff like that?

Mr. Scheerer: We don't do any maintenance on the golf course. All I can tell you is what's going on right now. The ponds that the CDD maintain, we will go pick up the trash. The ponds that are on the golf course, we would expect the golf course to clean up. But we're not under contract to maintain any of aquatic vegetation on any of the golf holes right now. I'm not saying

that it can't be done. But we would expect, because it is on the golf course, that the golf course would maintain it.

Mr. Manjourides: One more thing. There were two areas I had mentioned last meeting that I wanted you to check in if we owned or not. One was Bunker and Dove Valley. That little triangle there. Do you remember that? You wrote it down.

Mr. Scheerer: I checked my notes, so maybe I didn't write it down.

Mr. Manjourides: Dove Valley and Bunker.

Mr. Scheerer: Is that the easement along the road?

Mr. Manjourides: There is a little triangle there that is between the houses, and we were saying who maintains that? Right across the street on both sides of that. You looked at and I think Floralawn has looked at it too. You were going to look into it to see who owns that piece of property. Who does the cutting and who owns that piece of property.

Mr. Scheerer: Okay.

Mr. Manjourides: Do you know what I am talking about? Do you see it? See if you can find out who is responsible for those. It's across the street too.

Mr. Scheerer: We do this side. But the HOA should be doing that side. That's my understanding. This is the ownership map.

Mr. Manjourides: But this side here, okay, the CDD owns that, right?

Mr. Scheerer: Yeah. That's on our ownership map and we do maintain that. And we do the pond there.

Mr. Manjourides: Does Floralawn take care of that area?

Mr. Scheerer: No, they do. I'm sorry, yes. They maintain it. This little tract here all the way up to the home.

Mr. Hallman: If it's being missed, we can extend it and go all the way.

Mr. Manjourides: I think United is doing that.

Mr. Scheerer: Well United should be doing this side. We should be doing that side.

Mr. Hallman: Some of the other areas they impede and go in.

Mr. Manjourides: I understand. What happened was, there was four palm trees that were taken down because they were, I don't know, hit by lightning or whatever, and they were never put back. And the stumps are still there.

Mr. Scheerer: On the side I just showed you?

Mr. Manjourides: Yeah. I think United is maintaining them, but it is our area. But what I am saying is the palm trees need to be put back.

Mr. Scheerer: Okay, well it depends on what happened to the palm trees.

Mr. Manjourides: There's like eight or nine other ones there right next to them.

Mr. Scheerer: I understand that. But again, you can have a cluster of palm trees that are in good shape and then all of a sudden you get a declining palm tree, and the palm tree ends up with lethal yellowing and the recommendation is you don't put the palm trees back.

Mr. Manjourides: I understand that.

Mr. Scheerer: I'll get with Casey, and we'll take a look and see what we can figure out what's going on. We should be maintaining that whole space.

Mr. Manjourides: And there is a little space across the street that is next to the sidewalk there that the CDD owns too.

Mr. Scheerer: If it's on the side of the road then we should maintain the strip between the sidewalk and curb that parallels the entire tract.

Mr. Manjourides: But I'm saying across the street.

Mr. Scheer: Across the street would fall to the HOA. If that's their tract.

Mr. Manjourides: There is a little strip, okay, that's right over here.

Mr. Manjourides: Figure out what is going on.

Mr. Scheerer: We will figure it out.

Mr. Manjourides: Good. That's all I need you to do.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: This is the time for Supervisor's request. Do we have any Supervisor's requests?

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I just need a motion to adjourn.

On MOTION by Mr. Siron, seconded by Mr. Bickel, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

May 28, 2025 - July 28, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/29/25	233-237	\$ 6,705.54
	6/13/25	238-244	41,560.00
	6/19/25	245-250	60,664.32
	6/26/25	251-252	1,591.44
	7/10/25	253-256	24,036.00
	7/17/25	257-258	7,353.34
	7/24/25	259-260	465.00
			<hr/> \$ 142,375.64
Payroll Fund	<u>June 2025</u>		
	Chris Manjourides	50138	\$ 184.70
	Lawrence Bickel	50139	184.70
	Ronald Phillips	50140	184.70
	Terry Siron	50141	109.70
			<hr/> \$ 663.80
TOTAL			\$ 143,039.44

*** CHECK DATES 05/28/2025 - 07/28/2025 ***

GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/29/25	00050	12/15/24 369823	202409 310-51300-32200		*	3,650.00	
			FY23 AUDIT SERVICES				
				BERGER TOOMBS ELAM GAINES&FRANK			3,650.00 000233
5/29/25	00052	5/16/25 5825	202504 320-53800-46100		*	384.10	
			RPC TOWER LT/ADJ TREE LT				
		5/16/25 5825	202504 300-13100-10100		*	450.90	
			RPC TOWER LT/ADJ TREE LT				
				BERRY CONSTRUCTION INC			835.00 000234
5/29/25	00020	5/27/25 36240A	202505 320-53800-47100		*	110.40	
			FOUNTAIN CLEAN ROUNDABOUT				
		5/27/25 36240A	202505 300-13100-10100		*	129.60	
			FOUNTAIN CLEAN ROUNDABOUT				
				FOUNTAIN DESIGN GROUP, INC.			240.00 000235
5/29/25	00056	5/12/25 32109	202505 320-53800-46400		*	822.49	
			BED PRP/PLNT RMV/INTLTN				
		5/12/25 32109	202505 300-13100-10100		*	965.55	
			BED PRP/PLNT RMV/INTLTN				
				FLORALAWN 2 LLC			1,788.04 000236
5/29/25	00061	4/30/25 31653516	202504 310-51300-31100		*	192.50	
			MONTHLY MEETING APR25				
				KIMLEY-HORN AND ASSOCIATES INC			192.50 000237
6/13/25	00056	6/01/25 32540	202506 320-53800-46200		*	9,481.52	
			LANDSCAPE MAINT JUN25				
		6/01/25 32540	202506 300-13100-10100		*	11,130.48	
			LANDSCAPE MAINT JUN25				
				FLORALAWN 2 LLC			20,612.00 000238
6/13/25	00062	6/02/25 27761	202505 310-51300-32200		*	3,600.00	
			FY24 AUDIT SERVICES				
				GRAU & ASSOCIATES			3,600.00 000239
6/13/25	00042	6/02/25 2084	202506 320-53800-47300		*	736.00	
			WASH 6 ENTRANCE MONUMENTS				
		6/02/25 2084	202506 300-13100-10100		*	864.00	
			WASH 6 ENTRANCE MONUMENTS				
				PRESSURE WASH THIS			1,600.00 000240
6/13/25	00032	6/09/25 06092025	202506 300-20700-10100		*	7,259.07	
			FY25 DEBT SVC SER2014				
				STONEBROOK SOUTH CDD C/O USBANK			7,259.07 000241
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/13/25	00032	6/09/25 06092025	202506 300-20700-10200		*	4,058.68	
		FY24 DEBT SVC SER2023		STONEYBROOK SOUTH CDD C/O USBANK			4,058.68 000242
6/13/25	00012	6/01/25 279882B	202506 320-53800-47000		*	84.64	
		MTHLY WATER MGMT JUN25					
		6/01/25 279882B	202506 300-13100-10100		*	99.36	
		MTHLY WATER MGMT JUN25		THE LAKE DOCTORS, INC.			184.00 000243
6/13/25	00030	2/25/25 7658609	202502 310-51300-32300		*	4,246.25	
		TRUSTEE FEE SER2023		US BANK			4,246.25 000244
6/19/25	00052	6/05/25 5838	202505 320-53800-46100		*	315.10	
		ELECT WORK ENT/CHK LIGHTS					
		6/05/25 5838	202505 300-13100-10100		*	369.90	
		ELECT WORK ENT/CHK LIGHTS		BERRY CONSTRUCTION INC			685.00 000245
6/19/25	00056	5/29/25 32617	202505 320-53800-46400		*	1,099.29	
		BED PREP/RMVL/IRRI RPRS					
		5/29/25 32617	202505 300-13100-10100		*	1,290.46	
		BED PREP/RMVL/IRRI RPRS		FLORALAWN 2 LLC			2,389.75 000246
6/19/25	00001	6/01/25 231	202506 320-53800-12000		*	1,536.17	
		FIELD MANAGEMENT JUN25					
		6/01/25 232	202506 310-51300-34000		*	3,750.00	
		MANAGEMENT FEES JUN25					
		6/01/25 232	202506 310-51300-35200		*	105.00	
		WEBSITE ADMIN JUN25					
		6/01/25 232	202506 310-51300-35100		*	157.50	
		INFORMATION TECH JUN25					
		6/01/25 232	202506 310-51300-31300		*	525.00	
		DISSEMINATION SVCS JUN25					
		6/01/25 232	202506 310-51300-51000		*	.18	
		OFFICE SUPPLIES JUN25					
		6/01/25 232	202506 310-51300-42000		*	3.49	
		POSTAGE JUN25		GOVERNMENTAL MANAGEMENT SERVICES			6,077.34 000247
6/19/25	00044	6/11/25 17415	202506 320-53800-47100		*	46.00	
		CLN WEEDS OFF INTAKE FNTN					
		6/11/25 17415	202506 300-13100-10100		*	54.00	
		CLN WEEDS OFF INTAKE FNTN		LAKE FOUNTAINS AND AERATION, INC.			100.00 000248
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/19/25	00032	6/16/25 06162025	202506 300-20700-10100 FY25 DEBT SVC SER2014	STONEYBROOK SOUTH CDD C/O USBANK	*	32,975.17	32,975.17 000249
6/19/25	00032	6/16/25 06162025	202506 300-20700-10200 FY24 DEBT SVC SER2023	STONEYBROOK SOUTH CDD C/O USBANK	*	18,437.06	18,437.06 000250
6/26/25	00056	6/19/25 32885	202506 320-53800-46400 BED PREP/PLANT RMV/IN STL	FLORALAWN 2 LLC	*	287.70	625.44 000251
		6/19/25 32885	202506 300-13100-10100 BED PREP/PLANT RMV/IN STL		*	337.74	
6/26/25	00011	6/20/25 26720	202505 310-51300-31500 RVW AUDTR REQ/RVW BUDGET	STRALEY ROBIN VERICKER PA	*	966.00	966.00 000252
7/10/25	00020	6/25/25 36515A	202506 320-53800-47100 FOUNTAIN CLEAN ROUNDABOUT	FOUNTAIN DESIGN GROUP, INC.	*	110.40	240.00 000253
		6/25/25 36515A	202506 300-13100-10100 FOUNTAIN CLEAN ROUNDABOUT		*	129.60	
7/10/25	00056	7/01/25 33205	202507 320-53800-46200 LANDSCAPE MAINT JUL25	FLORALAWN 2 LLC	*	9,481.52	20,612.00 000254
		7/01/25 33205	202507 300-13100-10100 LANDSCAPE MAINT JUL25		*	11,130.48	
7/10/25	00012	7/01/25 288076B	202507 320-53800-47000 MTHLY WATER MGMT JUL25	THE LAKE DOCTORS, INC.	*	84.64	184.00 000255
		7/01/25 288076B	202507 300-13100-10100 MTHLY WATER MGMT JUL25		*	99.36	
7/10/25	00044	6/24/25 17426	202506 320-53800-47100 FOUNTAIN RPR BALANCE DUE	LAKE FOUNTAINS AND AERATION, INC.	*	1,380.00	3,000.00 000256
		6/24/25 17426	202506 300-13100-10100 FOUNTAIN RPR BALANCE DUE		*	1,620.00	
7/17/25	00001	7/01/25 233	202507 320-53800-12000 FIELD MANAGEMENT JUL25		*	1,536.17	
		7/01/25 233A	202504 310-51300-42000 USPS-MAILING 941 FORMS		*	1.84	

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/01/25	234	202507 310-51300-34000		MANAGEMENT FEES JUL25	*	3,750.00	
7/01/25	234	202507 310-51300-35200		WEBSITE ADMIN JUL25	*	105.00	
7/01/25	234	202507 310-51300-35100		INFORMATION TECH JUL25	*	157.50	
7/01/25	234	202507 310-51300-31300		DISSEMINATION SVCS JUL25	*	525.00	
7/01/25	234	202507 310-51300-51000		OFFICE SUPPLIES JUL25	*	.15	
7/01/25	234	202507 310-51300-42000		POSTAGE JUL25	*	27.68	
GOVERNMENTAL MANAGEMENT SERVICES							6,103.34 000257
7/17/25	00061	6/30/25 32517088	202506 310-51300-31100	ANNUAL STORMWATER INSPCTN	*	1,250.00	
KIMLEY-HORN AND ASSOCIATES INC							1,250.00 000258
7/24/25	00052	7/20/25 5886	202507 320-53800-54000	RPR CONC SIDEWK/RAISED UP	*	131.10	
		7/20/25 5886	202507 300-13100-10100	RPR CONC SIDEWK/RAISED UP	*	153.90	
BERRY CONSTRUCTION INC							285.00 000259
7/24/25	00044	7/18/25 17449	202507 320-53800-47100	CLN FOUNT IN PONDS 4 & 6	*	82.80	
		7/18/25 17449	202507 300-13100-10100	CLN FOUNT IN PONDS 4 & 6	*	97.20	
LAKE FOUNTAINS AND AERATION, INC.							180.00 000260
TOTAL FOR BANK B						142,375.64	
TOTAL FOR REGISTER						142,375.64	

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
June 30, 2025



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4	Capital Reserve Fund
5	Debt Service Fund Series 2014 Income Statement
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7	Month to Month
8	Assessment Receipt Schedule

Stoneybrook South
Community Development District
Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 209,314	\$ 321,048	\$ -	\$ 530,362
Investments:				
Series 2014				
Reserve	-	-	606,470	606,470
Revenue	-	-	1,488,259	1,488,259
Series 2023				
Revenue	-	-	250,758	250,758
Interest	-	-	0	0
Investment - SBA	359,148	1,111,480	-	1,470,628
Due From General Fund	-	-	-	-
Due From SSC CDD	156,220	-	-	156,220
Total Assets	\$ 724,682	\$ 1,432,528	\$ 2,345,486	\$ 4,502,697
Liabilities:				
Accounts Payable	\$ 4,492	\$ -	\$ -	\$ 4,492
Due to Debt Service 2014	-	-	-	-
Due to Debt Service 2023	-	-	-	-
Due to SSC CDD	87,556	-	-	87,556
Total Liabilities	\$ 92,048	\$ -	\$ -	\$ 92,048
Fund Balances:				
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,094,729	\$ 2,094,729
Assigned For Debt Service 2023	-	-	250,758	250,758
Assigned For Capital Reserves	-	1,432,528	-	1,432,528
Unassigned	632,634	-	-	632,634
Total Fund Balances	\$ 632,634	\$ 1,432,528	\$ 2,345,486	\$ 4,410,648
Total Liabilities & Fund Equity	\$ 724,682	\$ 1,432,528	\$ 2,345,486	\$ 4,502,697

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 845,101	\$ 852,237	\$ 7,136
Interest	12,000	9,000	13,099	4,099
Total Revenues	\$ 857,101	\$ 854,101	\$ 865,337	\$ 11,236
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 6,000	\$ 4,800	\$ 1,200
FICA Expense	612	459	367	92
Engineering Fees	10,000	7,500	3,555	3,945
Attorney	15,000	11,250	2,344	8,906
Arbitrage	1,100	-	-	-
Dissemination	6,300	4,725	4,725	-
Annual Audit	4,650	3,600	3,600	-
Trustee Fees	8,500	4,246	4,246	-
Assessment Administration	6,300	6,300	6,300	-
Management Fees	45,000	33,750	33,750	-
Information Technology	1,890	1,418	1,418	-
Website Maintenance	1,260	945	945	-
Telephone	50	38	-	38
Postage	500	375	196	179
Printing & Binding	400	300	131	169
Insurance	7,055	7,055	6,861	194
Legal Advertising	2,500	1,875	703	1,172
Other Current Charges	1,200	900	575	325
Office Supplies	100	75	12	63
Property Appraiser Fee	700	437	437	-
Property Taxes	50	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 121,342	\$ 91,472	\$ 75,141	\$ 16,331

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 18,434	\$ 13,825	\$ 13,826	\$ (0)
Property Insurance	15,362	15,362	14,646	716
Electric	57,108	42,831	34,843	7,989
Streetlights	149,038	111,779	126,744	(14,965)
Water & Sewer	156,688	117,516	128,176	(10,659)
Landscape Maintenance	219,427	164,571	181,636	(17,065)
Landscape Contingency	30,940	23,205	5,973	17,232
Tree Trimming	2,304	1,728	-	1,728
Lake Maintenance	5,069	3,802	2,974	828
Irrigation Repairs	20,738	15,554	2,756	12,798
Entry & Walls Maintenance	6,913	5,185	1,037	4,147
Fountain Repair & Maintenance	3,456	2,592	8,726	(6,134)
Miscellaneous - Stormwater Control	2,304	1,728	856	873
Mitigation Monitoring & Maintenance	6,495	4,871	4,103	768
Pressure Washing	2,304	1,728	1,472	256
Repairs & Maintenance	4,608	3,456	662	2,794
Sidewalk Repair & Maintenance	2,304	1,728	-	1,728
Roadway Repair & Maintenance - Storm Gutters	2,304	1,728	-	1,728
Contingency	6,913	5,185	-	5,185
Hurricane Expenses	-	-	3,257	(3,257)
Total Operations & Maintenance:	\$ 712,713	\$ 538,375	\$ 531,685	\$ 6,690
<u>Reserves</u>				
Capital Reserve Transfer	\$ 23,046	\$ 23,046	\$ 23,046	\$ -
Total Reserves	\$ 23,046	\$ 23,046	\$ 23,046	\$ -
Total Expenditures	\$ 857,101	\$ 652,894	\$ 629,872	\$ 23,021
Excess Revenues (Expenditures)	\$ 0		\$ 235,465	
Fund Balance - Beginning	\$ -		\$ 397,169	
Fund Balance - Ending	\$ 0		\$ 632,634	

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Transfer In	\$ 23,046	\$ 23,046	\$ 23,046	\$ -
Interest	60,000	45,000	43,354	(1,646)
Total Revenues	\$ 83,046	\$ 68,046	\$ 66,400	\$ (1,646)
Expenditures:				
Contingency	\$ 600	\$ -	\$ -	\$ -
Capital Outlay	61,139	45,854	-	45,854
Total Expenditures	\$ 61,739	\$ 45,854	\$ -	\$ 45,854
Excess Revenues (Expenditures)	\$ 21,307	\$ 22,192	\$ 66,400	
Fund Balance - Beginning	\$ 1,379,192		\$ 1,366,128	
Fund Balance - Ending	\$ 1,400,499		\$ 1,432,528	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 1,040,511	\$ 1,040,511	\$ 1,049,297	\$ 8,786
Interest	85,000	63,750	66,046	2,296
Total Revenues	\$ 1,125,511	\$ 1,104,261	\$ 1,115,343	\$ 11,082
<u>Expenditures:</u>				
Series 2014				
Interest - 11/01	\$ 329,538	\$ 329,538	\$ 329,538	\$ -
Principal - 11/01	340,000	340,000	340,000	-
Interest - 05/01	321,463	321,463	321,463	-
Total Expenditures	\$ 991,000	\$ 991,000	\$ 991,000	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 134,511		\$ 124,343	
Fund Balance - Beginning	\$ 1,332,396		\$ 1,970,386	
Fund Balance - Ending	\$ 1,466,907		\$ 2,094,729	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 581,771	\$ 586,683	\$ 4,912
Interest	12,000	9,000	11,967	2,967
Total Revenues	\$ 593,771	\$ 590,771	\$ 598,650	\$ 7,879
Expenditures:				
Series 2023				
Interest - 11/01	\$ 151,520	\$ 151,520	\$ 151,520	\$ -
Principal - 05/01	284,000	284,000	284,000	-
Interest - 05/01	151,520	151,520	151,520	-
Total Expenditures	\$ 587,039	\$ 587,039	\$ 587,039	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 6,732		\$ 11,611	
Fund Balance - Beginning	\$ 228,020		\$ 239,147	
Fund Balance - Ending	\$ 234,752		\$ 250,758	

Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 104,130	\$ 594,938	\$ 33,646	\$ 27,429	\$ 17,788	\$ 30,486	\$ 11,141	\$ 32,678	\$ -	\$ -	\$ -	\$ 852,237
Interest	201	65	992	2,395	2,156	2,331	1,763	1,736	1,460	-	-	-	13,099
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 201	\$ 104,195	\$ 595,931	\$ 36,042	\$ 29,585	\$ 20,119	\$ 32,249	\$ 12,877	\$ 34,139	\$ -	\$ -	\$ -	\$ 865,337
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 4,800
FICA Expense	77	-	77	-	77	-	77	-	61	-	-	-	367
Engineering Fees	2,113	-	-	-	-	-	193	-	1,250	-	-	-	3,555
Attorney	275	92	153	92	328	-	441	966	-	-	-	-	2,344
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	525	525	525	525	525	525	525	525	525	-	-	-	4,725
Annual Audit	-	-	-	-	-	-	-	3,600	-	-	-	-	3,600
Trustee Fees	-	-	-	-	4,246	-	-	-	-	-	-	-	4,246
Assessment Administration	6,300	-	-	-	-	-	-	-	-	-	-	-	6,300
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	33,750
Information Technology	158	158	158	158	158	158	158	158	158	-	-	-	1,418
Website Maintenance	105	105	105	105	105	105	105	105	105	-	-	-	945
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	18	5	4	17	26	57	44	22	3	-	-	-	196
Printing & Binding	-	0	-	-	131	-	-	-	-	-	-	-	131
Insurance	6,861	-	-	-	-	-	-	-	-	-	-	-	6,861
Legal Advertising	-	242	223	238	-	-	-	-	-	-	-	-	703
Other Current Charges	61	74	50	-	50	82	106	83	68	-	-	-	575
Office Supplies	0	0	0	10	0	0	0	0	0	-	-	-	12
Property Appraiser Fee	-	-	-	437	-	-	-	-	-	-	-	-	437
Property Taxes	-	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 21,416	\$ 4,952	\$ 6,044	\$ 5,331	\$ 10,395	\$ 4,677	\$ 6,397	\$ 9,208	\$ 6,721	\$ -	\$ -	\$ -	\$ 75,141
Operations & Maintenance													
Field Services	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ -	\$ -	\$ -	\$ 13,826
Property Insurance	14,646	-	-	-	-	-	-	-	-	-	-	-	14,646
Electric	3,854	3,113	3,787	3,944	3,849	3,911	4,144	4,135	4,105	-	-	-	34,843
Streetslights	14,096	13,383	12,929	11,862	17,554	14,089	14,028	14,249	14,553	-	-	-	126,744
Water & Sewer	10,655	12,246	12,585	13,263	16,616	17,767	24,576	9,515	10,953	-	-	-	128,176
Landscape Maintenance	15,171	15,171	38,167	23,029	18,020	18,020	18,020	18,020	18,020	-	-	-	181,636
Landscape Contingency	-	-	1,554	575	-	-	-	3,557	288	-	-	-	5,973
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	328	328	328	328	328	334	334	334	334	-	-	-	2,974
Irrigation Repairs	2,145	-	-	-	-	-	611	-	-	-	-	-	2,756
Entry & Walls Maintenance	-	-	-	338	-	-	384	315	-	-	-	-	1,037
Fountain Repair & Maintenance	338	266	4,072	110	110	156	315	1,676	1,681	-	-	-	8,726
Miscellaneous - Stormwater Control	856	-	-	-	-	-	-	-	-	-	-	-	856
Mitigation Monitoring & Maintenance	269	1,868	269	283	283	283	283	283	283	-	-	-	4,103
Pressure Washing	-	-	-	-	391	345	-	-	736	-	-	-	1,472
Repairs & Maintenance	662	-	-	-	-	-	-	-	-	-	-	-	662
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	3,257	-	-	-	-	-	-	-	-	-	-	-	3,257
Total Operations & Maintenance:	\$ 67,814	\$ 47,912	\$ 75,226	\$ 55,268	\$ 58,687	\$ 56,440	\$ 64,230	\$ 53,619	\$ 52,489	\$ -	\$ -	\$ -	\$ 531,685
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 23,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,046
Total Reserves	\$ -	\$ -	\$ 23,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,046
Total Expenditures	\$ 89,230	\$ 52,864	\$ 104,316	\$ 60,599	\$ 69,083	\$ 61,118	\$ 70,627	\$ 62,827	\$ 59,209	\$ -	\$ -	\$ -	\$ 629,872
Excess Revenues (Expenditures)	\$ (89,029)	\$ 51,331	\$ 491,615	\$ (24,557)	\$ (39,498)	\$ (40,999)	\$ (38,378)	\$ (49,951)	\$ (25,071)	\$ -	\$ -	\$ -	\$ 235,465

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 899,043.92 \$ 1,106,926.81 \$ 618,904.48 \$ 2,624,875.21
Net Assessments \$ 845,101.28 \$ 1,040,511.20 \$ 581,770.21 \$ 2,467,382.70

ON ROLL ASSESSMENTS

34.25% 42.17% 23.58% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2014 Debt Service Asmt</i>	<i>2023 Debt Service Asmt</i>	<i>Total</i>
11/18/24	ACH	\$28,051.17	\$533.28	\$1,387.14	\$0.00	\$26,130.75	\$8,950.02	\$11,019.51	\$6,161.22	\$26,130.75
11/22/24	ACH	\$295,376.94	\$5,671.25	\$11,815.01	\$0.00	\$277,890.68	\$95,180.12	\$117,188.29	\$65,522.27	\$277,890.68
12/10/24	ACH	\$780.26	\$15.37	\$11.70	\$0.00	\$753.19	\$257.97	\$317.63	\$177.59	\$753.19
12/11/24	ACH	\$1,749,555.16	\$33,591.46	\$69,981.74	\$0.00	\$1,645,981.96	\$563,763.97	\$694,121.21	\$388,096.78	\$1,645,981.96
12/20/24	ACH	\$95,372.53	\$1,842.13	\$3,265.91	\$0.00	\$90,264.49	\$30,916.42	\$38,065.12	\$21,282.95	\$90,264.49
01/09/25	ACH	\$12,522.93	\$242.93	\$375.69	\$0.00	\$11,904.31	\$4,077.34	\$5,020.12	\$2,806.85	\$11,904.31
01/09/25	ACH	\$88,927.53	\$1,724.80	\$2,688.73	\$0.00	\$84,514.00	\$28,946.82	\$35,640.10	\$19,927.08	\$84,514.00
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,816.51	\$1,816.51	\$622.17	\$766.03	\$428.30	\$1,816.50
02/10/25	ACH	\$1,577.99	\$31.55	\$0.00	\$0.00	\$1,546.44	\$529.67	\$652.14	\$364.63	\$1,546.44
02/10/25	ACH	\$81,816.71	\$1,602.77	\$1,678.16	\$0.00	\$78,535.78	\$26,899.23	\$33,119.05	\$18,517.51	\$78,535.79
03/11/25	ACH	\$810.42	\$16.21	\$0.00	\$0.00	\$794.21	\$272.02	\$334.92	\$187.26	\$794.20
03/11/25	ACH	\$52,726.32	\$1,043.67	\$542.65	\$0.00	\$51,140.00	\$17,515.92	\$21,566.07	\$12,058.01	\$51,140.00
04/09/25	ACH	\$12,315.08	\$246.29	\$0.00	\$0.00	\$12,068.79	\$4,133.67	\$5,089.49	\$2,845.63	\$12,068.79
04/09/25	ACH	\$78,187.75	\$1,563.77	\$0.00	\$0.00	\$76,623.98	\$26,244.42	\$32,312.83	\$18,066.73	\$76,623.98
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$315.60	\$315.60	\$108.10	\$133.09	\$74.41	\$315.60
05/12/25	ACH	\$542.46	\$10.85	\$0.00	\$0.00	\$531.61	\$182.08	\$224.18	\$125.35	\$531.61
05/12/25	ACH	\$32,649.20	\$652.98	\$0.00	\$0.00	\$31,996.22	\$10,959.00	\$13,493.01	\$7,544.21	\$31,996.22
06/09/25	ACH	\$462.20	\$9.24	\$0.00	\$0.00	\$452.96	\$155.14	\$191.02	\$106.80	\$452.96
06/09/25	ACH	\$17,102.65	\$342.06	\$0.00	\$0.00	\$16,760.59	\$5,740.66	\$7,068.05	\$3,951.88	\$16,760.59
06/16/25	ACH	\$79,790.42	\$1,595.81	\$0.00	\$0.00	\$78,194.61	\$26,782.37	\$32,975.17	\$18,437.06	\$78,194.60
TOTAL		\$ 2,628,567.72	\$ 50,736.42	\$ 91,746.73	\$ 2,132.11	\$ 2,488,216.68	\$ 852,237.11	\$ 1,049,297.03	\$ 586,682.52	\$ 2,488,216.66

100.84%	Net Percent Collected
\$ (20,833.98)	Balance Remaining to Collect

SECTION IV

SECTION A

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Stoneybrook South Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and Adopted on August 4, 2025.

Attested By:

**Stoneybrook South
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Stoneybrook South
Community Development District

Proposed Budget
FY2026



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Stoneybrook South

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Special Assessments	\$ 845,101	\$ 852,237	\$ -	\$ 852,237	\$ 845,101
Interest	12,000	13,099	3,000	16,099	12,000
Carry Forward Surplus	-	-	-	-	12,765
Total Revenues	\$ 857,101	\$ 865,337	\$ 3,000	\$ 868,337	\$ 869,866
Expenditures:					
Administrative:					
Supervisor Fees	\$ 8,000	\$ 4,800	\$ 2,000	\$ 6,800	\$ 8,000
FICA Expense	612	367	153	520	612
Engineering Fees	10,000	3,555	1,445	5,000	10,000
Attorney	15,000	2,344	2,156	4,500	15,000
Arbitrage	1,100	-	1,100	1,100	1,100
Dissemination	6,300	4,725	1,575	6,300	6,489
Annual Audit	4,650	3,600	-	3,600	3,700
Trustee Fees	8,500	4,246	4,148	8,395	9,350
Assessment Administration	6,300	6,300	-	6,300	6,489
Management Fees	45,000	33,750	11,250	45,000	46,350
Information Technology	1,890	1,418	473	1,890	1,947
Website Maintenance	1,260	945	315	1,260	1,298
Telephone	50	-	25	25	50
Postage	500	196	54	250	500
Printing & Binding	400	131	69	200	400
Insurance	7,055	6,861	-	6,861	7,547
Legal Advertising	2,500	703	1,797	2,500	2,500
Other Current Charges	1,200	575	225	800	1,200
Office Supplies	100	12	8	20	100
Property Appraiser Fee	700	437	-	437	700
Property Taxes	50	1	-	1	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 121,342	\$ 75,141	\$ 26,793	\$ 101,934	\$ 123,557
Operations & Maintenance					
Field Services	\$ 18,434	\$ 13,826	\$ 4,609	\$ 18,434	\$ 18,987
Property Insurance	15,362	14,646	-	14,646	16,874
Electric	57,108	34,843	10,800	45,643	52,998
Streetlights	149,038	126,744	39,000	165,744	170,028
Reclaimed Water	156,688	128,176	39,000	167,176	172,818
Landscape Maintenance	219,427	181,636	54,059	235,694	236,184
Landscape Contingency	30,940	5,973	10,339	16,311	18,434
Tree Trimming	2,304	-	1,150	1,150	2,304
Aquatic Maintenance	5,069	2,974	984	3,958	4,822
Irrigation Repairs	20,738	2,756	8,205	10,961	16,130
Entry & Walls Maintenance	6,913	1,037	3,295	4,332	4,608
Fountain Repair & Maintenance	3,456	8,726	331	9,057	6,913
Miscellaneous - Stormwater Control	2,304	856	524	1,380	2,304
Mitigation Monitoring & Maintenance	6,495	4,103	849	4,952	6,775
Pressure Washing	2,304	1,472	759	2,231	2,304
Repairs & Maintenance	4,608	662	1,638	2,300	4,608
Sidewalk Repair & Maintenance	2,304	-	1,150	1,150	2,304
Roadway Repair & Maintenance - Storm Gutters	2,304	-	1,150	1,150	2,304
Contingency	6,913	-	3,450	3,450	4,608
Hurricane Expenses	-	3,257	-	3,257	-
Total Operations & Maintenance:	\$ 712,713	\$ 531,685	\$ 181,290	\$ 712,975	\$ 746,309
Reserves					
Capital Reserve Transfer	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Total Reserves	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Total Expenditures	\$ 857,101	\$ 629,872	\$ 208,082	\$ 837,954	\$ 869,866
Excess Revenues (Expenditures)	\$ 0	\$ 235,465	\$ (205,082)	\$ 30,382	\$ 0

Net Assessment	\$845,101
Collection Cost (6%)	\$53,943
Gross Assessment	\$899,044

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2026

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

Variance Chart

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Apartment	304	0%	\$0.00	\$0
Condo	168	0%	\$0.00	\$0
Townhome	181	0%	\$0.00	\$0
Single Family 40'	82	0%	\$0.00	\$0
Single Family 50'	698	0%	\$0.00	\$0
Single Family 60'	197	0%	\$0.00	\$0
Single Family 80'	65	0%	\$0.00	\$0
Total	1695			\$0

Shared Costs

Operations & Maintenance Descriptions		FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	SS CDD 46%	SSC CDD 54%
1	Field Services	\$40,000	\$40,000	\$41,200	\$18,987	\$22,213
2	Property Insurance	\$33,335	\$31,839	\$36,615	\$16,874	\$19,741
3	Electric	\$123,920	\$96,000	\$115,000	\$52,998	\$62,002
4	Streetlights	\$323,400	\$348,776	\$368,946	\$170,028	\$198,918
5	Water & Sewer	\$340,000	\$354,904	\$375,000	\$172,818	\$202,182
6	Landscape Maintenance	\$476,138	\$512,380	\$512,498	\$236,184	\$276,314
7	Landscape Contingency	\$67,138	\$35,857	\$40,000	\$18,434	\$21,566
8	Tree Trimming	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
9	Lake Maintenance	\$11,000	\$8,920	\$10,464	\$4,822	\$5,642
10	Irrigation Repairs	\$45,000	\$23,827	\$35,000	\$16,130	\$18,870
11	Entry & Walls Maintenance	\$15,000	\$9,020	\$10,000	\$4,608	\$5,392
12	Fountain Repair & Maintenance	\$7,500	\$19,850	\$15,000	\$6,913	\$8,087
13	Miscellaneous - Stormwater Control	\$5,000	\$3,000	\$5,000	\$2,304	\$2,696
14	Mitigation Monitoring & Maintenance	\$14,093	\$10,449	\$14,701	\$6,775	\$7,926
15	Pressure Washing	\$5,000	\$4,850	\$5,000	\$2,304	\$2,696
16	Repairs & Maintenance	\$10,000	\$5,000	\$10,000	\$4,608	\$5,392
17	Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18	Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19	Contingency	\$15,000	\$7,500	\$10,000	\$4,608	\$5,392
Total		\$1,546,524	\$1,519,673	\$1,619,424	\$746,309	\$873,115

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on the tax bills.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 8 monthly Board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Kimley-Horn and Associates, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Straley, Robin & Vericker, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau and Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing service, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector's Office for all assessable property within the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Field:

The District is proposing for FY26 a shared cost for a maintenance costs. 46% of the maintenance costs will be allocated to Stoneybrook South and 54% will be allocated to Stoneybrook South at ChampionsGate during Fiscal Year 2026. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South and Stoneybrook South at ChampionsGate regarding the joint maintenance.

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$1,170	\$14,040
9100 8717 4371	14381 Mickelson Ct., Fountain	\$470	\$5,640
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,175	\$14,100
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$45	\$540
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$590	\$7,080
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$510	\$6,120
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling Straits	\$650	\$7,800
9101 4599 8975	87831 Beth page Ln	\$520	\$6,240
9101 4602 1723	88251 Falling Oak Dr	\$180	\$2,160
9101 4624 1484	11981 Trappers Loop	\$375	\$4,500
9101 6521 6893	14561 Olympic Club Blvd	\$255	\$3,060
9101 6548 7109	10971 Blackwolf Run Rd Fontain	\$220	\$2,640
	Contingency		\$11,500
Total			\$115,000

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$470	\$5,640
9100 8723 8643	000 Westside Blvd Lite, SL	\$720	\$8,640
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$740	\$8,880
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$660	\$7,920
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$1,040	\$12,480
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$500	\$6,000
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$2,800	\$33,600
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$500	\$6,000
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,125	\$13,500
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$550	\$6,600
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$310	\$3,720
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,585	\$19,020
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$470	\$5,640
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$985	\$11,820
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,370	\$16,440
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$630	\$7,560
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$440	\$5,280
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,875	\$22,500
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$765	\$9,180
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$960	\$11,520
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,830	\$21,960
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$660	\$7,920
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$795	\$9,540
9100 8581 1402	000 Bella Citta Blvd Lite	\$765	\$9,180
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$660	\$7,920
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$685	\$8,220
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$950	\$11,400
9101 4906 9762	0000 Westside Blvd Lite, Fox Prop PH3b SL	\$515	\$6,180
9101 4907 2057	000 Westside Blvd Lite, Lite Fox Prop PH3A SL	\$1,055	\$12,660
9101 6872 8662	00 Whistling Straits Blvd Lit, Fox Prop X SL	\$1,965	\$23,580
9101 7466 6458	0000 Bella Citta Blvd Lite	\$950	\$11,400
9101 7471 8825	00 Bella Citta Blvd Lite	\$525	\$6,300
	Contingency		\$10,746
Total			\$368,946

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,800	\$45,600
2166394-1188670	9100 E Stoneybrook South Blk#6	\$9,760	\$117,120
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,650	\$31,800
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$4,000	\$48,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$30	\$360
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$80	\$960
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,500	\$30,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$85	\$1,020
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$6,900	\$82,800
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$13,440
Total			\$375,000

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Floralawn 2, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
Total		\$512,498

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors. Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

Description	Monthly	Annual
Pond Maintenance - SS	\$192	\$2,304
Pond Maintenance - SSC	\$680	\$8,160
Total		\$10,464

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and Tigris Aquatic Services LLC for the cogon grass treatments.

Description	Annual
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
Total	\$7,100

Description	Monthly	Annual
Cogon Grass Treatment	\$615	\$7,380
Contingency		\$221
Total		\$7,601

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues:

Transfer In	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Interest	60,000	43,354	13,500	56,854	48,000
Total Revenues	\$ 83,046	\$ 66,400	\$ 13,500	\$ 79,900	\$ 48,000

Expenditures:

Contingency	\$ 600	\$ -	\$ 120	\$ 120	\$ 600
Capital Outlay	61,139	-	27,651	27,651	\$49,617
Total Expenditures	\$ 61,739	\$ -	\$ 27,771	\$ 27,771	\$ 50,217

Excess Revenues (Expenditures)	\$ 21,307	\$ 66,400	\$ (14,271)	\$ 52,130	\$ (2,217)
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Fund Balance - Beginning	\$ 1,379,192	\$ 1,366,128	\$ -	\$ 1,366,128	\$ 1,418,257
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Fund Balance - Ending	\$ 1,400,499	\$ 1,432,528	\$ (14,271)	\$ 1,418,257	\$ 1,416,040
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FY2025 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Installation of Fountain at Pond	\$35,000	\$16,130	\$18,870
Total	\$60,000	\$27,651	\$32,349

FY2026 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
Total	\$107,665	\$49,617	\$58,048

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2014

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,040,511	\$ 1,049,297	\$ -	\$ 1,049,297	\$ 1,040,511
Interest	85,000	66,046	20,400	86,446	84,000
Carry Forward Surplus	1,332,396	1,354,457	-	1,354,457	1,499,200

Total Revenues	\$ 2,457,908	\$ 2,469,800	\$ 20,400	\$ 2,490,200	\$ 2,623,711
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Expenditures:

Series 2014

Interest - 11/01	\$ 329,538	\$ 329,538	\$ -	\$ 329,538	\$ 321,463
Principal - 11/01	340,000	340,000	-	340,000	355,000
Interest - 05/01	321,463	321,463	-	321,463	312,366

Total Expenditures	\$ 991,000	\$ 991,000	\$ -	\$ 991,000	\$ 988,828
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Excess Revenues (Expenditures)	\$ 1,466,908	\$ 1,478,800	\$ 20,400	\$ 1,499,200	\$ 1,634,883
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Principal - 11/1/2026	\$370,000
Interest - 11/1/2026	<u>\$312,366</u>
Total	<u>\$682,366</u>

Net Assessment	\$1,040,511
Collection Cost (6%)	<u>\$66,416</u>
Gross Assessment	<u>\$1,106,927</u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome	181	\$1,094	\$197,969
Single Family 40'	82	\$1,302	\$106,771
Single Family 50'	491	\$1,406	\$690,469
Single Family 80'	65	\$1,719	\$111,719
Total	819		\$1,106,927

Stoneybrook South Community Development District
Series 2014, Special Assessment Bonds
Assessment Area Two-A Project
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/25	\$ 11,995,000	\$ 355,000	\$ 321,462.50	\$ 676,462.50
5/1/26	\$ 11,640,000	\$ -	\$ 312,365.63	\$ -
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 994,731.25
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 11,995,000	\$ 7,624,819	\$ 19,619,818.75

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2023

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	581,771	\$	586,683	\$	-	\$	586,683	\$	581,771
Interest		12,000		11,967		2,100		14,067		12,000
Carry Forward Surplus		228,020		239,147		-		239,147		252,858
Total Revenues	\$	821,791	\$	837,797	\$	2,100	\$	839,897	\$	846,628

Expenditures:

Series 2023

Interest - 11/01	\$	151,520	\$	151,520	\$	-	\$	151,520	\$	144,491
Principal - 05/01		284,000		284,000		-		284,000		296,000
Interest - 05/01		151,520		151,520		-		151,520		144,491
Total Expenditures	\$	587,039	\$	587,039	\$	-	\$	587,039	\$	584,981
Excess Revenues (Expenditures)	\$	234,752	\$	250,758	\$	2,100	\$	252,858	\$	261,647

Interest - 11/1/2026	<u>\$137,165</u>
Total	<u>\$137,165</u>
Net Assessment	\$581,771
Collection Cost (6%)	<u>\$37,134</u>
Gross Assessment	<u>\$618,905</u>

Property Type	Units	Gross Per Unit	Gross Total
Apartment	304	\$117	\$35,519
Condo **	162	\$771	\$124,871
Single Family 50'	207	\$1,095	\$226,742
Single Family 60'	197	\$1,177	\$231,773
Total	870		\$618,905

Stoneybrook South Community Development District
Series 2023, Special Assessment Refunding Bonds
Assessment Area One Project
(Term Bonds Due 5/1/2039)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/25	\$ 5,838,000	4.950%	\$ -	\$ 144,490.50	\$ 144,490.50
5/1/26	\$ 5,838,000	4.950%	\$ 296,000	\$ 144,490.50	\$ -
11/1/26	\$ 5,542,000	4.950%	\$ -	\$ 137,164.50	\$ 577,655.00
5/1/27	\$ 5,542,000	4.950%	\$ 311,000	\$ 137,164.50	\$ -
11/1/27	\$ 5,231,000	4.950%	\$ -	\$ 129,467.25	\$ 577,631.75
5/1/28	\$ 5,231,000	4.950%	\$ 329,000	\$ 129,467.25	\$ -
11/1/28	\$ 4,902,000	4.950%	\$ -	\$ 121,324.50	\$ 579,791.75
5/1/29	\$ 4,902,000	4.950%	\$ 343,000	\$ 121,324.50	\$ -
11/1/29	\$ 4,559,000	4.950%	\$ -	\$ 112,835.25	\$ 577,159.75
5/1/30	\$ 4,559,000	4.950%	\$ 361,000	\$ 112,835.25	\$ -
11/1/30	\$ 4,198,000	4.950%	\$ -	\$ 103,900.50	\$ 577,735.75
5/1/31	\$ 4,198,000	4.950%	\$ 382,000	\$ 103,900.50	\$ -
11/1/31	\$ 3,816,000	4.950%	\$ -	\$ 94,446.00	\$ 580,346.50
5/1/32	\$ 3,816,000	4.950%	\$ 399,000	\$ 94,446.00	\$ -
11/1/32	\$ 3,417,000	4.950%	\$ -	\$ 84,570.75	\$ 578,016.75
5/1/33	\$ 3,417,000	4.950%	\$ 419,000	\$ 84,570.75	\$ -
11/1/33	\$ 2,998,000	4.950%	\$ -	\$ 74,200.50	\$ 577,771.25
5/1/34	\$ 2,998,000	4.950%	\$ 439,000	\$ 74,200.50	\$ -
11/1/34	\$ 2,559,000	4.950%	\$ -	\$ 63,335.25	\$ 576,535.75
5/1/35	\$ 2,559,000	4.950%	\$ 462,000	\$ 63,335.25	\$ -
11/1/35	\$ 2,097,000	4.950%	\$ -	\$ 51,900.75	\$ 577,236.00
5/1/36	\$ 2,097,000	4.950%	\$ 489,000	\$ 51,900.75	\$ -
11/1/36	\$ 1,608,000	4.950%	\$ -	\$ 39,798.00	\$ 580,698.75
5/1/37	\$ 1,608,000	4.950%	\$ 510,000	\$ 39,798.00	\$ -
11/1/37	\$ 1,098,000	4.950%	\$ -	\$ 27,175.50	\$ 576,973.50
5/1/38	\$ 1,098,000	4.950%	\$ 535,000	\$ 27,175.50	\$ -
11/1/38	\$ 563,000	4.950%	\$ -	\$ 13,934.25	\$ 576,109.75
5/1/39	\$ 563,000	4.950%	\$ 563,000	\$ 13,934.25	\$ -
11/1/39	\$ -	4.950%	\$ -	\$ -	\$ 576,934.25
Totals			\$ 5,838,000	\$ 2,397,087	\$ 8,235,087.00

SECTION B

RESOLUTION 2025-06

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

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

WHEREAS, the District is located in Osceola County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2025.

Attested By:

**Stoneybrook South Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Exhibit A

Stoneybrook South
Community Development District

Proposed Budget
FY2026



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Stoneybrook South

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Special Assessments	\$ 845,101	\$ 852,237	\$ -	\$ 852,237	\$ 845,101
Interest	12,000	13,099	3,000	16,099	12,000
Carry Forward Surplus	-	-	-	-	12,765
Total Revenues	\$ 857,101	\$ 865,337	\$ 3,000	\$ 868,337	\$ 869,866
Expenditures:					
Administrative:					
Supervisor Fees	\$ 8,000	\$ 4,800	\$ 2,000	\$ 6,800	\$ 8,000
FICA Expense	612	367	153	520	612
Engineering Fees	10,000	3,555	1,445	5,000	10,000
Attorney	15,000	2,344	2,156	4,500	15,000
Arbitrage	1,100	-	1,100	1,100	1,100
Dissemination	6,300	4,725	1,575	6,300	6,489
Annual Audit	4,650	3,600	-	3,600	3,700
Trustee Fees	8,500	4,246	4,148	8,395	9,350
Assessment Administration	6,300	6,300	-	6,300	6,489
Management Fees	45,000	33,750	11,250	45,000	46,350
Information Technology	1,890	1,418	473	1,890	1,947
Website Maintenance	1,260	945	315	1,260	1,298
Telephone	50	-	25	25	50
Postage	500	196	54	250	500
Printing & Binding	400	131	69	200	400
Insurance	7,055	6,861	-	6,861	7,547
Legal Advertising	2,500	703	1,797	2,500	2,500
Other Current Charges	1,200	575	225	800	1,200
Office Supplies	100	12	8	20	100
Property Appraiser Fee	700	437	-	437	700
Property Taxes	50	1	-	1	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 121,342	\$ 75,141	\$ 26,793	\$ 101,934	\$ 123,557
Operations & Maintenance					
Field Services	\$ 18,434	\$ 13,826	\$ 4,609	\$ 18,434	\$ 18,987
Property Insurance	15,362	14,646	-	14,646	16,874
Electric	57,108	34,843	10,800	45,643	52,998
Streetlights	149,038	126,744	39,000	165,744	170,028
Reclaimed Water	156,688	128,176	39,000	167,176	172,818
Landscape Maintenance	219,427	181,636	54,059	235,694	236,184
Landscape Contingency	30,940	5,973	10,339	16,311	18,434
Tree Trimming	2,304	-	1,150	1,150	2,304
Aquatic Maintenance	5,069	2,974	984	3,958	4,822
Irrigation Repairs	20,738	2,756	8,205	10,961	16,130
Entry & Walls Maintenance	6,913	1,037	3,295	4,332	4,608
Fountain Repair & Maintenance	3,456	8,726	331	9,057	6,913
Miscellaneous - Stormwater Control	2,304	856	524	1,380	2,304
Mitigation Monitoring & Maintenance	6,495	4,103	849	4,952	6,775
Pressure Washing	2,304	1,472	759	2,231	2,304
Repairs & Maintenance	4,608	662	1,638	2,300	4,608
Sidewalk Repair & Maintenance	2,304	-	1,150	1,150	2,304
Roadway Repair & Maintenance - Storm Gutters	2,304	-	1,150	1,150	2,304
Contingency	6,913	-	3,450	3,450	4,608
Hurricane Expenses	-	3,257	-	3,257	-
Total Operations & Maintenance:	\$ 712,713	\$ 531,685	\$ 181,290	\$ 712,975	\$ 746,309
Reserves					
Capital Reserve Transfer	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Total Reserves	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Total Expenditures	\$ 857,101	\$ 629,872	\$ 208,082	\$ 837,954	\$ 869,866
Excess Revenues (Expenditures)	\$ 0	\$ 235,465	\$ (205,082)	\$ 30,382	\$ 0

Net Assessment	\$845,101
Collection Cost (6%)	\$53,943
Gross Assessment	<u>\$899,044</u>

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2026

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$11.50	\$3,496
Condo	168	\$342.96	\$57,617
Townhome	181	\$445.84	\$80,697
Single Family 40'	82	\$548.72	\$44,995
Single Family 50'	698	\$685.90	\$478,758
Single Family 60'	197	\$823.08	\$162,147
Single Family 80'	65	\$1,097.44	\$71,334
Total	1695		\$899,044

Variance Chart

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Apartment	304	0%	\$0.00	\$0
Condo	168	0%	\$0.00	\$0
Townhome	181	0%	\$0.00	\$0
Single Family 40'	82	0%	\$0.00	\$0
Single Family 50'	698	0%	\$0.00	\$0
Single Family 60'	197	0%	\$0.00	\$0
Single Family 80'	65	0%	\$0.00	\$0
Total	1695			\$0

Shared Costs

Operations & Maintenance Descriptions		FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	SS CDD 46%	SSC CDD 54%
1	Field Services	\$40,000	\$40,000	\$41,200	\$18,987	\$22,213
2	Property Insurance	\$33,335	\$31,839	\$36,615	\$16,874	\$19,741
3	Electric	\$123,920	\$96,000	\$115,000	\$52,998	\$62,002
4	Streetlights	\$323,400	\$348,776	\$368,946	\$170,028	\$198,918
5	Water & Sewer	\$340,000	\$354,904	\$375,000	\$172,818	\$202,182
6	Landscape Maintenance	\$476,138	\$512,380	\$512,498	\$236,184	\$276,314
7	Landscape Contingency	\$67,138	\$35,857	\$40,000	\$18,434	\$21,566
8	Tree Trimming	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
9	Lake Maintenance	\$11,000	\$8,920	\$10,464	\$4,822	\$5,642
10	Irrigation Repairs	\$45,000	\$23,827	\$35,000	\$16,130	\$18,870
11	Entry & Walls Maintenance	\$15,000	\$9,020	\$10,000	\$4,608	\$5,392
12	Fountain Repair & Maintenance	\$7,500	\$19,850	\$15,000	\$6,913	\$8,087
13	Miscellaneous - Stormwater Control	\$5,000	\$3,000	\$5,000	\$2,304	\$2,696
14	Mitigation Monitoring & Maintenance	\$14,093	\$10,449	\$14,701	\$6,775	\$7,926
15	Pressure Washing	\$5,000	\$4,850	\$5,000	\$2,304	\$2,696
16	Repairs & Maintenance	\$10,000	\$5,000	\$10,000	\$4,608	\$5,392
17	Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18	Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19	Contingency	\$15,000	\$7,500	\$10,000	\$4,608	\$5,392
Total		\$1,546,524	\$1,519,673	\$1,619,424	\$746,309	\$873,115

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on the tax bills.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 8 monthly Board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Kimley-Horn and Associates, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Straley, Robin & Vericker, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau and Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing service, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector's Office for all assessable property within the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Field:

The District is proposing for FY26 a shared cost for a maintenance costs. 46% of the maintenance costs will be allocated to Stoneybrook South and 54% will be allocated to Stoneybrook South at ChampionsGate during Fiscal Year 2026. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South and Stoneybrook South at ChampionsGate regarding the joint maintenance.

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$1,170	\$14,040
9100 8717 4371	14381 Mickelson Ct., Fountain	\$470	\$5,640
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,175	\$14,100
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$45	\$540
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$590	\$7,080
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$510	\$6,120
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling Straits	\$650	\$7,800
9101 4599 8975	87831 Beth page Ln	\$520	\$6,240
9101 4602 1723	88251 Falling Oak Dr	\$180	\$2,160
9101 4624 1484	11981 Trappers Loop	\$375	\$4,500
9101 6521 6893	14561 Olympic Club Blvd	\$255	\$3,060
9101 6548 7109	10971 Blackwolf Run Rd Fontain	\$220	\$2,640
	Contingency		\$11,500
Total			\$115,000

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$470	\$5,640
9100 8723 8643	000 Westside Blvd Lite, SL	\$720	\$8,640
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$740	\$8,880
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$660	\$7,920
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$1,040	\$12,480
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$500	\$6,000
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$2,800	\$33,600
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$500	\$6,000
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,125	\$13,500
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$550	\$6,600
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$310	\$3,720
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,585	\$19,020
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$470	\$5,640
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$985	\$11,820
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,370	\$16,440
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$630	\$7,560
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$440	\$5,280
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,875	\$22,500
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$765	\$9,180
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$960	\$11,520
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,830	\$21,960
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$660	\$7,920
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$795	\$9,540
9100 8581 1402	000 Bella Citta Blvd Lite	\$765	\$9,180
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$660	\$7,920
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$685	\$8,220
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$950	\$11,400
9101 4906 9762	0000 Westside Blvd Lite, Fox Prop PH3b SL	\$515	\$6,180
9101 4907 2057	000 Westside Blvd Lite, Lite Fox Prop PH3A SL	\$1,055	\$12,660
9101 6872 8662	00 Whistling Straits Blvd Lit, Fox Prop X SL	\$1,965	\$23,580
9101 7466 6458	0000 Bella Citta Blvd Lite	\$950	\$11,400
9101 7471 8825	00 Bella Citta Blvd Lite	\$525	\$6,300
	Contingency		\$10,746
Total			\$368,946

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,800	\$45,600
2166394-1188670	9100 E Stoneybrook South Blk#6	\$9,760	\$117,120
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,650	\$31,800
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$4,000	\$48,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$30	\$360
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$80	\$960
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,500	\$30,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$85	\$1,020
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$6,900	\$82,800
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$13,440
Total			\$375,000

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Floralawn 2, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
Total		\$512,498

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors. Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

Description	Monthly	Annual
Pond Maintenance - SS	\$192	\$2,304
Pond Maintenance - SSC	\$680	\$8,160
Total		\$10,464

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and Tigris Aquatic Services LLC for the cogon grass treatments.

Description	Annual
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
Total	\$7,100

Description	Monthly	Annual
Cogon Grass Treatment	\$615	\$7,380
Contingency		\$221
Total		\$7,601

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues:

Transfer In	\$ 23,046	\$ 23,046	\$ -	\$ 23,046	\$ -
Interest	60,000	43,354	13,500	56,854	48,000
Total Revenues	\$ 83,046	\$ 66,400	\$ 13,500	\$ 79,900	\$ 48,000

Expenditures:

Contingency	\$ 600	\$ -	\$ 120	\$ 120	\$ 600
Capital Outlay	61,139	-	27,651	27,651	\$49,617
Total Expenditures	\$ 61,739	\$ -	\$ 27,771	\$ 27,771	\$ 50,217

Excess Revenues (Expenditures)	\$ 21,307	\$ 66,400	\$ (14,271)	\$ 52,130	\$ (2,217)
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Fund Balance - Beginning	\$ 1,379,192	\$ 1,366,128	\$ -	\$ 1,366,128	\$ 1,418,257
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Fund Balance - Ending	\$ 1,400,499	\$ 1,432,528	\$ (14,271)	\$ 1,418,257	\$ 1,416,040
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FY2025 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Installation of Fountain at Pond	\$35,000	\$16,130	\$18,870
Total	\$60,000	\$27,651	\$32,349

FY2026 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
Total	\$107,665	\$49,617	\$58,048

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2014

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,040,511	\$ 1,049,297	\$ -	\$ 1,049,297	\$ 1,040,511
Interest	85,000	66,046	20,400	86,446	84,000
Carry Forward Surplus	1,332,396	1,354,457	-	1,354,457	1,499,200

Total Revenues	\$ 2,457,908	\$ 2,469,800	\$ 20,400	\$ 2,490,200	\$ 2,623,711
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Expenditures:

Series 2014

Interest - 11/01	\$ 329,538	\$ 329,538	\$ -	\$ 329,538	\$ 321,463
Principal - 11/01	340,000	340,000	-	340,000	355,000
Interest - 05/01	321,463	321,463	-	321,463	312,366

Total Expenditures	\$ 991,000	\$ 991,000	\$ -	\$ 991,000	\$ 988,828
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Excess Revenues (Expenditures)	\$ 1,466,908	\$ 1,478,800	\$ 20,400	\$ 1,499,200	\$ 1,634,883
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Principal - 11/1/2026	\$370,000
Interest - 11/1/2026	<u>\$312,366</u>
Total	<u><u>\$682,366</u></u>

Net Assessment	\$1,040,511
Collection Cost (6%)	<u>\$66,416</u>
Gross Assessment	<u><u>\$1,106,927</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome	181	\$1,094	\$197,969
Single Family 40'	82	\$1,302	\$106,771
Single Family 50'	491	\$1,406	\$690,469
Single Family 80'	65	\$1,719	\$111,719
Total	819		\$1,106,927

Stoneybrook South Community Development District
Series 2014, Special Assessment Bonds
Assessment Area Two-A Project
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/25	\$ 11,995,000	\$ 355,000	\$ 321,462.50	\$ 676,462.50
5/1/26	\$ 11,640,000	\$ -	\$ 312,365.63	\$ -
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 994,731.25
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 11,995,000	\$ 7,624,819	\$ 19,619,818.75

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2023

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	581,771	\$	586,683	\$	-	\$	586,683	\$	581,771
Interest		12,000		11,967		2,100		14,067		12,000
Carry Forward Surplus		228,020		239,147		-		239,147		252,858
Total Revenues	\$	821,791	\$	837,797	\$	2,100	\$	839,897	\$	846,628

Expenditures:

Series 2023

Interest - 11/01	\$	151,520	\$	151,520	\$	-	\$	151,520	\$	144,491
Principal - 05/01		284,000		284,000		-		284,000		296,000
Interest - 05/01		151,520		151,520		-		151,520		144,491
Total Expenditures	\$	587,039	\$	587,039	\$	-	\$	587,039	\$	584,981
Excess Revenues (Expenditures)	\$	234,752	\$	250,758	\$	2,100	\$	252,858	\$	261,647

Interest - 11/1/2026	<u>\$137,165</u>
Total	<u>\$137,165</u>
Net Assessment	\$581,771
Collection Cost (6%)	<u>\$37,134</u>
Gross Assessment	<u>\$618,905</u>

Property Type	Units	Gross Per Unit	Gross Total
Apartment	304	\$117	\$35,519
Condo **	162	\$771	\$124,871
Single Family 50'	207	\$1,095	\$226,742
Single Family 60'	197	\$1,177	\$231,773
Total	870		\$618,905

Stoneybrook South Community Development District
Series 2023, Special Assessment Refunding Bonds
Assessment Area One Project
(Term Bonds Due 5/1/2039)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/25	\$ 5,838,000	4.950%	\$ -	\$ 144,490.50	\$ 144,490.50
5/1/26	\$ 5,838,000	4.950%	\$ 296,000	\$ 144,490.50	\$ -
11/1/26	\$ 5,542,000	4.950%	\$ -	\$ 137,164.50	\$ 577,655.00
5/1/27	\$ 5,542,000	4.950%	\$ 311,000	\$ 137,164.50	\$ -
11/1/27	\$ 5,231,000	4.950%	\$ -	\$ 129,467.25	\$ 577,631.75
5/1/28	\$ 5,231,000	4.950%	\$ 329,000	\$ 129,467.25	\$ -
11/1/28	\$ 4,902,000	4.950%	\$ -	\$ 121,324.50	\$ 579,791.75
5/1/29	\$ 4,902,000	4.950%	\$ 343,000	\$ 121,324.50	\$ -
11/1/29	\$ 4,559,000	4.950%	\$ -	\$ 112,835.25	\$ 577,159.75
5/1/30	\$ 4,559,000	4.950%	\$ 361,000	\$ 112,835.25	\$ -
11/1/30	\$ 4,198,000	4.950%	\$ -	\$ 103,900.50	\$ 577,735.75
5/1/31	\$ 4,198,000	4.950%	\$ 382,000	\$ 103,900.50	\$ -
11/1/31	\$ 3,816,000	4.950%	\$ -	\$ 94,446.00	\$ 580,346.50
5/1/32	\$ 3,816,000	4.950%	\$ 399,000	\$ 94,446.00	\$ -
11/1/32	\$ 3,417,000	4.950%	\$ -	\$ 84,570.75	\$ 578,016.75
5/1/33	\$ 3,417,000	4.950%	\$ 419,000	\$ 84,570.75	\$ -
11/1/33	\$ 2,998,000	4.950%	\$ -	\$ 74,200.50	\$ 577,771.25
5/1/34	\$ 2,998,000	4.950%	\$ 439,000	\$ 74,200.50	\$ -
11/1/34	\$ 2,559,000	4.950%	\$ -	\$ 63,335.25	\$ 576,535.75
5/1/35	\$ 2,559,000	4.950%	\$ 462,000	\$ 63,335.25	\$ -
11/1/35	\$ 2,097,000	4.950%	\$ -	\$ 51,900.75	\$ 577,236.00
5/1/36	\$ 2,097,000	4.950%	\$ 489,000	\$ 51,900.75	\$ -
11/1/36	\$ 1,608,000	4.950%	\$ -	\$ 39,798.00	\$ 580,698.75
5/1/37	\$ 1,608,000	4.950%	\$ 510,000	\$ 39,798.00	\$ -
11/1/37	\$ 1,098,000	4.950%	\$ -	\$ 27,175.50	\$ 576,973.50
5/1/38	\$ 1,098,000	4.950%	\$ 535,000	\$ 27,175.50	\$ -
11/1/38	\$ 563,000	4.950%	\$ -	\$ 13,934.25	\$ 576,109.75
5/1/39	\$ 563,000	4.950%	\$ 563,000	\$ 13,934.25	\$ -
11/1/39	\$ -	4.950%	\$ -	\$ -	\$ 576,934.25
Totals			\$ 5,838,000	\$ 2,397,087	\$ 8,235,087.00

Exhibit B

Stoneybrook South CDD FY 26 Roll

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-3527-0001-0010	Apt.	304	\$3,496.00		\$35,519.20	\$39,015.20
31-25-27-5122-000D-0010	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0020	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0030	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0040	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0050	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0060	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0070	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0080	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0090	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0100	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0110	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0120	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0130	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0140	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0150	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0160	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0170	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0180	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0190	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0200	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0210	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0220	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0230	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0240	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0250	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0260	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0270	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0280	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0290	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0300	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0310	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0320	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0330	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000D-0340	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0010	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0020	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0030	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0040	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0050	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0060	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0070	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0080	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0090	80	1	\$1,097.44	\$1,718.75		\$2,816.19

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5122-000E-0100	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0110	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0120	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0130	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0140	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0150	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0160	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0170	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0180	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0190	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0200	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0210	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0220	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0230	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0240	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0250	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0260	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0270	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0280	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0290	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0300	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5122-000E-0310	80	1	\$1,097.44	\$1,718.75		\$2,816.19
31-25-27-5123-0001-1910	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1920	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1930	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1940	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1950	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1960	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1970	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1980	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5123-0001-1990	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5124-0001-0010	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0020	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0030	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0040	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0050	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0060	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0070	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0080	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0090	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0100	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0110	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0120	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0130	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0140	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0150	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0160	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5124-0001-0170	50	1	\$685.90	\$1,406.25		\$2,092.15

[illegible]

[illegible]

[illegible]

[illegible]

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5126-0001-0740	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0750	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0760	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0770	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0780	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0790	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0800	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0810	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0820	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0830	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0840	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0850	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0860	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0870	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0880	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0890	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0900	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0910	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0920	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0930	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0940	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0950	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0960	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0970	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0980	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5126-0001-0990	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1000	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1010	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1020	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1030	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1040	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1050	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1060	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1070	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1080	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1090	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1100	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1110	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1120	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1130	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1140	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1150	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1160	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1170	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1180	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1190	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1200	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1210	TH	1	\$445.84	\$1,093.75		\$1,539.59

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5126-0001-1700	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1710	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1720	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1730	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1740	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1750	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5126-0001-1760	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1770	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1780	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1790	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1800	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1810	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1820	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1830	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1840	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1850	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1860	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1870	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1880	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1890	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1900	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1910	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1920	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1930	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1940	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1950	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1960	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1970	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1980	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-1990	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2000	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2010	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2020	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2030	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2040	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2050	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2060	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2070	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2080	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2090	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2100	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2110	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2120	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2130	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2140	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5126-0001-2150	40	1	\$548.72	\$1,302.08		\$1,850.80

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5127-0001-1080	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1090	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1100	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1110	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1120	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1130	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1140	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1150	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1160	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1170	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1180	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1190	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1200	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1210	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1220	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1230	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1240	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1250	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1260	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1270	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1280	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1290	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1300	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1310	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1320	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1330	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1340	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1350	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1360	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1370	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1380	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1390	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1400	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1410	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1420	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1430	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5127-0001-1440	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0010	40	1	\$548.72	\$1,302.08		\$1,850.80
31-25-27-5128-0001-0020	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0030	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0040	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0050	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0060	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0070	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0080	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0090	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0100	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-0110	40	1	\$548.72	\$1,302.08		\$1,850.80

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5128-0001-1080	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1090	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1100	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1110	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1120	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1130	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1140	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1150	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1160	TH	1	\$445.84	\$1,093.75		\$1,539.59
31-25-27-5128-0001-1170	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1180	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1190	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1200	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1210	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1220	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1230	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1240	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1250	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1260	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1270	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1280	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1290	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1300	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1310	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1320	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1330	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1340	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1350	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1360	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1370	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1380	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1390	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1400	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1410	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1420	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1430	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1440	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1450	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1460	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1470	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1480	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1490	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1500	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1510	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1520	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1530	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1540	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-1550	50	1	\$685.90	\$1,406.25		\$2,092.15

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5128-0001-2040	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2050	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2060	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2070	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2080	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2090	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2100	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2110	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2120	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2130	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2140	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2150	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2160	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2170	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2180	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2190	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5128-0001-2200	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5134-000C-0010	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0020	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0030	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0040	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0050	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0060	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0070	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0080	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0090	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0100	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0110	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0120	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0130	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0140	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0170	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0180	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0190	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0200	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0210	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0220	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0230	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0240	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0250	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0260	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0270	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0280	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0290	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0300	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0310	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0320	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0330	60	1	\$823.08		\$1,176.51	\$1,999.59

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5134-000C-0820	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0830	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0840	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0850	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0860	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0870	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0880	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0890	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0900	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0910	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0920	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0930	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0940	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0950	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0960	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0970	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0980	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-0990	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1000	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1010	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1020	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1030	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1040	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1050	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1060	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1070	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1080	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1090	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1100	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1110	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1120	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1130	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1140	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1150	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1160	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1170	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1180	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1190	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000C-1200	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5134-000H-0010	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0020	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0030	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0040	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0050	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0060	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0070	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0080	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5134-000H-0090	50	1	\$685.90		\$1,095.37	\$1,781.27

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5137-00H1-1800		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1810		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1820		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1830		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1840		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1850		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1860		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1870		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1880		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1890		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1900		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1910		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1920		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1930		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1940		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1950		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1960		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1970		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1980		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1990		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2000		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2010		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2020		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2030		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2040		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2050		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2060		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5137-00H1-2070		50	1	\$685.90	\$1,095.37	\$1,781.27
31-25-27-5657-0001-1010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5657-0001-1020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5657-0001-1030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5657-0001-1040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5658-0002-2010	Condo	1	\$342.96			\$342.96
31-25-27-5658-0002-2020	Condo	1	\$342.96			\$342.96
31-25-27-5658-0002-2030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5658-0002-2040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5659-0003-3010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5659-0003-3020	Condo	1	\$342.96			\$342.96
31-25-27-5659-0003-3030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5659-0003-3040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5660-0004-4010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5660-0004-4020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5660-0004-4030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5660-0004-4040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5661-0005-5010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5661-0005-5020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5661-0005-5030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5661-0005-5040	Condo	1	\$342.96			\$342.96

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5662-0006-6010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5662-0006-6020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5662-0006-6030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5662-0006-6040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5663-0007-7010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5663-0007-7020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5663-0007-7030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5663-0007-7040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5664-0008-8010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5664-0008-8020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5664-0008-8030	Condo	1	\$342.96			\$342.96
31-25-27-5664-0008-8040	Condo	1	\$342.96			\$342.96
31-25-27-5665-0009-9010	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5665-0009-9020	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5665-0009-9030	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5665-0009-9040	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5666-0010-1001	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5666-0010-1002	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5666-0010-1003	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5666-0010-1004	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5667-0011-1101	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5667-0011-1102	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5667-0011-1103	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5667-0011-1104	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5668-0012-1201	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5668-0012-1202	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5668-0012-1203	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5668-0012-1204	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5669-0013-1301	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5669-0013-1302	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5669-0013-1303	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5669-0013-1304	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5670-0014-1401	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5670-0014-1402	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5670-0014-1403	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5670-0014-1404	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5671-0015-1501	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5671-0015-1502	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5671-0015-1503	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5671-0015-1504	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5672-0016-1601	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5672-0016-1602	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5672-0016-1603	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5672-0016-1604	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5673-0017-1701	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5673-0017-1702	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5673-0017-1703	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5673-0017-1704	Condo	1	\$342.96		\$770.81	\$1,113.77

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5674-0018-1801	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5674-0018-1802	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5674-0018-1803	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5674-0018-1804	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5675-0019-1901	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5675-0019-1902	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5675-0019-1903	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5675-0019-1904	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5676-0020-2001	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5676-0020-2002	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5676-0020-2003	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5676-0020-2004	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5677-0021-2101	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5677-0021-2102	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5677-0021-2103	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5677-0021-2104	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5678-0022-2201	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5678-0022-2202	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5678-0022-2203	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5678-0022-2204	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5679-0023-2301	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5679-0023-2302	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5679-0023-2303	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5679-0023-2304	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5680-0024-2401	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5680-0024-2402	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5680-0024-2403	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5680-0024-2404	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5681-0025-2501	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5681-0025-2502	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5681-0025-2503	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5681-0025-2504	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5682-0026-2601	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5682-0026-2602	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5682-0026-2603	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5682-0026-2604	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5683-0027-2701	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5683-0027-2702	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5683-0027-2703	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5683-0027-2704	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5684-0028-2801	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5684-0028-2802	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5684-0028-2803	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5684-0028-2804	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5685-0029-2901	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5685-0029-2902	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5685-0029-2903	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5685-0029-2904	Condo	1	\$342.96		\$770.81	\$1,113.77

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5686-0030-3001	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5686-0030-3002	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5686-0030-3003	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5686-0030-3004	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5687-0031-3101	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5687-0031-3102	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5687-0031-3103	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5687-0031-3104	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5688-0032-3201	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5688-0032-3202	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5688-0032-3203	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5688-0032-3204	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5689-0033-3301	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5689-0033-3302	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5689-0033-3303	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5689-0033-3304	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5690-0034-3401	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5690-0034-3402	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5690-0034-3403	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5690-0034-3404	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5691-0035-3501	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5691-0035-3502	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5691-0035-3503	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5691-0035-3504	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5692-0037-3701	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5692-0037-3702	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5692-0037-3703	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5692-0037-3704	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5693-0038-3801	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5693-0038-3802	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5693-0038-3803	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5693-0038-3804	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5694-0039-3901	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5694-0039-3902	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5694-0039-3903	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5694-0039-3904	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5695-0040-4001	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5695-0040-4002	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5695-0040-4003	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5695-0040-4004	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5696-0041-4101	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5696-0041-4102	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5696-0041-4103	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5696-0041-4104	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5697-0036-3601	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5697-0036-3602	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5697-0036-3603	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5697-0036-3604	Condo	1	\$342.96		\$770.81	\$1,113.77

ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5698-0042-4201	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5698-0042-4202	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5698-0042-4203	Condo	1	\$342.96		\$770.81	\$1,113.77
31-25-27-5698-0042-4204	Condo	1	\$342.96		\$770.81	\$1,113.77
Total Gross Assessments		1695	\$899,043.92	\$1,106,926.81	\$618,904.48	\$2,624,875.21
Total Net Assessments			\$845,101.28	\$1,040,511.20	\$581,770.21	\$2,467,382.70

SECTION V

SECTION A

**BOARD OF SUPERVISORS MEETING DATES
STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

The Board of Supervisors of the **Stoneybrook South Community Development District** will hold their regular meetings for Fiscal Year 2026 at 10:00 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of every other month, unless otherwise indicated, as follows:

October 6, 2025

December 1, 2025

February 2, 2026

April 6, 2026

June 1, 2026

August 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jeremy Lebrun
District Manager
Governmental Management Services - Central Florida, LLC

SECTION VI

SECTION B

SECTION 1



June 23, 2025

Mr. Jeremy LeBrun, District Manager
Stoneybrook South Community Development District
Government Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

**RE: *Master Trust Indenture – 2025 Annual Project Report
Stoneybrook South Community Development District
Bond Series 2014 and 2023***

Dear Mr. LeBrun:

In accordance with section 9.21 of the Stoneybrook South Community Development District's Master Trust Indenture, an annual inspection is required to report on whether the project is being maintained in good repair, working order, and condition.

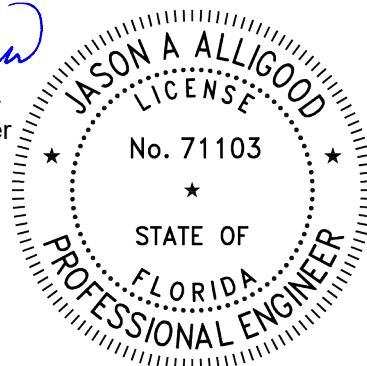
This letter is to confirm that Kimley-Horn and Associates, Inc. inspected the facilities that are owned and maintained by the District on June 19, 2025. Based on this inspection, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Any minor maintenance items will be identified in a list sent to the District Manager for review and completion. Generally, the project is in excellent condition.

We reviewed the Operation and Maintenance budget for Fiscal Year 2025 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for the community.

If you have any questions or concerns, please do not hesitate to contact my office.

Sincerely,
Kimley- Horn and Associates, Inc.


Jason A. Alligood, P.E.
Senior Project Manager



JASON A. ALLIGOOD, P.E., STATE
OF FLORIDA, PROFESSIONAL
ENGINEER, LICENSE NO. 71103

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JASON A. ALLIGOOD, P.E.
ON THE DATE ADJACENT TO THE SEAL

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

SECTION C

SECTION 1

SECTION A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Stoneybrook South Community Development District
Performance Measures/Standards &
Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three 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 three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

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

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records 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 ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

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 final budget was adopted 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 budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials 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 package with updated financials.

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 annual audit is available 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: Chris Mansourides
Print Name: CHRIS MANSOURIDES
Stoneybrook South Community Development District

Date: AUG 5 24

District Manager: Jeremy Weber
Print Name: JEREMY WEBER
Stoneybrook South Community Development District

Date: 8/5/24

SECTION B

Stoneybrook South Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three 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 three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

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

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records 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 ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

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 final budget was adopted 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 budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials 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 package with updated financials.

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 annual audit is available 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: _____
Print Name: _____
Stoneybrook South Community Development
District

Date: _____

District Manager: _____
Print Name: _____
Stoneybrook South Community Development
District

Date: _____

SECTION D



Stoneybrook South Community Development District



August 4, 2025

Alan Scheerer - Field Services Manager
GMS

Stoneybrook South
Community Development District

Field Management Report

August 4, 2025

To: Jeremy LeBrun
District Manager

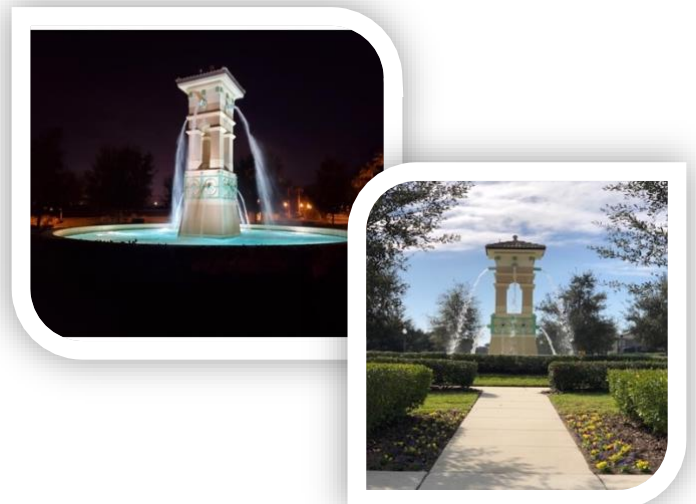
From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- August 4, 2025

The following is a summary of items related to the field operations and management of Stoneybrook South Community Development District.

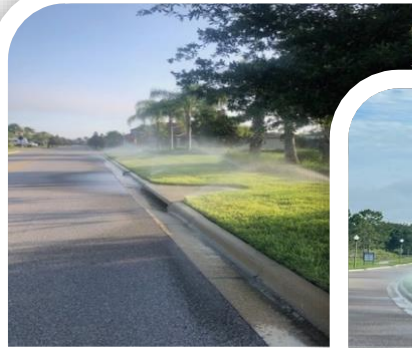
Architectural Fountain

Architectural fountain has been repaired and clean. Working well as of this report



Irrigation

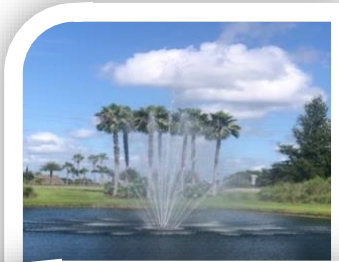
- ✚ Irrigation inspections are ongoing. Repairs as needed.



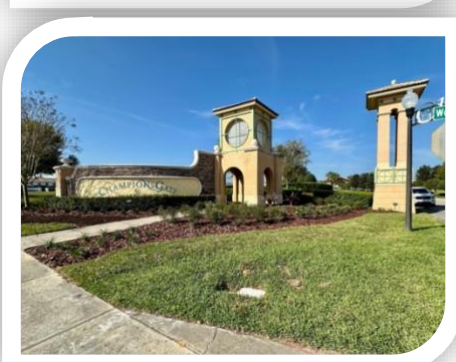
- ✚ Champions Gate letters are all working as of this report.



+ The fountain at HWY 27 has been repaired.



+ Landscaping at the entrances look good.



Staff meeting with Flora Lawn each week.

Irrigation inspections and repairs on going. Staff monitoring run days and times as we have been using a lot of water. Staff has been instructed to keep watering to two days a week per TOHO.

Ponds being disked monthly per the contract.

Wet ponds are being treated and looking good. Warmer weather will bring on the occasional algae bloom. Contractor will treat as needed.

One of the pond fountains at HWY 27 was down. The electrical box that holds the contactor is damage which also damaged the contactor itself. This work is complete, and fountain is working. However, The breaker by the fountain trips from time to time. It looks like irrigation may be hitting the contactor box causing it to trip. We are looking at options for this location

Staff met with Three companies to bid the repairs to the Bella Citta and HWY 27 entrance. Dehlinger construction was the only contactor to submit a proposal in time for this agenda. The Proposal has been received and are in the agenda. The Bella Citta Entrance is in the worst shape and needs to be repaired as soon as possible. The HWY 27 is starting to do the same so repairs to this entrance is also recommended.

The landscape lights and tower light inspection are ongoing. We have one landscape light that has a wiring issue. We are working to find the issue. The electrician was out last week and located the problem with the wiring. We are replacing the light as well.

The HWY 27 entry signs lighting timer was off a few hours so we reset the timer to the correct time allowing the sign and landscape lights to run during the proper hours. We are keeping an eye on this timer.

Staff installed additional plants by the traffic circle on Moon Valley. The HOA says cars are driving out over the shrubs to get to Westside Blvd.

For any questions or comments regarding the above information, please contact me by phone at 407-398-2890, or by email at ascheerer@gmscfl.com Thank you.

Respectfully,
Alan Scheerer

SECTION 1

ESTIMATE

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Championsgate
Job #25-8039 - 1254 Oasis Club Boulevard
1254 Oasis Club Boulevard
Davenport, FL 33896

Estimate #	6462
Date	6/2/2025

Description	Amount
<p>Scope of Work: Column Repair</p> <ul style="list-style-type: none"> - To demo and remove all damaged stucco on 6 columns - Remove gate from 6 columns and place back - Remove and replace corner and casing beads - Repair stucco on 4 club stop (inside) - Repair stucco on 4 club stop (outside) - Replace with new plywood - Replace plastic bead - Replace bands as needed - Texture stucco to match existing - Reinstall existing gates - Paint repaired columns - match to existing color - Clean up construction debris <p>Oasis Club Entrance: \$36,250.00 Bella Critta Entrance: \$43,303.75</p> <p>Excludes:</p> <ul style="list-style-type: none"> - Permits and fees - Electrical repairs <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion 	\$79,553.75

Sub Total	\$79,553.75
Total	\$79,553.75

SPECIAL INSTRUCTIONS

TERMS & CONDITIONS

I. GENERAL CONDITIONS to this Contract, are as follows:

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. **EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
 - c. **Owner's Maintenance:** Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. **Force Majeure:** The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. **Miscellaneous:**
 - a. **Severability:** If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
 - b. **Amendment:** Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
 - c. **Survival / Assignment:** This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
 - d. **Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 - TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDALICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY 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 A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442

SECTION 2



The Lake Doctors, Inc.
Aquatic Management Services

Winter Springs Office
3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

Remit to: The Lake Doctors Inc.
PO BOX 20122
Tampa, FL 33622-0122

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of sixteen (16) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Four (4) ponds associated with **715285 Stoneybrook South Comm Dev District, Davenport FL.**

Includes a minimum of Sixteen (16) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$192.00	Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	Total of Services Accepted	\$192.00	Monthly

\$192.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$192.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **October 1, 2025**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ☐ MONTHLY ☐ EVERY OTHER MONTH ☐ QUARTERLY ☐ SEMI-ANNUAL ☐ ANNUAL

INVOICE TIMING: ☐ BEGINNING OF THE MONTH ☐ WITH SERVICE COMPLETION

EMAIL INVOICE: ☐ YES ☐ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ☐ YES ☐ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ☐ YES ☐ NO

THIRD PARTY INVOICING PORTAL**: ☐ YES ☐ NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: 10/01/2025 | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Jonathan Bandy - SALES MANAGER

Signed _____ Date _____

Name _____

Title _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.