

*Stoneybrook South
Community Development
District
Agenda*

August 3, 2026

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 27, 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, August 3, 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. Public Hearing
 - A. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll
4. Business Administration
 - A. Approval of the Minutes of the June 1, 2026 Board of Supervisors Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
5. Business Items
 - A. Consideration of Engagement Letter for Fiscal Year 2026 Audit
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager
 - i. Consideration of Fiscal Year 2027 Meeting Schedule
 - ii. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals and Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

D. Field Manager

- i. Consideration of Annual Contract Renewal with Lake Doctors
- ii. Consideration of Agreement with Dehlinger for Monument Painting
- iii. Consideration of Annual Contract Renewal with Floralawn
- iv. Consideration of Proposals for Boulder Installation
- v. Consideration of Proposal for Pressure Washing Services

7. Supervisor's Requests

8. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION A

RESOLUTION 2026-02

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

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

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

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

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

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

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

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

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

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

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

Passed and Adopted on August 3, 2026.

Attested By:

**Stoneybrook South
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

Stoneybrook South
Community Development District

Proposed Budget
FY2027



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Stoneybrook South
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 845,101	\$ 852,465	\$ -	\$ 852,465	\$ 845,101
Interest	12,000	13,200	3,750	16,950	12,000
Carry Forward Surplus	12,765	-	-	-	29,415
Total Revenues	\$ 869,866	\$ 865,665	\$ 3,750	\$ 869,415	\$ 886,516
Expenditures:					
Administrative:					
Supervisor Fees	\$ 8,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 8,000
FICA Expense	612	306	153	459	612
Engineering Fees	10,000	4,150	3,350	7,500	10,000
Attorney	15,000	3,410	2,590	6,000	15,000
Arbitrage	1,100	-	1,100	1,100	1,100
Dissemination	6,489	4,867	1,622	6,489	6,813
Annual Audit	3,700	3,700	-	3,700	3,800
Trustee Fees	9,350	4,434	4,434	8,869	8,870
Assessment Administration	6,489	6,489	-	6,489	6,813
Management Fees	46,350	34,763	11,588	46,350	48,668
Information Technology	1,947	1,460	487	1,947	2,044
Website Maintenance	1,298	974	325	1,298	1,363
Telephone	50	-	13	13	50
Postage	500	215	85	300	500
Printing & Binding	400	5	25	30	400
Insurance	7,547	7,273	-	7,273	7,547
Legal Advertising	2,500	238	2,262	2,500	2,500
Other Current Charges	1,200	519	241	760	1,200
Office Supplies	100	3	2	5	100
Property Appraiser Fee	700	1,190	-	1,190	1,200
Property Taxes	50	-	-	-	10
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 123,557	\$ 78,169	\$ 30,276	\$ 108,445	\$ 126,766
Operations & Maintenance					
Field Services	\$ 18,987	\$ 14,240	\$ 4,747	\$ 18,987	\$ 19,936
Property Insurance	16,874	14,231	-	14,231	16,874
Electric	52,998	35,822	11,550	47,372	52,998
Streetlights	170,028	122,561	42,000	164,561	170,028
Reclaimed Water	172,818	87,374	42,000	129,374	172,818
Landscape Maintenance	236,184	167,524	55,558	223,083	243,442
Landscape Contingency	18,434	1,903	10,000	11,903	18,434
Tree Trimming	2,304	-	2,300	2,300	2,304
Aquatic Maintenance	4,822	4,159	1,861	6,020	8,904
Irrigation Repairs	16,130	11,692	4,000	15,692	16,130
Entry & Walls Maintenance	4,608	947	1,250	2,197	4,608
Fountain Repair & Maintenance	6,913	10,800	331	11,131	6,913
Miscellaneous - Stormwater Control	2,304	-	1,150	1,150	2,304
Mitigation Monitoring & Maintenance	6,775	2,558	849	3,407	6,775
Pressure Washing	2,304	874	1,200	2,074	2,304
Repairs & Maintenance	4,608	1,383	1,118	2,501	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	-	1,356	-	1,356	1,152
Total Operations & Maintenance:	\$ 746,309	\$ 477,425	\$ 184,514	\$ 661,939	\$ 759,750
Total Expenditures	\$ 869,866	\$ 555,593	\$ 214,790	\$ 770,384	\$ 886,516
Excess Revenues (Expenditures)	\$ 0	\$ 310,072	\$ (211,040)	\$ 99,031	\$ 0

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

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

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
Total	1695		\$899,044

FY2026

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

Variance Chart

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

Shared Costs

Operations & Maintenance Descriptions		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	\$23,324
2	Property Insurance	\$36,615	\$30,938	\$36,615	\$16,874	\$19,741
3	Electric	\$115,000	\$98,077	\$115,000	\$52,998	\$62,002
4	Streetlights	\$368,946	\$341,486	\$368,946	\$170,028	\$198,918
5	Water & Sewer	\$375,000	\$275,575	\$375,000	\$172,818	\$202,182
6	Landscape Maintenance	\$512,498	\$471,908	\$528,248	\$243,442	\$284,806
7	Landscape Contingency	\$40,000	\$37,040	\$40,000	\$18,434	\$21,566
8	Tree Trimming	\$5,000	\$5,000	\$5,000	\$2,304	\$2,696
9	Lake Maintenance	\$10,464	\$13,034	\$19,320	\$8,904	\$10,416
10	Irrigation Repairs	\$35,000	\$34,075	\$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	\$23,977	\$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	\$5,381	\$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	\$2,921	\$2,500	\$1,152	\$1,348
Total		\$1,619,424	\$1,409,734	\$1,648,590	\$759,750	\$888,840

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.

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
Total	\$1,100

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

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

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost 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
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,500	\$30,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$85	\$1,020
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$6,900	\$82,800
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$13,440
Total			\$375,000

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Golf Course Ponds - SS CDD	\$525	\$6,300
Golf Course Ponds - SSC CDD	\$788	\$9,450
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
Total		\$528,248

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
Total		\$19,320

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
Total	\$7,100

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

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

Represents estimated cost 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 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Interest	\$ 48,000	\$ 37,842	\$ 9,000	\$ 46,842	\$ 44,000
Total Revenues	\$ 48,000	\$ 37,842	\$ 9,000	\$ 46,842	\$ 44,000
Expenditures:					
Contingency	\$ 600	\$ -	\$ -	\$ -	\$ 600
Capital Outlay	49,617	67,299	58,857	126,155	18,556
Total Expenditures	\$ 50,217	\$ 67,299	\$ 58,857	\$ 126,155	\$ 19,156
Excess Revenues (Expenditures)	\$ (2,217)	\$ (29,457)	\$ (49,857)	\$ (79,313)	\$ 24,844
Fund Balance - Beginning	\$ 1,418,257	\$ 1,428,557	\$ -	\$ 1,428,557	\$ 1,349,243
Fund Balance - Ending	\$ 1,416,040	\$ 1,399,100	\$ (49,857)	\$ 1,349,243	\$ 1,374,087

FY2026 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
4 New Park Benches	\$3,306	\$1,521	\$1,785
Fountain Pump Replacement - Bell & Gossett 7.5HP 3PH 1800 RPM	\$8,803	\$4,049	\$4,754
Entrance Columns Repair	\$95,651	\$44,000	\$51,652
Fountain Installation - Fallen Oak & Downswing	\$38,765	\$17,832	\$20,933
Stormwater Pond Bulkhead Repair	\$53,420	\$24,573	\$28,847
Stormwater Pond Bulkhead Repair	\$74,306	\$34,181	\$40,125
Total	\$274,251	\$126,155	\$148,096

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

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

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 1,040,511	\$ 1,049,578	\$ -	\$ 1,049,578	\$ 1,040,511
Interest	85,000	59,242	18,750	77,992	78,000
Carry Forward Surplus	1,499,200	1,510,816	-	1,510,816	1,649,557

Total Revenues	\$ 2,624,711	\$ 2,619,635	\$ 18,750	\$ 2,638,385	\$ 2,768,069
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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

Total Expenditures	\$ 988,828	\$ 988,828	\$ -	\$ 988,828	\$ 985,250
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Excess Revenues (Expenditures)	\$ 1,635,883	\$ 1,630,807	\$ 18,750	\$ 1,649,557	\$ 1,782,819
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Principal - 11/1/2027	\$390,000
Interest - 11/1/2027	\$302,884
Total	\$692,884

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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 682,365.63
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 11,640,000	\$ 6,990,991	\$ 18,630,990.63

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

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 581,771	\$ 586,839	\$ -	\$ 586,839	\$ 581,771
Interest	12,000	10,358	1,800	12,158	8,000
Carry Forward Surplus	252,858	257,081	-	257,081	271,098

Total Revenues	\$ 846,628	\$ 854,279	\$ 1,800	\$ 856,079	\$ 860,868
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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

Total Expenditures	\$ 584,981	\$ 584,981	\$ -	\$ 584,981	\$ 585,329
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Excess Revenues (Expenditures)	\$ 261,647	\$ 269,298	\$ 1,800	\$ 271,098	\$ 275,539
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Interest - 11/1/2027	\$129,467
Total	\$129,467

Net Assessment	\$581,771
Collection Cost (6%)	\$37,134
Gross Assessment	\$618,905

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

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

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/26	\$ 5,542,000	4.950%	\$ -	\$ 137,164.50	\$ 137,164.50
5/1/27	\$ 5,542,000	4.950%	\$ 311,000	\$ 137,164.50	\$ -
11/1/27	\$ 5,231,000	4.950%	\$ -	\$ 129,467.25	\$ 577,631.75
5/1/28	\$ 5,231,000	4.950%	\$ 329,000	\$ 129,467.25	\$ -
11/1/28	\$ 4,902,000	4.950%	\$ -	\$ 121,324.50	\$ 579,791.75
5/1/29	\$ 4,902,000	4.950%	\$ 343,000	\$ 121,324.50	\$ -
11/1/29	\$ 4,559,000	4.950%	\$ -	\$ 112,835.25	\$ 577,159.75
5/1/30	\$ 4,559,000	4.950%	\$ 361,000	\$ 112,835.25	\$ -
11/1/30	\$ 4,198,000	4.950%	\$ -	\$ 103,900.50	\$ 577,735.75
5/1/31	\$ 4,198,000	4.950%	\$ 382,000	\$ 103,900.50	\$ -
11/1/31	\$ 3,816,000	4.950%	\$ -	\$ 94,446.00	\$ 580,346.50
5/1/32	\$ 3,816,000	4.950%	\$ 399,000	\$ 94,446.00	\$ -
11/1/32	\$ 3,417,000	4.950%	\$ -	\$ 84,570.75	\$ 578,016.75
5/1/33	\$ 3,417,000	4.950%	\$ 419,000	\$ 84,570.75	\$ -
11/1/33	\$ 2,998,000	4.950%	\$ -	\$ 74,200.50	\$ 577,771.25
5/1/34	\$ 2,998,000	4.950%	\$ 439,000	\$ 74,200.50	\$ -
11/1/34	\$ 2,559,000	4.950%	\$ -	\$ 63,335.25	\$ 576,535.75
5/1/35	\$ 2,559,000	4.950%	\$ 462,000	\$ 63,335.25	\$ -
11/1/35	\$ 2,097,000	4.950%	\$ -	\$ 51,900.75	\$ 577,236.00
5/1/36	\$ 2,097,000	4.950%	\$ 489,000	\$ 51,900.75	\$ -
11/1/36	\$ 1,608,000	4.950%	\$ -	\$ 39,798.00	\$ 580,698.75
5/1/37	\$ 1,608,000	4.950%	\$ 510,000	\$ 39,798.00	\$ -
11/1/37	\$ 1,098,000	4.950%	\$ -	\$ 27,175.50	\$ 576,973.50
5/1/38	\$ 1,098,000	4.950%	\$ 535,000	\$ 27,175.50	\$ -
11/1/38	\$ 563,000	4.950%	\$ -	\$ 13,934.25	\$ 576,109.75
5/1/39	\$ 563,000	4.950%	\$ 563,000	\$ 13,934.25	\$ -
11/1/39	\$ -	4.950%	\$ -	\$ -	\$ 576,934.25
Totals			\$ 5,542,000	\$ 2,108,106	\$ 7,650,106.00

SECTION B

RESOLUTION 2026-03

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

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

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

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

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

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

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

Passed and Adopted on August 3, 2026.

Attested By:

**Stoneybrook South Community
Development District**

Print Name:_____

☐ Secretary/☐ Assistant Secretary

Print Name:_____

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Stoneybrook South CDD
FY 27 Roll

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

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

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

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

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

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

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

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ParcelID	Type	Units	O&M	Series 2014	Series 2023	Total
31-25-27-5137-00C1-1710	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1720	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1730	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1740	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1750	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1760	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1770	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1780	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1790	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1800	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1810	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1820	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1830	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1840	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1850	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1860	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1870	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1880	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1890	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00C1-1900	60	1	\$823.08		\$1,176.51	\$1,999.59
31-25-27-5137-00H1-1040	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1050	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1060	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1070	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1080	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1090	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1100	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1110	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1120	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1130	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1140	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1150	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1160	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1170	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1180	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1190	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1200	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1210	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1220	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1230	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1240	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1250	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1260	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1270	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1280	50	1	\$685.90		\$1,095.37	\$1,781.27
31-25-27-5137-00H1-1290	50	1	\$685.90		\$1,095.37	\$1,781

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

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

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

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

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

SECTION IV

SECTION A

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

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **June 1, 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	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, GMS
Vivek Babbar <i>by phone</i>	District Counsel
Jason Alligood <i>by phone</i>	District Engineer
Karly Chambers	Field, GMS
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. It's time for members of the public if they wish to make a statement to the Board. We ask that you state your name and address and then keep it within three minutes.

Resident (Neil Roberts): I just want to hear what Jason has to say on the bulkhead survey.

Mr. LeBrun: All right, we'll go to our conference line. We have a member of the public on the call line. If you just want to state your name and address and then your statement for the Board.

Resident (Lisa Butler Burke): I am the Secretary of the Board of Directors of the ChampionsGate Country Club. I am also here to hear about the bulkheads.

Mr. LeBrun: Okay, great. Thank you.

Resident (Tusha Raman): Hi, this is Tusha Raman, Nicholson Court. My comment is mainly about the pond that is on the 16th hole. I have been informing the HOA office that the pond is getting greener and greener for the last six months and nothing has been done about it. I would like that pond to be cleaned up.

Mr. Manjourides: We'll have somebody look at it.

Mr. Bickel: I believe she is referring to the algae.

Mr. Scheerer: Yeah.

Resident (Tusha Raman): It's not normal. It looks really bad. If something is not done about it, I think it's going to get worse.

Mr. Manjourides: Okay. We'll send somebody down there.

Mr. LeBrun: Thank you.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the April 6, 2026 Board of Supervisors Meeting

Mr. LeBrun: This is bringing down to item number three. Business administration. Item 3A is the approval of the minutes of the April 6, 2026 Board meeting. If there's no comments or revisions, I just need a motion to approve the minutes.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Minutes of the April 6, 2026 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Item 3B is the consideration of the check register. That's on page 32 of your electronic agendas. The check register is from March 30 through May 26, 2026. From your general fund, you have checks 344 through 366. The total there is \$170,736.28. The capital reserve, you have check number 11 for \$8,803. Then from the payroll fund, you have checks 50157 through 50161. The total there is \$848.50. Then your grand total is \$180,387.78. Behind that, you have

your line by line registers. Happy to take any questions on those. If not, just need a motion to approve.

Mr. Manjourides: Last month I asked you about to check into the benches. Why there was two charges on those benches. Did you look into that at all?

Mr. Scheerer: That was the cost split.

Mr. LeBrun: We asked and it was the cost split between the two Districts that were showing up.

Mr. Manjourides: Yeah, but it's not in the two Districts. Right? It was just on the benches that were in the fountain. There were two.

Mr. LeBrun: I'll have to go back and double check. But I want to say it was the cost share for the benches for both Districts. That was the share of the order of that.

Mr. Manjourides: They pay for some of it?

Mr. Scheerer: Yeah.

Mr. LeBrun: There's a share between both Districts. Correct.

Mr. Manjourides: Okay. Now, on the pump thing, are they paying some of this, too?

Mr. Scheerer: Yeah.

Mr. LeBrun: Yes, operations and maintenance expenses. It's broken down.

Mr. Manjourides: Okay. So, that's why there is two.

Mr. LeBrun: Correct.

Mr. Manjourides: Okay. I didn't realize that. So, when it shows up in the register, it shows up that we paid it. Right?

Mr. LeBrun: Yeah. This is the portion that was paid from Stoneybrook South. Then their check register would show the portion they paid.

Mr. Manjourides: Yeah, but it shows the whole amount.

Mr. Scheerer: It shows both, I believe, on both check run summaries.

Mr. LeBrun: Let me make a note to see if the county can break it out where it looks a little cleaner, where it's maybe just not showing up twice. That's what the concern is?

Mr. Manjourides: Yeah. You're showing it as a total. It comes in the total, right?

Mr. LeBrun: I'll make a note. I'll follow up with them and see if they can break it out in a way that doesn't make it look like it's a double charge.

Mr. Manjourides: Everything else is okay.

Mr. LeBrun: Okay, we can do that. Any other questions on those check register? If not, I just need a motion to approve that with that kind of change of trying to break it up.

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Check Register with the Change of Breaking Up Charges as Discussed, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials. This is through April 30, 2026. No action required there on the Board's part, just there for your reference. We're trending really well near the end of this fiscal year, so that's good news. You are at 97.1% for your assessments being collected.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance and Approval of the Fiscal Year 2025 Audit Report

Mr. LeBrun: That brings us down to item number four. This is the acceptance and approval of the Fiscal Year 2025 audit. The audit starts on page 51. I'll let the Board know it was a clean audit, no findings, which is great news. If you go to page 79. Scroll all the way down there. The auditor writes a letter to the Board to sum everything up. I always point our Board members to the next to last paragraph. It basically says, in our opinion, the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2025. So clean audit, no findings. Great news. If there's no questions on it, we just need a motion to accept.

Mr. Bickel: Quick question. The missing uncollectable at this point that you were talking about, would that be due to foreclosures?

Mr. LeBrun: No. You get a discount if you pay early. Some people just pay after the deadline. But at the end of the day, the District will always receive the assessments because if someone doesn't pay, it actually goes to a tax sale where someone will buy up the delinquent taxes. The person that's delinquent has a certain window to pay them. If they don't pay them, then the person who bought it pays them. So, eventually we'll get 100%. That's one of the advantages of CDDs, is it's a very steady method for collecting your assessments. Whereas an HOA, you might have to go through legal. But most people, either they pay before the deadline or shortly thereafter, so we should get that last 3%.

Mr. Knights: So, it's not just the CDD because you're paying that when you pay your taxes.

Mr. LeBrun: Correct.

Mr. Knights: So that means the taxes are also late.

Mr. LeBrun: Right. Any other questions on that? If not, I just need a motion to accept that report and we'll transmit it to the state.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

B. Consideration of Proposals for Bulkhead Repair

Mr. LeBrun: This brings us down to the main item for our meeting today. Item 4B is consideration of proposals for bulkhead repair. The reports start on page 83. We have Jason on the phone who did a lot of work behind the scenes getting contractors out there, estimates, he did his own inspection, and he compiled this report for the Board that starts on page 83. I believe last month he gave you some rough estimates of costs. But this is the formal proposal that's listed there. Jason, did you want to kind of go through this with the Board?

Mr. Alligood: Yeah, we can. I don't know if you want to go through detail or just go through the summary of the final numbers based on what we had originally. But for this one, for holes 18 and 15, back to the contractor, there was a couple items I wanted him to include, like potential for dewatering, which seemed applicable to me, and add some other vertical panel repairs that we know need to be done. He added those in and then I upped the contingency from, I think originally I had somewhere around 15% to 20% to 25% just to cover watering and then any additional panels he may see when we're out there. In the end, when you get to his totals, that was around \$53,420. I added a contingency which is about a little over \$13,000, bringing our total to just under \$67,000 for these two holes.

Mr. Manjourides: I have a question. The material you're going to be using, is it wood or is it going to be composite?

Mr. Alligood: It will be a mix. The piles themselves, whether it'll be in place, those will be timber. But the top caps and all that will be a composite material. I think I've spelled out what he's got in there in the report, so that way it's got a much longer life. Those are the areas that get tore up. And then the old timber pile.

Mr. Manjourides: I saw where the caps are going to be composite.

Mr. Alligood: Yeah.

Mr. Manjourides: But the beams behind the supports, the wall, are those going to be composite or is that wood?

Mr. Alligood: That will be wood. The vertical panels, any of those being replaced will be timber, so that'll be wood. The main parts that are being repaired with composites.

Mr. Manjourides: It's just the caps that will be composite.

Mr. Alligood: Correct.

Mr. Manjourides: And the caps.

Mr. Alligood: Yes, correct. Top caps.

Mr. Manjourides: Are you only replacing where it's needed or you're placing it all the way around?

Mr. Alligood: All the way around. The top caps will be replaced.

Mr. Manjourides: The whole top cap?

Mr. Alligood: Yes, the top caps will be replaced.

Mr. Manjourides: Okay. So, that's the whole structure.

Mr. Alligood: The top caps will be replaced.

Mr. Manjourides: Yes. And just supports that are needed and the back panels that are needed, correct?

Mr. Alligood: Correct.

Mr. Manjourides: Okay.

Mr. Alligood: Yes.

Mr. Manjourides: Is there any way that we could find out exactly how many or how much of it? Like 10% of it that needs to be replaced. By looking at these pictures, I don't know if it's like one panel or 20 panels.

Mr. Phillips: Well, it specifies in here. I just read it and lost it.

Mr. Bickel: Yeah, it's down here. Will we have to close the golf course while this work is being done?

Mr. Manjourides: (15) 8 inch butt piles are going to be replaced.

Mr. Alligood: There will be some level of disturbance where they need to move like on tee boxes. Well, here we're not doing tee boxes. That's on the other side. So, there's going to be some level of need to. Probably in this case, since it's around the greens, something happen where they

have a temporary hole or they just, I don't know what they want to do, but there will be a disturbance to typical play operations for 15 to 18, since it's up in the green.

Mr. Manjourides: Okay, and how long is it anticipated that it would take?

Mr. Alligood: He didn't seem to indicate it'd be more than a few days to get each one done.

Mr. Manjourides: I think we should have that in writing that it's only going to take a certain amount of time so that we know exactly how long and if they need to close the hole or not.

Mr. Siron: The golf course is closed in August, I believe. So, if the repairs could be done at that time, that'd be actually special. The 18, that's a much larger.

Mr. Scheerer: You said August?

Mr. Siron: Yeah, August.

Mr. Scheerer: Is it the whole month?

Mr. Siron: No, not the whole month.

Mr. Knights: No, it's for a week.

Mr. Siron: I can't remember the weeks.

Mr. Scheerer: Yeah. That's critical. That's a good point.

Mr. Siron: Yeah.

Mr. Knights: What's going on?

Mr. Siron: They close the course.

Mr. Scheerer: That gives 45 days to mobilize and get things on the calendar.

Mr. Siron: Right. If we could get that done, then that'd be perfect, especially for 18.

Mr. Scheerer: Especially 18, yeah. The 24th through the 28th.

Resident (Neil Roberts): Yes.

Mr. Scheerer: Okay. Hey, Jason, they're saying that the course is going to be closed August 24th through the 28th. Would there be any problem with setting up the work, especially on hole 18, to accomplish this work, if approved by this Board?

Mr. Alligood: I will check. Yeah, I'll check.

Mr. Scheerer: Yeah, I think that'll be critical.

Mr. LeBrun: Any other questions? I don't know if the Board might be aware of this, but we do have a very healthy capital reserve fund to fund these repairs, so there'd be no issue financially.

Mr. Bickel: Can I ask a question? Is Neil able to provide any additional comment because of the homeowners association? I don't know if he has anything else he wanted to share.

Resident (Neil Roberts): Well, I didn't know. That's why I was writing it down.

Mr. LeBrun: Yeah. If you all are okay with it, sure. It's your guys meeting.

Resident (Neil Roberts): Yeah, I think if we can tie it in to the August closure, then that will have less disruption in terms of when the course is open for members and for our public playing to sort of impact the revenue that the Country Club generates from the public play during that time. Obviously, the other holes we'll talk about on the next Board meeting, but these are just for 15 and 18.

Mr. Phillips: I have a question. This repair you're going to do what, what is the estimated life of that repair?

Mr. Alligood: The top caps themselves are long.

Mr. Phillips: Say that again.

Mr. Alligood: The top caps themselves in that composite got a long lifespan on them. Any of the vertical panels mean they're more wooden or timber related would be typical of that. Now, the piles themselves, they'll be the ones that are being replaced that he identified in the field, which he lists in the proposal how many we've got per location, those piles that need to be replaced. All of those plus the existing ones that don't need to be replaced are going to have those plastic caps put on them to preserve that. That's where a lot of the rot will happen. So, the goal there is just to preserve those timber piles. But I forget what the lifespan of those composite top caps are, but they're long. It's got to be at least 20 years, I would think.

Mr. Manjourides: The thing with the wood panels in the piles is if they're underwater, they last longer.

Mr. Knights: Right.

Mr. Manjourides: It's when the water level goes down and up, up, and down is when they rot.

Mr. Alligood: Correct.

Mr. Knights: Right. That's when insects get in there and other things.

Mr. Manjourides: Yeah.

Mr. Phillips: So, you're not replacing all the piles, is that correct?

Mr. Alligood: Correct.

Mr. Knights: But they are capping all of them, right?

Mr. Alligood: Correct.

Mr. Phillips: What about the piles that are there now and have been there for 10 years?

Mr. Knights: But you're going to cap them.

Mr. Phillips: What's going to happen to them?

Mr. Knights: Well, it says you're going to cap them, is that correct?

Mr. Phillips: But they've been there for 10 years. They're not new.

Mr. Alligood: That's correct.

Mr. Knights: Okay.

Mr. Phillips: So, we got a half ass job instead of getting a full ass job.

Mr. Bickel: Yeah.

Mr. Alligood: If you guys want to replace all the piles, I'm sure he is happy to charge you.

Mr. Phillips: If you're going to replace the piles that are just the bad with new ones now, you're going to have new ones that are good and the one next to it is going to rot and what's going to happen?

Mr. Manjourides: Correct.

Mr. Knights: Good point.

Mr. Manjourides: But yeah, what we need to look at is how bad are the good ones? Are they okay? Well maybe some rotted and the ones that they're leaving, they'll last another 20 years. I don't know.

Mr. Bickel: To Ron's point, could we get an estimate on replacing all the pilings?

Mr. Phillips: It would make more sense.

Mr. Scheerer: It will push it past your August 24th deadline.

Mr. LeBrun: So, we could, if that's the route the Board wants to go, we could always approve like a not to exceed amount and then delegate authority to Chair or Vice Chair to move forward with the agreement if it works. But yeah, if we're trying to hit the golf course closure date, we won't be able to do that if we kick it down to the next meeting. That's just an option if the Board wanted to.

Mr. Bickel: So, if we take your tact, we could get this taken care of, right?

Mr. LeBrun: Yes, so we could do it outside of the meeting. We delegate authority to the Chair and/or Vice Chair to execute agreements up to that not to exceed amount. Now, I don't know if Jason has a ballpark figure.

Mr. Manjourides: I have no idea how much of it they are doing.

Mr. Phillips: What's the total amount of piles that are there? You're only replacing 15?

Mr. Alligood: A lot.

Mr. Knights: 17.

Mr. Manjourides: Probably only 10% that they're doing.

Mr. Knights: So, you go from 60.

Mr. Manjourides: It's going to be like maybe \$200,000 or \$300,000 more.

Mr. Knights: Probably more than that.

Resident (Neil Roberts): Can I just say when we got a quote for hole 18, on its own to replace, it was \$300,000. It was just for hole 18.

Mr. Manjourides: For the whole thing?

Mr. Phillips: Not just the piles.

Resident (Neil Roberts): That was all of it. Yes, everything. Complete replacement.

Mr. LeBrun: Also, to be mindful, if we go over a certain amount, we'll have to go through the public bid process, which is a several month process. So that's another kind of wrinkle in this.

Mr. Manjourides: Yeah, I think that what we should do is do this, get this up to par and then we can assess the rest of it. And if it needs to be done, we can do it like next year or something. Look at it.

Mr. Phillips: Again, this is just a band aid.

Mr. Manjourides: Yeah.

Mr. Knights: That goes back to exactly what you said. Do we want to band aid it? The question is, do we want to band aid it and review it again in six months or whatever?

Mr. Manjourides: Well, we're going to have to review it again. Even if we, at this meeting, say we want to do the whole thing, it's going to be next year anyways.

Mr. Knights: Correct.

Mr. Phillips: To me it doesn't matter because I'm so old I'm not going to be here to see it anyway. I'm just trying to get it fixed for the other people.

Mr. Knights: Unfortunately, there's several people here in that boat.

Mr. LeBrun: If the Board wanted to move forward with these repairs, that's something we could look at in the budget. We can add a line item that says bulkhead maintenance and put a set number in there. And that way every year, we are addressing multiple ones each year.

Mr. Phillips: Hey, Jason, quick question. Say if we go with the way that you provided the estimate and then we realized we wanted to change the other pilings, is that possible?

Mr. Alligood: Yeah, it is. I asked about the top caps and all that. I was like, look, if we put top caps on and then we come back later and thought, hey, we need to add more. He said, well, the way we'll put these in, we can just pull them back out, put new piles and put them back down.

Mr. Bickel: So, I guess my question to you then, Jeremy, what is the cap that we could put on that don't exceed?

Mr. LeBrun: I would recommend staying below \$190,000, just so you're not publicly bidding out the process.

Mr. Bickel: Okay.

Mr. LeBrun: It's up to the Board. You don't have to spend that amount.

Mr. Bickel: So, it would be maximum of \$190,000 over and above the estimate right now?

Mr. LeBrun: Yeah. You could approve this proposal with a not to exceed amount of \$180,000 or \$190,000. That'll give you flexibility to go up to that amount.

Mr. Manjourides: And that would include the \$66,000 and that includes a \$13,000 contingency anyway.

Mr. Siron: Yeah.

Mr. Bickel: My question though is how do we look financially?

Mr. LeBrun: It's okay. So, in your capital reserve fund, I can give you the exact amount, but this District has a very healthy capital reserve. Capital reserve fund is currently at \$1,400,000. So, every year you're earning \$29,000 in just interest. So, very healthy capital reserve fund for exactly this reason, to fund these types of repairs.

Mr. Bickel: Can I make a motion to do not exceed that total amount? And then as they go along, if they notice that they can get it done while they're doing it.

Mr. LeBrun: What amount did you want? \$180,000?

Mr. Bickel: Whatever you think is going to keep us under the threshold.

Mr. LeBrun: I say as long as you're below \$190,000, you're fine.

Mr. Phillips: \$185,000.

Mr. Manjourides: \$185,000.

Mr. Siron: \$185,000.

Mr. Knights: \$185,000.

Mr. LeBrun: So, a not to exceed of \$185,000 for the bulkhead repair. That was a motion by Larry. Do we have a second?

Mr. Phillips: I'll second.

Mr. Manjourides: I just want to make this clear now. When you're giving them up to \$180,000, that's still a repair because the replacement's going to be over \$300,000.

Mr. Phillips: That's replacing the sheets and everything.

Mr. Manjourides: Yeah, I understand, but I'm just saying that when you're saying \$180,000, that's not to replace the whole thing.

Mr. Phillips: No.

Mr. Bickel: No.

Mr. Manjourides: So, it's still just a band aid because they're going to have to come back and do more.

Mr. Knights: Yeah, but we can get more pilings.

Mr. Phillips: We need to get a bigger band aid.

Mr. Knights: We can put gauze on the band aid.

Mr. Manjourides: Okay. As long as you all understand that.

Mr. Knights: I think it's a better idea to have that contingency available.

Mr. Manjourides: I understand, but what it's going to allow is them to say, "*Let's use up that whole budget.*"

Mr. Knights: We've got to have an oversight on it.

Mr. Manjourides: I'm just saying, yeah.

Mr. Phillips: See, there's a few places there where there is sinkholes coming.

Mr. Manjourides: Because the waters getting through, obviously.

Mr. Phillips: Yeah. Exactly. So, that means not just the piles are bad, the sheets are bad.

Mr. Manjourides: Yeah, well, they do say they see that they're going to backfill it and stuff like that.

Mr. Phillips: So, they're not talking about replacing any sheets.

Mr. Bickel: Well, I have another question, though. Would it make sense to concentrate just on hole 18 this year and then put in the budget for next year 15?

Mr. Knights: I think we should do both on this.

Mr. Bickel: Just make sure it's beautifully and done correctly.

Mr. Knights: It's a repair no matter what we do.

Mr. Bickel: I know, I get it, but if we put more money right now into 18, which is a bigger project, I believe.

Mr. Knights: I don't think so. It's not much bigger.

Mr. Phillips: I think there's places on 18 where you can actually get rid of it.

Mr. LeBrun: It does say replace the vertical panels that are damaged.

Mr. Manjourides: Right.

Mr. LeBrun: Yeah, it will cover the vertical.

Mr. Manjourides: And the backfill. It does say that.

Mr. LeBrun: Yeah. It will replace any of the vertical panels that are damaged.

Mr. Knights: Yeah. I agree with Chris's concern. We need to have some oversight on this. We can't just give them a blank check.

Mr. LeBrun: Yeah. So, for the motion, you could also delegate authority to the Chair or Vice Chair. And then Jason, of course, would be involved. The engineer would be involved with approving and then send to the Board members, *"Hey, here's what they were proposing."* We wouldn't just say, *"Hey, up to this. Have at it."* They'd say, *"Hey, we did our inspection. We reckon we found this issue of this damaged panel. Do you want us to repair it?"*

Mr. Manjourides: I understand.

Mr. Knights: That's exactly what I'm talking about.

Mr. Manjourides: Okay.

Mr. Bickel: Would you like that responsibility, Chris?

Mr. Manjourides: Oh, yeah. I'll do it.

Mr. Phillips: What's the chances of reconfiguring that bulkhead? Not reconfiguring it, let me say it different, getting rid of some it because some of it doesn't even have to be there.

Mr. LeBrun: Yeah. So, I know Jason, Jason, feel free to jump in after this, but I know he looked at it, but if you alter the slope in certain areas too much, now you're altering the volume and you're in permitting issues. So, I don't think that'd be a good route to go because you're dealing with the Water Management District.

Mr. Knights: The volume of water, you mean?

Mr. LeBrun: Just anything with the pond.

Mr. Knights: That's what I'm saying, you're altering the acreage of the pond.

Mr. Lebrun: Yeah and then you have to go through re-permitting and that's a very long process.

Mr. Knights: Right. I get that.

Mr. Bickel: And I think you're also going to allow more drainage from the golf course to go in the pond. And I believe from what little bit I know about it, but a lot of the blue algae is because of the runoff from the chemicals that are used on the golf course.

Mr. Knights: It could be.

Mr. Bickel: So, I think if you start messing with the drainage, I think you might make yourself more susceptible in the long run.

Mr. Knights: But all the drains go into those ponds.

Mr. Phillips: But if you notice on 18 everything goes towards the pond.

Mr. Manjourides: Yeah.

Mr. Phillips: But you will also notice there's no algae in that.

Mr. Siron: Yes.

Mr. Bickel: Okay.

Mr. Phillips: These other two, there is algae.

Mr. Manjourides: All right.

Mr. LeBrun: So, we have a motion not to exceed \$185,000 and sounds like we want to maybe amend that, Mr. Bickel, to delegate authority to Chair and Vice Chair to execute any documents and agreements going forward and then only adding the additional repairs once the engineer has signed off on them and approved that this is needed, then they can add that extra cost.

Mr. Siron: Very good.

Mr. Bickel: So moved.

Mr. LeBrun: All right.

Mr. Phillips: Second.

Mr. LeBrun: So, we have a motion and a second. Any other discussion?

Mr. Phillips: I had second.

Mr. LeBrun: Oh, okay. Second. Any other discussion on that?

Mr. Manjourides: Yeah. So, when the engineer, he's going to be supervising the construction of it and he sees that it needs pilings, can he contact me and I can look at it, or is that possible?

Mr. LeBrun: Jason, did you hear that?

Mr. Manjourides: Jason.

Mr. Alligood: Yes.

Mr. Manjourides: Is it possible that if they say we're going to replace a lot more that you call me and email me and we'll go down and you can show me exactly what they're going to do.

Mr. Alligood: That's fine. I think it will probably be beneficial if we're going to use a limit to set up a program ahead of time, so we sort of know what we're doing.

Mr. Manjourides: Yeah.

Mr. Alligood: And that will kind of give us a certain limit where we say, look, we can only go above so much. Let's assume a certain amount of contingency to back ourselves into what we're going to go ahead and program. That way we have that, so we're not hanging out and waiting and calling someone down, making decisions while they're working.

Mr. Manjourides: Absolutely.

Mr. Alligood: But, yeah, that's fine to do that.

Mr. Manjourides: Yeah. Okay, good. Sounds good.

Resident (Neil Roberts): Can I just ask that you also liaise with Ethan Caldwell, our Golf Superintendent, on all this?

Mr. Manjourides: Sure.

Resident (Neil Roberts): Just so he is aware of what's happening on the golf course.

Mr. Manjourides: Yeah.

Resident (Neil Roberts): Okay. Thank you.

Mr. Alligood: Is there any other questions? I hate to run. I've got another call starting.

Mr. Manjourides: No, I think we're okay.

Mr. Bickel: Hey, Jason. Just really quick though, Neil Roberts from the community asked about making sure that we include Ethan, our Superintendent, involved in this process. Is there a way we could provide you with his email or something that you can.

Resident (Neil Roberts): He should already have it.

Mr. Bickel: Oh, you do. Can you carbon copy Ethan Caldwell?

Mr. Knights: Well, not on the decisions, just to let him know what we're doing.

Mr. Bickel: Yeah. As we proceed through the entire project.

Mr. Alligood: Yep, I got it.

Mr. Bickel: Thank you. Because he's got to schedule his people around that, too.

Mr. Alligood: All right. Thank you all.

On MOTION by Mr. Bickel, seconded by Mr. Phillips, with all in favor, NTE \$185,000 with Engineer and Chair/Vice Chair Approval for Additional Work, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: That brings us down to our staff reports. Vivek, do we still have you for counsel report?

Mr. Babbar: Yep, still here. Nothing to report. Happy to answer any questions.

Mr. LeBrun: Vivek, we're probably going to need you to draw up an agreement for the bulkhead repairs that the Board just approved. So, I'm sure you heard that, but something maybe to add to your notes.

Mr. Babbar: I already did. Once I get back with respect to the scope and the monetary amount, I'll make sure I get tailored with all the protections.

Mr. Manjourides: There's something I wanted to ask, around the ponds, there's some ponds that are groomed very well, but other ponds aren't. I get the impression that the CDD is only supposed to provide limited grooming. Is that in an agreement or something? Can that change? And we provide more grooming around the ponds.

Mr. Alligood: The CDD does have discretion with respect to its level of maintenance. The minimum standards is to make sure the drainage is in compliance with all the Water Management District permit requirements. And that does not necessarily mean aesthetic maintenance, but that's the bare minimum. If the Board wanted to, they could provide a more aesthetic maintenance so they can install aquatic planting or things of that nature, as long as it does not violate the permit requirements.

Mr. Manjourides: Okay. So, it's up to us to provide. We could provide more money and have the maintenance look better if we wanted to.

Mr. Alligood: That is correct.

Mr. Scheerer: Chris, what maintenance are you referring to? Is there specific ponds? We may be able to address that. Are you talking about the aquatics like water?

Mr. Manjourides: Like 16.

Mr. Scheerer: Okay, I can address that under field report if you like because it's in the field report. But on 15, 16 and I think hole 18, those were three of the ponds that were identified for additional aquatic maintenance. They haven't started that yet. There was a delay in getting that agreement signed. It was recently signed and that's going to be part of the June treatment from Lake Doctors.

Mr. Manjourides: Okay.

Mr. Scheerer: The algae concern that was brought up by one of the homeowners, we do apologize for that. Before, none of those ponds were being serviced by anybody, including the CDD. And I believe at a meeting, if not the last month's meeting, I believe it was discussed that the CDD would assume the aquatic responsibilities, especially with those three holes. So, they've been provided to Lake Doctors. During their service in June, they'll start spraying those three ponds.

Mr. Manjourides: Yeah but also planting around those.

Mr. Scheerer: So, the lake banks themselves, those will be added to your budget for 2027. In some of these areas where you have all the grasses and stuff that are growing, it's more, I think it's more relevant on the Stoneybrook South at ChampionsGate CDD, there's some holes over there that are heavily covered in different grasses and stuff like that. I met with our landscape manager. We did those a week or two ago. He's provided us with proposals, but that's for the other CDD. So, any of those grass bed areas will be addressed by the CDD starting October 1.

Mr. Knights: While we're talking about ponds, is that water treated in any way to sanitize it?

Mr. Scheerer: No.

Mr. Knights: Okay.

Mr. Scheerer: Remember it's stormwater runoff.

Mr. Knights: I get that.

Mr. Scheerer: It's golf course, homes, roadways, it's whatever runs into it. The only thing we treat, and I think we talked about it briefly at the last meeting, was for invasive nuisance and exotics. And that would include the algae.

Mr. Knights: Algae.

Mr. Scheerer: Yes, sir.

Mr. Knights: Okay. I got you.

Mr. Scheerer: And it's treated once a month. We've been in a drought for a while now. We're starting to get some rain. I know there's a nitrogen blackout for a lot of the homes and the golf courses that you're not supposed to be using nitrogen based fertilizer.

Mr. Knights: It makes that stuff grow like crazy.

Mr. Scheerer: Yeah. Because that runs off into the pond and that creates a problem.

Mr. Knights: Right.

Mr. Manjourides: Hole nine there, that pond area that's over by hole nine.

Mr. Scheerer: I don't know where hole nine is.

Mr. Phillips: It's across the street from Whistling Straits.

Mr. Manjourides: It goes down along Bella Citta.

Mr. Scheerer: Whistling Straits.

Mr. Phillips: Across the street, on our side.

Mr. Manjourides: Bella Citta.

Mr. Siron: Bella Citta.

Mr. Scheerer: Okay.

Mr. Manjourides: It goes along that and there's a bulkhead.

Mr. Scheerer: That's the other CDD.

Mr. Manjourides: But I mean, are they addressing that pond? Because it's really bad over there.

Mr. Bickel: And I just want to make a comment from what I've seen in the past, not necessarily in the golf course community, but in bigger lakes coming down from Ohio. When this blue algae gets involved and you start working on it, it's not an overnight fix. I mean, it takes time.

Mr. Scheerer: So, there's multiple kinds of algae. We typically get what's called filamentous algae, which is the bright green type of algae. That's just something that's sprayed with copper sulfate. If you're talking about blue green algae, then you're talking about a whole different animal.

Mr. Bickel: It is different.

Mr. Scheerer: That is totally different. If you get blue green algae, if left untreated, can be very harmful to everything that's in that body water, fish, turtles, birds, all that stuff. I've not seen blue green algae in this community. I've had it in other communities, but in both CDDs here at ChampionsGate, I've not witnessed blue green algae anywhere. So, what you'll see is typically the

filamentous. It'll spray, it'll start to turn a light brown, then it'll turn white. But that's not a harmful algae.

Mr. Bickel: No, but it's not an overnight fix. It's patience involved to get this out of there.

Mr. Scheerer: That's correct.

Mr. Bickel: Because of some of the ponds here that have been untreated for many years, regardless of who was supposed to do it, if there's a problem in the pond, it's going to take a while. If you're dealing with cattail and some of the other plants in there, unless you want to go to the expense of spraying it and harvesting it and having removed, which is extremely expensive, the cattails and stuff, which is more on the other CDD side, those will be left to just decompose on their own. As they decompose, the oxygen levels change in the water and then it becomes algae, and then you're treating with a different chemical for the algae. It's a process. It's a marathon, not a sprint.

Mr. Bickel: Exactly.

Mr. Manjourides: All right.

B. District Engineer

Mr. LeBrun: The District engineer dropped off.

C. District Manager

i. Presentation of Registered Voters – 952

Mr. LeBrun: I just have a couple items. The one is the presentation of the number of registered voters. We're required to report this each year. 952 registered voters within the District.

ii. Form 1 Filing Reminder – Deadline July 1st

Mr. LeBrun: And then just a reminder for your Form 1, the deadline is July 1. It's all online now. The Commission on Ethics website. If you forgot your password, they have a forgot password button. They should be able to send it back to you. It's the same form that you guys have done previously every year.

Mr. Phillips: That's by when?

Mr. LeBrun: July 1.

Mr. Phillips: It has to be completed by.

Mr. LeBrun: Yeah, that's the deadline.

Mr. Phillips: Okay.

Mr. LeBrun: Now there's a grace period, but we always recommend trying to knock it out before July 1. In our office, we'll run a report usually towards the end of June. If we don't see you on there, we'll send you a reminder email. That way you guys have that in there.

D. Field Manager

Mr. LeBrun: That brings us down to field manager.

Mr. Scheerer: We covered the ponds. That was one of the things I had. The architectural fountains been working fine since we upgraded the motor and the pump. I still haven't confirmed that the lights have been addressed yet. Usually, I get out here about 6:20 in the morning, but it's already starting to get daylight by 6:20 a.m., 6:30 a.m. So, we'll try to get out a little sooner and verify that. Irrigation inspections are ongoing as needed. The ChampionsGate letters are all working, as of this report. The ponds are being disced, according to the contract. We are periodically having to reset a breaker here and a breaker there throughout all the community. I'm not sure. I guess that means my assistant, Ron. If that happens, please let me know.

Mr. Phillips: I'll tell you why that happens, the sprinklers hit the box, and it goes out.

Mr. Scheerer: Okay, well, if that's the case, I need to know and this way we can try to address that.

Mr. Phillips: Okay.

Mr. Scheerer: A lot of times the breaker may be bad. A lot of times it's power surges. I don't know if we've had any.

Mr. Phillips: If it's bad, I call you.

Mr. Scheerer: Yes, sir. Thank you. As you know, there were two accidents on property over the last 30 days. One of them took out the Bella Citta stop sign and identification markers. Karly's been working with the install contractor as she has exclusive knowledge of who installed those. We've got a number. We're going to get those replaced and go through the driver's insurance to collect and get a rebate on that. The other one was here at Westside and Oasis Club. We don't know what happened. There's no report of that. If you look in the report, you'll see the exposed wood at the bottom. We're working on getting pricing for that. We may need to go through insurance to recover any costs.

Mr. Knights: What did it hit?

Mr. Scheerer: It hit the column in the center median coming in off of Westside to Oasis Club. So, there's a photo of it. It's not the prettiest picture, but if you look in your report, it is exposed and it's got some wood damage. So again, we're not sure what happened. I got with Jessica Roman. She was very helpful in reporting some of this stuff to us. But there was no witnesses and apparently no police report was filed. There's this mystery drain grate behind one of our Supervisor's homes that keeps popping up.

Mr. Phillips: It's up again.

Mr. Scheerer: No.

Mr. Phillips: The rain that we had last week, it's not in, it didn't fall in, but it's up like this. It's up on one side.

Mr. Knights: Which is that?

Mr. Scheerer: It's right behind Ron's house.

Mr. Knights: Somebody else told me about that on Saturday that I was talking to.

Mr. Scheerer: Well, I guess Casey and I will have to go take another look today. But anyway, it was reinstalled.

Mr. Phillips: It was.

Mr. Scheerer: And as soon as we can get Jason out here to take a look at it, he can give us some recommendations on how to secure the top.

Mr. Phillips: Put something across it, screw it down. One on each side just so it don't pop up.

Mr. Scheerer: I hear you. Yes, sir. I just want to make sure it's okay with the engineer before we do anything.

Mr. Manjourides: Yeah. Just a little piece of metal.

Mr. Scheerer: Yeah. Just like a bar that goes in there.

Mr. Phillips: Just to stop it from popping.

Mr. Scheerer: Stopping that from popping may create a problem somewhere downstream. And I want to make sure the engineer looks at the whole thing and gives us a good recommendation. There's a reason why it's popping.

Mr. Phillips: You wouldn't think water would pop. That thing is heavy.

Mr. Scheerer: Yeah.

Mr. Manjourides: Oh, yeah.

Mr. Scheerer: Casey knows.

Mr. Manjourides: There's one behind a bathroom on 14. Is it 14?

Mr. Knights: 14. Yeah.

Mr. Manjourides: Right behind there there's a big sewer cover. Every once in a while it'll pop up and bang down.

Mr. Knights: Does it wake you up?

Mr. Manjourides: No, it's loud. Because you're like, "*what the hell was that?*" I thought it sounds like a car accident.

Mr. Scheerer: Okay, so just a couple of side notes. Casey is here today. He's been working really close with me on some of the plant replacement items that we'll be working on. I'm also heading towards the architectural fountain. I noticed some of those pine trees that we've had problems with in the past starting to turn. So, we're going to keep an eye on those, and we'll remove those as needed. We're not planning on putting anything back. And then hurricane season started. Here we are June 1. So, first Board meeting is hurricane season meeting. And just make sure you all as homeowners are prepared and we'll do the same on our end in conjunction with our landscape provider.

Mr. Knights: I don't park my car outside anymore, so I don't have to worry about a palm tree falling on it.

Mr. Scheerer: Yeah.

Mr. Phillips: How often do we disc?

Mr. Scheerer: Once a month.

Mr. Knights: Yeah.

Mr. Scheerer: It's once a month.

Mr. Knights: On the total?

Mr. Scheerer: All ponds. All dry ponds are disced monthly.

Mr. Phillips: Is there any way, it seems like on 14 when you're coming in off Bella Citta.

Mr. Scheerer: It's the big one there?

Mr. Phillips: Yeah.

Mr. Scheerer: Yeah.

Mr. Phillips: It's got more water in that. Sometimes it's full.

Mr. Scheerer: I know. Actually, I got a phone call from Toho asking me about discing and I said, *"Quit dumping water in it."*

Mr. Phillips: Yeah, exactly.

Mr. Knights: Yeah, the one on 11 too.

Mr. Scheerer: Yeah.

Mr. Phillips: I mean, two or three days after they dump the water, it's green again. It's growing.

Mr. Scheerer: Yeah.

Mr. Knights: The one on 11 is the same way. Go disc it and three days later, I see a lawn out there.

Mr. Scheerer: Well, I know the last time, I think Casey had the crews go out there and mow the pond bottoms and then the guys came in and disced the bottom of the ponds.

Mr. Hallman: We got stuck seven times.

Mr. Scheerer: And like I said, I spoke to Toho. They called me and said, *"what's going on?"* I told him, I said, *"You guys are dumping so much water in there, we can't disc the pond because it's that darn wet."*

Mr. Phillips: Right.

Mr. Scheerer: It's near impossible.

Mr. Knights: My understanding most of that dump is because those tanks are full.

Mr. Manjourides: Yeah.

Mr. Scheerer: Yeah.

Mr. Knights: That's why they do it because those tanks are full.

Mr. Manjourides: Absolutely.

Mr. Scheerer: It's the reclaim infiltration basin. It's where they dump all their excess.

Mr. Phillips: Why don't they let us water our lawns more? Then we won't have to dump it.

Mr. Manjourides: What happens is the weekends that the vacationers are in and they're using the water more and they are filling up the tanks.

Mr. Scheerer: Yeah. One last thing, we're going to be in a transition mode here. And as a field manager, Karly's going to be working herself in as the field manager for both CDDs here. If you don't know, Karly is well versed in your communities as an assistant project manager for

Lennar Homes. She's very intimate as to what's going on here. And she's going to be working her way into this seat or one of the seats, and she'll be eventually taken over as your field operator.

Mr. Phillips: Where are you going?

Mr. Scheerer: I'm not going anywhere. I've got 22 properties.

Mr. Phillips: We should be number 1 though.

Mr. Scheerer: You are number one. That's why I'm giving you her. But you'll find Karly has a wealth of knowledge and a wealth of experience and she's been working side by side with me for the last 90 days. I'm not going anywhere anytime soon. I'll always be here to assist her with anything she needs. So, I hope you welcome her on Board. She'll do a great job.

Mr. Phillips: What did you find out about that sewer that's on top of the hill?

Mr. Scheerer: Sewer that's on top of the hill.

Mr. Phillips: At the back of my house. Remember, we looked at it.

Mr. Scheerer: Oh, the storm drain.

Mr. Phillips: Yeah.

Mr. Scheerer: Yeah. That's just needs to be cleaned up with whoever's mowing that. I believe it's something the engineer, again, it's tied to your storm drains right there because there's two of them. You've got a discharge that's coming out.

Mr. Phillips: If that ever gets used, we've got a big problem here because it's on top of the hill.

Mr. Manjourides: Yeah.

Mr. Scheerer: That's true. That's excess water runoff that goes into that grate. Whoever's mowing that needs to edge that and get that cleaned up and exposed.

Mr. Phillips: You know who's going to end up doing it? Me.

Mr. Scheerer: No.

Mr. Manjourides: You got to get a heavy duty weed whacker.

Mr. Scheerer: I'll see if I can get with John Borland over at United and have somebody meet us out there because they should be edging and keeping that exposed.

Mr. Knights: I think that would be a good idea.

Mr. Scheerer: Yeah. And that's all I have for today.

Mr. Bickel: Thank you.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: That brings us down to if there's any Supervisor's request. Anybody have any Supervisor requests?

SEVENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

May 26, 2026 - July 27, 2026

Fund	Date	Check No.'s	Amount
General Fund	5/27/26	367-368	\$ 675.00
	6/2/26	369	192.00
	6/9/26	370-373	35,156.29
	6/17/26	374-376	51,805.85
	6/26/26	377-379	1,131.00
	7/13/26	380-383	25,705.36
	7/22/26	384	6,269.84
			\$ 120,935.34
Capital Reserve	7/13/26	12	\$ 8,013.00
			\$ 8,013.00
Payroll Fund	<u>June 2026</u>		
	Chris Manjourides	50162	\$ 184.70
	Gerard Knights	50163	184.70
	Lawrence Bickel	50164	184.70
	Ronald Phillips	50165	184.70
	Terry Siron	50166	109.70
			\$ 848.50
TOTAL			\$ 129,796.84

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/27/26	00052	5/23/26 6109	202605 320-53800-49100		*	200.10	
			INSTALLED NEW STOP SIGN				
		5/23/26 6109	202605 300-13100-10100		*	234.90	
			INSTALLED NEW STOP SIGN				
				BERRY CONSTRUCTION INC			435.00 000367
5/27/26	00020	5/26/26 39320A	202605 320-53800-47100		*	110.40	
			FOUNTAIN CLEAN ROUNDABOUT				
		5/26/26 39320A	202605 300-13100-10100		*	129.60	
			FOUNTAIN CLEAN ROUNDABOUT				
				FOUNTAIN DESIGN GROUP INC			240.00 000368
6/02/26	00012	6/01/26 378515B	202606 320-53800-47000		*	88.32	
			MTHLY WATER MGMT JUN26				
		6/01/26 378515B	202606 300-13100-10100		*	103.68	
			MTHLY WATER MGMT JUN26				
				THE LAKE DOCTORS INC			192.00 000369
6/09/26	00056	6/01/26 39308	202604 320-53800-46200		*	195.32-	
			LANDSCAPE MAINT APR26				
		6/01/26 39308	202604 300-13100-10100		*	229.29-	
			LANDSCAPE MAINT APR26				
		6/01/26 39308A	202605 320-53800-46200		*	195.32-	
			LANDSCAPE MAINT MAY26				
		6/01/26 39308A	202605 300-13100-10100		*	229.29-	
			LANDSCAPE MAINT MAY26				
		6/01/26 39308B	202606 320-53800-46200		*	9,765.97	
			LANDSCAPE MAINT JUN26				
		6/01/26 39308B	202606 300-13100-10100		*	11,464.39	
			LANDSCAPE MAINT JUN26				
				FLORALAWN 2 LLC			20,381.14 000370
6/09/26	00002	5/18/26 OSA62385	202605 310-51300-48000		*	237.73	
			RFQ CANDIDATES				
				ORLANDO SENTINEL			237.73 000371
6/09/26	00032	6/08/26 06082026	202606 300-20700-10100		*	9,324.12	
			FY26 DEBT SERVICE SER2014				
				STONEBROOK SOUTH CDD C/O USBANK			9,324.12 000372
6/09/26	00032	6/08/26 06082026	202606 300-20700-10200		*	5,213.30	
			FY26 DEBT SERVICE SER2023				
				STONEBROOK SOUTH CDD C/O USBANK			5,213.30 000373
6/17/26	00001	6/01/26 258	202606 320-53800-12000		*	1,582.25	
			FIELD MANAGEMENT JUN26				

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/01/26 259	202606 310-51300-34000		*	3,862.50	
			MANAGEMENT FEES JUN26				
		6/01/26 259	202606 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE JUN26				
		6/01/26 259	202606 310-51300-35100		*	162.25	
			INFORMATION TECH JUN26				
		6/01/26 259	202606 310-51300-31300		*	540.75	
			DISSEMINATION FEE JUN26				
		6/01/26 259	202606 310-51300-51000		*	.39	
			OFFICE SUPPLIES JUN26				
		6/01/26 259	202606 310-51300-42000		*	34.44	
			POSTAGE JUN26				
				GOVERNMENTAL MANAGEMENT SERVICES			6,290.75 000374
6/17/26 00032		6/16/26 06162026	202606 300-20700-10100		*	29,192.82	
			FY26 DEBT SERVICE SER2014				
				STONEBROOK SOUTH CDD C/O USBANK			29,192.82 000375
6/17/26 00032		6/16/26 06162026	202606 300-20700-10200		*	16,322.28	
			FY26 DEBT SERVICE SER2023				
				STONEBROOK SOUTH CDD C/O USBANK			16,322.28 000376
6/26/26 00020		6/25/26 39515A	202606 320-53800-47100		*	110.40	
			FOUNTAIN CLEAN ROUNDAABOUT				
		6/25/26 39515A	202606 300-13100-10100		*	129.60	
			FOUNTAIN CLEAN ROUNDBAOUT				
				FOUNTAIN DESIGN GROUP INC			240.00 000377
6/26/26 00044		6/18/26 17905	202606 320-53800-47100		*	224.94	
			REPLACED BREAKER				
		6/18/26 17905	202606 300-13100-10100		*	264.06	
			REPLACED BREAKER				
				LAKE FOUNTAINS AND AERATION INC			489.00 000378
6/26/26 00011		6/15/26 28563	202605 310-51300-31500		*	35.00	
			FINALIZE PUBLICATION AD				
		6/15/26 28563	202605 310-51300-31500		*	140.00	
			AQUATIC MAINT PROPOSAL				
		6/15/26 28563	202605 310-51300-31500		*	105.00	
			FY26-27 BUDGET REVIEW				
		6/15/26 28563	202605 310-51300-31500		*	122.00	
			REVIEW AGENDA PACKAGE				
				STRALEY ROBIN VERICKER PA			402.00 000379
7/13/26 00056		7/01/26 40005	202607 320-53800-46200		*	9,765.97	
			LANDSCAPE MAINT JUL26				
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/01/26 40005	202607 300-13100-10100		*	11,464.39	
		LANDSCAPE MAINT JUL26		FLORALAWN 2 LLC			21,230.36 000380
7/13/26 00044		6/25/26 17914	202606 320-53800-47100		*	840.88	
		CONTROL BOX/60AMP BREAKER					
		6/25/26 17914	202606 300-13100-10100		*	987.12	
		CONTROL BOX/60AMP BREAKER		LAKE FOUNTAINS AND AERATION INC			1,828.00 000381
7/13/26 00065		7/09/26 95325	202607 320-53800-49000		*	862.50	
		INSTALL 2 NEW STOP SIGNS					
		7/09/26 95325	202607 300-13100-10100		*	1,012.50	
		INSTALL 2 NEW STOP SIGNS		MAILBOX & SIGNS SOLUTIONS INC			1,875.00 000382
7/13/26 00012		7/08/26 2227892	202606 320-53800-47000		*	133.40	
		PHASE1-INVASIVE TREATMENT					
		7/08/26 2227892	202606 300-13100-10100		*	156.60	
		PHASE1-INVASIVE TREATMENT					
		7/08/26 387286B	202607 320-53800-47000		*	88.32	
		MTHLY WATER MGMT JUL26					
		7/08/26 387286B	202607 300-13100-10100		*	103.68	
		MTHLY WATER MGMT JUL26					
		7/08/26 388013B	202607 320-53800-47000		*	133.40	
		PHASE2-INVASIVE TREATMENT					
		7/08/26 388013B	202607 300-13100-10100		*	156.60	
		PHASE2-INVASIVE TREATMENT		THE LAKE DOCTORS INC			772.00 000383
7/22/26 00001		7/01/26 260	202607 320-53800-12000		*	1,582.25	
		FIELD MANAGEMENT JUL26					
		7/01/26 261	202607 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES JUL26					
		7/01/26 261	202607 310-51300-35200		*	108.17	
		WEBSITE ADMIN FEE JUL26					
		7/01/26 261	202607 310-51300-35100		*	162.25	
		INFORMATION TECH JUL26					
		7/01/26 261	202607 310-51300-31300		*	540.75	
		DISSEMINATION FEE JUL26					
		7/01/26 261	202607 310-51300-51000		*	.30	
		OFFICE SUPPLIES JUL26					
		7/01/26 261	202607 310-51300-42000		*	13.62	
		POSTAGE JUL26		GOVERNMENTAL MANAGEMENT SERVICES			6,269.84 000384
TOTAL FOR BANK B						120,935.34	
SSTH STONE SOUTH				TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						120,935.34	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/13/26	00008	6/30/26 1194	202606 320-53800-60000	BULKHEAD REPAIR DEPOSIT	*	3,685.98	
		6/30/26 1194	202606 300-13100-10100	BULKHEAD REPAIR DEPOSIT	*	4,327.02	
AQUACRAFT DOCKS & SEAWALLS							8,013.00 000012

TOTAL FOR BANK D						8,013.00	
TOTAL FOR REGISTER						8,013.00	

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

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4	Capital Reserve Fund
5	Debt Service Fund Series 2014 Income Statement
6	Debt Service Fund Series 2023 Income Statement
7	Month to Month
8	Assessment Receipt Schedule

Stoneybrook South
Community Development District
Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 153,140	\$ 252,793	\$ -	\$ 405,933
Investments:				
Series 2014				
Reserve	-	-	605,428	605,428
Revenue	-	-	1,638,244	1,638,244
Series 2023				
Revenue	-	-	269,298	269,298
Interest	-	-	-	-
Investment - SBA	575,365	1,157,497	-	1,732,862
Due From SSC CDD	124,179	10,866	-	135,045
Total Assets	\$ 852,684	\$ 1,421,156	\$ 2,512,969	\$ 4,786,809
Liabilities:				
Accounts Payable	\$ 2,118	\$ 8,013	\$ -	\$ 10,131
Accrued Expenses	304	-	-	304
Due to SSC CDD	82,505	14,043	-	96,548
Total Liabilities	\$ 84,927	\$ 22,056	\$ -	\$ 106,983
Fund Balances:				
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,243,672	\$ 2,243,672
Assigned For Debt Service 2023	-	-	269,298	269,298
Assigned For Capital Reserves	-	1,399,100	-	1,399,100
Unassigned	767,757	-	-	767,757
Total Fund Balances	\$ 767,757	\$ 1,399,100	\$ 2,512,969	\$ 4,679,826
Total Liabilities & Fund Equity	\$ 852,684	\$ 1,421,156	\$ 2,512,969	\$ 4,786,809

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 845,101	\$ 852,465	\$ 7,364
Interest	12,000	9,000	13,200	4,200
Total Revenues	\$ 857,101	\$ 854,101	\$ 865,665	\$ 11,564
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 6,000	\$ 4,000	\$ 2,000
FICA Expense	612	459	306	153
Engineering Fees	10,000	7,500	4,150	3,350
Attorney	15,000	11,250	3,410	7,841
Arbitrage	1,100	-	-	-
Dissemination	6,489	4,867	4,867	-
Annual Audit	3,700	3,700	3,700	-
Trustee Fees	9,350	4,434	4,434	-
Assessment Administration	6,489	6,489	6,489	-
Management Fees	46,350	34,763	34,763	-
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	50	38	-	38
Postage	500	375	215	160
Printing & Binding	400	300	5	295
Insurance	7,547	7,547	7,273	274
Legal Advertising	2,500	1,875	238	1,637
Other Current Charges	1,200	900	519	381
Office Supplies	100	75	3	72
Property Appraiser Fee	700	700	1,190	(490)
Property Taxes	50	50	-	50
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 123,557	\$ 93,930	\$ 78,169	\$ 15,761

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 18,987	\$ 14,240	\$ 14,240	\$ -
Property Insurance	16,874	16,874	14,231	2,643
Electric	52,998	39,749	35,822	3,927
Streetlights	170,028	127,521	122,561	4,960
Water & Sewer	172,818	129,614	87,374	42,240
Landscape Maintenance	236,184	177,138	167,524	9,614
Landscape Contingency	18,434	13,826	1,903	11,923
Tree Trimming	2,304	1,728	-	1,728
Lake Maintenance	4,822	3,617	4,159	(542)
Irrigation Repairs	16,130	12,098	11,692	406
Entry & Walls Maintenance	4,608	3,456	947	2,509
Fountain Repair & Maintenance	6,913	5,185	10,800	(5,615)
Miscellaneous - Stormwater Control	2,304	1,728	-	1,728
Mitigation Monitoring & Maintenance	6,775	5,081	2,558	2,523
Pressure Washing	2,304	1,728	874	854
Repairs & Maintenance	4,608	3,456	1,383	2,074
Sidewalk Repair & Maintenance	2,304	1,728	-	1,728
Roadway Repair & Maintenance - Storm Gutters	2,304	1,728	-	1,728
Contingency	4,608	3,456	-	3,456
Security	-	-	1,356	(1,356)
Total Operations & Maintenance:	\$ 746,309	\$ 563,950	\$ 477,425	\$ 86,525
Total Expenditures	\$ 869,866	\$ 657,880	\$ 555,593	\$ 102,287
Excess Revenues (Expenditures)	\$ (12,765)		\$ 310,072	
Fund Balance - Beginning	\$ 12,765		\$ 457,685	
Fund Balance - Ending	\$ 0		\$ 767,757	

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Interest	\$ 48,000	\$ 36,000	\$ 37,842	\$ 1,842
Total Revenues	\$ 48,000	\$ 36,000	\$ 37,842	\$ 1,842
Expenditures:				
Contingency	\$ 600	\$ 450	\$ -	\$ 450
Capital Outlay	49,617	37,213	67,299	(30,086)
Total Expenditures	\$ 50,217	\$ 37,663	\$ 67,299	\$ (30,086)
Excess Revenues (Expenditures)	\$ (2,217)	\$ (1,663)	\$ (29,457)	
Fund Balance - Beginning	\$ 1,418,257		\$ 1,428,557	
Fund Balance - Ending	\$ 1,416,040		\$ 1,399,100	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 1,040,511	\$ 1,040,511	\$ 1,049,578	\$ 9,067
Interest	84,000	63,000	59,242	(3,758)
Total Revenues	\$ 1,124,511	\$ 1,103,511	\$ 1,108,819	\$ 5,308
Expenditures:				
Series 2014				
Interest - 11/01	\$ 321,463	\$ 321,463	\$ 321,463	\$ -
Principal - 11/01	355,000	355,000	355,000	-
Interest - 05/01	312,366	312,366	312,366	-
Total Expenditures	\$ 988,828	\$ 988,828	\$ 988,828	\$ -
Excess Revenues (Expenditures)	\$ 135,683		\$ 119,991	
Fund Balance - Beginning	\$ 1,499,200		\$ 2,123,681	
Fund Balance - Ending	\$ 1,634,883		\$ 2,243,672	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 581,771	\$ 586,839	\$ 5,068
Interest	12,000	9,000	10,358	1,358
Total Revenues	\$ 593,771	\$ 590,771	\$ 597,197	\$ 6,426
Expenditures:				
Series 2023				
Interest - 11/01	\$ 144,491	\$ 144,491	\$ 144,491	\$ -
Principal - 05/01	296,000	296,000	296,000	-
Interest - 05/01	144,491	144,491	144,491	-
Total Expenditures	\$ 584,981	\$ 584,981	\$ 584,981	\$ -
Excess Revenues (Expenditures)	\$ 8,790		\$ 12,216	
Fund Balance - Beginning	\$ 252,858		\$ 257,081	
Fund Balance - Ending	\$ 261,648		\$ 269,298	

Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 113,061	\$ 583,809	\$ 29,742	\$ 27,776	\$ 16,602	\$ 27,539	\$ 22,653	\$ 31,283	\$ -	\$ -	\$ -	\$ 852,465
Interest	696	555	1,121	1,862	1,666	1,846	1,798	1,850	1,806	-	-	-	13,200
Total Revenues	\$ 696	\$ 113,616	\$ 584,930	\$ 31,604	\$ 29,442	\$ 18,448	\$ 29,337	\$ 24,503	\$ 33,089	\$ -	\$ -	\$ -	\$ 865,665
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	4,000
FICA Expense	77	-	-	-	77	-	77	-	77	-	-	-	306
Engineering Fees	-	810	-	-	-	1,805	1,535	-	-	-	-	-	4,150
Attorney	305	-	183	1,068	336	720	397	402	-	-	-	-	3,410
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	541	541	541	541	541	541	541	541	541	-	-	-	4,867
Annual Audit	-	-	-	-	-	3,700	-	-	-	-	-	-	3,700
Trustee Fees	-	-	-	-	4,434	-	-	-	-	-	-	-	4,434
Assessment Administration	6,489	-	-	-	-	-	-	-	-	-	-	-	6,489
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	34,763
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	65	19	21	34	3	21	4	13	34	-	-	-	215
Printing & Binding	-	3	-	-	2	-	-	-	-	-	-	-	5
Insurance	7,273	-	-	-	-	-	-	-	-	-	-	-	7,273
Legal Advertising	-	-	-	-	-	-	-	238	-	-	-	-	238
Other Current Charges	82	97	67	-	19	64	66	56	67	-	-	-	519
Office Supplies	0	0	0	0	0	0	0	0	0	-	-	-	3
Property Appraiser Fee	-	-	-	-	1,190	-	-	-	-	-	-	-	1,190
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 20,140	\$ 5,603	\$ 4,945	\$ 5,775	\$ 11,734	\$ 10,984	\$ 7,752	\$ 5,383	\$ 5,852	\$ -	\$ -	\$ -	\$ 78,169
Operations & Maintenance													
Field Services	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ -	\$ -	\$ -	14,240
Property Insurance	14,231	-	-	-	-	-	-	-	-	-	-	-	14,231
Electric	4,401	3,987	4,325	3,988	4,454	3,445	3,623	3,791	3,809	-	-	-	35,822
Streetslights	13,854	13,560	14,444	13,374	13,405	13,689	13,419	13,419	13,398	-	-	-	122,561
Water & Sewer	11,483	8,520	12,422	12,330	12,216	4,221	8,938	9,615	7,628	-	-	-	87,374
Landscape Maintenance	18,519	18,519	18,922	18,966	18,519	18,519	18,519	18,519	18,519	-	-	-	167,524
Landscape Contingency	-	164	1,739	-	-	-	-	-	-	-	-	-	1,903
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	401	408	410	410	401	401	401	597	730	-	-	-	4,159
Irrigation Repairs	1,686	-	2,862	1,496	1,339	655	1,805	1,849	-	-	-	-	11,692
Entry & Walls Maintenance	-	749	198	-	-	-	-	-	-	-	-	-	947
Fountain Repair & Maintenance	545	1,758	2,574	366	110	3,957	110	110	1,268	-	-	-	10,800
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mitigation Monitoring & Maintenance	283	283	289	289	283	283	283	283	283	-	-	-	2,558
Pressure Washing	-	-	-	-	874	-	-	-	-	-	-	-	874
Repairs & Maintenance	-	776	407	-	-	-	-	200	-	-	-	-	1,383
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	458	153	-	448	299	-	-	-	-	-	-	1,356
Total Operations & Maintenance:	\$ 66,987	\$ 50,764	\$ 60,326	\$ 52,802	\$ 53,632	\$ 47,050	\$ 48,681	\$ 49,965	\$ 47,218	\$ -	\$ -	\$ -	\$ 477,425
Total Expenditures	\$ 87,127	\$ 56,367	\$ 65,271	\$ 58,577	\$ 65,366	\$ 58,035	\$ 56,432	\$ 55,347	\$ 53,070	\$ -	\$ -	\$ -	\$ 555,593
Excess Revenues (Expenditures)	\$ (86,431)	\$ 57,249	\$ 519,659	\$ (26,974)	\$ (35,924)	\$ (39,587)	\$ (27,095)	\$ (30,844)	\$ (19,981)	\$ -	\$ -	\$ -	\$ 310,072

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

34.25% 42.17% 23.58% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2014 Debt Service Asmt</i>	<i>2023 Debt Service Asmt</i>	<i>Total</i>
11/14/25	ACH	\$ 32,496.99	\$ 616.07	\$ 1,693.62	\$ -	\$ 30,187.30	\$ 10,339.43	\$ 12,730.18	\$ 7,117.69	\$ 30,187.30
11/21/25	ACH	555.77	11.12	-	-	544.65	186.55	229.68	128.42	544.65
11/21/25	ACH	318,200.40	6,109.44	12,727.93	-	299,363.03	102,534.59	126,243.32	70,585.12	299,363.03
12/12/25	ACH	1,637,446.12	31,438.97	65,497.73	-	1,540,509.42	527,638.66	649,642.76	363,228.00	1,540,509.42
12/22/25	ACH	173,967.33	3,346.88	6,623.39	-	163,997.06	56,170.50	69,158.62	38,667.94	163,997.06
01/12/26	ACH	15,725.05	305.05	471.75	-	14,948.25	5,119.91	6,303.77	3,524.56	14,948.24
01/12/26	ACH	74,049.31	1,436.57	2,221.47	-	70,391.27	24,109.66	29,684.45	16,597.16	70,391.27
01/30/26	ACH	-	-	-	1,494.86	1,494.86	512.00	630.39	352.46	1,494.85
02/09/26	ACH	84,470.18	1,655.00	1,720.50	-	81,094.68	27,775.67	34,198.15	19,120.86	81,094.68
03/10/26	ACH	49,971.56	989.21	510.85	-	48,471.50	16,601.93	20,440.74	11,428.82	48,471.49
04/08/26	ACH	15,099.92	301.99	-	-	14,797.93	5,068.43	6,240.38	3,489.12	14,797.93
04/08/26	ACH	66,839.12	1,335.44	67.68	-	65,436.00	22,412.43	27,594.78	15,428.78	65,435.99
04/24/26	ACH	-	-	-	170.95	170.95	58.55	72.09	40.31	170.95
05/08/26	ACH	688.59	13.78	-	-	674.81	231.13	284.57	159.11	674.81
05/08/26	ACH	66,800.37	1,336.00	-	-	65,464.37	22,422.15	27,606.75	15,435.47	65,464.37
06/08/26	ACH	22,561.69	451.23	-	-	22,110.46	7,573.04	9,324.12	5,213.30	22,110.46
06/16/26	ACH	70,638.21	1,412.76	-	-	69,225.45	23,710.35	29,192.82	16,322.28	69,225.45
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
TOTAL		\$ 2,629,510.61	\$ 50,759.51	\$ 91,534.92	\$ 1,665.81	\$ 2,488,881.99	\$ 852,464.98	\$ 1,049,577.57	\$ 586,839.40	\$ 2,488,881.95

100.87%	Net Percent Collected
\$ (21,499.29)	Balance Remaining to Collect

SECTION V

SECTION A



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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July 29, 2026

Board of Supervisors
Stoneybrook South Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Stoneybrook South Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stoneybrook South Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stoneybrook South Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stoneybrook South Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VI

SECTION B

SECTION 1



June 26, 2026

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

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

Dear Mr. LeBrun:

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

This letter is to confirm that Kimley-Horn and Associates, Inc. inspected the facilities that are owned and maintained by the District on June 22, 2026. Based on this inspection and discussion with the CDD Field Manager, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Any minor maintenance items will be identified in a list sent to the District Manager for review and completion. Generally, the project is in excellent condition.

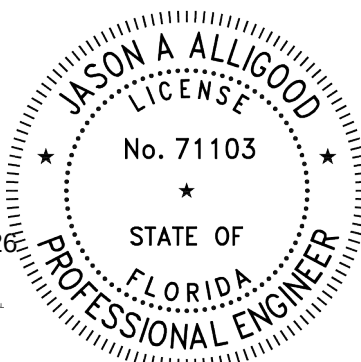
We reviewed the Operation and Maintenance budget for Fiscal Year 2025 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for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

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

Sincerely,
Kimley- Horn and Associates, Inc.


Jason A. Alligood, P.E.
Senior Project Manager
FL REG No. 71103

6/26/26
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JASON A. ALLIGOOD, P.E.
ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



SECTION C

SECTION 1

**BOARD OF SUPERVISORS MEETING DATES
STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the **Stoneybrook South Community Development District** will hold their regular meetings for Fiscal Year 2027 at 10:00 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of every other month, unless otherwise indicated, as follows:

**October 5, 2026
December 7, 2026
February 1, 2027
April 5, 2027
June 7, 2027
August 2, 2027**

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

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

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

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

SECTION 2

SECTION a

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Stoneybrook South Community Development
District

Date: _____

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

Date: _____

SECTION b

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

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

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

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

Achieved: Yes ☐ No ☐

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

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

Achieved: Yes ☐ No ☐

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

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

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

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Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Stoneybrook South Community Development
District

Date: _____

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

Date: _____

SECTION D

Stonebrook South CDD

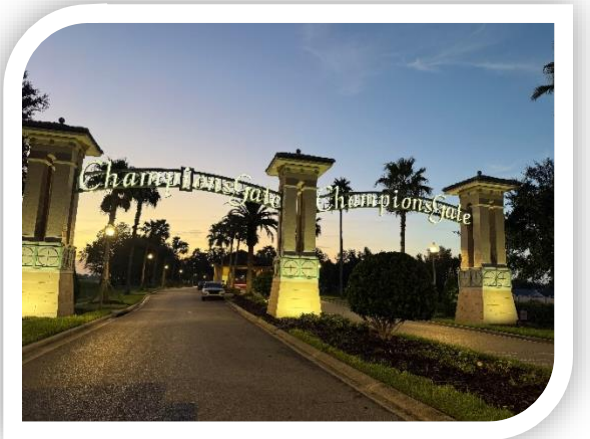
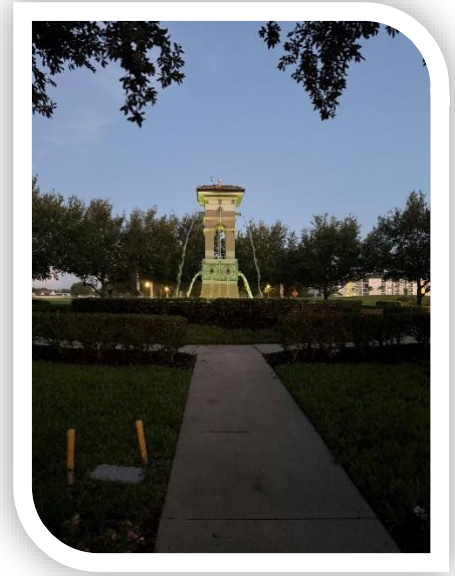
Field Management Report

Contracted Services

- Landscape contractor's performance has been satisfactory. Irrigation inspections have been on going, repairs as needed.
- Aquatic maintenance continues and algae blooms have been treated as conditions arise.
- Architectural fountain has been performing as expected.

Site Items

- Storm drain cleaning for water holding on Bunker scheduled for 7/29.
- Fountains have been monitored regularly for outage, several have been affected after storms. Pond 4 has recently been damaged, repairs completed 7/24.
- We have been experiencing issue with cut through traffic from Moon Valley Ct, to Westside Blvd, irrigation line have been cut, and bushes removed by "residents." Suggest additions of boulders to help prevent further damage.
- Soft washing for the monuments has been approved with Pressure Wash This Inc. Confirming scheduled to start 7/29/26. Painting to be discussed for 2027 fiscal year.
- Some outages have been reported for monument lettering, reviewed and have sent to vendor for review and repair.



SECTION 1



The Lake Doctors, Inc.
Aquatic Management Services

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

Water Management Agreement

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

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

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of sixteen (16) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Seven (7) ponds associated with **715285 Stoneybrook South Comm Dev District, Davenport FL.**

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

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

1.	Underwater and Floating Vegetation Control Program	\$490.00	Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	Total of Services Accepted	\$490.00	Monthly

\$490.00 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 **\$490.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **October 1, 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: 10/01/2026 | **PURCHASE ORDER #:** _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Jonathan Bandy - SALES MANAGER

Signed _____ Date _____

Name _____

Title _____

TERMS AND CONDITIONS

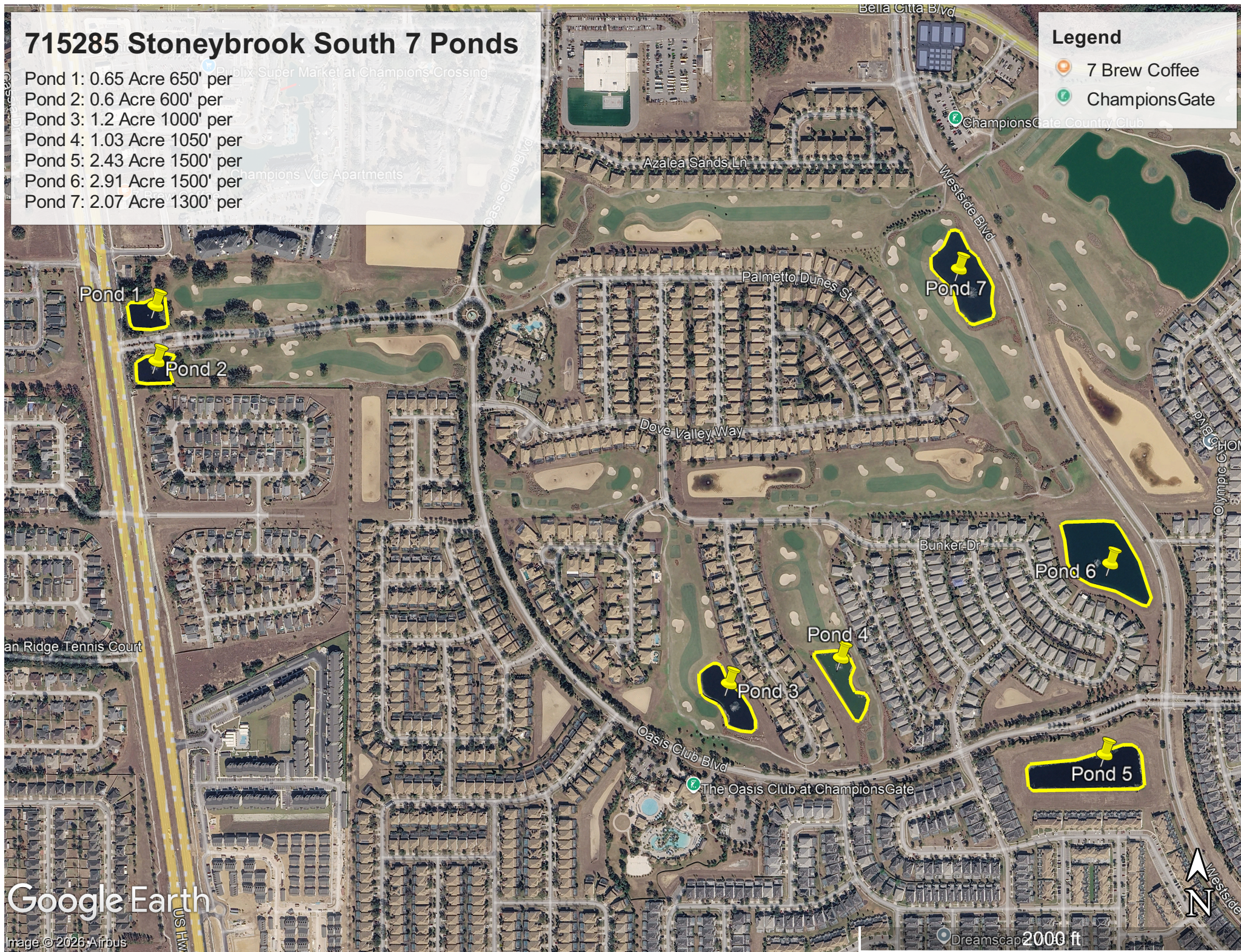
- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation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

715285 Stoneybrook South 7 Ponds

- Pond 1: 0.65 Acre 650' per
- Pond 2: 0.6 Acre 600' per
- Pond 3: 1.2 Acre 1000' per
- Pond 4: 1.03 Acre 1050' per
- Pond 5: 2.43 Acre 1500' per
- Pond 6: 2.91 Acre 1500' per
- Pond 7: 2.07 Acre 1300' per

Legend

- 7 Brew Coffee
- ChampionsGate



Google Earth

Image © 2026 Airbus

SECTION 2

ESTIMATE

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

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Alan Scheerer
Job #26-8807 - Monument Painting - Stony Brook South at Champions Gate
Westside Boulevard
Four Corners, FL

Estimate #	7322
Date	3/10/2026

Description	Amount
Scope of Work: Exterior Paint ⚠ THIS IS A PER LOCATION PRICE * Contractor shall furnish all labor, materials, equipment, supervision, and disposal necessary to prepare and repaint previously painted exterior surfaces of the structure in accordance with manufacturer recommendations. 1. Surface Preparation - Pressure wash exterior surfaces to remove dirt, chalking, mildew, and contaminants. - Scrape and sand loose, peeling, or failing paint to create a sound substrate. - Spot prime exposed areas as required to ensure proper adhesion. - Caulk minor gaps, seams, and penetrations with paintable exterior sealant where required. 2. Conditioning and Priming - Apply Sherwin-Williams Loxon Conditioner to previously painted masonry or stucco surfaces where necessary to improve adhesion and seal porous substrates. - Conditioner shall be applied in accordance with manufacturer specifications and allowed proper cure time prior to finish coatings. 3. Finish Coating - Apply Sherwin-Williams SuperPaint Exterior Acrylic Latex to all approved previously painted surfaces. - Application shall consist of one full coat or as required to achieve uniform coverage and appearance. - Paint shall be applied by brush, roller, or spray followed by back-rolling as required for proper film build. 4. Included Surfaces - Work includes repainting of previously painted exterior surfaces such as: - Stucco and masonry walls - Exterior trim - Soffits and fascia (non-factory coated only) - Minor stucco repairs less than 2sf - Plant removal from monuments (4) 5. Exclusions - Factory coated, pre-finished, or powder-coated materials are excluded from this scope of work. This includes but is not limited to: - Factory finished metal panels - Bare substrates, new construction materials, or areas requiring full priming systems not specified above. - Structural repairs, moisture intrusion corrections, or substrate replacement. - Permits and fees - Engineering Payment Schedule: - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion	\$13,446.50

Sub Total	\$13,446.50
Total	\$13,446.50

SPECIAL INSTRUCTIONS

TERMS & CONDITIONS

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

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

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

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

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

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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

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

SECTION 3



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

February, 17th 2026

Alan Scheerer,

This letter serves as formal confirmation that there will be **no increase in contract pricing for the 2027 term** for the following properties:

- Old Hickory CDD
- Stoneybrook South CDD
- Stoneybrook South at ChampionsGate

All existing contract rates shall remain unchanged through the 2027 contract year in accordance with the current agreement terms.

Should you have any questions or require additional documentation, please do not hesitate to contact our office.

SECTION 4



Proposal

Date: 7/20/2026

Work Order #22043

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Boulders

Floralawn proposes to perform the following:

Remove declining/dead viburnums

Install boulders at 5ft spacing along the bed to prevent cars from cutting through the bed.



Boulders Installation

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	
Debris Disposal	0.15	ea	
Boulder - Larger (700lbs-1100lbs) W/ Install	10.00	ea	
Landscape Removal	10.00	Hr	
PROJECT TOTAL:			\$7,852.83

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**
 Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$7,852.83), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____
Casey Hallman
Date 7/20/2026
Floralawn

By _____
Date _____
Stoneybrook South CDD



Proposal

Date: 7/24/2026

Work Order #22043

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Boulders

Floralawn proposes to perform the following:

Remove declining/dead viburnums in the highlighted area shown below.

Installation: (See attached photo for location)

45 - 7g Sweet Viburnum on 3 ft spacing to replace the hedge line that has declined.

Boulders at +/-5ft spacing along the bed to prevent cars from cutting through the bed.



Boulders Installation

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Debris Disposal	0.15	ea
Boulder - Larger (700lbs-1100lbs) W/ Install	10.00	ea
Pine Bark Mulch - Installation	5.50	cuyd
Landscape Removal	10.00	Hr
Odoratissimum Viburnum - Installation	45.00	7 gal.

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

Items	Quantity	Unit
Irrigation Material	1.00	ea

PROJECT TOTAL: \$12,120.67

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$12,120.67), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 7/24/2026

Floralawn

By _____

Date _____

Stoneybrook South CDD

SECTION 5



Pressure Wash This Inc.

JULY 22ND 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: STONEYBROOK SOUTH CDD

SERVICE REQUESTED: SOFT WASH AND TREAT

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS INCLUDING ARCHES ON WESTSIDE AND OLYMPIC CLUB \$575.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS INCLUDING ARCHES ON BELLA CITA AND OASIS \$575.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS INCLUDING ARCHES ON US-27 AND PALMETTO DUNES \$575.00

TOTAL PRICE: \$1,725.00

BID FOR: STONEYBROOK SOUTH AT CHAMPIONS GATE CDD

SERVICE REQUESTED: SOFT WASH AND TREAT

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS ON WESTSIDE AND OLYMPIC CLUB \$375.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS INCLUDING ARCHES ON BELLA CITA AND WHISTLING STRAITS \$575.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS ON WESTSIDE AND FALLEN OAKS \$375.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS ON WESTSIDE AND WHISTLING STRAITS \$375.00

SOFT WASH AND TREAT FRONT ENTRANCE MONUMENTS ON WESTSIDE AND LEAPARD CREEK \$375.00

TOTAL PRICE: \$2,075.00

PAINT IS PEELING AND OXIDIZED. MUD DAUBER STAINS ARE PRESENT

