

*Stoneybrook South at
ChampionsGate
Community Development District
Agenda*

October 6, 2025

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 29, 2025

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, October 6, 2025 at 11:00 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 meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 4, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Acceptance of Resignation from Barry Bichard
 - B. Consideration of Resume/Letter of Interest
 - C. Appointment of Individual
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Election of Officers
 - F. Consideration of Resolution 2026-01 Electing Officers
5. Consideration of Engagement Letter for Professional Audit Services from Grau & Associates
6. Review of Proposal for Environmental Services from Bio-Tech Consulting
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. Adjournment

MINUTES

**MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, **August 4, 2025**, at 11:10 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan
Rob Bonin *joined late*
Campbell McAnally
John Lambert

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Alan Scheerer
Jason Alligood *by phone*

District Manager, GMS
District Counsel
Field Manager
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:33 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. This is a time for members of the public, if they wish to make a comment, we just ask you to state your name and address and try to keep it under three minutes. Are there any public comments? Hearing none, we'll move down to item number three.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 7, 2025 Meeting

Mr. LeBrun: This is the approval of the minutes from the April 7, 2025 Board meeting. I'll take any corrections. If not, I just need a motion to approve those.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Minutes of the April 7, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Election of Officers**
- D. Consideration of Resolution 2025-04 Electing Officers**

Mr. LeBrun: Just for the record, Rob Bonin has joined the meeting. That brings us to item number four. The Board previously had discussed appointing a Board member. You have a resident who is interested, Ms. Hendrickson. The Board had asked her to come in to come in person, so that we could appoint her. She wasn't able to make today's meeting, but she said she'll be at the next one. I'll make a note to continue this item to the next meeting.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun: That brings us down to item number five. This is our public hearing section. If I could just get a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun: We actually have two public hearings. They will be on Resolution 2025-05 and also on Resolution 2025-06. If the Board is okay, I can walk us through the resolutions, we can go to the public, and if there is no comment bring it back to the Board.

Mr. Morgan: That sounds good.

- A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. LeBrun: Resolution 2025-05 is adopting the Fiscal Year 2026 budget. If the Board recalls, you previously approved a proposed budget back a few meetings ago. What you are doing today is adopting the Fiscal Year 2026 budget. The budget has not changed much since the Board last approved the proposed. We just updated the actuals. Alan has worked to finetune any other changes that he was aware of. Just for the record, there is no assessment increase, so it keeps the assessments level. Owners won't notice any change in their assessment levels; I want to make sure the Board remembers that. If you go to page 24 of your electronic agendas, this is where the budget starts. Like I said, very little change. On page 24, you have your revenue sections. You'll see the assessments are listed. Our interest is also calculated there as well. The estimated interest for next year. You have your administration costs, the cost of running the District. Below that you have your operations and maintenance. That is for the operations and maintenance of District owned infrastructure. Those have been updated with any new contracts or information of forecasted expenses. Alan does a great job of getting those dialed in accurately. On page 25, you'll see your assessment chart. As you note there, no change in assessment level and on the bottom of there on page 25 you'll see the cost split. This have been split between the two Districts; there is a cost share agreement that helps with economy of scale mobilization. It helps keep the costs lower and the Districts share those expenses for operations and maintenance. Behind that, you have your narrative section. This explains the budget line by line. The different account service for streetlights, electric, and all of that is listed there. This is helpful for new residents trying to get a feel for the budget. On page 35, you have your capital reserve fund. You will see it there for any capital improvements, repairs, a very healthy capital reserve. The Board has done a great job allocating those expenses for future capital needs. After that, you have your debt service funds and your amortization schedules for the various bond series that are listed there as well. Like I said, very similar to the proposed budget the Board approved previously. If the Board is okay, I'll just ask for any public comments. I hear none. I'll bring it back to the Board. Does the Board have any questions on the 26 budget?

Mr. Morgan: Is everybody good? We hashed this out earlier, so we should be good.

Mr. LeBrun: If there are no questions, we just need a motion to adopt Resolution 2025-05.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: Five B, this is the other portion of the public hearing. This is consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll. The budget you just adopted, this resolution is the mechanism to fund that budget. So, you are approving imposing those special assessments and then certifying the assessment roll that will be used for those assessments. Once again, I will ask any members of the public comments here. Okay, we will bring it back to the Board. Any questions on that Resolution 2025-06?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun: I just need a motion to close both hearings.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Landscape Proposal from Tigris**

Mr. LeBrun: This brings us down to item number six. This is consideration of landscape proposal from Tigris. Alan, did you want to present this to the Board?

Mr. Scheerer: Yeah. So, if the Board recalls, for the number of years we've been treating cone grass in the various wetland upland areas, the company that did it was known as American Ecosystems. They were purchased by Tigris. That's why you see this new agreement with you. This agreement actually started in April, and it lasts through September 30th of 2026. So, what we like to do with our contracts is try to get them all on the same cycle as our budget. So, when we come back in for the 27 budget, you'll see one that will start October 1 of 26 and expires September 30th of 27. So, they continue to perform these services on a monthly basis as needed. We do meet with them about once a quarter just to kind of take a look at all the wetland upland buffer areas. They're doing a pretty good job. And I think the original owner of American Ecosystems is still

around for a little bit longer. So, I talked to him from time to time. But we're just looking to get this official and approved by the Board today. These numbers have been accounted for in your 2025 and your 2026 budget.

Mr. Mogan: Is everybody good? I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Landscape Proposal from Tigris, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. LeBrun: All right, item number seven. We have a presentation of the arbitrage rebate reports. Essentially, the District has vendors perform these arbitrage rebate calculations. You essentially can't earn more interest on the bonds than you're actually paying. The report says there's no rebate liability. Which is good news. There's no tax liability. We just present that to the Board yearly so they can see those computations that there is no rebate liability for the bonds. Happy to take any questions on the full reports there, but that 102 is just the summary that shows that. If there are no questions, we just need a motion to accept that arbitrage rebate report.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Accepting the Arbitrage Reports, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Mr. LeBrun: Next we have the presentation of the Fiscal Year 2024 audit report. We make sure the Board's aware that each year the District is required to undergo a third-party independent audit of its finances. It was a clean audit. There were no findings. That's great news. And I typically point our Board members to the summary letter. That's on page 168. Grau & Associates, they write a letter to the Board, and on the second paragraph from the bottom is basically where they say, in our opinion, the District complied in all material respects with the requirements for the Fiscal Year ending September 30, 2024.

Mr. Morgan: Perfect.

Mr. LeBrun: To summarize, this was clean audit. Happy to take any questions on it. If not, just need a motion to approve that audit.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Accepting Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Consideration of Water Management Agreement with The Lake Doctors, Inc.

Mr. LeBrun: All right, brings us down to item number nine. This is on 172. This is a consideration of water management agreement with the Lake Doctors. Alan, did you want to do this one?

Mr. Scheerer: As you know, we've Been using Lake Doctors to maintain all the aquatics within the Stoneybrook South at ChampionsGate CDD. This agreement begins October 1 of 25 and expires September 30th of 26. And it also includes the ponds in Fox north and X Tract. We made sure those were included because we do have some cattail fun things going on right there that we're working on and all this funding has been allocated for in the 2026 Budget. We're just looking for any questions and or approval by the Board.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Water Management Agreement with the Lake Doctors, Inc, was approved.

TENTH ORDER OF BUSINESS

Consideration of Installation of “No Fishing” Signs

Mr. Scheerer: I think we've had a request from the various HOAs here at ChampionsGate to add “No Fishing” signs to the wet ponds. I think probably the biggest ones that I've heard having problems with are the one at the corner of Bella Ceda and Westside Boulevard. And apparently somebody went swimming in the Whistling Straight Pond. So, we don't have any “No Fishing” signs or something like that. We do have some alligator warning signs.

Mr. Morgan: Yeah, that's it. I think we put those up about a year ago.

Mr. Scheerer: Yeah, the developer installed a lot of those warning signs, but we're getting some requests from the various HOAs to add no fishing. Maybe boating and swimming. Apparently, somebody was fishing and swimming.

Ms. Trucco: That’s important from a liability perspective. I would absolutely recommend that.

Mr. Scheerer: So, we want to bring that to the Board, make sure you're okay. We'll go ahead and we'll order some signs, and we'll place those signs in strategic locations around the ponds. Obviously, we don't have police powers, so it's going to be kind of difficult, but at least we'll have the warning signs and like Kristen mentioned, the liability. Having the signs there will help us with that.

Mr. Trucco: Would it be possible to reach out to the insurance carrier and just get their feedback to have something in writing.

Mr. Scheerer: We actually did.

Ms. Trucco: The language that they want on the sign just in case we have to submit a claim. That way we can say we comply with your recommendation. Okay.

Mr. LeBrun: They sent us a little flyer, we have all the information, yes.

Ms. Trucco: Perfect.

Mr. Scheerer: The problem is they want one like every 50-feet.

Ms. Trucco: Yeah, it's important to follow their recommendations because if there is an issue, you're going to submit a claim to your insurance carrier.

Mr. Scheerer: We couldn't put them on every pond, but I think the ones that we're focused on right now would be the biggest problem ponds. Unless somebody feels differently. I'll put them wherever you want them.

Ms. Trucco: I think it's probably in the best interest to put it everywhere on all the ponds.

Mr. Scheerer: That's a lot of ponds.

Mr. McAnally: It is. But what you have problems with is the three on Whistling Straits, because you have vacation renters that use those. They bring their rods with them, they go down there, they're going on to people's properties, and they're walking across the golf course. It's everything. It's a real nightmare for them. And it's dangerous, too, for some of them. Just stand on the edge. When people are teeing off. When you say to them, listen, you can't do this, they totally ignore you.

Mr. Scheerer: Yeah. So, you're looking at the Whistling Straight Pond. You're looking at the little par three and then the one further down by Ocean Course.

Mr. McAnally: Yes. But you're also talking the one behind new building on Whistling Straits. The gym on Whistling Straits. The one behind there seems to be a real popular one because they just drive the car up into the carpark and then they get out and walk right down.

Mr. Scheerer: Let me do a quick inventory. If that's the direction the Board wants, we can make it happen.

Mr. LeBrun: We have a lot of room in our budget this year to make it happen.

Mr. Scheerer: We'll just have to maybe see if there's a logo specific to the ChampionsGate that we can use. And then we can put no boating, swimming, or trespassing. Or fishing. That's typically our language. No trespassing, boating, swimming, or fishing. And then we'll put them in. So if that's what the direction of the Board will be, we're happy to accommodate. Give me a little time, folks, because we'll have to count the ponds and how many on each pond.

Mr. LeBrun: And if we can, we'll just maybe have the Board approve that action.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Installation of "No Fishing" Signs, was approved.

ELEVENTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to our staff reports. District Counsel.

Ms. Trucco: Good morning, Board. I don't have any specific updates for you today. Nothing has come across my desk since the last Board meeting.

Mr. McAnally: Did we get anywhere with the request from Neil Roberts?

Ms. Trucco: There was an email with the District Manager. I think I had asked for the parcel ID. I don't think that he provided them. I can follow up on that. I was keeping it on my radar. My running task list. We can follow up. I don't think he's responded.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: That brings us down to our District engineer, Jason. We still have you. Yeah.

Mr. Alligood: Hey, good morning, Jason. Just in general. We had the annual report due, and I was able to get out there and spend some time out there and still leave some sites and look like everything is in generally good condition and being well maintained. So that part looks good. Still a large area, so still kind of getting my head wrapped around all the infrastructure out there, but generally it seems like everything's getting maintained.

Mr. Morgan: Great.

Mr. LeBrun: And then also, Jason, included in your agenda on page 177 is the presentation of the annual engineer's report. So, this is provided each year by the District engineer as part of the bond requirements. It just says basically there's no known deficiencies observed, and the operation maintenance budget is sufficient. You can ask Jason any questions. It's on page 177. Otherwise, just need a motion to accept that report.

Mr. Lambert: So moved.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings down to our District manager's report. I just have a few things under here. If you go to page 180, you'll see our approval of the check register. This is from April 1 through July 28th. From your general fund, you have checks 892 through 938. Total there is \$384,878.37. From your payroll fund, you have checks 50114 through 50118. Total there is \$923.50. Grand total is \$385,801.87 for the check registered. Behind that, you have your line-by-line items there that detail each of those checks. Staff's happy to take any questions on those. If not, just need a motion to approve the check register.

Mr. Lambert: Motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials through June 30th. No action is required on the Board's part. It just shows you the current status of the accounts through June 30, 2025.

iii. Presentation of Registered Voters – 644

Mr. LeBrun: Next one I have is just a yearly requirement to present the annual number of registered voters. That's provided to us by the supervisor of elections. So, there is, as of April 15th,

there are 664 registered voters. So not residents, but registered voters that are within the District. So, we are just required to announce that annually.

Mr. Morgan: Wow our last meeting was in April?

Mr. LeBrun: Yes, I believe we had a quorum issue.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun: Next, item number four, page 209, we have our proposed fiscal year 2026 meeting schedule. So, it's listed there. Pretty much the same schedule the Board's used. Seems to work well with the other meetings.

Mr. Morgan: Jeremy, just a quick question. In some of my other CDD meetings that George runs, when we did our schedules, we ran it so that all the meetings that occur on that day can occur concurrently. So, they're all scheduled to start at 11.

Mr. LeBrun: Okay.

Mr. Morgan: And that way, if this meeting only lasts 10 minutes, we can go right into the next meeting instead of having to wait the half hour. Is there any reason why we can't do that with these meetings?

Mr. LeBrun: So the only difference I would say is the one before this one is an all-resident Board, and sometimes those take a little longer.

Mr. Morgan: I'm just saying, if we could do our three. Ours, Shingle Creek, and Shingle Creek at Bronson. If we could get them all to start at 11.

Mr. LeBrun: Okay.

Mr. Morgan: Because a lot of times those Shingle Creek and Shingle Creek at Bronson meetings literally last seven minutes. If the Board is favorable to that, I would really appreciate it, Rob. And I would.

Mr. LeBrun: This wouldn't affect this one at all. So, they'll start this one at 11.

Mr. Morgan: Then the next two would be effective. Okay, that would be much appreciated.

Mr. LeBrun: If the Board's okay with this one's already scheduled for 11 on here.

Mr. Morgan: And we're good with the dates? Is everybody good with the dates here?

Mr. LeBrun: I just need a Motion to approve the Fiscal Year 26 schedule.

Mr. McAnally: Motion to approve.

On MOTION by Mr. McAnally, seconded by Mr. Lambert, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved as amended.

v. District Goals

a. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. LeBrun: Last thing I have is our District goals and objectives. Page 214. You'll see our current fiscal year goals and objectives. The Board recalls last legislative session; they required Community Development Districts to adopt annual goals and objectives with measurements and standards. So, this just to kind of refreshes our memories on those. Then we're also just asking for authorization that once the fiscal year ends, I'll go through this. We'll check everything off. So far, we did everything. All of our goals and objectives. This is just giving authorization to the chair to sign those documents and then we'll post them on our website.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

b. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. LeBrun: And then after that, we have our Fiscal Year 26 goals and objectives. So, we were hopeful that maybe they might do away with this requirement, but it's still in place. So, this is just your fiscal year 26 goals and objectives. Same ones that we had this year. They're state statute compliant, efficient. We know, we can hit them all. So just asking to adopt those same goals for this upcoming Fiscal Year.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Any other business or Supervisor's requests?

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.


On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Bichard Resignation SBS South at CG CDD
Date: August 22, 2025 at 3:04 PM
To: Iman Sakalla isakalla@gmscfl.com
Cc: Jeremy LeBrun jlebrun@gmscfl.com



Begin forwarded message:

From: Barry Bichard <Barry.Bichard@Lennar.com>
Subject: Bichard Resignation SBS South at CG CDD
Date: August 22, 2025 at 2:26:02 PM EDT
To: George Flint <gflint@gmscfl.com>

George,

I wish to resign from the Stoneybrook South at Championsgate CDD Board.
Please accept this as my Resignation.

If I need to be in person at the next meeting to resign please let me know any next steps.

Thank you,



Barry Bichard

Senior Land Development Manager – Orlando Division

barry.bichard@lennar.com
Mobile: 352.552.6969

6675 Westwood Blvd., 5th Floor
Orlando, FL 32821

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SECTION B

2025 CANDIDATE INFORMATION SHEET

Stoneybrook South at Champions Gate CDD

NAME: Cindy Hendricksen

PROPERTY ADDRESS: 1084 Downswing Place, Davenport, FL 33896

TELEPHONE: (407) 399-5922

BACKGROUND SUMMARY:

- CGCC Full-time owner/resident.
- Supervisor – Lease Administration – Kimco Realty Corp.
- 25+ years' property management, construction, leasing and lease administration.
- Responsible for reviewing and approving Annual Reconciliations of Common Area Maintenance, Real Estate Taxes and Utilities for 1,000+ tenants.
- Responsible for abstracting leases on a daily basis.
- Review, approve and post monthly rent for 1,000+ tenants.
- Experienced in negotiations, project planning and execution, scheduling, contracts, pay applications, etc.
- Past President of the Mayfair Oaks Subdivision HOA in Sanford, FL.

BIO:

Supervisor of Lease Administration for Kimco Realty and have been with the company for over 20 years. I oversee the Southeast Region of the United States. Kimco Realty is the leading owner and operator commercial and mixed-use shopping centers in the country and own over 600 centers. The Southeast Region is comprised of over 75 properties and 1,300+ tenants.

Currently manage Tenant Account Analysts as well as work directly with tenants, property managers, construction personnel and leasing managers.

Having the knowledge of many different areas of management, construction and lease administration in real estate, I believe I would be of value to assist the Champions Gate Country Club CDD.

I would like to volunteer my services to serve on the Stoneybrook South at Champions Gate CDD Board of Supervisors.

SECTION F

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of October, 2025.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 11, 2025

Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025. 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 at ChampionsGate Community Development District as of and for the fiscal year ended September 30, 2025. 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 2025 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.

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 representatives 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@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically 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.

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.

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 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stoneybrook South at ChampionsGate 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 at ChampionsGate Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, 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, 2025. 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

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VI

Orlando [HeadQuarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL, 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5154 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Land & Aquatic
Management Operations]
3825 Rouse Road
Orlando, FL 32817



Bio-Tech Consulting

Environmental and Permitting

September 02, 2025

Alan Scheerer
Stoneybrook South at Champions Gate CDD
219 East Livingston Street
Orlando, Florida 32801

Proj: Stoneybrook Fox South - M&M Extension
Re: Proposal for Environmental Services - (BTC Proposal No. 25-1498)

Dear Alan:

Bio-Tech Consulting (BTC) is pleased to provide this proposal for environmental services associated with Stoneybrook Fox South - M&M Extension in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,
Danny Gough
Director of Permitting Services

**PROPOSAL FOR ENVIRONMENTAL SERVICES
STONEYBROOK FOX SOUTH - M&M EXTENSION
BTC PROPOSAL No. 25-1498**

1. MONITORING - BI-ANNUAL MITIGATION (50-5)

Conduct bi-annual mitigation area monitoring events per regulatory conditions. Data collected during each event will be used in reports regularly provided to the respective agency.

NOTES: 2 Maintenance events for 1 year of Monitoring @ \$1000/event

Event Price: \$2,000.00

2. MONITORING - ANNUAL MITIGATION REPORT (50-6)

Preparation and submittal of an annual report detailing the monitoring events conducted in mitigation areas. This report will include all data and documentation necessary to meet the respective agency's permit conditions.

NOTES: 2 Maintenance events for 1 year of Monitoring @ \$1600/event

TOTAL PRICE: \$3,200.00

3. MAINTENANCE BI-ANNUAL - MITIGATION AREAS (75-22)

Mitigation maintenance to meet the conditions of the regulatory agency permit conditions. This task will consist of herbicide treatment throughout the mitigation areas within the project boundary. Maintenance events will occur two times per year.

NOTES: 2 Maintenance events for 1 year of Monitoring @ \$720/event

TOTAL PRICE: \$1,440.00

4. SIGN-OFF MEETING (50-16)

Attend a site meeting with the agencies to facilitate a sign off of the monitoring requirements.

TOTAL PRICE: \$1,200.00

INITIAL: (BTC) (Client)

Bio-Tech Consulting
Time & Materials Schedule

Expert Witness	\$350.00-\$400.00/Hour
President, John Miklos	\$300.00/Hour
Vice Presidents/Directors	\$200.00/Hour
Senior Scientist	\$200.00/Hour
Environmental Lead	\$185.00/Hour
Environmental Scientist IV	\$175.00/Hour
Environmental Scientist III	\$165.00/Hour
Environmental Scientist II	\$155.00/Hour
Environmental Scientist I	\$145.00/Hour
Land Management Supervisor	\$150.00/Hour
Environmental Field Tech	\$105.00/Hour
GIS and Data Analyst	\$120.00/Hour
Administration	\$75.00/Hour
Materials & Costs	Cost + 12%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, LLC, and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:



John Miklos, President
Bio-Tech Consulting, LLC

September 02, 2025

Date

Authorized Signatory

Date

INITIAL:  (BTC) _____ (Client)

MANDATORY

Billing/Accounts Payable Contact:

Billing Information: Name: _____
 Title: _____
 Company: _____
 Address: _____

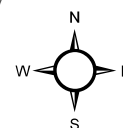
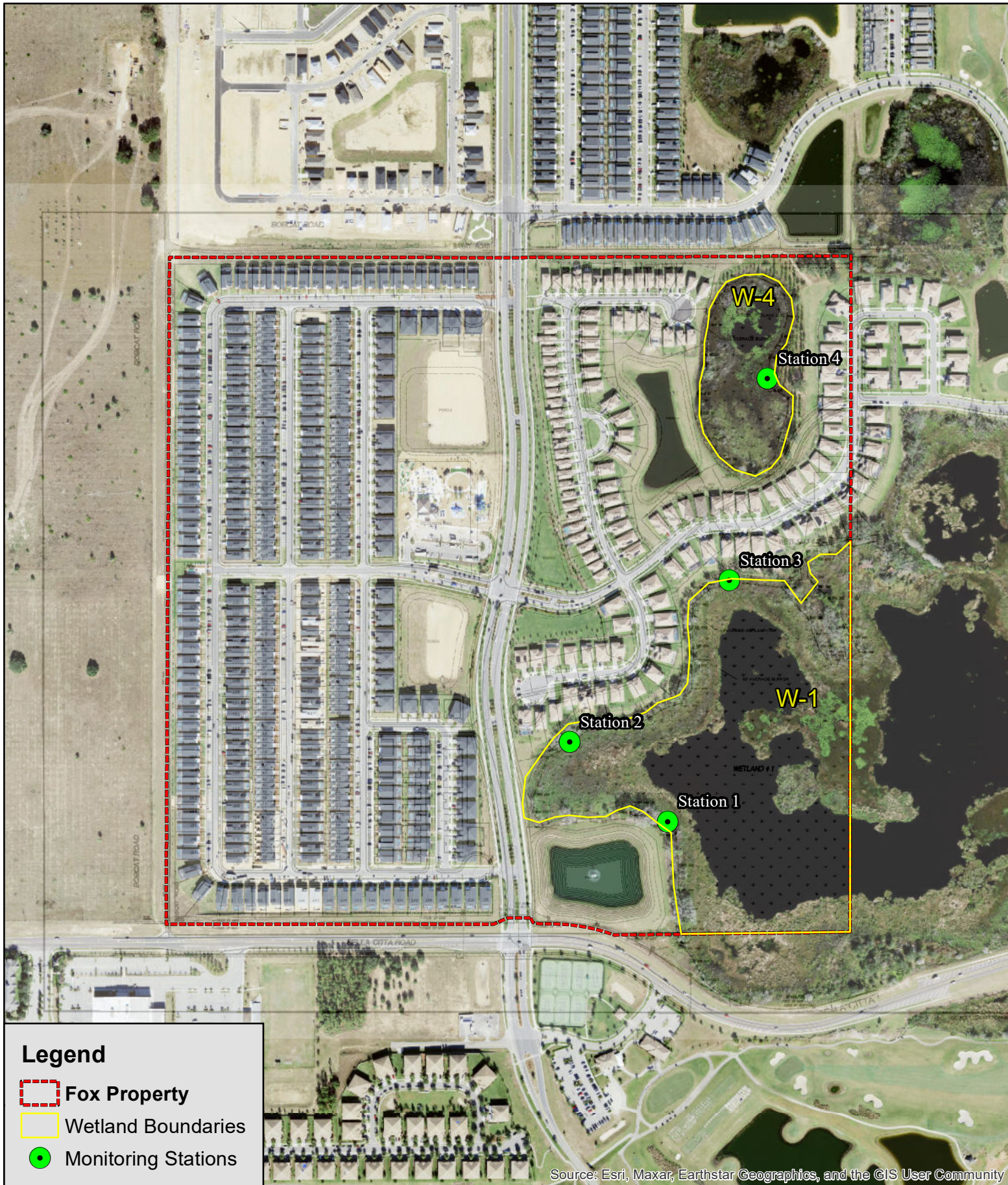
 Phone: _____
 Cell: _____
 Fax: _____
 E-mail: _____

☐

Please check here if you prefer to receive a paper invoice

Landowner/Access Contact Information:

Name: _____
Phone: _____
Gate Code: _____
Access Point: _____
Tenants Present: _____
Other Relevant Information:



Bio-Tech Consulting, LLC
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, LLC heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

SECTION VII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

September 1, 2025 - September 29, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/4/25	945-946	\$ 19,644.25
	9/11/25	947-948	1,180.90
	9/18/25	949-957	54,435.56
	9/22/25	958	18,101.00
	9/29/25	959-960	641.00
			<hr/>
			\$ 94,002.71
Capital Reserve			
	9/18/25	8	\$ 21,479.52
			<hr/>
			\$ 21,479.52
TOTAL			<hr/>
			\$ 115,482.23

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/04/25	00032	9/01/25 34184	202509 300-13100-10100		*	8,753.46	
			LANDSCAPE MAINT SEP25				
		9/01/25 34184	202509 320-53800-46200		*	10,275.79	
			LANDSCAPE MAINT SEP25				
				FLORALAWN 2 LLC			19,029.25 000945
9/04/25	00039	9/01/25 4014626	202509 300-13100-10100		*	282.90	
			POND MAINTENANCE SEP25				
		9/01/25 4014626	202509 320-53800-47200		*	332.10	
			POND MAINTENANCE SEP25				
				TIGRIS AQUATIC SERVICES LLC			615.00 000946
9/11/25	00032	9/04/25 34479	202509 300-13100-10100		*	455.40	
			BED PREP/PLNT RMV & INST.				
		9/04/25 34479	202509 320-53800-46100		*	534.60	
			BED PREP/PLNT RMV & INST.				
				FLORALAWN 2 LLC			990.00 000947
9/11/25	00040	8/31/25 33122221	202508 310-51300-31100		*	190.90	
			COORD OF COMP.LTR-BIOTECH				
				KIMLEY-HORN AND ASSOCIATES INC			190.90 000948
9/18/25	00032	9/08/25 34495	202508 300-13100-10100		*	1,642.72	
			RPLC CTRLR DUE TO LGHTNG				
		9/08/25 34495	202508 320-53800-47300		*	1,928.40	
			RPLC CTRLR DUE TO LGHTNG				
		9/08/25 34496	202508 300-13100-10100		*	497.60	
			OASIS MNLN-RPR COUP/10PVC				
		9/08/25 34496	202508 320-53800-47300		*	584.14	
			OASIS MNLN-RPR COUP/10PVC				
		9/08/25 34497	202508 300-13100-10100		*	307.38	
			RPR GLOBE VLV/2ADPTR/COUP				
		9/08/25 34497	202508 320-53800-47300		*	360.84	
			RPR GLOBE VLV/2ADPTR/COUP				
		9/09/25 34557	202509 300-13100-10100		*	402.50	
			FLSH CUT PALM BEHIND MONU				
		9/09/25 34557	202509 320-53800-46100		*	472.50	
			FLSH CUT PALM BEHIND MONU				
				FLORALAWN 2 LLC			6,196.08 000949
9/18/25	00001	9/01/25 220	202509 320-53800-12000		*	1,797.17	
			FIELD MANAGEMENT SEP25				
		9/01/25 220A	202507 310-51300-42000		*	1.02	
			USPS-MAIL 941 FORM TO IRS				
		9/01/25 221	202509 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES SEP25				

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/25 221	202509 310-51300-35200		*	105.00	
		WEBSITE ADMIN SEP25					
		9/01/25 221	202509 310-51300-35100		*	157.50	
		INFORMATION TECH SEP25					
		9/01/25 221	202509 310-51300-31300		*	1,225.00	
		DISSEMINATION FEE SEP25					
		9/01/25 221	202509 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		9/01/25 221	202509 310-51300-42000		*	3.83	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			7,039.67 000950
9/18/25 00002		9/15/25 144999	202508 310-51300-31500		*	895.86	
		MTG/TIGRIS/LAKE DOC AGREE					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			895.86 000951
9/18/25 00036		9/09/25 17521	202509 300-13100-10100		*	69.00	
		CLEAN FNT HOLES 15 & 16					
		9/09/25 17521	202509 320-53800-47100		*	81.00	
		CLEAN FNT HOLES 15 & 16					
		9/11/25 17531	202509 300-13100-10100		*	291.87	
		RPR POD NO JETS HOLE 16					
		9/11/25 17531	202509 320-53800-47100		*	342.63	
		RPR POD NO JETS HOLE 16					
		9/11/25 17532	202509 300-13100-10100		*	46.00	
		CLEAN FOUNTAIN IN POND 3					
		9/11/25 17532	202509 320-53800-47300		*	54.00	
		CLEAN FOUNTAIN IN POND 3					
				LAKE FOUNTAINS AND AERATION INC			884.50 000952
9/18/25 00011		9/10/25 09102025	202509 300-20700-10000		*	20.38	
		FY25 DEBT SRVC SER2017					
				STONEBROOK SOUTH AT CHAMPIONSGATE			20.38 000953
9/18/25 00011		9/10/25 09102025	202509 300-20700-10100		*	62.89	
		FY25 DEBT SRVC SER2019					
				STONEBROOK SOUTH AT CHAMPIONSGATE			62.89 000954
9/18/25 00011		9/10/25 09102025	202509 300-20700-10200		*	47.43	
		FY25 DEBT SRVC SER2020					
				STONEBROOK SOUTH AT CHAMPIONSGATE			47.43 000955
9/18/25 00011		9/10/25 09102025	202509 300-20700-10300		*	20.41	
		FY25 DEBT SRVC SER2023					
				STONEBROOK SOUTH AT CHAMPIONSGATE			20.41 000956
				SSCG STONEYSCG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/18/25	00034	9/11/25 09112025	202509 300-20700-10500		*	75,724.35	
		EXP.DUE TO SS CDD JUL-AUG					
		9/11/25 09112025	202509 300-13100-10100		*	36,456.01-	
		EXP.DUE FROM SS JUL-AUG25					
STONEBROOK SOUTH CDD							39,268.34 000957
9/22/25	00004	9/22/25 29725	202509 300-15500-10000		*	7,029.00	
		FY26 GEN.LIAB/PUBLIC OFFC					
		9/22/25 29725	202509 300-15500-10000		*	5,978.88	
		FY26 PROPERTY INSURANCE					
		9/22/25 29725	202509 300-13100-10100		*	5,093.12	
		FY26 PROPERTY INSURANCE					
EGIS INSURANCE ADVISORS, LLC							18,101.00 000958
9/29/25	00036	9/22/25 17543	202509 300-13100-10100		*	46.00	
		CLEAN POND 5 FOUNTAIN					
		9/22/25 17543	202509 320-53800-47100		*	54.00	
		CLEAN POND 5 FOUNTAIN					
LAKE FOUNTAINS AND AERATION INC							100.00 000959
9/29/25	00022	9/29/25 2065871	202509 300-13100-10100		*	248.86	
		MTHLY WATER MGMT SEP25					
		9/29/25 2065871	202509 320-53800-47000		*	292.14	
		MTHLY WATER MGMT SEP25					
THE LAKE DOCTORS, INC.							541.00 000960
TOTAL FOR BANK A						94,002.71	
TOTAL FOR REGISTER						94,002.71	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/18/25	00002	9/11/25 09112025	202509 300-20700-10100		*	21,479.52	
EXP.DUE TO SS CDD - AUG25				STONEYBROOK SOUTH CDD			21,479.52 000008

TOTAL FOR BANK B						21,479.52	
TOTAL FOR REGISTER						21,479.52	

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
August 31, 2025



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Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 306,840	\$ 132,299	\$ -	\$ -	\$ 439,139
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	306,865	-	306,865
Prepayment	-	-	126	-	126
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	600,562	-	600,562
Prepayment	-	-	51	-	51
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	615,754	-	615,754
Construction	-	-	-	68,751	68,751
Series 2023					
Reserve	-	-	151,125	-	151,125
Revenue	-	-	147,090	-	147,090
Construction	-	-	-	30,024	30,024
Investment - SBA	369,171	609,372	-	-	978,543
Due From General Fund	-	-	151	-	151
Due From SS CDD	36,456	-	-	-	36,456
Deposits	16,000	-	-	-	16,000
Total Assets	\$ 728,467	\$ 741,671	\$ 2,773,697	\$ 98,775	\$ 4,342,610
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2017	20	-	-	-	20
Due to Debt Service 2019	63	-	-	-	63
Due to Debt Service 2020	47	-	-	-	47
Due to Debt Service 2023	20	-	-	-	20
Due to SS CDD	75,724	21,480	-	-	97,204
Total Liabilities	\$ 75,875	\$ 21,480	\$ -	\$ -	\$ 97,355
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 457,911	\$ -	\$ 457,911
Assigned For Debt Service 2019	-	-	1,050,623	-	1,050,623
Assigned For Debt Service 2020	-	-	966,927	-	966,927
Assigned For Debt Service 2023	-	-	298,236	-	298,236
Assigned For Capital Reserves 2020	-	720,192	-	68,751	788,943
Assigned For Capital Reserves 2023	-	-	-	30,024	30,024
Unassigned	652,592	-	-	-	652,592
Total Fund Balances	\$ 652,592	\$ 720,192	\$ 2,773,697	\$ 98,775	\$ 4,245,255
Total Liabilities & Fund Equity	\$ 728,467	\$ 741,671	\$ 2,773,697	\$ 98,775	\$ 4,342,610

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 1,044,107	\$ 1,044,107	\$ 1,052,810	\$ 8,703
Interest	18,000	16,500	23,995	7,495
Total Revenues	\$ 1,062,107	\$ 1,060,607	\$ 1,076,805	\$ 16,198
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,600	\$ 6,400
FICA Expense	918	842	352	490
Engineering Fees	12,000	11,000	2,819	8,181
Attorney	25,000	22,917	2,239	20,677
Dissemination	14,700	13,475	13,475	-
Arbitrage	1,350	1,800	1,800	-
Annual Audit	5,900	5,900	5,900	-
Trustee Fees	17,240	17,176	17,176	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	45,000	41,250	41,250	-
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,260	1,155	1,155	-
Telephone	100	92	-	92
Postage	500	458	179	280
Printing & Binding	500	458	39	419
Insurance	6,825	6,825	6,631	194
Legal Advertising	2,500	2,292	602	1,690
Other Current Charges	600	550	553	(3)
Office Supplies	250	229	14	216
Property Appraiser Fee	1,000	1,000	603	397
Property Taxes	350	350	7	343
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 157,933	\$ 148,551	\$ 109,177	\$ 39,374

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 21,566	\$ 19,769	\$ 19,769	\$ 0
Property Insurance	17,973	17,973	17,193	780
Electric	66,812	61,244	45,257	15,987
Streetlights	174,362	159,832	165,748	(5,917)
Water & Sewer	183,312	168,036	172,690	(4,655)
Landscape Maintenance	256,711	235,318	255,531	(20,213)
Landscape Contingency	36,198	33,181	7,409	25,772
Tree Trimming	2,696	2,471	-	2,471
Lake Maintenance	5,931	5,436	4,590	846
Irrigation Repairs	24,262	22,240	3,479	18,761
Entry & Walls Maintenance	8,087	7,413	2,141	5,272
Fountain Repair & Maintenance	4,044	3,707	10,654	(6,947)
Miscellaneous - Stormwater Control	2,696	2,471	1,004	1,467
Mitigation Monitoring & Maintenance	7,598	6,965	5,165	1,800
Pressure Washing	2,696	2,471	1,728	743
Repairs & Maintenance	5,392	4,942	778	4,165
Sidewalk Repair & Maintenance	2,696	2,471	154	2,317
Roadway Repair & Maintenance - Storm Gutters	2,696	2,471	-	2,471
Contingency	8,087	7,413	-	7,413
Hurricane Expenses	-	-	3,823	(3,823)
Total Operations & Maintenance:	\$ 833,811	\$ 765,825	\$ 717,114	\$ 48,711
<u>Reserves</u>				
Capital Reserve Transfer	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
Total Reserves	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
Total Expenditures	\$ 1,062,107	\$ 984,739	\$ 896,654	\$ 88,085
Excess Revenues (Expenditures)	\$ (0)		\$ 180,151	
Fund Balance - Beginning	\$ -		\$ 472,441	
Fund Balance - Ending	\$ (0)		\$ 652,592	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Transfer In	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
Interest	24,000	22,000	24,388	2,388
Total Revenues	\$ 94,363	\$ 92,363	\$ 94,751	\$ 2,388
Expenditures:				
Contingency	\$ 600	\$ 550	\$ 439	\$ 111
Capital Outlay	71,527	65,566	21,480	44,087
Total Expenditures	\$ 72,127	\$ 66,116	\$ 21,919	\$ 44,087
Excess Revenues (Expenditures)	\$ 22,236	\$ 26,247	\$ 72,833	
Fund Balance - Beginning	\$ 662,745		\$ 647,359	
Fund Balance - Ending	\$ 684,981		\$ 720,192	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 301,800	\$ 301,800	\$ 304,443	\$ 2,643
Interest	18,000	16,500	19,243	2,743
Total Revenues	\$ 319,800	\$ 318,300	\$ 323,686	\$ 5,386
<u>Expenditures:</u>				
Series 2017				
Interest - 12/15	\$ 99,400	\$ 99,400	\$ 99,400	\$ -
Principal - 12/15	100,000	100,000	100,000	-
Interest - 06/15	97,400	97,400	97,400	-
Total Expenditures	\$ 296,800	\$ 296,800	\$ 296,800	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 23,000		\$ 26,886	
Fund Balance - Beginning	\$ 275,302		\$ 431,025	
Fund Balance - Ending	\$ 298,302		\$ 457,911	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 899,894	\$ 939,300	\$ 39,406
Interest	42,000	38,500	51,095	12,595
Total Revenues	\$ 941,894	\$ 938,394	\$ 990,394	\$ 52,000
Expenditures:				
Series 2019				
Interest - 12/15	\$ 300,519	\$ 300,519	\$ 300,519	\$ -
Principal - 06/15	300,000	300,000	300,000	-
Interest - 06/15	300,519	300,519	300,519	-
Total Expenditures	\$ 901,038	\$ 901,038	\$ 901,038	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 40,857		\$ 89,357	
Fund Balance - Beginning	\$ 485,401		\$ 961,266	
Fund Balance - Ending	\$ 526,258		\$ 1,050,623	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 702,564	\$ 708,464	\$ 5,900
Interest	42,000	38,500	40,817	2,317
Total Revenues	\$ 744,564	\$ 741,064	\$ 749,280	\$ 8,216
Expenditures:				
Series 2020				
Interest - 12/15	\$ 208,994	\$ 208,994	\$ 208,994	\$ -
Principal - 12/15	280,000	280,000	280,000	-
Interest - 06/15	205,494	205,494	205,494	-
Total Expenditures	\$ 694,488	\$ 694,488	\$ 694,488	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (16,800)	\$ (15,400)	\$ (14,142)	\$ (1,258)
Total Other Financing Sources (Uses)	\$ (16,800)	\$ (15,400)	\$ (14,142)	\$ (1,258)
Excess Revenues (Expenditures)	\$ 33,277		\$ 40,651	
Fund Balance - Beginning	\$ 560,166		\$ 926,276	
Fund Balance - Ending	\$ 593,443		\$ 966,927	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 302,250	\$ 304,769	\$ 2,519
Interest	10,000	9,167	14,872	5,705
Total Revenues	\$ 312,250	\$ 311,417	\$ 319,641	\$ 8,224
Expenditures:				
Series 2023				
Interest - 12/15	\$ 117,322	\$ 117,322	\$ 117,322	\$ -
Principal - 06/15	65,000	65,000	65,000	-
Interest - 06/15	117,322	117,322	117,322	-
Total Expenditures	\$ 299,644	\$ 299,644	\$ 299,644	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,700)	\$ (5,225)	\$ (6,087)	\$ 862
Total Other Financing Sources (Uses)	\$ (5,700)	\$ (5,225)	\$ (6,087)	\$ 862
Excess Revenues (Expenditures)	\$ 6,906		\$ 13,911	
Fund Balance - Beginning	\$ 124,897		\$ 284,325	
Fund Balance - Ending	\$ 131,803		\$ 298,236	

Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,399	\$ 2,399
Total Revenues	\$ -	\$ -	\$ 2,399	\$ 2,399
Expenditures:				
Series 2020				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 14,142	\$ (14,142)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 14,142	\$ (14,142)
Excess Revenues (Expenditures)	\$ -		\$ 16,541	
Fund Balance - Beginning	\$ -		\$ 52,210	
Fund Balance - Ending	\$ -		\$ 68,751	

Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,050	\$ 1,050
Total Revenues	\$ -	\$ -	\$ 1,050	\$ 1,050
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,087	\$ (6,087)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,087	\$ (6,087)
Excess Revenues (Expenditures)	\$ -		\$ 7,136	
Fund Balance - Beginning	\$ -		\$ 22,887	
Fund Balance - Ending	\$ -		\$ 30,024	

Stoneybrook South at ChampionsGate

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 108,511	\$ 777,288	\$ 18,410	\$ 38,448	\$ 22,532	\$ 30,170	\$ 11,591	\$ 45,789	\$ 70	\$ -	\$ -	\$ 1,052,810
Interest	1,575	1,108	2,037	3,414	3,073	2,930	2,312	2,290	2,218	1,651	1,388	-	23,995
Total Revenues	\$ 1,575	\$ 109,619	\$ 779,324	\$ 21,824	\$ 41,521	\$ 25,462	\$ 32,483	\$ 13,881	\$ 48,007	\$ 1,721	\$ 1,388	\$ -	\$ 1,076,805
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 800	\$ -	4,600
FICA Expense	77	-	61	-	77	-	77	-	-	-	61	-	352
Engineering Fees	-	-	-	-	-	-	220	-	2,599	-	-	-	2,819
Attorney	810	92	178	141	360	29	327	171	133	-	-	-	2,239
Dissemination	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	-	13,475
Arbitrage	-	450	-	450	-	-	-	-	900	-	-	-	1,800
Annual Audit	-	-	-	-	-	-	-	5,900	-	-	-	-	5,900
Trustee Fees	-	4,310	-	4,310	-	4,246	-	4,310	-	-	-	-	17,176
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	12	7	3	12	22	24	41	11	5	28	14	-	179
Printing & Binding	-	-	-	-	6	-	-	-	-	-	33	-	39
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	-	-	-	-	-	-	-	-	-	602	-	-	602
Other Current Charges	41	56	61	41	44	44	59	59	44	44	59	-	553
Office Supplies	0	0	0	11	1	0	0	0	0	0	0	-	14
Property Appraiser Fee	-	-	-	603	-	-	-	-	-	-	-	-	603
Property Taxes	-	7	-	-	-	-	-	-	-	-	-	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 21,859	\$ 10,161	\$ 6,341	\$ 10,806	\$ 6,747	\$ 9,580	\$ 6,961	\$ 15,688	\$ 8,919	\$ 5,911	\$ 6,205	\$ -	\$ 109,177
Operations & Maintenance:													
Field Services	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ -	19,769
Property Insurance	17,193	-	-	-	-	-	-	-	-	-	-	-	17,193
Electric	4,524	3,655	4,445	4,123	4,004	4,099	4,329	4,297	4,203	3,726	3,852	-	45,257
Streetslights	16,548	15,711	15,177	12,111	18,138	14,748	14,674	14,893	15,250	14,619	13,880	-	165,748
Water & Sewer	12,508	14,376	14,774	15,104	17,902	19,180	25,708	10,083	12,311	13,557	17,187	-	172,690
Landscape Maintenance	17,809	17,809	44,805	27,034	21,153	21,153	21,153	21,153	21,153	21,153	21,153	-	255,531
Landscape Contingency	-	-	1,824	1,072	-	-	-	4,175	338	-	-	-	7,409
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	385	385	701	385	385	392	392	392	392	392	392	-	4,590
Irrigation Repairs	2,519	-	-	-	-	-	717	-	-	-	243	-	3,479
Entry & Walls Maintenance	-	-	-	-	-	-	451	370	-	86	1,234	-	2,141
Fountain Repair & Maintenance	397	313	4,780	130	130	184	370	1,968	1,974	281	130	-	10,654
Miscellaneous - Stormwater Control	1,004	-	-	-	-	-	-	-	-	-	-	-	1,004
Mitigation Monitoring & Maintenance	316	2,192	-	332	332	332	332	332	332	332	332	-	5,165
Pressure Washing	-	-	-	-	459	405	-	-	864	-	-	-	1,728
Repairs & Maintenance	778	-	-	-	-	-	-	-	-	-	-	-	778
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	154	-	-	154
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	3,823	-	-	-	-	-	-	-	-	-	-	-	3,823
Total Operations & Maintenance:	\$ 79,601	\$ 56,238	\$ 88,303	\$ 62,088	\$ 64,300	\$ 62,290	\$ 69,923	\$ 59,460	\$ 58,614	\$ 56,097	\$ 60,200	\$ -	\$ 717,114
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 70,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,363
Total Reserves	\$ -	\$ -	\$ 70,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,363
Total Expenditures	\$ 101,460	\$ 66,399	\$ 165,006	\$ 72,894	\$ 71,047	\$ 71,870	\$ 76,884	\$ 75,148	\$ 67,533	\$ 62,009	\$ 66,405	\$ -	\$ 896,654
Excess Revenues (Expenditures)	\$ (99,885)	\$ 43,220	\$ 614,318	\$ (51,070)	\$ (29,526)	\$ (46,408)	\$ (44,401)	\$ (61,267)	\$ (19,526)	\$ (60,288)	\$ (65,017)	\$ -	\$ 180,151

Stoneybrook South at ChampionsGate
Community Development District
Long Term Debt Report

SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA		
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%	
MATURITY DATE:	12/15/2047	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$150,900	
RESERVE FUND BALANCE	\$150,900	
BONDS OUTSTANDING - 10/30/17		\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18		(\$55,000)
LESS: PRINCIPAL PAYMENT 12/15/19		(\$85,000)
LESS: PRINCIPAL PAYMENT 12/15/20		(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/21		(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/22		(\$95,000)
LESS: PRINCIPAL PAYMENT 12/15/23		(\$95,000)
LESS: PRINCIPAL PAYMENT 12/15/24		(\$100,000)
CURRENT BONDS OUTSTANDING		\$4,100,000

SERIES 2019, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	3.500%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$449,947	
RESERVE FUND BALANCE	\$449,947	
BONDS OUTSTANDING - 4/29/19		\$14,735,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$255,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$260,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$270,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$280,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$290,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$300,000)
CURRENT BONDS OUTSTANDING		\$13,080,000

SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA		
INTEREST RATES:	2.500%, 3.000%, 3.500%, 3.750%	
MATURITY DATE:	12/15/2050	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$351,125	
RESERVE FUND BALANCE	\$351,125	
BONDS OUTSTANDING - 12/16/20		\$12,730,000
LESS: PRINCIPAL PAYMENT 12/15/21		(\$265,000)
LESS: PRINCIPAL PAYMENT 12/15/22		(\$270,000)
LESS: PRINCIPAL PAYMENT 12/15/23		(\$275,000)
LESS: PRINCIPAL PAYMENT 12/15/24		(\$280,000)
CURRENT BONDS OUTSTANDING		\$11,640,000

SERIES 2023, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.375%, 5.500%	
MATURITY DATE:	6/15/2053	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$151,125	
RESERVE FUND BALANCE	\$151,125	
BONDS OUTSTANDING - 3/23/23		\$4,450,000
CURRENT BONDS OUTSTANDING		\$4,450,000

Stoneybrook South at ChampionsGate

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments	\$ 1,110,752.16	\$ 321,198.24	\$ 990,994.68	\$ 747,454.45	\$ 321,542.25	\$ 3,491,941.78
Net Assessments	\$ 1,044,107.03	\$ 301,926.35	\$ 931,535.00	\$ 702,607.18	\$ 302,249.72	\$ 3,282,425.27

ON ROLL ASSESSMENTS

							31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
11/18/24	ACH	\$12,520.66	\$237.16	\$662.56	\$0.00	\$11,620.94	\$3,696.51	\$1,068.93	\$3,297.96	\$2,487.48	\$1,070.07	\$11,620.95
11/22/24	ACH	\$350,247.26	\$6,724.74	\$14,009.94	\$0.00	\$329,512.58	\$104,814.69	\$30,309.46	\$93,513.93	\$70,532.57	\$30,341.92	\$329,512.57
12/10/24	ACH	\$694.57	\$13.89	\$0.00	\$0.00	\$680.68	\$216.52	\$62.61	\$193.17	\$145.70	\$62.68	\$680.68
12/11/24	ACH	\$2,512,051.90	\$48,231.40	\$100,482.20	\$0.00	\$2,363,338.30	\$751,754.55	\$217,386.24	\$670,702.96	\$505,875.48	\$217,619.07	\$2,363,338.30
12/20/24	ACH	\$84,042.28	\$1,624.27	\$2,828.65	\$0.00	\$79,589.36	\$25,316.59	\$7,320.84	\$22,587.04	\$17,036.20	\$7,328.69	\$79,589.36
01/09/25	ACH	\$7,857.88	\$152.46	\$235.72	\$0.00	\$7,469.70	\$2,376.04	\$687.08	\$2,119.86	\$1,598.90	\$687.82	\$7,469.70
01/09/25	ACH	\$50,510.91	\$979.91	\$1,515.35	\$0.00	\$48,015.65	\$15,273.30	\$4,416.61	\$13,626.59	\$10,277.81	\$4,421.34	\$48,015.65
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$2,391.38	\$2,391.38	\$760.67	\$219.97	\$678.66	\$511.88	\$220.20	\$2,391.38
02/10/25	ACH	\$125,875.56	\$2,466.73	\$2,538.39	\$0.00	\$120,870.44	\$38,447.69	\$11,117.99	\$34,302.39	\$25,872.47	\$11,129.90	\$120,870.44
03/11/25	ACH	\$1,674.98	\$33.51	\$0.00	\$0.00	\$1,641.47	\$522.14	\$150.99	\$465.84	\$351.36	\$151.15	\$1,641.48
03/11/25	ACH	\$71,335.67	\$1,412.13	\$728.77	\$0.00	\$69,194.77	\$22,010.17	\$6,364.72	\$19,637.11	\$14,811.23	\$6,371.54	\$69,194.77
04/09/25	ACH	\$5,402.78	\$108.05	\$0.00	\$0.00	\$5,294.73	\$1,684.20	\$487.02	\$1,502.62	\$1,133.34	\$487.55	\$5,294.73
04/09/25	ACH	\$90,952.07	\$1,818.82	\$11.48	\$0.00	\$89,121.77	\$28,348.75	\$8,197.66	\$25,292.29	\$19,076.62	\$8,206.44	\$89,121.76
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$431.74	\$431.74	\$137.33	\$39.71	\$122.53	\$92.41	\$39.76	\$431.74
05/12/25	ACH	\$395.44	\$7.91	\$0.00	\$0.00	\$387.53	\$123.27	\$35.65	\$109.98	\$82.95	\$35.68	\$387.53
05/12/25	ACH	\$36,787.31	\$735.74	\$0.00	\$0.00	\$36,051.57	\$11,467.65	\$3,316.12	\$10,231.25	\$7,716.88	\$3,319.67	\$36,051.57
06/09/25	ACH	\$396.22	\$7.93	\$0.00	\$0.00	\$388.29	\$123.51	\$35.72	\$110.19	\$83.11	\$35.75	\$388.28
06/09/25	ACH	\$34,120.85	\$682.42	\$0.00	\$0.00	\$33,438.43	\$10,636.43	\$3,075.76	\$9,489.65	\$7,157.54	\$3,079.05	\$33,438.43
06/16/25	ACH	\$112,371.36	\$2,247.42	\$0.00	\$0.00	\$110,123.94	\$35,029.34	\$10,129.50	\$31,252.59	\$23,572.17	\$10,140.35	\$110,123.95
07/30/25	ACH	\$0.00	\$0.00	\$0.00	\$221.60	\$221.60	\$70.49	\$20.38	\$62.89	\$47.43	\$20.41	\$221.60
TOTAL		\$ 3,497,237.70	\$ 67,484.49	\$ 123,013.06	\$ 3,044.72	\$ 3,309,784.87	\$ 1,052,809.84	\$ 304,442.96	\$ 939,299.50	\$ 708,463.53	\$ 304,769.04	\$ 3,309,784.87

100.83%	Net Percent Collected
\$ (27,359.60)	Balance Remaining to Collect

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/1/24		Interest		\$ 215.21
10/2/24		Transfer from Reserve		1,452.50
11/1/24		Interest		216.39
11/4/24		Transfer from Reserve		1,411.65
12/2/24		Interest		206.66
12/3/24		Transfer from Reserve		1,311.32
1/2/25		Interest		211.74
1/3/25		Transfer from Reserve		1,306.10
2/3/25		Interest		210.79
2/4/25		Transfer from Reserve		1,266.38
3/3/25		Interest		195.00
3/4/25		Transfer from Reserve		1,143.84
4/1/25		Interest		220.82
4/2/25		Transfer from Reserve		1,266.36
5/1/25		Interest		219.17
5/2/25		Transfer from Reserve		1,225.53
6/2/25		Interest		231.67
6/3/25		Transfer from Reserve		1,266.22
7/1/25		Interest		229.27
7/2/25		Transfer from Reserve		1,225.52
8/1/25		Interest		242.35
8/4/25		Transfer from Reserve		1,266.37
TOTAL				\$ 16,540.86
Project (Construction) Fund at 09/30/24				\$ 52,210.42
Interest Earned/Transferred Funds thru 08/31/25				16,540.86
Requisitions Paid thru 08/31/25				-
Remaining Project (Construction) Fund				\$ 68,751.28

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2024				
10/1/24		Interest		\$ 94.35
10/2/24		Transfer from Reserve		625.16
11/1/24		Interest		94.81
11/4/24		Transfer from Reserve		607.58
12/2/24		Interest		90.51
12/3/24		Transfer from Reserve		564.40
1/2/25		Interest		92.70
1/3/25		Transfer from Reserve		562.15
2/3/25		Interest		92.25
2/4/25		Transfer from Reserve		545.05
3/3/25		Interest		85.31
3/4/25		Transfer from Reserve		492.31
4/1/25		Interest		96.58
4/2/25		Transfer from Reserve		545.04
5/1/25		Interest		95.82
5/2/25		Transfer from Reserve		527.47
6/2/25		Interest		101.26
6/3/25		Transfer from Reserve		544.99
7/1/25		Interest		100.18
7/2/25		Transfer from Reserve		527.47
8/1/25		Interest		105.86
8/4/25		Transfer from Reserve		545.05
TOTAL				\$ 7,136.30
Project (Construction) Fund at 09/30/24				\$ 22,887.31
Interest Earned/Transferred Funds thru 08/31/25				7,136.30
Requisitions Paid thru 08/31/25				-
Remaining Project (Construction) Fund				\$ 30,023.61