

*Stoneybrook South  
Community Development  
District  
Agenda  
April 6, 2026*

# AGENDA

# *Stoneybrook South*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 30, 2026

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, April 6, 2026 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 February 2, 2026 Board of Supervisors Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
4. Business Items
  - A. Consideration of Resolution 2026-01 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
  - B. Consideration of Addendum for Added Services to CDD Owned Golf Course Ponds
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. General Election Qualifying Period and Procedure
  - D. Field Manager
6. Supervisor's Requests
7. 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, **February 2, 2026**, 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 <i>joined late by phone</i>	Vice Chairman
Ron Phillips	Assistant Secretary
Larry Bickel	Assistant Secretary
Gerard Knights	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager GMS
Alan Scheerer	Field Manager
Vivek Babbar <i>by phone</i>	District Counsel
Jason Allgood <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 10:00 a.m. Four Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: The next item is the public comment period. This is the time for members of the public to make a statement to the Board if they wish. We just ask you to state your name and address and then try to keep it under three minutes.

Resident (Neil Roberts, 8867 Backspin Lane): I'm here representing the country club Board of Directors. I see that you do have on the agenda an item to discuss the golf course pond maintenance. Our attorney did draft up an agreement which was sent to Vivek Babbar on January

26<sup>th</sup> for his review. If there are any questions around that during that agenda item, I'm here to answer those questions.

Mr. LeBrun: Thank you.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of the Minutes of the October 6, 2025 Board of Supervisors Meeting**

Mr. LeBrun: That brings us down to item number three. You have the minutes of the October 6, 2025 Board of Supervisors meeting. Happy to take any corrections. If not, just need a motion to approve that.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Minutes of the October 6, 2025 Board of Supervisors Meeting, were approved.
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*\*Supervisor Terry Siron joined via phone at this time.*

**B. Consideration of Check Register**

Mr. LeBrun: You have the check register from September 30, 2025 through January 26, 2026. We skipped a meeting so that's why the check register is a little longer than usual. It's on page 27 of your electronic agendas. We have checks 280 through 325 out of the general fund totaling \$1,947,380.31. You'll notice that number is high just because the assessments are being collected and those flow through the District yearly assessments on the tax bill, so that's why that number is a little higher. From your capital reserve, you have checks five through nine. Total there is \$95,651.28. Then from our payroll fund, checks 50147 through 50151 for a total of \$848.50. And then the total for the check register is \$2,043,880.09. Behind that, you have all the line by line for the check register. Happy to take any questions on that. If not, we just need a motion to approve that check register.

Mr. Bickel: Quick question on the assessment side of it. Is that what 308 and 310 are for?

Mr. LeBrun: What page are you looking on?

Mr. Bickel: I'm looking at 27. It's 1.4 million.

Mr. LeBrun: Correct. The assessments get collected via the tax collector and then they go into the CDD and then they flow into their various accounts. It shows up in the check register because it's being taken in and then sent back out to where it needs to be. That usually only happens

during this window. When most tax collect collectors come in November, December, January, we'll pay normally earlier on time. Any other questions? If not, we just need a motion to approve the check register.

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

**C. Balance Sheet and Income Statement**

Mr. LeBrun: Behind that, you have your balance sheet and income statement. Those are just your unaudited financials. No action required on the Board's part.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Arbitrage Engagement Proposal from LLS Tax Solutions, Inc.**

Mr. LeBrun: That brings us down to item 4A. The first one is the arbitrage engagement proposal from LLS Tax Solutions. We engaged with a third party vendor to do the tax rebate calculations on the bonds. Essentially, you're not able to earn more interest than you're paying. This is the firm that does those annual calculations. This is just an engagement letter to, they do it every year, this is just for them to do it for the upcoming up year. If there is no questions on it, just need a motion to approve that.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Arbitrage Engagement Proposal from LLS Tax Solutions, Inc., was approved.

**B. Presentation of Arbitrage Report for Series 2014 Bonds**

Mr. LeBrun: Under that we have 4B, the presentation of the arbitrage rebate series. This is for the Series 2014 bonds. This is one of those calculations that they do. This report shows that there's no tax rebate liability, which is good news. There are no tax issues that we have. I can take any questions on it? If not, we just need a motion to accept that report.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, Accepting the Arbitrage Report for Series 2014 Bonds, was approved.

**C. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. LeBrun: Item 4C is the ratification of the Data Sharing and Usage Agreement with Osceola County Property Appraiser. This is an agreement that we enter into every year, it is pretty standard. Essentially, we're pledging not to share any confidential information that they may have gave us. Sometimes people have redacted property identification IDs, things of that nature. This is just saying we agree to respect that usage of those records. I already signed this on behalf of the District. We do this every single year in all of our Districts. I just need a motion to ratify that if there are no questions on it.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

**D. Discussion of Golf Course Pond Maintenance**

Mr. LeBrun: Next we have item 4D. This is discussion of the golf course pond maintenance. Just as a reminder, the last several meetings we've been working with different representatives to get some ideas of the maintenance on the golf course ponds, who's responsible, and what might be the best path forward. The District engineer was doing a lot of research on it. We have him on the line, and District counsel is here as well. Vivek, did you want to start us off with this? I know you received a letter from their counsel. We also have their representative is sitting with us as well. I know the letter they sent discussed the path forward with who's doing maintenance and whatnot.

Mr. Babbar: Yeah, happy to talk about it at a high level. If there are any questions I have about the District responsibility, I'll certainly defer to Jason because he's the expert there. As Jeremy had mentioned, there's been follow up discussions in the past month. In December I received a letter from their attorney outlining the folio specifically that are in the District's name and that they believe were the District's responsibility. District staff looked into it. We did confirm that on the SWFWMD permit the District is the operational entity responsible for these ponds, even though they're adjacent to the golf course. Therefore, it really wasn't on the District's radar. I believe the developer had conveyed it or this is at the time where developer controlled the Board essentially. There were some concerns with regular routine maintenance for pond treatments and aquatic vegetation. They also have some current concerns with the structural aspect of it, the

bulkhead, which is part of the functioning system itself. That is again confirmed to be the District's obligation and responsibility. A couple weeks ago we did receive, as was mentioned by the president, an agreement essentially saying that the association would be willing to maintain the functional aspects of the pond and the aesthetics. So, the actual water quality, the vegetation, the mowing, if the District would reimburse them for those actual costs and they're already maintaining other parts of the property. We don't have a cost estimate on those items from the association. I think GMS might have been trying to find those cost estimates as well, but they would want the District to maintain responsibility for any structural elements of the system as well. Again, this is going to be a District obligation. I'm not sure if we have funding or we can pull from any reserves or anything like that. It seems like it's in relatively good condition with respect to the aesthetics and the stormwater quality. There are some concerns with the structural bulkheads so that's something that we either need to start planning for now or budgeting for. It's only going to get more expensive if we don't address it sooner rather than later. The association is working with both CDDs and the association is that jurisdiction in both. I don't know if that CDD has met yet or if they're taking actions. It's not simply just a one issue. Unfortunately, it impacts both communities.

Mr. Knights: Is there an estimate of what this bulkhead will cost?

Mr. Scheerer: I don't have one.

Mr. Roberts: If you want, Jerry, we did some research probably three years ago at that time for 18 only and it was about half a million. But you'd have to do your own assessment now.

Mr. LeBrun: We do have Jason, District engineer on the line. Another part of the discussion was for the bulkhead, does it serve a purpose as part of the stormwater system, or does it serve the purpose of making the golf hole playable? There was some discussion of does the bulkhead need to be there per the stormwater permit? That's another area I know the engineer was looking at. The difference of like, is the bulkhead there because of the golf course or is the bulkhead there because of the stormwater pond? Two very different things. Another thing to keep in mind is if the CDD is going to maintain the pond, we would do it per the permit, not necessarily per the golf courses wishes. There's a difference of if they maintain it, they can put the standard they want it to be. Whereas as a stormwater entity management purposes, we're bound by the permit and maintaining it per the permit.

Mr. Knights: And that's the bucket on 18 we're talking about, right?

Mr. Phillips: Yes.

Mr. Knights: But there's one that's right below the bunker.

Mr. Scheerer: Yes.

Mr. LeBrun: And we do have Jason on. Jason, did you want to add anything or maybe fill in some of the gaps or supervisors have questions related to the stormwater part of it?

Mr. Allgood: No. What you've covered is correct. There was some question at one point, but the more we look at the permit and the wording, the way water management would look at it, I think it would be under the CDD's maintenance from their perspective and the documents that are in there. I think it's just a matter of what is required by the permit versus what the golf course might want to see from the aesthetic side and covering some of those differences. But in the end, I think it's determining what's required for the bulkhead to look at those and trying to find if there is any documents out there.

Mr. Phillips: I'd like to ask an engineering question on that. If the bulkhead were gone, could you replace it with riprap along there to stop erosion?

Mr. Allgood: Part of the question going back forth was could you remove the bulkheads and still have the golf course playable? I think there's areas where the golf course is being supported by those bulkheads you would have to look at, say there's a bunker or something right against the edge and some grading. You'd have to relook at some of those areas of being regraded or manipulated, modified to make it work so that your slopes are stable. Riprap is possible, but a lot of times if the slopes are still steep, water goes in between them and starts to erode anyways. But it's something you can look at, but it's not as simple as pulling the bulkheads out and going, okay, you're good. There are areas that are, like, being supported where there are other areas where you're like, you could just simply regrade back, and you wouldn't need them.

Mr. Manjourides: What about since you're going to have to replace it, changing where the bulkhead is, maybe moving it in like 10 feet and grading it down slowly so that you didn't need a bulkhead.

Mr. Phillips: You mean take the bulkhead out?

Mr. Manjourides: Take the bulkhead out. Make the lake a little smaller and grade it so that it would be like on the other side. The bulkheads only on two sides. Right?

Mr. Roberts: Bear in mind, the 16 has bulkheads as well.

Mr. Manjourides: I understand. We're talking about the 18th right now. I was just wondering if engineering, because you're going to have to replace it anyways, could you take it out and then move it back and grade it from maybe 10ft away?

Mr. Knights: That's a lot of fill. That's deep right there.

Mr. Manjourides: But I'm just saying, you have to spend a half a million dollars on the bulkhead, maybe this way you wouldn't have to replace it again.

Mr. Allgood: Are you talking about moving it further in toward the pond?

Mr. Manjourides: Making the lake smaller. Yeah.

Mr. Allgood: No. I can't reduce the lake size. The stormwater calculation requires certain volume. We're not going to reduce it. What I would say is, in my mind, if you're looking at replacing something and it's going to cost you money and you look at areas and go, well, we don't need it there, I would say don't put as much bulkhead back. I would say the areas that you go, hey, there's no way to remove the bulkhead without having some more extensive modifications of the golf course and you put it back as is and you make it maybe a little stronger and deeper to make sure they have a longer maintenance period or replacement period. But areas where you don't need it, I would pull it out and just regrade, and that's how I would do it to save money.

Mr. Manjourides: Yep. Okay.

Mr. Allgood: That's just my thoughts on it from a cost standpoint.

Mr. Manjourides: Okay.

Mr. Phillips: I don't think you need that bulkhead along the west side of that lake where that other bunker is.

Mr. Manjourides: Yeah, right.

Mr. Phillips: Where everybody hits the ball in the water. We don't need the bulkhead there. I don't think I need to grade that off because it's not as deep right there.

Mr. Manjourides: Right. I think that we should get together with the golf club or whoever maintenance is, and maybe they want to change where the hole is a little bit, maybe make the hole not as graded because you're going to have to take that bulkhead out, maybe make the grade where the hole is, comes straight across and then come down on something.

Mr. Phillips: We at one time were going to put a waterfall in there, remember, and get rid of that bulkhead totally.

Mr. Manjourides: Yeah.

Mr. Phillips: But that went through.

Mr. LeBrun: And I would also add in, too. So, there was an agreement, a proposal for the HOA to maintain it. Now, it's still the CDD going to be paying for it.

Mr. Manjourides: Right.

Mr. LeBrun: Essentially now, the only thing I would caution is if they're going to be maintaining it and we're paying the bills after the fact, we might not have the ability to have input into what maintenance is being performed. So, if it's above the level of standard of the permit, there might be some costs that are unnecessary.

Mr. Manjourides: I see. Okay. I understand what you're saying.

Mr. LeBrun: Whereas if the CDD is owner and maintenance of the entity, the Board would control what maintenance would be done. So, a normal pond spraying that we do on all of our other Ponds that aren't on the golf course is one cost. But in this version of the HOA, of the association that owns it, they're basically doing all the work and they're just billing the District. So just something to think about.

Mr. Manjourides: I'd like to put that into the agreement.

Mr. LeBrun: And since we do operate as with a cost share with Stoneybrook South at ChampionsGate, their Board meets today as well, and we'll discuss. I just want to make sure the Board's aware of that distinction if the CDD did the maintenance, we would do the maintenance that's necessary.

Mr. Manjourides: The other thing I want to ask is let's say we do the two ponds, and it was like a million dollars. Will we have an assessment or.

Mr. LeBrun: So, there's capital reserves. I don't know the costs of them. There are capital reserves that can be used for capital projects. So that is available, but if there's not enough, you would have to get the funds from assessments.

Mr. Manjourides: How does that. Do we just vote on it?

Mr. LeBrun: So, what would happen if that's something the Board was looking at as part of the annual budget know, we might budget for that capital expenditure. Be it better reserves or if there needed to be an assessment increase, essentially you would vote whatever assessment increase is that gets passed during the normal budget process, at like the public hearing when you adopt the budget, then the assessments are raised, it would be on their tax bill. That is an option to raise assessments. I know it's never popular. Like I said, you guys do have a pretty healthy capital

fund reserve, but that would probably be a pretty large chunk of it. If it could cover it all, it would be pretty substantial according to what their research from three years ago.

Mr. Knights: I was saying a million dollars for two, but it's probably higher than that now.

Mr. Phillips: Well, I guess a million dollars is for what type of wall? Another crappy wall that's there or we put up a nice stone wall.

Mr. Scheerer: It is the bulkhead right now at a level where it needs to be done within the next 12 months. Could be something that could be budgeted for over the next couple of years, so you're not impacted.

Mr. Manjourides: I would like to see something that's more aesthetically pleasing than a bulkhead.

Mr. Knights: Like a stone wall.

Mr. Manjourides: It could be what I'm saying we need to get a hold of the architects, and the designers and figure out, and the golf club might want to. Like I said, they might want to do something with that hole.

Mr. Knights: We could put out an RFP to some contractors and find out what they come back with.

Mr. Manjourides: Right. And what is, the 16th is the other hole that you wanted to do?

Mr. Roberts: Well, the 16<sup>th</sup> has a bulkhead.

Mr. Manjourides: Just two holes, right?

Mr. Roberts: 15. Sorry.

Mr. Manjourides: 15. So, it's 15 and 18. Just two. Right?

Mr. Knights: Yeah.

Mr. Manjourides: So, we should maybe get a hold of. I don't know.

Mr. Phillips: I think 15 would be a lot easier than 18 because the water level's down low most of the time. And you can just build something actually in front of that without doing anything and then rip that out and fill it.

Mr. Manjourides: You mean in cost?

Mr. Phillips: Yeah, in cost.

Mr. Manjourides: Yeah, probably. I think that we need to get the.

Mr. Knights: What's the one that's more critical, 18 or 15? 18, right.

Mr. Scheerer: I thought it was 18. In all the conversations that I heard was 18.

Mr. Phillips: The whole top of it is starting to flake off.

Mr. Manjourides: Is there like a design architect that does golf courses or something?

Mr. Knights: Yeah. You get somebody that does hardscape.

Mr. Manjourides: Yeah.

Mr. Knights: There's a lot of hardscape contractors out there.

Mr. Scheerer: I'm sure the engineer could point us in the right direction.

Mr. Manjourides: Yeah.

Mr. Scheerer: We'd have to go through the engineer and just see.

Mr. Manjourides: Are we going to need a motion for that?

Mr. Knights: Will we write an RFP and see what they come back with?

Mr. LeBrun: No, I mean for staff just to gather information. You don't have to do a motion or anything. But now if it's a project that's over a certain, you know, there's a bid threshold where we have to go through the public bid process, eventually, once we figure out if the bulkhead's needed for the storm water, just for the golf course. So, I think some of that starts to be ironed out. But, yeah, we would go through the bid process and do all that.

Mr. Manjourides: Okay. I think too is.

Mr. Babbar: One thing, like Jeremy said, that as we go down this process, if we're talking about making more aesthetic tech hinges for the benefit of the golf course, we might have to have a cautionary component with the golf course contributes as well, simply because then we can't use public funds for what's essentially a private amenity. So, yeah, anytime you go too far into it versus the function of the bulkhead or the stormwater system, we have to make sure that we don't run afoul of any public dollars being spent on private benefits.

Mr. Manjourides: Okay.

Mr. Knights: But putting up a better wall would be better in the long run than have to replace it again in another 15 years.

Mr. Babbar: Agree. Yeah. It would just be if we have any aesthetic options that are requested by the golf course or anything like that, maybe it's just that differential that they provide a cost share, but if it's strictly for something, a better product that will last longer, we won't have an issue. That's certainly something that CDD can fully fund on its own.

Mr. Knights: I get that.

Mr. LeBrun: So, we're just operating purely as a storm water management entity. That is all we're concerned about, basically.

Mr. Manjourides: Okay.

Mr. Phillips: But they're not concerned about quality. I mean you could put any junk wall there.

Mr. LeBrun: I think as long as the engineer has an acceptable stormwater repair method, the engineer signs off on it. I think that's the litmus test. Is it an acceptable stormwater repair or is it more for the golf.

Mr. Phillips: Is it possible to have the HOA showing a couple dollars just to make it more aesthetic while we are putting up the wall. Like a joint thing.

Mr. LeBrun: Where we're covering the actual cost of what a stormwater repair is. And if they're going to pay for something else, Vivek might be able to differentiate the two. The two costs.

Mr. Babbar: Yeah. Absolutely. That can be arranged.

Mr. Knights: Okay. Thank you.

Mr. Manjourides: So, what do we want to do?

Mr. Phillips: Where does that leave us?

Mr. Knights: We want to find out if there's people to do this.

Mr. LeBrun: So, where that leaves us at. I guess the Board will have, we'll also meet with the other Board later, we are responsible for the management of the stormwater whether or not we want the CDD to take on that on their own, have control over that process, or the HOA is going to, or the associate's going to manage it and bill us. That's another option. So really just maybe want to give staff some way to steer us which way you want us to start investigating.

Mr. Manjourides: Okay. I would like to get some bids on the replacement of the two bulkheads from a company that works with golf courses so that we can see what it's going to cost and how different styles that they have. The other thing is, I would like to include the golf club maintenance people so that they might have some recommendation on the height or the angle of where they're going to be cutting the grass and stuff around there. It might be easier for them.

Mr. LeBrun: You know what, in the golf course, they may have better contacts within the industry to maybe get an updated proposal that would also maybe we wouldn't have to go through. If we're going to do a formal bid, we have to go through the formal bid. But if they have contacts

and they have an estimate they could send us and say, “*hey, here's what if we did it on our own, here's what it would cost.*” It might help at least put some guardrails up for how much it could be.

Mr. Manjourides: Like I said before that hole 18 could be raised a little bit, maybe so that wall, maybe another foot up the slope wouldn't be as bad. You know what I'm saying?

Mr. Phillips: While we're on stormwater, I have a question. On 18, there's that stormwater. Not 18. I'm sorry, eight.

Mr. Manjourides: Oh, on eight.

Mr. Phillips: On eight, there's that pond is stormwater. And when it rains a lot, the water comes up into the fairway.

Mr. Manjourides: Right.

Mr. Knights: Because the fairway is lower than the pond.

Mr. Manjourides: That's right.

Mr. Phillips: Is there not a way to stop that?

Mr. Scheerer: Where is eight?

Mr. Phillips: Eight is the one by the maintenance shed off of Bella Citta. You see the flag right there?

Mr. Knights: The green is right on Bella Citta.

Mr. Scheerer: Yeah. It's where the Bella Citta and Blackwolf?

Mr. Phillips: Yeah.

Mr. Scheerer: That Pond that's right there?

Mr. Knights: The one before that up by the tee box.

Mr. Phillips: The one before that by the tee box.

Mr. Scheerer: Okay.

Mr. Knights: Okay. There's two ponds on that hole.

Mr. Scheerer: Yeah. Yeah.

Mr. Knights: There's one by the tee box and then there's a storm drain in the middle of the fairway.

Mr. Phillips: Where you put the fountain in in the back.

Mr. Scheerer: Right.

Mr. Knights: So, there is a storm drain in the middle of the fairway.

Mr. Scheerer: Okay.

Mr. Knights: Just over the cart path, maybe 20 yards. Okay. That drains. Top level is lower than the pond when we get heavy rain. So, guess what? The water comes back up and fills the fairway.

Mr. Scheerer: We'll have to have the engineer take a look at that.

Mr. Phillips: My question would be, is there a way to make that pond either deeper or to get more volume? Right. I'm talking to the engineer. To get it deeper or wider. There's a place there, a couple places where you can widen that pond so that the water, when it does rain, doesn't come up onto the fairway.

Mr. Manjourides: Right.

Mr. Bickel: And, Ron, I think we addressed this in past meetings, if I remember correctly.

Mr. Phillips: Not here.

Mr. Bickel: I think we did, because we were talking about the pond itself and I was asking about dredging it out.

Mr. Phillips: Right.

Mr. Bickel: And that would be our responsibility, what it came out with, because it's uncontrollable where that water is going to lie, all the way back through that series of ponds back in there.

Mr. Phillips: Well, that's not true. It's got one pond.

Mr. Bickel: But it's still connected with the other ponds, isn't it?

Mr. Phillips: No. That pond's independent.

Mr. Manjourides: Oh, it is.

Mr. Knights: Yeah.

Mr. Phillips: The pond your talking about is on.

Mr. Bickel: I'm talking about number eight.

Mr. Phillips: Yeah.

Mr. Bickel: I thought we were told that was somehow connected through there and we couldn't control the groundwater.

Mr. Knights: Not that I'm aware of.

Mr. Scheerer: We'll just have the engineer look at that particular one.

Mr. Phillips: Yeah. You could increase the volume of water in there and it might help the waters from coming up.

Mr. Bickel: I mean dredging it out would be.

Mr. Knights: Well, increase the volume without it rising.

Mr. Phillips: Well, if you increase the volume, it won't rise.

Mr. Knights: Yeah.

Mr. Scheerer: You would be doing a really big assessment increase, if that's the case.

Mr. Bickel: But I thought that was going to fall back on the country club if we were to do that.

Mr. Manjourides: Well, that's not on us anyways. That's on the other side.

Mr. Bickel: Well, yeah, the other CDD.

Mr. Knights: It's Stoneybrook north, right?

Mr. Scheerer: It's Stoneybrook South at ChampionsGate CDD side.

Mr. Knights: Oh, okay. Yeah.

Mr. Scheerer: Not your Stoneybrook South.

Mr. Phillips: It's just a thought.

Mr. Bickel: I know we addressed it at one point.

Mr. Phillips: Okay.

Mr. Manjourides: Okay. So, we're going to get proposals.

Mr. Scheerer: We are going to try.

Mr. Manjourides: Try to get some proposals.

Mr. LeBrun: Yeah. And reach out to the golf course and see if they have any contacts.

Mr. Manjourides: And then maybe get some input from them. And we should do contracts too just so that we have our own.

Mr. Phillips: Maybe the engineer knows of some.

Mr. Manjourides: Yeah, have the engineer.

Mr. Scheerer: I can ask around too. Over at Reunion, they've got bulkheads at Reunion. I can talk to the director.

Mr. Knights: Yeah. Everybody around here has got them.

Mr. Scheerer: And then we'll also price doing the actual aquatic maintenance for the ponds.

Mr. Manjourides: Yeah.

Mr. Scheerer: I've actually already met with Lake Doctors just to show them what we were possibly looking at. They're going to work up some general maintenance numbers that coincide with the same level of service you have now. Nothing more, nothing less.

Mr. LeBrun: And we'll make sure that's included on the. Because next time we meet again, we'll be going over the budget. So, we'll make sure those added aquatic treatment costs are in the budget.

Mr. Phillips: Who takes care of the pond that's right, I'm going to say, 19. But you all know where it is. The one right off of Bella Citta if you're going.

Mr. Knights: The one with the floating debris in there.

Mr. Phillips: Yeah, the one that's got the floating vegetation. The wind blows. It blows over there. That's not CDD?

Mr. Scheerer: I'm not sure which one you're talking about.

Mr. Knights: Okay. If you're coming down Bella Citta, you know where the tunnel is?

Mr. Scheerer: From which way? From the golf course? From west side boulevard?

Mr. Knights: If you're coming from 27. There's a tunnel under the road right there by this pond.

Mr. Scheerer: Okay.

Mr. Knights: That connects this side to the other side of Bella Citta for golf carts. So, you don't have to go across the road. There's a pond, if you're going that way. What am I trying to say? What direction is that?

Mr. Phillips: East.

Mr. Knights: If you're going east, the pond's on your right.

Mr. Scheerer: We don't maintain that pond.

Mr. Knights: Okay. That's what we were asking.

Mr. Phillips: That's not maintained by anyone because one time there was a guy in there with a boat doing whatever he does with that thing.

Mr. Scheerer: There is what is called cogon grass treatment and that's part of the Stoneybrook South at ChampionsGate CDD. They treat this invasive grasses in certain areas throughout that area, but that pond does not get maintained.

Mr. Knights: Okay.

Mr. Scheerer: That would actually be on the.

Mr. Knights: Toho probably.

Mr. Scheerer: golf course, maybe. I don't know. We're not maintaining it. We pay to have the cogon grass sprayed.

Mr. Knights: Well, the tee box is on one side of the pond and the fairway is on the other side.

Mr. Scheerer: I guess.

Mr. Knights: I know there is. I know it is.

Mr. Scheerer: I'll get with a map, and you can show me.

Mr. Knights: What I'm trying to say is it seems to me the pond is on the golf course if the tee box is here and you're going across it to get to the fairway. And it's probably one of the biggest ponds on the court.

Mr. Phillips: I don't think it is.

Mr. Manjourides: Anyways.

Mr. Scheerer: While we're talking, I'll look up a map and make sure I'm in the right spot.

Mr. LeBrun: So, let's see if we get some information on a potential cost. Also have the engineer maybe do some more research about do we need the bulkhead; do we not need the bulkhead for stormwater?

Mr. Knights: That's the key question. Do we even need the darn thing?

Mr. LeBrun: Correct. We'll try to firm that up and get an opinion. If the actual bulkhead is a function of the stormwater system or a function of the golf course. I think that's a big, big important step.

Mr. Manjourides: Yeah.

Mr. Roberts: Are you going to get quotes for landscaping as well because I know Alan is going to get the aquatics.

Mr. Scheerer: I don't know that we're looking at doing any landscaping on the golf course side.

Mr. Roberts: But it's still your land.

Mr. Scheerer: Well, we will just leave it the way it is unless the Board says differently.

Mr. Manjourides: Well, I think that.

Mr. Scheerer: Because that was never the intent, as far as I know.

Mr. Knights: What?

Mr. Scheerer: This is going to get a little bit tricky, guys. On the golf course side of the pond, there's a bunch of muhly grass. There's a bunch of grasses that border that side of the golf course.

Mr. Manjourides: Yeah.

Mr. Scheerer: And Neil's asking if we're going to be maintaining it. It was my understanding we weren't maintaining that, but he just said, well, it's our pond. It looks to me like they're wanting us to do all the maintenance of the pond, regardless of if it is touching golf or not.

Mr. Manjourides: Well, the way I understood it was they'll mow it because they're mowing the rest of the grass and that they'll just bill us for the amount that they're maintaining around the pond.

Mr. Scheerer: I don't.

Mr. Roberts: Yeah. That's in the agreement. The agreement is we can do the maintenance for the landscaping on your land around the pond. Not our land, your land. And we'll also do the treatment of the ponds, but we'll bill you on a monthly basis for the cost of that.

Mr. Manjourides: That has to be worked out.

Mr. Roberts: There's no agreement in place. You may say it's our responsibility. There's no agreement.

Mr. Manjourides: You guys do it now, right?

Mr. Roberts: Well, we told them to stop doing it.

Mr. Scheerer: Yeah. And we're not doing it.

Mr. Manjourides: Who is doing it? Someone's got to do it.

Mr. Scheerer: We are just doing the sides that touch the homes.

Mr. Manjourides: Okay.

Mr. Scheerer: Which has been the way it's. I'm not saying it's right. I understand there's no agreement. But the way it was originally set up, if it touched golf, golf did it. If it was touching the homes, we did it. So, we're doing the area between the homes and the water, and I guess golf isn't doing anything now.

Mr. Manjourides: Well, someone has to do it. It's going to get out of hand.

Mr. Roberts: It's your CDD land.

Mr. Manjourides: I understand.

Mr. LeBrun: Yes. I think what will happen. And Jason will confirm. So, what is designated as stormwater tract, that is what the CDD will maintain. What is the actual stormwater tract, the aquatics. Now, another thing that might come up is you might have people wishing to treat it a certain way, whereas for stormwater, you don't necessarily have to spray every single thing that pops up. So, you know that there's two different, I think, standards of maintenance. there's the maintenance per the permit, and then there's the maintenance that might be more aesthetically pleasing. So, I can see that might be an issue that we'll have to iron out as what's our requirement on the permit versus what does someone want to see when they look out their window at the pond? So, there's two different schools of thought. So that's another thing we'll have to.

Mr. Knights: I'm a little lost. Where's the land that we're talking about?

Mr. Scheerer: It's the pond bank.

Mr. Knights: Hang on, let me finish. I get that, but physically, where would this be in the scheme of the plat?

Mr. Manjourides: How many feet? 10 feet.

Mr. Knights: Yeah. That's what I'm trying to find out.

Mr. Manjourides: Is it like 10 feet that goes around the pond?

Mr. Scheerer: I don't know what the exact distance is between the body of water and the top of the bank, but that area is part of the stormwater pond.

Mr. Manjourides: Okay.

Mr. Scheerer: That's all I can tell you. We're going to have to probably go through and identify every one of them by photo. Okay. So, the Board has an idea of what they look like.

Mr. Knights: That would be great.

Mr. Scheerer: And then we'll have to get with the landscaper, because I would think the golf would want some input on that. But even if they do it, it sounds like they want us to pay for it regardless, so we might as well just price doing the work if that's the direction the Board wants and if that's the level we need to. Maybe we don't need to do anything. It's just muhly grasses, so we'll just have to take a look at it.

Mr. Knights: These grasses you're describing. I'm ignorant to grass. Are these the grasses that get really tall.

Mr. Scheerer: No. They're not going to get too tall. They'll get about yay big.

Mr. Knights: Well, that's pretty big.

Mr. Scheerer: Well, normally not on a pond bank. It also helps with erosion control.

Mr. Knights: Okay.

Mr. Scheerer: So, a lot of times they plant that. We have sod that goes down on the home side because it looks better. But on places like the golf course, they may have muhly grass or fakahatchee, some type of grass, and that is in large clumps. I know you've seen it.

Mr. Knights: I'm sure I have.

Mr. Scheerer: If we go on a golf cart, I can show you exactly what it is. But it also is a form of erosion control, so. But whether or not. Normally what we do with our grass is we cut them back once a year.

Mr. Manjourides: Now, you have other golf courses you do, right?

Mr. Scheerer: I don't do any golf courses. We manage properties that have golf courses.

Mr. Manjourides: And on those properties that have a pond, does the golf course maintain the grass right up to the pond?

Mr. Scheerer: I can tell you at Reunion, we maintain none of the ponds on the golf course. Golf course handles all the maintenance.

Mr. Manjourides: Okay.

Mr. Scheerer: But now what we do as part of the stormwater system, is our engineer inspects the stormwater system and any deficiencies in the system, the CDD pays for and maintains and corrects. But we don't do any of the aquatics, we don't do any of the mowing.

Mr. Manjourides: That CDD doesn't give the HOA any money to maintain any of that grass.

Mr. Scheerer: No.

Mr. Manjourides: Okay. Is there any places, other than Reunion, that you know of, that.

Mr. Scheerer: We have a golf course in Remington CDD, which is in Kissimmee by the turnpike. We spray all the ponds.

Mr. Manjourides: Okay. That's it.

Mr. Scheerer: We just spray the water. The golf course maintains everything else.

Mr. Manjourides: And those are on the golf course?

Mr. Scheerer: Those are on the golf course. There's about 18 ponds on the Remington CDD.

Mr. Manjourides: And the CDD owns the ponds.

Mr. Scheerer: Yeah, we own the stormwater, which is why we spray the water quality itself. That's all. And again, if there's problems with the infrastructure that ties the ponds together, the CDD, after it's been identified by the engineer through his annual report, would pay to have those items correct.

Mr. Manjourides: Interesting.

Mr. Bickel: May I make a suggestion?

Mr. Scheerer: Sure.

Mr. Bickel: To maybe help everybody out. I don't know if it has to be a formal meeting or what we want to do, but let's just all take a ride around these ponds and actually get our eyeballs on here and then make sure we're all on the same page as to what we're talking about, what type of grass it is. Right. Just as a general understanding.

Mr. Scheerer: I don't want to speak for the legal or for the District manager, but you couldn't do it together.

Mr. LeBrun: Yeah. As long as you go separately.

Mr. Scheerer: You'd have to do it separately to avoid Sunshine law, right?

Mr. Bickel: What do you mean? Oh, our group?

Mr. Scheerer: You couldn't ride all four.

Mr. Bickel: Oh, no. We could designate one guy. I don't care who it is, but like someone from your team. Someone from the Board of directors at the country club. You know what I mean? Like maybe four or five people.

Mr. Scheerer: Yeah.

Mr. LeBrun: I think everyone has the same goal. They want the ponds to work correctly and look nice. I think we're all on the same page and just want to iron out some of those.

Mr. Bickel: I'm thinking eyeballs on the project and some discussion might.

Mr. Phillips: But you still need to know how far up the bank is.

Mr. Bickel: Oh, I get it. But it's just a baseline. Take some pictures, just so everybody's on the same page. And I think Ron probably, no disrespect to anybody, Ron knows a lot more about these ponds than anybody else in the community, I think, with all the things that he's done, especially with the fountains and everything. So, he would be a good representative from this particular Board.

Mr. Scheerer: I can ride with Ron or whoever. We can take a look.

Mr. Phillips: It's going to get warmer.

Mr. Scheerer: As soon as the temperature gets up a little bit.

Mr. Knights: Wednesday's supposed to get up.

Mr. Bickel: My recommendation would be to have Neil possibly, or maybe even Ethan.

Mr. Roberts: Yeah. I think Ethan would be good. He's also superintendent.

Mr. Scheerer: I know Ethan. He's a good dude.

Mr. Phillips: Yeah.

Mr. Bickel: But just to get your eyeballs on it.

Mr. Roberts: Let's just post it on the website the property shows you the land around the pond.

Mr. Scheerer: I don't think anybody's disputing that. Yeah, I don't think anybody is disputing that.

Mr. Phillips: Nobody's disputing that, but nobody knows how far that is. You know what I'm saying? It's just an orange line around the pond.

Mr. Scheerer: I can give you a pretty good idea of the field, where they go, because all the pond banks are typical. The bulkhead thing's a whole other animal. The engineer will have to deal with that.

Mr. Knights: So, what do we want to decide here? First we need to know some options on new types of bulkheads. It doesn't have to be exactly, just an estimate of what the difference in costs are. So, then we can do a deeper dive and put out an RFP or whatever you want to call it here.

Mr. Phillips: I think the first thing is you got to get with the engineer, and you got to find out exactly what the stormwater original plan is.

Mr. Scheerer: Right.

Mr. Phillips: Permit, anyway.

Mr. Scheerer: And I think he's aware of that. And I know Ron, you got my number. Just let me know what day works after we get a little above 40.

Mr. Knights: Okay. I would settle for above 30 right now.

Mr. Scheerer: And we can do that. We can price. The getting numbers from our vendor is the easy part as far as maintenance goes. That's the easiest part in the whole thing.

Mr. Bickel: So, should you table the pricing project until we have an understanding? Should we table the whole RFP and pricing process until we get an understanding.

Mr. Knights: Yeah, of what we got to do.

Mr. Bickel: Yeah.

Mr. Phillips: Well, are we talking about that or are we talking about the bulkhead?

Mr. Bickel: The bulkheads. Well, everything.

Mr. Phillips: There's only two we have to worry about.

Mr. Bickel: Right. And then you can throw in the other pond issues that you might have to talk about.

Mr. Phillips: I think that should be separate from the bulkhead. I think the bulkhead has two different systems.

Mr. Scheerer: I think the day to day maintenance is something we could tackle once we get the numbers right now. And that goes for both CDDs, because I know they're going to want to do the same over there. And there's more ponds over there that are affected than here.

Mr. Knights: The one thing I keep hearing here, though is they'll do the maintenance, and they'll choose who does the maintenance and then bill us. I'm against that. I think it's our property and we need to control.

Mr. Scheerer: I agree with that.

Mr. LeBrun: That's typical. Sometimes HOAs will have to get a license agreement. But yeah, I'd say if it's our ponds, the permit shows we maintain that stormwater tract that way you have control over.

Mr. Knights: Otherwise, you're relinquishing control of your money because all you're doing is getting a bill that they've decided on. And no offense to them, I'm just saying it's our responsibility.

Mr. LeBrun: Yeah, Vivek, I think you heard that. So essentially, the other Board members can chime in, but there may be a path forward where the CDD wishes to maintain and do their own maintenance. But feel free to chime in other Board members.

Mr. Manjourides: Yeah. Okay.

Mr. Scheerer: I think that's what I heard.

Mr. Babbar: Yeah I think that makes sense. Motion authorizing temporary service until the next Board meeting, whatever the pond maintenance would be. Again, pond maintenance shouldn't be that much for these two ponds.

Mr. Scheerer: It's three ponds.

Mr. Knights: Three, I think.

Mr. Scheerer: Yeah, 18, 15, and 16.

Mr. Knights: Yes, 18,15, and 16.

Mr. Manjourides: The two ponds out front on 27.

Mr. Scheerer: We're already doing those.

Mr. Manjourides: So, we maintain the grass?

Mr. Knights: Yeah, that's ours.

Mr. Manjourides: Okay.

Mr. LeBrun: Does it sound that Vivek brought up a good point. It sounds like we're eventually going to start maintaining them anyway, so it's not a bad idea to just get the ball rolling and get them serviced. So.

Mr. Manjourides: Well, I'll make a motion to approve maintaining around those ponds.

Mr. LeBrun: The aquatics. Doing the spraying of the pond water or also mowing around.

Mr. Manjourides: The mowing and the landscaping. Someone's has to do it.

Mr. LeBrun: Yep.

Mr. Knights: I agree.

Mr. LeBrun: So that's to start temporary service on the aquatics and the landscaping, and then we'll bring back an updated agreement or addendum to the Board to make that permanent.

<p>On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, Authorizing Temporary Service on the Aquatics and the Landscaping, was approved.</p>
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Mr. Scheerer: I'll get with Floralawn. I've already spoke with Lake Doctors. They're already working on the aquatic number.

Mr. Manjourides: Okay.

Mr. Knights: Sounds good.

Mr. Phillips: Okay, moving on.

Mr. Manjourides: Now, I wanted to add we had budgeted some money for policing the school parking, but it was only for two months.

Mr. LeBrun: Yeah. You guys did a not to exceed.

Mr. Manjourides: Well, the cars are back.

Mr. Phillips: The other day I couldn't even get in.

Mr. Knights: It's ridiculous.

Mr. Manjourides: So, we need to get them back out there.

Mr. LeBrun: Okay. Did you guys want to.

Mr. Knights: Oh, it amazes me.

Mr. Phillips: I couldn't get in, between the kids and the cars.

Mr. Manjourides: I know. It's ridiculous. So, we need to, I don't know, if we had \$2,500.

Mr. Knights: It was a maximum of \$2,500 is what we approved.

Mr. Manjourides: For a couple of months because it's a couple more months of school.

Mr. Knights: There were so many hours randomly a day. No, it wasn't every day. It was a random day of the week.

Mr. Phillips: I thought it was twice a week.

Mr. Knights: Yeah, but it was random days.

Mr. LeBrun: So, I went back. Yeah, so it's not to exceed \$2,500. And we did it one day a week. And then during the 12:30 p.m. to 4:30 p.m. dismissal hours. That was what last time. We can redo that, and then if the Board wants to continue that, we can add that as part of the budget for next budget cycle.

Mr. Manjourides: Yeah. I think we should do it twice a week.

Mr. LeBrun: Okay.

Mr. Phillips: Have them pick random days.

Mr. LeBrun: It was random. The days were random. There's no pattern or anything.

Mr. Manjourides: I would go for twice a week.

Mr. Phillips: We got to get them to give tickets out though, so word gets out.

Mr. Knights: It's \$150 ticket.

Mr. Scheerer: That's at their discretion.

Mr. LeBrun: And I usually put a note in there that says, please enforce all rules with citation.

Mr. Knights: Yeah because a parking ticket is a buck fifty.

Mr. Scheerer: Yeah.

Mr. Knights: You start giving out \$150 tickets, they're going to think twice about doing it.

Mr. Phillips: The word will get out to the people, and they'll stop.

Mr. LeBrun: Yeah, so I heard that. So, you want to do a not to exceed \$2,500 and then two days a week.

Mr. Manjourides: How much is it a week?

Mr. Knights: It's like \$80 per visit, per time or something.

Mr. Scheerer: Four hours.

Mr. LeBrun: Yeah, I think it's four hours. So, it's like \$250 per visit, so that's a month. It would be 30 days essentially.

Mr. Bickel: You want to extend it out to two months?

Mr. Manjourides: Yeah. I think we should do two months.

Mr. Knights: So, \$5,000.

Mr. LeBrun: \$5,000. Okay.

Mr. Knights: Yeah.

Mr. Manjourides: You got to get them to start.

Mr. Scheerer: You got four months of school left.

Mr. Knights: Yeah. If we can get them for two months and get their attention.

Mr. LeBrun: You want two months at two visits for per week. Okay, we can do that.

Mr. Knights: And Jeremy, if you include Mark Lustra in your correspondence with the police, he can help you there.

Mr. LeBrun: Okay. Yeah, I think I involved him last time.

Mr. Knights: Yeah. I gave you his name last time.

Mr. LeBrun: Yeah and they routed me to their assigner. It was really helpful, really easy.

Mr. Knights: He's out of town a lot now, though, but he still answers his phone.

Mr. LeBrun: Okay.

Mr. Manjourides: And then I think he should send the note to the school, too.

Mr. LeBrun: Yep. Oh, yeah. We let them know.

Mr. Knights: Yeah. If they could just stop letting kids out that back door. That's part of the problem.

Mr. Manjourides: Yeah. I know.

Mr. LeBrun: Yep. All right.

Mr. Bickel: Or assign a crossing guard.

Mr. Knights: Well, that would be, the county would have to do that.

Mr. Manjourides: Do we need a motion?

Mr. LeBrun: Yes. Not to exceed.

Mr. Knights: I'll move. \$5,000.

Mr. LeBrun: It was not to exceed.

Mr. Knights: \$5,000

Mr. LeBrun: \$5,000, two times a week.

Mr. Phillips: Crossing guard and all that crap for the kids to cross there.

Mr. Scheerer: Well, that's issued by.

Mr. Phillips: We went through that with Mark and whatever.

Mr. Scheerer: Yeah.

Mr. Manjourides: I'll second it.

On MOTION by Mr. Knights, seconded by Mr. Manjourides, with all in favor, a Not to Exceed \$5,000 for Two Times Per Week Off-Duty Traffic Officer, was approved.
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Mr. LeBrun: So, I'll get that set up right away. Like I said, I'll do random days.

Mr. Knights: Thank you.

Mr. LeBrun: Yep. No problem.

Mr. Knights: You should still have that lady's contact.

Mr. LeBrun: Yep, I have it all.

Mr. Knights: Good.

Mr. LeBrun: That little form they fill out, it's very easy.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. LeBrun: All right, we'll move down to our staff reports. District counsel, Vivek, you still with us?

Mr. Babbar: Yep, still here. Nothing further to discuss. Happy to answer any questions if there are any.

Mr. LeBrun: Any questions for counsel?

Mr. Manjourides: No.

**B. District Engineer**

Mr. LeBrun: Bring us down to our engineer, Jason, anything to report besides what you've already reported on? I don't hear Jason on the line anymore.

**C. District Manager**

Mr. LeBrun: I have nothing further to report than what we've already discussed. I've been taking notes on like our action items on follow up and bring back. Our next meeting, we start the budget process. That's for Fiscal Year 2027, which starts October 1. So, if you have any, and Alan might go through this in his field manager as well, if you have any capital projects or things that might come up next for next year, just shoot us an email. That way we can look at it and get it factored in.

**D. Field Manager**

Mr. Phillips: Alan, I have one thing. What's with the lights on. On the pond? The fountain?

Mr. Scheerer: Which pond? Which fountain?

Mr. Phillips: The one on the roundabout. The tower thing.

Mr. Manjourides: Yeah.

Mr. Scheerer: Oh, you mean the pump.

Mr. Phillips: The pump.

Mr. Scheerer: Oh, yeah, yeah. I was going to touch base on it. After the last meeting you noticed the top portion started to work? Yeah, that was a faulty impeller. Shortly after that meeting, the bottom half went out, so they had to pull the motor. It's back in the shop. They're trying to diagnose the problem.

Mr. Phillips: What about the lights? The lights don't work either.

Mr. Scheerer: Yeah, I wasn't aware of the lights not working.

Mr. Phillips: I emailed you. You said you knew about it.

Mr. Scheerer: No, we reset the lights. They should have all been working. I'll double check them again.

Mr. Manjourides: Okay. They pulled the motor out. Okay. I went down into the hole and I was looking at it.

Mr. Scheerer: Shame on you.

Mr. Manjourides: The pump broke inside where the propeller goes.

Mr. Scheerer: Right.

Mr. Manjourides: When they pull the pump out, there's pieces of the pump still in there. I grabbed one of the pieces and it's metal disc that was all torn apart.

Mr. Phillips: That's probably the impeller.

Mr. Manjourides: Impeller. So, I left it right where you screw the motor on, and I don't know what they're diagnosing. Are they just have to get a new propeller to put in there?

Mr. Scheerer: Well, it could be more damage to the motor or something. I can't speak to that.

Mr. Manjourides: I know. I'm just saying.

Mr. Scheerer: I understand if you find a piece of an impeller, it's going to break. You're going to have damage to that. But it also could have some internal damage, and I can't speak to that. So, I'm just waiting on Cascade to get back with the actual repair and what it's going to cost us. As soon as they do, I'll get it.

Mr. Manjourides: Okay. The other thing is, the last time they fixed it, was it a new piece or was it a rebuilt piece?

Mr. Scheerer: I believe they rebuilt the pump. I'd have to go back and check because it's been a few months since that's happened, but I believe they rebuilt the pump and then they had to replace the impeller. So, they replaced and put in a brand new impeller.

Mr. Manjourides: So, when you say the pump, is that the motor?

Mr. Scheerer: Well, you got a pump assembly where the impeller is, that's what pushes the water up into the fountain. The motor's separate. It attaches to the pump. The impeller is inside on the shaft.

Mr. Manjourides: Right.

Mr. Scheerer: Yeah.

Mr. Manjourides: So, they wouldn't rebuild the pump.

Mr. Scheerer: There's moving parts within the pump and the impeller. I can't. I can't.

Mr. Manjourides: Okay.

Mr. Scheerer: Without seeing the whole thing and trying to get into the diagnostic aspect of that. I'll try to get a complete diagnostic.

Mr. Manjourides: Yeah. Can you get a report from them on exactly what they're doing and what parts are new?

Mr. Scheerer: I know the invoice just said replaced impeller, but there was much more work. There's seals in there.

Mr. Manjourides: Yeah, I understand the seals and all.

Mr. Scheerer: Stuff like that, so.

Mr. Manjourides: Okay.

Mr. Scheerer: And once they bring that other one back and get it in there.

Mr. Manjourides: There's no warranty on those things?

Mr. Scheerer: No.

Mr. Manjourides: Okay. All right

Mr. Scheerer: So, as it's been pretty cold. So, we're going to see what damage we have landscape wise after we warm up.

Mr. Manjourides: Absolutely.

Mr. Scheerer: I was hoping Casey would be here today. The typical protocols is whatever is burnt, we're going to try to cut back and probably wait until spring to assess any damages. The District manager said we are going into budget at your next meeting. So, if we need to allocate any funding for landscape improvements, we'll go ahead and do that at that time. Irrigation inspections are ongoing. The fountains are working. The work at the Bella Citta entrance as well as the 27 entrance for all the monument repairs is complete. We'll be looking at the rest of them for the April meeting to see if we need to allocate funding for any of the other archways and monuments as far as that goes. And other than that.

Mr. Manjourides: You got the fountain working pretty good on the 27?

Mr. Scheerer: Yeah. Knock on wood.

Mr. Manjourides: Yeah. I don't know. Did they do anything?

Mr. Scheerer: Nope.

Mr. Phillips: Did they ever fix that pole that got knocked down by a car? There was a light pole laying on the ground. I don't remember.

Mr. Scheerer: I don't remember either.

Mr. Phillips: It's right by the entrance on 27.

Mr. Scheerer: Yeah. Oh, that's the one that's on 27. I didn't look at it when I was out last week. I didn't get out here this morning until about 8:30 a.m. And then I know I talked with Chris. We've been trying to get new benches for around the architectural fountain. We've canceled that order. I've gotten with our Tampa staff. They've got a company called Uline. And I think we found some that'll fit here and hopefully be able to turn them around the next 30 days.

Mr. LeBrun: Good.

Mr. Scheerer: And then like I said, I'll get with the landscape contractor. And I've already talked to the aquatic contractor about these additional ponds.

Mr. Manjourides: Okay.

Mr. Scheerer: That's all I have.

Mr. Phillips: Check the lights.

Mr. Scheerer: As soon as the meetings are over. I bet he turned them off.

Mr. Manjourides: They're on manual. They're supposed to be on all the time.

Mr. Scheerer: You shouldn't be in that pit.

Mr. Knights: I've seen him turn them on, but I've never seen them turn them off.

Mr. Scheerer: You be careful down here, Chris.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. LeBrun: That brings us down to our supervisor request. Do we have any supervisor requests? There is none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION B

# Stoneybrook South

## Community Development District

### Summary of Invoices

January 26, 2026 - March 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/10/26	326-327	\$ 54,301.86
	2/11/26	328-331	27,553.07
	2/18/26	332	6,260.82
	2/26/26	333-335	1,526.45
	3/4/26	336-339	23,646.88
	3/11/26	340-341	31,869.56
	3/19/26	342-343	7,575.98
			\$ 152,734.62
Capital Reserve			
	3/27/26	10	\$ 3,306.00
			\$ 3,306.00
Payroll Fund			
	<u>February 2026</u>		
	Chris Manjourides	50152	\$ 184.70
	Gerard Knights	50153	184.70
	Lawrence Bickel	50154	184.70
	Ronald Phillips	50155	184.70
	Terry Siron	50156	109.70
			\$ 848.50
<b>TOTAL</b>			<b>\$ 156,889.12</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00032	2/09/26	02092026	202602	300	20700	10100			*	34,828.54		
			FY26 DEBT SERVICE SER2014						STONEYBROOK SOUTH CDD C/O USBANK			34,828.54	000326
2/10/26	00032	2/09/26	02092026	202602	300	20700	10200			*	19,473.32		
			FY26 DEBT SERVICE SER2023						STONEYBROOK SOUTH CDD C/O USBANK			19,473.32	000327
2/11/26	00020	1/26/26	38330A	202601	320	53800	47100			*	112.80		
			FOUNTAIN CLEAN ROUNDABOUT										
		1/26/26	38330A	202601	300	13100	10100			*	127.20		
			FOUNTAIN CLEAN ROUNDABOUT										
		1/29/26	38364A	202601	320	53800	47100			*	207.00		
			PULL ARCH.FNT.PMP-DIAGNOS										
		1/29/26	38364A	202601	300	13100	10100			*	243.00		
			PULL ARCH.FNT.PMP-DIAFNOS						FOUNTAIN DESIGN GROUP INC			690.00	000328
2/11/26	00056	1/22/26	37130	202601	320	53800	46700			*	1,145.73		
			RPR 37NOZZ/25ROTORS/18SPR										
		1/22/26	37130	202601	300	13100	10100			*	1,344.98		
			RPR 37NOZZ/25ROTORS/18SPR										
		2/01/26	37384	202602	320	53800	46200			*	9,765.97		
			LANDSCAPE MAINT FEB26										
		2/01/26	37384	202602	300	13100	10100			*	11,464.39		
			LANDSCAPE MAINT FEB26						FLORALAWN 2 LLC			23,721.07	000329
2/11/26	00012	2/01/26	344867B	202602	320	53800	47000			*	88.32		
			MTHLY WATER MAINT FEB26										
		2/01/26	344867B	202602	300	13100	10100			*	103.68		
			MTHLY WATER MAINT FEB26						THE LAKE DOCTORS INC			192.00	000330
2/11/26	00064	8/29/25	6999265	202508	320	53800	47400			*	1,357.00		
			PROJ-C CLEAN/DISPO SW										
		8/29/25	6999265	202508	300	13100	10100			*	1,593.00		
			PROJ-C CLEAN/DISPO SW						WIND RIVER ENVIRONMENTAL LLC			2,950.00	000331
2/18/26	00001	2/01/26	250	202602	320	53800	12000			*	1,582.25		
			FIELD MANAGEMENT FEB26										
		2/01/26	251	202602	310	51300	34000			*	3,862.50		
			MANAGEMENT FEES FEB26										
		2/01/26	251	202602	310	51300	35200			*	108.17		
			WEBSITE ADMIN FEB26						SSTH STONE SOUTH TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26		251	202602 310-51300-35100				INFORMATION TECH FEB26	*	162.25		
2/01/26		251	202602 310-51300-31300				DISSEMINATION FEE FEB26	*	540.75		
2/01/26		251	202602 310-51300-51000				OFFICE SUPPLIES FEB26	*	.21		
2/01/26		251	202602 310-51300-42000				POSTAGE FEB26	*	2.59		
2/01/26		251	202602 310-51300-42500				COPIES FEB26	*	2.10		
GOVERNMENTAL MANAGEMENT SERVICES										6,260.82	000332
2/26/26	00020	2/25/26	38581A 202602 300-13100-10100				FOUNTAIN CLEAN ROUNDABOUT	*	129.60		
		2/25/26	38581A 202602 320-53800-47100				FOUNTAIN CLEAN ROUNDABOUT	*	110.40		
FOUNTAIN DESIGN GROUP INC										240.00	000333
2/26/26	00056	2/19/26	37646 202601 300-13100-10100				2MP ROTATORS/2 SPRAYS	*	52.06		
		2/19/26	37646 202601 320-53800-46200				2MP ROTATORS/2 SPRAYS	*	44.34		
FLORALAWN 2 LLC										96.40	000334
2/26/26	00018	2/09/26	2019047 202602 310-51300-49200				2025 TAX ROLL ADMIN FEE	*	1,190.05		
OSCEOLA CTY PROPERTY APPRAISER										1,190.05	000335
3/04/26	00056	3/01/26	37791 202603 320-53800-46200				LANDSCAPE MAINT MAR26	*	9,765.97		
		3/01/26	37791 202603 300-13100-10100				LANDSCAPE MAINT MAR26	*	11,464.39		
FLORALAWN 2 LLC										21,230.36	000336
3/04/26	00063	2/19/26	58037 202602 320-53800-34500				SECURITY SERVICE 02/19/26	*	149.28		
		2/19/26	58037 202602 300-13100-10100				SECURITY SERVICE 02/19/26	*	175.24		
OSCEOLA COUNTY SHERIFFS OFFICE										324.52	000337
3/04/26	00042	2/22/26	2128 202602 320-53800-47300				SOFT WSH/TRT 8 MONUMENTS	*	874.00		
		2/22/26	2128 202602 300-13100-10100				SOFT WSH/TRT 8 MONUMENTS	*	1,026.00		
PRESSURE WASH THIS										1,900.00	000338
SSTH STONE SOUTH TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/26	00012	3/01/26	352736B	202603	320-53800-47000		MTHLY WATER MGMT MAR26	*	88.32		
		3/01/26	352736B	202603	300-13100-10100		MTHLY WATER MGMT MAR26	*	103.68		
										192.00	000339
3/11/26	00032	3/10/26	03102026	202603	300-20700-10100		FY26 DEBT SERVICE SER2014	*	20,440.74		
										20,440.74	000340
3/11/26	00032	3/10/26	03102026	202603	300-20700-10200		FY26 DEBT SERVICE SER2023	*	11,428.82		
										11,428.82	000341
3/19/26	00001	3/01/26	252	202603	320-53800-12000		FIELD MANAGEMENT MAR26	*	1,582.25		
		3/01/26	253	202601	310-51300-42000		USPS-MAIL 941 FORM	*	.75		
		3/01/26	253A	202603	310-51300-34000		MANAGEMENT FEES MAR26	*	3,862.50		
		3/01/26	253A	202603	310-51300-35200		WEBSITE ADMIN FEE MAR26	*	108.17		
		3/01/26	253A	202603	310-51300-35100		INFORMATION TECH MAR26	*	162.25		
		3/01/26	253A	202603	310-51300-31300		DISSEMINATION FEE MAR26	*	540.75		
		3/01/26	253A	202603	310-51300-51000		OFFICE SUPPLIES MAR26	*	.42		
		3/01/26	253A	202603	310-51300-42000		POSTAGE MAR26	*	20.81		
										6,277.90	000342
3/19/26	00063	2/23/26	58068	202602	320-53800-34500		SECURITY SRVC 02-23-2026	*	149.28		
		2/23/26	58068	202602	300-13100-10100		SECURITY SRVC 02-23-2026	*	175.24		
		2/23/26	58068	202602	320-53800-34500		SECURITY SRVC 02-24-2026	*	149.28		
		2/23/26	58068	202602	300-13100-10100		SECURITY SRVC 02-24-2026	*	175.24		
		2/23/26	58068A	202603	320-53800-34500		SECURITY SRVC 03-03-2026	*	149.28		
		2/23/26	58068A	202603	300-13100-10100		SECURITY SRVC 03-03-2026	*	175.24		
		2/23/26	58068A	202603	320-53800-34500		SECURITY SRVC 03-05-2026	*	149.28		

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/23/26 58068A	202603 300-13100-10100	OSCEOLA COUNTY SHERIFFS OFFICE	*	175.24	
							1,298.08 000343
TOTAL FOR BANK B						152,734.62	
TOTAL FOR REGISTER						152,734.62	

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/27/26	00005	3/07/26 6025	202603 320-53800-60000	INSTALLED 4 PARK BENCHES	*	1,520.76	
		3/07/26 6025	202603 300-13100-10100	INSTALLED 4 PARK BENCHES	*	1,785.24	
							3,306.00 000010
TOTAL FOR BANK D						3,306.00	
TOTAL FOR REGISTER						3,306.00	

SSTH STONE SOUTH TVISCARRA

# SECTION C

***Stoneybrook South***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



# Table of Contents

1	<hr/> <u>Balance Sheet</u>
2-3	<hr/> <u>General Fund Income Statement</u>
4	<hr/> <u>Capital Reserve Fund</u>
5	<hr/> <u>Debt Service Fund Series 2014 Income Statement</u>
6	<hr/> <u>Debt Service Fund Series 2023 Income Statement</u>
7	<hr/> <u>Month to Month</u>
8	<hr/> <u>Assessment Receipt Schedule</u>

**Stoneybrook South**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - SouthState Bank	\$ 212,582	\$ 211,283	\$ -	\$ 423,865
Investments:				
Series 2014				
Reserve	-	-	609,775	609,775
Revenue	-	-	1,798,076	1,798,076
Series 2023				
Revenue	-	-	636,493	636,493
Interest	-	-	-	-
Investment - SBA	568,066	1,142,813	-	1,710,879
Due From SSC CDD	239,992	51,652	-	291,643
<b>Total Assets</b>	<b>\$ 1,020,639</b>	<b>\$ 1,405,748</b>	<b>\$ 3,044,344</b>	<b>\$ 5,470,731</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,225	\$ -	\$ -	\$ 2,225
Due to SSC CDD	125,610	-	-	125,610
<b>Total Liabilities</b>	<b>\$ 127,835</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 127,835</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,407,851	\$ 2,407,851
Assigned For Debt Service 2023	-	-	636,493	636,493
Assigned For Capital Reserves	-	1,405,748	-	1,405,748
Unassigned	892,805	-	-	892,805
<b>Total Fund Balances</b>	<b>\$ 892,805</b>	<b>\$ 1,405,748</b>	<b>\$ 3,044,344</b>	<b>\$ 5,342,896</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,020,639</b>	<b>\$ 1,405,748</b>	<b>\$ 3,044,344</b>	<b>\$ 5,470,731</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 845,101	\$ 845,101	\$ 754,387	\$ (90,714)
Interest	12,000	5,000	5,901	901
<b>Total Revenues</b>	<b>\$ 857,101</b>	<b>\$ 850,101</b>	<b>\$ 760,288</b>	<b>\$ (89,813)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 8,000	\$ 3,333	\$ 2,000	\$ 1,333
FICA Expense	612	255	153	102
Engineering Fees	10,000	4,167	810	3,357
Attorney	15,000	6,250	488	5,762
Arbitrage	1,100	-	-	-
Dissemination	6,489	2,704	2,704	-
Annual Audit	3,700	-	-	-
Trustee Fees	9,350	-	-	-
Assessment Administration	6,489	6,489	6,489	-
Management Fees	46,350	19,313	19,313	-
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	50	21	-	21
Postage	500	208	141	67
Printing & Binding	400	167	5	162
Insurance	7,547	7,547	7,273	274
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	1,200	500	266	234
Office Supplies	100	42	1	40
Property Appraiser Fee	700	700	1,190	(490)
Property Taxes	50	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 123,557</b>	<b>\$ 54,264</b>	<b>\$ 42,360</b>	<b>\$ 11,904</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 18,987	\$ 7,911	\$ 7,911	\$ -
Property Insurance	16,874	16,874	14,231	2,643
Electric	52,998	22,083	21,154	929
Streetlights	170,028	70,845	68,638	2,207
Water & Sewer	172,818	72,008	56,907	15,101
Landscape Maintenance	236,184	98,410	93,447	4,963
Landscape Contingency	18,434	7,681	1,903	5,778
Tree Trimming	2,304	960	-	960
Lake Maintenance	4,822	2,009	2,030	(21)
Irrigation Repairs	16,130	6,721	6,044	676
Entry & Walls Maintenance	4,608	1,920	947	973
Fountain Repair & Maintenance	6,913	2,880	5,354	(2,473)
Miscellaneous - Stormwater Control	2,304	960	-	960
Mitigation Monitoring & Maintenance	6,775	2,823	1,427	1,396
Pressure Washing	2,304	960	874	86
Repairs & Maintenance	4,608	1,920	1,182	738
Sidewalk Repair & Maintenance	2,304	960	-	960
Roadway Repair & Maintenance - Storm Gutters	2,304	960	-	960
Contingency	4,608	1,920	-	1,920
Security	-	-	759	(759)
Hurricane Expenses	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 746,309</b>	<b>\$ 320,805</b>	<b>\$ 282,808</b>	<b>\$ 37,997</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 869,866</b>	<b>\$ 375,069</b>	<b>\$ 325,168</b>	<b>\$ 49,900</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (12,765)</b>		<b>\$ 435,120</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 12,765</b>		<b>\$ 457,685</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 892,805</b>	

# Stoneybrook South

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Transfer In	\$ -	\$ -	\$ -	\$ -
Interest	48,000	20,000	21,191	1,191
<b>Total Revenues</b>	<b>\$ 48,000</b>	<b>\$ 20,000</b>	<b>\$ 21,191</b>	<b>\$ 1,191</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ -	\$ 250
Capital Outlay	49,617	20,674	44,000	(23,326)
<b>Total Expenditures</b>	<b>\$ 50,217</b>	<b>\$ 20,924</b>	<b>\$ 44,000</b>	<b>\$ (23,326)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (2,217)</b>	<b>\$ (924)</b>	<b>\$ (22,809)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,418,257</b>		<b>\$ 1,428,557</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,416,040</b>		<b>\$ 1,405,748</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2014

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
<b>Revenues:</b>				
Special Assessments	\$ 1,040,511	\$ 928,821	\$ 928,821	\$ -
Interest	84,000	35,000	31,812	(3,188)
<b>Total Revenues</b>	<b>\$ 1,124,511</b>	<b>\$ 963,821</b>	<b>\$ 960,633</b>	<b>\$ (3,188)</b>
<b>Expenditures:</b>				
<b>Series 2014</b>				
Interest - 11/01	\$ 321,463	\$ 321,463	\$ 321,463	\$ -
Principal - 11/01	355,000	355,000	355,000	-
Interest - 05/01	312,366	-	-	-
<b>Total Expenditures</b>	<b>\$ 988,828</b>	<b>\$ 676,463</b>	<b>\$ 676,463</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 135,683</b>		<b>\$ 284,171</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,499,200</b>		<b>\$ 2,123,681</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,634,883</b>		<b>\$ 2,407,851</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 581,771	\$ 519,322	\$ 519,322	\$ -
Interest	12,000	5,000	4,580	(420)
<b>Total Revenues</b>	<b>\$ 593,771</b>	<b>\$ 524,322</b>	<b>\$ 523,902</b>	<b>\$ (420)</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 11/01	\$ 144,491	\$ 144,491	\$ 144,491	\$ -
Principal - 05/01	296,000	-	-	-
Interest - 05/01	144,491	-	-	-
<b>Total Expenditures</b>	<b>\$ 584,981</b>	<b>\$ 144,491</b>	<b>\$ 144,491</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 8,790</b>		<b>\$ 379,411</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 252,858</b>		<b>\$ 257,081</b>	
<b>Fund Balance - Ending</b>	<b>\$ 261,648</b>		<b>\$ 636,493</b>	

**Stoneybrook South**  
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 113,061	\$ 583,809	\$ 29,742	\$ 27,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 754,387
Interest	696	555	1,121	1,862	1,666	-	-	-	-	-	-	-	5,901
<b>Total Revenues</b>	<b>\$ 696</b>	<b>\$ 113,616</b>	<b>\$ 584,930</b>	<b>\$ 31,604</b>	<b>\$ 29,442</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 760,288</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	77	-	-	-	77	-	-	-	-	-	-	-	153
Engineering Fees	-	810	-	-	-	-	-	-	-	-	-	-	810
Attorney	305	-	183	-	-	-	-	-	-	-	-	-	488
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	541	541	541	541	541	-	-	-	-	-	-	-	2,704
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	6,489	-	-	-	-	-	-	-	-	-	-	-	6,489
Management Fees	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	19,313
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	65	19	21	33	3	-	-	-	-	-	-	-	141
Printing & Binding	-	3	-	-	2	-	-	-	-	-	-	-	5
Insurance	7,273	-	-	-	-	-	-	-	-	-	-	-	7,273
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	82	97	67	-	19	-	-	-	-	-	-	-	266
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	1,190	-	-	-	-	-	-	-	1,190
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 20,140</b>	<b>\$ 5,603</b>	<b>\$ 4,945</b>	<b>\$ 4,707</b>	<b>\$ 6,965</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,360</b>
<b>Operations &amp; Maintenance:</b>													
Field Services	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,911
Property Insurance	14,231	-	-	-	-	-	-	-	-	-	-	-	14,231
Electric	4,401	3,987	4,325	3,988	4,454	-	-	-	-	-	-	-	21,154
Streetlights	13,854	13,560	14,444	13,374	13,405	-	-	-	-	-	-	-	68,638
Water & Sewer	11,483	8,520	12,399	12,309	12,195	-	-	-	-	-	-	-	56,907
Landscape Maintenance	18,519	18,519	18,922	18,966	18,519	-	-	-	-	-	-	-	93,447
Landscape Contingency	-	164	1,739	-	-	-	-	-	-	-	-	-	1,903
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	401	408	410	410	401	-	-	-	-	-	-	-	2,030
Irrigation Repairs	1,686	-	2,862	1,496	-	-	-	-	-	-	-	-	6,044
Entry & Walls Maintenance	-	749	198	-	-	-	-	-	-	-	-	-	947
Fountain Repair & Maintenance	545	1,758	2,574	366	110	-	-	-	-	-	-	-	5,354
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mitigation Monitoring & Maintenance	283	283	289	289	283	-	-	-	-	-	-	-	1,427
Pressure Washing	-	-	-	-	874	-	-	-	-	-	-	-	874
Repairs & Maintenance	-	776	407	-	-	-	-	-	-	-	-	-	1,182
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	458	153	-	149	-	-	-	-	-	-	-	759
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 66,987</b>	<b>\$ 50,764</b>	<b>\$ 60,303</b>	<b>\$ 52,781</b>	<b>\$ 51,973</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 282,808</b>
<b>Reserves:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 87,127</b>	<b>\$ 56,367</b>	<b>\$ 65,248</b>	<b>\$ 57,488</b>	<b>\$ 58,938</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,168</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (86,431)</b>	<b>\$ 57,249</b>	<b>\$ 519,682</b>	<b>\$ (25,884)</b>	<b>\$ (29,496)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 435,120</b>



# SECTION IV

# SECTION A

## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 3, 2026  
HOUR: 10:00 AM  
LOCATION: Oasis Club at ChampionsGate  
1520 Oasis Club Blvd  
Davenport, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 6TH DAY OF APRIL 2026.**

ATTEST:

**STONEBROOK SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

***Stoneybrook South***  
***Community Development District***

***Proposed Budget***  
***FY2027***



# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-11</b>	<b>General Fund Narrative</b>
<b>12</b>	<b>Capital Reserve Fund</b>
<b>13</b>	<b>Debt Service Fund Series 2014</b>
<b>14</b>	<b>Amortization Schedule Series 2014</b>
<b>15</b>	<b>Debt Service Fund Series 2023</b>
<b>16</b>	<b>Amortization Schedule Series 2023</b>

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**General Fund**

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 845,101	\$ 754,387	\$ 90,714	\$ 845,101	\$ 845,101
Interest	12,000	5,901	9,550	15,451	12,000
Carry Forward Surplus	12,765	-	-	-	22,156
<b>Total Revenues</b>	<b>\$ 869,866</b>	<b>\$ 760,288</b>	<b>\$ 100,264</b>	<b>\$ 860,552</b>	<b>\$ 879,257</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 8,000	\$ 2,000	\$ 3,000	\$ 5,000	\$ 8,000
FICA Expense	612	153	230	383	612
Engineering Fees	10,000	810	4,190	5,000	10,000
Attorney	15,000	488	4,512	5,000	15,000
Arbitrage	1,100	-	1,100	1,100	1,100
Dissemination	6,489	2,704	3,785	6,489	6,813
Annual Audit	3,700	-	3,700	3,700	3,800
Trustee Fees	9,350	-	8,870	8,870	8,870
Assessment Administration	6,489	6,489	-	6,489	6,813
Management Fees	46,350	19,313	27,038	46,350	48,668
Information Technology	1,947	811	1,136	1,947	2,044
Website Maintenance	1,298	541	757	1,298	1,363
Telephone	50	-	25	25	50
Postage	500	141	209	350	500
Printing & Binding	400	5	145	150	400
Insurance	7,547	7,273	-	7,273	7,547
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	1,200	266	595	861	1,200
Office Supplies	100	1	24	25	100
Property Appraiser Fee	700	1,190	-	1,190	1,200
Property Taxes	50	-	-	-	10
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 123,557</b>	<b>\$ 42,360</b>	<b>\$ 61,815</b>	<b>\$ 104,175</b>	<b>\$ 126,766</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 18,987	\$ 7,911	\$ 11,076	\$ 18,987	\$ 19,936
Property Insurance	16,874	14,231	-	14,231	16,874
Electric	52,998	21,154	27,550	48,704	52,998
Streetlights	170,028	68,638	98,000	166,638	170,028
Reclaimed Water	172,818	56,907	98,000	154,907	172,818
Landscape Maintenance	236,184	93,447	129,636	223,083	236,184
Landscape Contingency	18,434	1,903	7,500	9,403	18,434
Tree Trimming	2,304	-	2,304	2,304	2,304
Aquatic Maintenance	4,822	2,030	4,452	6,482	8,904
Irrigation Repairs	16,130	6,044	6,000	12,044	16,130
Entry & Walls Maintenance	4,608	947	1,250	2,197	4,608
Fountain Repair & Maintenance	6,913	5,354	773	6,127	6,913
Miscellaneous - Stormwater Control	2,304	-	1,150	1,150	2,304
Mitigation Monitoring & Maintenance	6,775	1,427	1,980	3,407	6,775
Pressure Washing	2,304	874	1,200	2,074	2,304
Repairs & Maintenance	4,608	1,182	1,118	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	4,608	-	2,300	2,300	4,608
Security	-	759	395	1,154	1,152
Hurricane Expenses	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 746,309</b>	<b>\$ 282,808</b>	<b>\$ 396,984</b>	<b>\$ 679,792</b>	<b>\$ 752,492</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 869,866</b>	<b>\$ 325,168</b>	<b>\$ 458,799</b>	<b>\$ 783,967</b>	<b>\$ 879,257</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>	<b>\$ 435,120</b>	<b>\$ (358,535)</b>	<b>\$ 76,584</b>	<b>\$ (0)</b>

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

#### FY2027

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
<b>Total</b>	<b>1695</b>		<b>\$899,044</b>

#### 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
<b>Total</b>	<b>1695</b>		<b>\$899,044</b>

#### 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
<b>Total</b>	<b>1695</b>			<b>\$0</b>

#### Shared Costs

Operations & Maintenance Descriptions	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	SS CDD 46%	SSC CDD 54%
	1 Field Services	\$41,200	\$41,200	\$43,260	\$19,936
2 Property Insurance	\$36,615	\$30,938	\$36,615	\$16,874	\$19,741
3 Electric	\$115,000	\$103,008	\$115,000	\$52,998	\$62,002
4 Streetlights	\$368,946	\$353,124	\$368,946	\$170,028	\$198,918
5 Water & Sewer	\$375,000	\$333,630	\$375,000	\$172,818	\$202,182
6 Landscape Maintenance	\$512,498	\$471,908	\$512,498	\$236,184	\$276,314
7 Landscape Contingency	\$40,000	\$31,605	\$40,000	\$18,434	\$21,566
8 Tree Trimming	\$5,000	\$5,009	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$10,464	\$14,039	\$19,320	\$8,904	\$10,416
10 Irrigation Repairs	\$35,000	\$26,146	\$35,000	\$16,130	\$18,870
11 Entry & Walls Maintenance	\$10,000	\$4,733	\$10,000	\$4,608	\$5,392
12 Fountain Repair & Maintenance	\$15,000	\$13,098	\$15,000	\$6,913	\$8,087
13 Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,701	\$7,380	\$14,701	\$6,775	\$7,926
15 Pressure Washing	\$5,000	\$4,509	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$4,946	\$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	\$10,000	\$5,000	\$10,000	\$4,608	\$5,392
20 Security	\$0	\$2,500	\$2,500	\$1,152	\$1,348
<b>Total</b>	<b>\$1,619,424</b>	<b>\$1,460,273</b>	<b>\$1,632,840</b>	<b>\$752,492</b>	<b>\$880,348</b>

# 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 fund all the operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

### Interest

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

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## **EXPENDITURES:**

### **Administrative:**

#### Supervisor Fees

Chapter 190 of the Florida Statutes allows for each 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. The amount is based on 5 Supervisors attending 8 meetings during the fiscal year.

#### 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 board meetings, review of invoices, 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 board meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

# Stoneybrook South Community Development District

## GENERAL FUND BUDGET

### 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.

Bond Series	Annual
2014 Special Assessment	\$550
2023 Special Assessment	\$550
<b>Total</b>	<b>\$1,100</b>

### 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.

# Stoneybrook South Community Development District

## GENERAL FUND BUDGET

### 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.

### 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 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 an annual 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.

# Stoneybrook South Community Development District

## GENERAL FUND BUDGET

### **Operations & Maintenance:**

The District has proposed for FY27 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 2027. 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*

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.

### *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.

# Stoneybrook South

## Community Development District

### GENERAL FUND BUDGET

Electric

Represents cost of electric services for areas within the District. Areas include 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
<b>9100 8577 8408</b>	<b>1521 Olympic Club Blvd, Entrance Lights</b>	<b>\$50</b>	<b>\$600</b>
<b>9100 8581 1139</b>	<b>60401 Whistling Straits Blvd, Gate</b>	<b>\$100</b>	<b>\$1,200</b>
<b>9100 8581 2255</b>	<b>90191 Leopard Creek Drive, Irrigation</b>	<b>\$35</b>	<b>\$420</b>
<b>9101 2416 4654</b>	<b>11891 S Westside Blvd</b>	<b>\$500</b>	<b>\$6,000</b>
<b>9101 2415 3809</b>	<b>87251 Bella Citta Blvd</b>	<b>\$575</b>	<b>\$6,900</b>
<b>9101 2774 0771</b>	<b>11351 Whistling Straits</b>	<b>\$650</b>	<b>\$7,800</b>
<b>9101 4599 8975</b>	<b>87831 Beth page Ln</b>	<b>\$520</b>	<b>\$6,240</b>
<b>9101 4602 1723</b>	<b>88251 Falling Oak Dr</b>	<b>\$180</b>	<b>\$2,160</b>
<b>9101 4624 1484</b>	<b>11981 Trappers Loop</b>	<b>\$375</b>	<b>\$4,500</b>
<b>9101 6521 6893</b>	<b>14561 Olympic Club Blvd</b>	<b>\$255</b>	<b>\$3,060</b>
<b>9101 6548 7109</b>	<b>10971 Blackwolf Run Rd Fountain</b>	<b>\$220</b>	<b>\$2,640</b>
	Contingency		\$11,500
<b>Total</b>			<b>\$115,000</b>

# Stoneybrook South Community Development District

## GENERAL FUND BUDGET

### Streetlights

Represents cost of streetlighting services maintained by the District. The 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
<b>9100 8577 8680</b>	<b>000 Tri County Rd, N Parcel Entry</b>	<b>\$960</b>	<b>\$11,520</b>
<b>9100 8581 2560</b>	<b>0000 Whistling Straits Blvd Lite</b>	<b>\$1,830</b>	<b>\$21,960</b>
<b>9100 8577 8185</b>	<b>000 Westside Blvd Lite, SB Tract K SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8577 8911</b>	<b>0 Westside Blvd Lite, Fox Prop West Blvd SL</b>	<b>\$795</b>	<b>\$9,540</b>
<b>9100 8581 1402</b>	<b>000 Bella Citta Blvd Lite</b>	<b>\$765</b>	<b>\$9,180</b>
<b>9100 8581 1600</b>	<b>000 Westside Blvd Lite, SS Tract K PH3 SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8581 1874</b>	<b>000 Westside Blvd Lite, SS Tract K PH2 SL</b>	<b>\$685</b>	<b>\$8,220</b>
<b>9100 8581 2099</b>	<b>00000 Westside Blvd Lite Fox Prop PH2C1</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 4906 9762</b>	<b>0000 Westside Blvd Lite, Fox Prop PH3b SL</b>	<b>\$515</b>	<b>\$6,180</b>
<b>9101 4907 2057</b>	<b>000 Westside Blvd Lite, Lite Fox Prop PH3A SL</b>	<b>\$1,055</b>	<b>\$12,660</b>
<b>9101 6872 8662</b>	<b>00 Whistling Straits Blvd Lit, Fox Prop X SL</b>	<b>\$1,965</b>	<b>\$23,580</b>
<b>9101 7466 6458</b>	<b>0000 Bella Citta Blvd Lite</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 7471 8825</b>	<b>00 Bella Citta Blvd Lite</b>	<b>\$525</b>	<b>\$6,300</b>
	Contingency		\$10,746
<b>Total</b>			<b>\$368,946</b>

# Stoneybrook South Community Development District

## GENERAL FUND BUDGET

### Reclaimed Water

Represents cost for water services for areas within the District. The 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
<b>2627512-33111069</b>	<b>1500 Olympic Club Blvd. Meter A</b>	<b>\$2,500</b>	<b>\$30,000</b>
<b>2627512-33169919</b>	<b>1000 Whistling Straits Blvd Block</b>	<b>\$85</b>	<b>\$1,020</b>
<b>2627512-33254859</b>	<b>1000 Westside Block ODD Blvd 2" RM</b>	<b>\$6,900</b>	<b>\$82,800</b>
<b>2627512-33319269</b>	<b>8703 Bella Cita Blvd</b>	<b>\$250</b>	<b>\$3,000</b>
	Contingency		\$13,440
<b>Total</b>			<b>\$375,000</b>

### 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
<b>Total</b>		<b>\$512,498</b>

### Landscape Contingency

Represents estimated costs for any additional landscape expenses such as installation of annual plant replacement, mulch, tree replacement and any other landscape expenses not covered under the monthly landscape contract.

### 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 (4 Ponds)	\$200	\$2,400
Pond Maintenance - SS (3 Additional Ponds)	\$290	\$3,480
Pond Maintenance - SSC (11 Ponds)	\$695	\$8,340
Pond Maintenance - SSC (4 Additional Ponds)	\$425	\$5,100
<b>Total</b>		<b>\$19,320</b>

### Irrigation Repairs

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District.

### 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
<b>Total</b>	<b>\$7,100</b>

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

**Stoneybrook South**  
**Community Development District**  
GENERAL FUND BUDGET

Pressure Washing

Represents estimated cost to pressure wash common areas sidewalks, curbs and monuments maintained by the District as needed.

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.

Security

Represents security services for off duty enforcement provided by Osceola County Sheriff's Office.

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Capital Reserve Fund**

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	48,000	21,191	25,200	46,391	44,000
<b>Total Revenues</b>	<b>\$ 48,000</b>	<b>\$ 21,191</b>	<b>\$ 25,200</b>	<b>\$ 46,391</b>	<b>\$ 44,000</b>
<b>Expenditures:</b>					
Contingency	\$ 600	\$ -	\$ -	\$ -	\$ 600
Capital Outlay	49,617	44,000	17,832	61,832	18,556
<b>Total Expenditures</b>	<b>\$ 50,217</b>	<b>\$ 44,000</b>	<b>\$ 17,832</b>	<b>\$ 61,832</b>	<b>\$ 19,156</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (2,217)</b>	<b>\$ (22,809)</b>	<b>\$ 7,368</b>	<b>\$ (15,441)</b>	<b>\$ 24,844</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,418,257</b>	<b>\$ 1,428,557</b>	<b>\$ -</b>	<b>\$ 1,428,557</b>	<b>\$ 1,413,116</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,416,040</b>	<b>\$ 1,405,748</b>	<b>\$ 7,368</b>	<b>\$ 1,413,116</b>	<b>\$ 1,437,960</b>

FY2026 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Entrance Columns Repair	\$95,651	\$44,000	\$51,652
Fountain Installation - Fallen Oak & Downswing	\$38,765	\$17,832	\$20,933
<b>Total</b>	<b>\$134,416</b>	<b>\$61,831</b>	<b>\$72,585</b>

FY2027 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Painting - 3 Monuments	\$40,340	\$18,556	\$21,783
<b>Total</b>	<b>\$40,340</b>	<b>\$18,556</b>	<b>\$21,783</b>

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Debt Service Fund**  
**Series 2014**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	2/28/26	7 Months	9/30/26	FY2027

**Revenues:**

Special Assessments	\$ 1,040,511	\$ 928,821	\$ 111,690	\$ 1,040,511	\$ 1,040,511
Interest	85,000	31,812	47,250	79,062	78,000
Carry Forward Surplus	1,499,200	1,510,816	-	1,510,816	1,641,561

<b>Total Revenues</b>	<b>\$ 2,624,711</b>	<b>\$ 2,471,449</b>	<b>\$ 158,940</b>	<b>\$ 2,630,389</b>	<b>\$ 2,760,072</b>
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**Expenditures:**

**Series 2014**

Interest - 11/01	\$ 321,463	\$ 321,463	\$ -	\$ 321,463	\$ 312,366
Principal - 11/01	355,000	355,000	-	355,000	370,000
Interest - 05/01	312,366	-	312,366	312,366	302,884

<b>Total Expenditures</b>	<b>\$ 988,828</b>	<b>\$ 676,463</b>	<b>\$ 312,366</b>	<b>\$ 988,828</b>	<b>\$ 985,250</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,635,883</b>	<b>\$ 1,794,987</b>	<b>\$ (153,426)</b>	<b>\$ 1,641,561</b>	<b>\$ 1,774,822</b>
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Principal - 11/1/2027	\$390,000
Interest - 11/1/2027	\$302,884
<b>Total</b>	<b>\$692,884</b>

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

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
<b>Total</b>	<b>819</b>		<b>\$1,106,927</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 11,640,000</b>	<b>\$ 7,303,356</b>	<b>\$ 18,943,356.25</b>

**Stoneybrook South**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Debt Service Fund**  
**Series 2023**

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
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**Revenues:**

Special Assessments	\$ 581,771	\$ 519,322	\$ 62,449	\$ 581,771	\$ 581,771
Interest	12,000	4,580	6,050	10,630	8,000
Carry Forward Surplus	252,858	257,081	-	257,081	264,501
<b>Total Revenues</b>	<b>\$ 846,628</b>	<b>\$ 780,983</b>	<b>\$ 68,499</b>	<b>\$ 849,482</b>	<b>\$ 854,272</b>

**Expenditures:**

**Series 2023**

Interest - 11/01	\$ 144,491	\$ 144,491	\$ -	\$ 144,491	\$ 137,165
Principal - 05/01	296,000	-	296,000	296,000	311,000
Interest - 05/01	144,491	-	144,491	144,491	137,165
<b>Total Expenditures</b>	<b>\$ 584,981</b>	<b>\$ 144,491</b>	<b>\$ 440,491</b>	<b>\$ 584,981</b>	<b>\$ 585,329</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 261,647</b>	<b>\$ 636,493</b>	<b>\$ (371,992)</b>	<b>\$ 264,501</b>	<b>\$ 268,943</b>

Interest - 11/1/2027	<u>\$129,467</u>
<b>Total</b>	<u><u>\$129,467</u></u>
Net Assessment	\$581,771
Collection Cost (6%)	<u>\$37,134</u>
<b>Gross Assessment</b>	<u><u>\$618,905</u></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
<b>Total</b>	<b>870</b>		<b>\$618,905</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>			<b>\$ 5,838,000</b>	<b>\$ 2,252,597</b>	<b>\$ 8,090,596.50</b>

# SECTION B



## Water Management Agreement

Remit to: The Lake Doctors Inc.  
PO Box 162134  
Altamonte Springs, FL 32716

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 twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):  
Three (3) ponds associated with **715285 Stoneybrook South CDD Golf Ponds, Davenport FL.**

Includes a minimum of Twelve (12) 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	\$290.00	<b>Monthly</b>
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
	<b>Total of Services Accepted</b>	<b>\$290.00</b>	<b>Monthly</b>

**\$290.00 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 **\$290.00** 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 **February 28, 2026.**
- 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: \_\_\_\_\_ | PURCHASE ORDER #: \_\_\_\_\_

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Jonathan Bandy - SALES MANAGER

Title \_\_\_\_\_

407-761-8924

01/2024

® THE LAKE DOCTORS, INC.

## 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.

# SECTION V

# SECTION C

# SECTION 1

# 2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026  
(Dates are subject to change)

## **Special District Candidates who WILL NOT incur election expenses or contributions will do the following:**

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

# SECTION D



# Stoneybrook South Community Development District



April 6, 2026

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South  
Community Development District

Field Management Report

April 6, 2026

To: Jeremy LeBrun  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- April 6, 2026

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

## Architectural Fountain

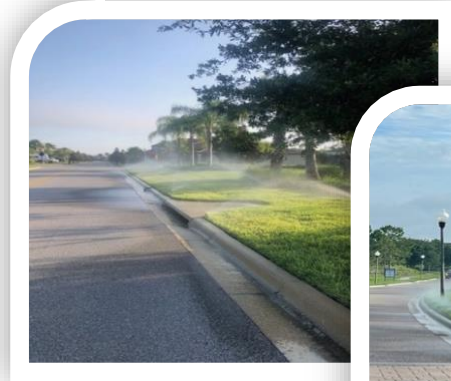


Both upper and lower pumps for the fountain are now working.

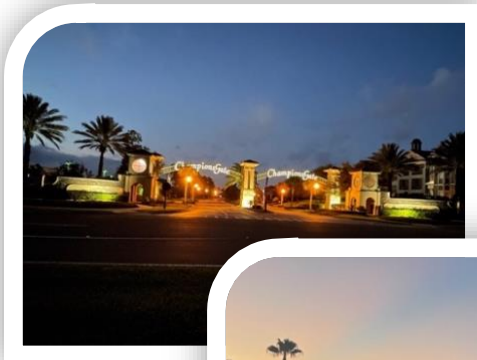


# Irrigation

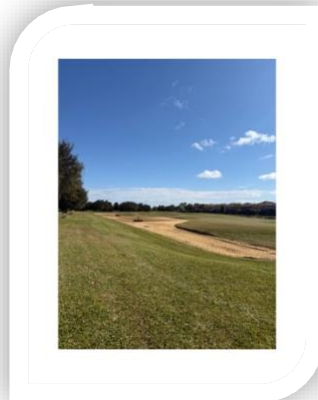
✚ Irrigation inspections are ongoing. Repairs as needed.



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

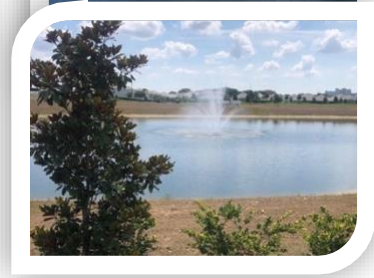
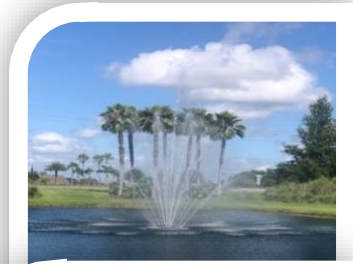
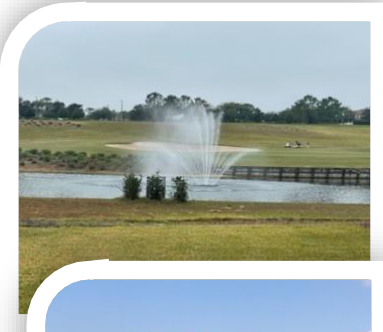


✚ Ponds are being disked per the contract.

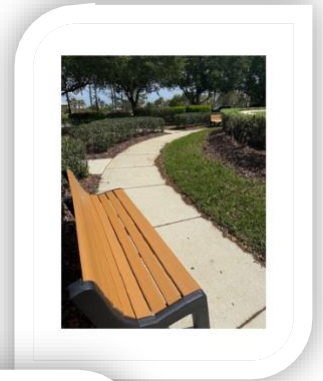
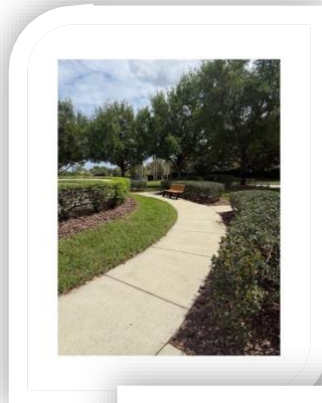




All fountains working as of this report.



4 new park benches installed by Architectural Fountain



Staff meeting with Flora Lawn to review the community.

Irrigation inspections and repairs on going. Staff monitoring run days and times.

There was a main line leak near the lift station on Westside Blvd

The landscaper will begin cutting back damaged plants from the freeze. The plants that are cut back should make a good recovery. Those that don't will be added to a list for replacement.

Ponds being disked monthly per the contract.

Wet ponds are being treated and looking good. Staff met with Lake Doctors to review all ponds.

The pond fountains at HWY 27 was appears to be working consistently. We will continue to monitor the fountain.

The architectural fountain has been repaired and is up and running as of this report.

New park benches have been installed at the Architectural Fountain.

Staff received pricing for additional ponds requested for maintenance by the HOA.