

*Stoneybrook South at
ChampionsGate
Community Development District
Agenda
February 2, 2026*

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 26, 2026

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, February 2, 2026 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 October 6, 2025 Board of Supervisors Meeting
4. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
5. Discussion of Golf Course Pond Maintenance
6. Discussion of Correspondence from Country Club at ChampionsGate Community Association, Inc.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Update on Golf Course Bulkheads
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Jan Carpenter, District Counsel

Enclosures

MINUTES

**MINUTES OF MEETING
STONEBROOK 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, **October 6, 2025**, at 11:18 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Campbell McAnally	Assistant Secretary
John Lambert <i>by phone</i>	Assistant Secretary
Cindy Hendricksen	Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:18 a.m. and called roll. Three Supervisors were present constituting a quorum and Mr. Lambert joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. I believe we do have one member of the public that has called into the phone line. Neil, do you still want to make a public comment?

Resident (Neil): Yes, I do. Just a couple things which I already mentioned at the previous CDD Board meeting earlier. First, I'd like to request an update on the bulkhead, the maintenance responsibility for those bulkheads on the golf course. Jeremy has already responded to me in email

and the call at 10:00 this morning for the other CDD to say that it's still with the attorney. I just wanted to say that as soon as the attorneys have provided you with a response, we'd like to get an update on that. The second issue is around the maintenance of the ponds within the golf course. The golf course ponds are owned by the CDD, yet the maintenance or treatment of the ponds is in question in terms of whose responsibility that is. In the previous CDD meeting I agreed that the Country Club would put together a formal request of what we're asking for the CDDs in terms of the responsibility for maintaining those ponds and also the potential costs involved in that because this is not included in your 2026 budget. That would be reviewed by the CDD Board once that formal request has been submitted. That's something that the Country Club Board will look to do. The third thing was around the landscaping surrounding the golf course ponds. There have been questions by our superintendent in terms of the responsibility for that landscaping. I was advised by Alan, I believe in the earlier meeting this morning that the landscaping between the ponds and the golf course land, the buffer there, is the responsibility of the CDD and that our golf maintenance team should not be having to maintain that. I will be sitting down with our golf superintendent just to confirm that, and I'll bring a response back to that to this group at some stage in the future. Those area the three things that I wanted to make in my public comment statement today. Thank you.

Mr. LeBrun: Thank you, Neil. Any other public comments?

Mr. Scheerer: If I understood Neil correctly, I thought he had indicated that I said that the area of landscaping that borders the golf course was CDD responsibility. That's not what I said. I said the CDD is currently maintained from the backside of the houses down to the water's edge, and that's it. Chris Russell, the previous golf course superintendent, when he was here, we had an understanding that anything that bordered the course itself in the landscape buffer area, which is typically grasses, would be maintained by golf. Currently, there's no aquatic maintenance going on any of the stormwater ponds either by golf, as far as I know. Definitely not by CDD at either Stoneybrook South CDD or Stoneybrook South at ChampionsGate CDD. We do have ponds that we maintain over at the Stoneybrook South at ChampionsGate CDD. There's currently 11. We added two more for this year and those two were in, I believe, Fox North and X Tract. But none of them include maintenance of the wet ponds along the golf course.

Mr. Neil: Ok. I'm sorry. But on the golf course, you do not maintain that landscaping from the ponds to the golf course.

Mr. Scheerer: That's correct.

Mr. Morgan: That's correct.

Mr. Scheerer: I believe our RFP, Neil, we touched base on the last two RFPs we did. The maps clearly show what the CDD is maintaining. Basically, it's just where the single-family homes are. I believe they're all single-family down to the water's edge. But again, no spraying of the pond water itself is being done by the CDD on any ponds that are on the golf course.

Mr. Neil: Is it possible to share those maps with us?

Mr. Scheerer: Yeah. You guys should have them, but we will definitely get them to you. I'll get with Jeremy, and we'll get them sent out to you guys for both CDDs.

Mr. Neil: That would be excellent. Thank you very much.

Ms. Trucco: Neil, I serve as District Counsel for the CDD. We can just flag this item as something that we'll take a closer look at too; in order to determine maybe we need to have something in writing with the HOA or the golf course owner, etc. We'll take a closer look into it. This is the Stoneybrook South at ChampionsGate CDD. I did see some reference to different CDDs and plats that appear to be part of your question. We need to take a closer look, but we're happy to work with you to iron things out in writing so that in the future there's clarity and the parties know who's maintaining what. It sounds like that may be needed here.

Mr. Neil: I think it is absolutely needed to cover the verbal conversation.

Mr. Trucco: I agree with you. It is in everybody's best interest that we have this in writing. We can work together on doing that, but it may take a little bit of time to investigate here all the different tracts and the different CDDs that are involved. We'll be back in touch with you as soon as we can.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 4, 2025 Board of Supervisors Meeting

Mr. LeBrun: That brings us down to the approval of the August 4, 2024 minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: Is everybody good with the minutes? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the August 4, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Barry Bichard

Mr. LeBrun: Let’s bring it down to our organizational matters. First one we have is on page 19 of the electronic agendas. This is the acceptance of the resignation of Barry Bichard.

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Accepting the Resignation of Barry Bichard, was approved.

B. Consideration of Resume/Letter of Interest

Mr. LeBrun: We also have the consideration of resume and letter of interest from Ms. Cindy Hendricksen is here today. I know she’s expressed interest at a couple of meetings. The Board has that information in their agendas. She’s here if you have any questions.

C. Appointment of Individual

Mr. LeBrun: Since Barry did resign, we have that vacant seat now and she is a resident of the District.

Mr. Morgan: I make a motion to nominate Cindy Hendricksen to the Board.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Appointing Cindy Hendricksen to Seat #2 of the Board of Supervisors, was approved.

D. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun: I’ll go ahead and swear you in and then our District Counsel can give you a quick rundown of some of the responsibilities, rules, things of that nature. We’re also available after the meeting if you have other questions and I can get with you via email or on a phone call later and go through everything in detail.

Ms. Trucco: The CDD is a special purpose government in the State of Florida, which makes you now a government official, being on the Board of the CDD as a Board of Supervisor. There are some laws that apply to you now that wouldn’t otherwise if you weren’t a government official. We’ll go into greater detail after the Board meeting. I’m going to send you a welcome packet too. The Sunshine Law now applies to you, Code of Ethics for public officials, and then the public records laws as well. The gist of this Sunshine Law is that outside of one of these Board meetings,

which we advertise notice of each of these Board meetings in accordance with Florida statutes in the newspaper, meeting minutes are taken and properly recorded, we cannot restrict any member of the public from entering one of these meetings either, and a quorum of the Board is required. A majority of the Board is required. The Sunshine Law, the most important part, in my opinion, is that you cannot speak with another Supervisor about any CDD business or an item upon which foreseeable action will be take by the CDD Board outside of one of these meetings, because these meetings have to meet certain requirements. All CDD business has to take place in the sunshine, in the public. The Code of Ethics for public officials, basically you can't engage in any bribery activities. You can't receive or ask for anything. You also have to abstain from any measure that you have a voting conflict on. Anything that would result in a single special private gain or loss to yourself, your relative, your principal, your employer, or a business associate, you're going to have to abstain. Just let us know if you think you have a conflict of interest, and we can walk you through those steps that you have to take in order to just preserve that you're abstaining from voting on that. Then public records, any documents made or received in connection with CDD business are public record, and they're available to the public for inspection. There's a whole process that we recommend too for retaining your public record. After the Board meeting, I'll go through those in greater detail with you.

Mr. LeBrun: Then also Board members are allowed by state statute to accept compensation up to \$200 for each meeting. I think the rest of the Board accepts it. We just ask, did you want to accept the compensation?

Ms. Hendricksen: Yes.

Mr. LeBrun: Okay.

E. Election of Officers

F. Consideration of Resolution 2026-01 Electing Officers

Mr. LeBrun: Anytime there's a new appointment, we also go through an election of officers. You have in your agenda as Resolution 2026-01 Electing Officers. The Board can go through and re-elect everybody or if they want to, they can just elect Cindy as an Assistant Secretary.

Mr. Morgan: Just continue with Assistant Secretary this time.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Resolution 2026-01 Electing Officers Appointing Cindy Hendricksen as Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter for Professional Audit Services from Grau & Associates

Mr. LeBrun: Next we have the consideration of the engagement letter for professional audit services from Grau & Associates. The Board selected them as your independent third party auditor. This is just allowing them to get started on the audit.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Engagement Letter for Professional Audit Services from Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS

Review of Proposal for Environmental Services from Bio-Tech Consulting

Mr. LeBrun: Next is a review of the proposal for Environmental Services from Bio-Tech Consulting.

Mr. Scheerer: We received a letter from the Water Management District that we were out of compliance for the requirement of no more than 5% of nuisance exotics in the wetland and we were missing the signs for conservation. This will get us back into compliance. Bio-Tech is the company that did a lot of the mitigation work out here. This is required by the Water Management District; we're seeking approval from the Board to move forward and this dollar amount in allocated in the 2026 budget as well.

Mr. Morgan: Is Bio-Tech currently doing our annual reporting?

Mr. Scheerer: I didn't think we had any more annual reporting.

Mr. Morgan: I thought we were past that requirement. The District just went out and did a survey.

Mr. Scheerer: They did an inspection on July 25th, I believe.

Mr. Morgan: Yeah.

Mr. Scheerer: It's been a few weeks since we received this information from Bio-Tech and Jeremy and myself, we had some conversation and the signage I think Bio-Tech agreed to install. Am I right with that?

Mr. LeBrun: Yeah.

Mr. Scheerer: They were going to install the signage. I think that was the bigger thing that came out. The signage was missing. And then they did another evaluation and said we exceed 5%.

Mr. Morgan: Okay.

Mr. Scheerer: We have funding in the budget on wetland mitigation monitoring maintenance for 2026. There's funding available for that.

Mr. Morgan: Well, we have to get back in compliance, so I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Environmental Services from Bio-Tech Consulting, was approved.

Mr. McAnally: Can I just ask what signage again?

Mr. Scheerer: It's conservation area.

Mr. Morgan: The conservation easement signs you see around the property, around the wetland areas.

Mr. McAnally: Okay.

Mr. Morgan: Those signs, they're required by our permits to be every 50 to 100 feet around. I guess some areas, they either went missing or were never installed properly.

Mr. McAnally: Or they were never installed because one of the Wetland area, that W1 is at the back of my house, and I know for a fact there's not a sign along there.

Mr. Scheerer: There will be.

Mr. McAnally: That's why I'm asking what signage.

Mr. Scheerer: Yeah. It's just basically a little placard that sits on a 4x4 post that you see on the edge of the wetland that lets people know you're going into a conservation area.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I don't have anything specific today to update you with.

B. Engineer

Mr. LeBrun: I don't believe we have Kimley-Horn on.

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun: That brings down to our District manager’s report I just have the approval of the check register. It starts on page 43. In your general fund, you have checks 945-960. The total there is \$94,002.71. Then for your capital reserve, check number eight, \$21,479.52. The grand total there is \$115,482.23. Then behind that you have your line-by-line register. We can take any questions. If not, we just need a motion to approve the check register.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind the check register in the agenda package you have your unaudited financials. No action is required on the Board’s part.

EIGHTH ORDER OF BUISNESS

Other Business

Mr. LeBrun: Next we have our other business or Supervisor’s requests.

Mr. McAnally: First of all, the fishing signs. How are we getting on with the no fishing signs for the ponds?

Mr. Scheerer: We’re still waiting on the vendor to provide us with the no fishing sign. Hopefully we’ll see them in the next 30 days.

Mr. McAnally: Because it seemed there were some of them up and some weren’t.

Mr. Scheerer: Yeah. I think what we just put some up that we had and then we had to reorder. Everything has to be ordered.

Mr. McAnally: The next thing is when we’re talking about the maintenance around the ponds, one of the things that was brought up to me was Green Mile. Even though we’re cutting the grass from the house to the pond, the one thing that seems to be missing is, and it’s really noticeable because you have one landscape company doing it here and one landscape company doing it here and then you have the bit in the middle that we look after, and it’s not being edged on the sidewalk. And what we’re having is we’re having a lot of the grass runners are coming across the site.

Mr. Morgan: On the CDD portion?

Mr. McAnally: On the CDD portion.

Mr. Scheerer: Do you have an address?

Mr. McAnally: Green Mile. Just at the back.

Mr. Scheerer: Because I have Casey here with Floralawn. They handle all that. It's kind of unusual that we're not edging.

Mr. McAnally: It's not being edged.

Mr. Scheerer: If there is an easement there, that's our easement.

Mr. McAnally: Yeah, it is. Because you can see Weber are looking after one part, United are looking after the other. And then there's this bit in the middle that's not being looked after.

Mr. Scheerer: We apologize for that. We'll get on it right away.

Mr. McAnally: Okay. The other thing is sprinklers, irrigation system, especially around now that we have the kids going back to school, they're going off at inopportune moments, shall we say. And the kids are getting soaked. I'm being told this, and I haven't witnessed it myself, but what I'm being told is when they line up for their buses, sometimes their sprinklers are going off because it's that time of the morning.

Mr. Scheerer: Exactly where?

Mr. McAnally: West side.

Mr. Scheerer: West side boulevard?

Mr. McAnally: West side. Yeah. West side boulevard.

Mr. Scheerer: Okay.

Mr. Hallman: We can take a look at that.

Mr. McAnally: The fountain in the ponds, especially on west side, on either side of the rec center.

Mr. Scheerer: Off of Whistling Straits?

Mr. McAnally: Whistling Straits. Yeah.

Mr. Scheerer: Yeah. There's one on the par three and one behind the amenity.

Mr. McAnally: There is. The one behind the amenity, more than anything else, it seems that the flow on it seems there is nothing there. One day if it's really high, the next day it's really low.

Mr. Scheerer: It's probably after we have it cleaned because we're dealing with some, I don't know if there's stuff in the pond that's breaking loose and it's getting into the intake. I know

the one behind the amenity we've done a couple times. This morning, I've looked at the one on Whistling Straight. I don't know what golf hole that is, but right by the guard house.

Mr. McAnally: Number three.

Mr. Scheerer: That one was looking really good and now this morning it was back down. But a lot of that is just the intakes getting clogged up.

Mr. McAnally: Right.

Mr. Scheerer: It's sucking water from the pond itself. Whatever debris is in there is getting sucked up into the intake, and they have to come out and clean the intake. We monitor that every week.

Mr. McAnally: Will that do the pumps themselves any harm?

Mr. Scheerer: Yeah, if we let it go and it goes from being 10 foot tall down to six inches it will create a problem. Usually when I see that, I'll go out and I'll shut the power off. This way the pumps aren't running whatsoever. But it's an ongoing maintenance. When you're dealing with aquatic vegetation, it's got to be breaking loose. It's pulling something up from that pond that's getting into the intakes.

Mr. McAnally: Is that something Lake Doctors could look at?

Mr. Scheerer: It's not Lake Doctors. No.

Mr. McAnally: No, but I'm talking about the vegetation in the pond itself breaking off.

Mr. Scheerer: Again, we're into that conversation earlier with Neil on the phone about maintenance of the ponds. Those ponds where those fountains are, most of them are not getting sprayed by the District because they're actually ponds that border the golf course. Bella Citta and Westside Boulevard, no golf course. That one really doesn't have a problem. We had a breaker trip on that. I reset it this morning. The 27 entrance, that's a little different, but that's in this CDD, not the other CDD. But there's a breaker issue that we're dealing with as well.

Mr. McAnally: The monuments themselves on our side, they're starting to look rather, I'm going to say, dull black because of the irrigation water that's being sprayed on them and everything.

Mr. Scheerer: Yeah, we'll be pressure washing later on this year. We try to get all the pressure washing going right before thanksgiving because we want everything looking sweet before the holidays and people coming down to visit families. But the archway structures on Westside Boulevard on either side, we'll be dealing with that one and the one on Whistling Straits.

Mr. McAnally: The other thing is, I see there's a problem with the structures on Bella Citta, the monuments on Bella Citta. Will we fall into the same problems they're having?

Mr. Scheerer: I can't answer that. Just from what I saw from the contractor on the Bella Citta entrances is there's a flat portion at the top of each of the archway structures. And those they developed to holes. The water got in and rotted out a lot of the two by fours and a lot of the stucco. But it's very possible that somewhere down the road we're going to need some additional maintenance on those structures.

Mr. McAnally: I was going to say, is there any preventative maintenance we can do right now?

Mr. Scheerer: Well, the only thing we can do is try to get up and see if there's any holes in the roof. I haven't seen any damage to the stucco. I don't have any cracking. We may need to just go ahead and repaint them. Maybe use an elastomeric paint with a little bit of flexibility to it in the near future. We don't have that planned in 2026, but we can certainly look at it for next year.

Mr. McAnally: Okay. Thank you. That was it.

Mr. Scheerer: You can always call me if you have any questions.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there's nothing else, I'll ask for a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Stoneybrook South at Championsgate CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Stoneybrook South at Championsgate CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Stoneybrook South at Championsgate CDD

Signature: [Signature]

Print: Jeremy LeBrun

Title: District Manager

Date: 1/9/26

Please return this signed **original copy** no later than **January 31, 2026**

SECTION VI



December 20, 2025

VIA CERTIFIED MAIL AND
EMAIL TO: ktrucco@lathamluna.com

Stoneybrook South at ChampionsGate Community Development District
c/o Kristen Trucco, Esq.
Latham, Lunda, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, FL 32801

**Re: CDD Responsibility for Ponds in Country Club at ChampionsGate
Country Club at ChampionsGate Community Association, Inc.**

Dear Ms. Trucco:

This Firm represents Country Club at ChampionsGate Community Association, Inc. (the "Association"). Over the last several months, the Association has been in contact with you as counsel for the CDD regarding the state of the ponds throughout the Country Club at ChampionsGate golf course and their need for immediate maintenance, treatment, and remediation. The Parcel IDs for the ponds at issue are:

1. 30-25-27-5129-0001-PN10
2. 30-25-27-5121-0001-PN20
3. 30-25-27-5121-0001-PN30
4. 30-25-27-5119-0001-PN60
5. 30-25-27-5093-0001-0P50

Despite numerous communications over several months, no action has been taken, and no formal response has been provided by the CDD as to the status of this issue. In addition, it is our understanding that the most recent CDD meeting was cancelled, meaning the next time this issue can be raised at a meeting is not until February 2, 2026. Put simply, the maintenance of the golf course ponds cannot wait another two months as they are already in a state of disrepair and becoming a hazard/nuisance.

As such, written demand is hereby made upon the CDD to take immediate action to maintain, treat, and remediate the above-mentioned ponds owned by the CDD within thirty (30) days from the date of this letter. If necessary, the Association will consider any and all of its available legal remedies should the CDD not take action within the above timeframe.

The Association appreciates the CDD's anticipated timely response and action.

Very truly yours,

ROETZEL & ANDRESS, LPA

A handwritten signature in black ink that reads "Ashley D. Lupo". The signature is written in a cursive, flowing style.

Ashley D. Lupo, B.C.S.
Board Certified Condominium and Planned
Development Lawyer

cc: Client (via email)

Instrument was prepared by
and after recording return to:
Ashley D. Lupo, Esq.
Roetzel & Andress
999 Vanderbilt Beach Rd., Suite 401
Naples, FL 34108
(239) 649-6200

(space above this line for recording data)

**AGREEMENT BETWEEN STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT AND COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY
ASSOCIATION, INC. FOR MAINTENANCE SERVICES**

THIS AGREEMENT (the "Agreement") is made effective upon its recordation in the Public Records of Osceola County, Florida (the "Effective Date"), by and between Country Club at ChampionsGate Community Association, Inc., a Florida not-for-profit corporation (the "Association") and Stoneybrook South at ChampionsGate Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "District"). Association and District may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS:

WHEREAS, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District presently owns various systems, facilities, and infrastructure including several stormwater management ponds and water bodies located throughout the Golf Course which were dedicated to the District to be owned and maintained by the District, including ponds bearing the following Parcel IDs: 30-25-27-5129-0001-PN10, 30-25-27-5121-0001-PN20, 30-25-27-5121-0001-PN30, 30-25-27-5119-0001-PN60, 30-25-27-5093-0001-0P50 (the "Ponds" or "Improvements"), requiring maintenance services for which the District desires to retain an independent contractor; and

WHEREAS, the Association is a Florida not-for-profit corporation and the entity responsible for the management, maintenance, and operation of Country Club at ChampionsGate (the "Community"), pursuant to that certain Amended and Restated Declaration for Country Club at ChampionsGate, recorded in O.R. Book 4426, Page 2804, *et. seq.*, Public Records of Osceola County, Florida; as amended; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site maintenance personnel, the District desires to contract with the Association to manage and maintain the Improvements and to set forth the allocation of costs for such work.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a material part of this Agreement.

2. Definitions.

(a) “Routine Maintenance” means ongoing ordinary maintenance activities required to keep the Ponds in good working order and appearance, limited to the mowing of banks, trash and debris removal, periodic aquatic vegetation management and littoral plant maintenance, algae and invasive species control, minor erosion repairs, and water quality sampling as may be required by applicable permits. Routine Maintenance does not include any structural maintenance or repair of the Ponds or any inlets/outlets and control structures associated with the Ponds, including bulkheads and Pond linings.

(b) “Capital Maintenance and Repairs” means all non-routine maintenance and repair or replacements required to restore or improve the functionality of the Ponds and its appurtenances, including but not limited to, bank stabilization projects beyond minor erosion repair, maintenance and repair of Pond bulkheads and linings, control structure repair or replacement, dredging, sediment removal, major storm damage repairs/replacements, and repair or replacement of appurtenant stormwater facilities, all in accordance with applicable permit requirements.

3. Allocation of Responsibilities and Costs.

(a) Routine Maintenance. The Association agrees to assume from the District the responsibility to perform the Routine Maintenance of the Ponds as described in Section 2(a) of this Agreement. The Association is responsible for performing the Routine Maintenance in a frequency as required to maintain the general appearance and aesthetics of the Ponds, as determined in the Association’s discretion and in accordance with applicable permits and industry standards. In consideration for the Association undertaking the District’s Routine Maintenance responsibilities, the District agrees to pay the Association the actual costs for performing such work, with payment being due to Association within thirty (30) days of presentation of an invoice to District.

(b) Capital Maintenance and Repairs. The District shall be responsible for the Capital Maintenance and Repairs of the Ponds as described in Section 2(b) of this Agreement. The District shall perform the Capital Maintenance and Repairs in a frequency as required by the applicable permits, and as necessary, upon request by the Association for the good working order and functionality of the Ponds. The costs of Capital Maintenance and Repairs shall be borne solely by the District. The District shall be responsible for obtaining any necessary permits in order to complete the Capital Maintenance and Repairs. No Capital Maintenance or Repairs shall substantially modify the appearance of the Ponds without first obtaining the Association’s prior written approval.

(c) Emergency Repairs/Access. The Association shall immediately notify the District Engineer and District Manager, or a designated representative, concerning the need for emergency repairs. Association shall not be responsible for the maintenance or repair of District property for which Association is not provided, or refused, access. Association shall promptly notify District of any denial or restrictions on its access that would affect Association’s ability to perform its obligations under this Agreement. The District shall be responsible for promptly advising the Association of any needed maintenance or repair of the District property that is reported to District.

(d) Investigation and Report of Accidents/Claims. The Association shall promptly investigate and provide a written report to the District Manager as to all accidents or claims for damage

relating to the maintenance of the Improvements of which it becomes aware or is notified. Such report shall include a description of any damage or destruction of property, as well as the estimated cost of repair when known. The Association shall cooperate and make available any and all reports required by any insurance company in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors, which shall not be unreasonably withheld, conditioned, or delayed.

(e) Staffing and Billing. The Association shall be solely responsible for the staffing, budgeting, and billing to the District for work necessary to perform the maintenance responsibilities set forth in this Agreement.

(f) Liens and Claims. The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall promptly discharge or cause to be discharged, by bond, payment or otherwise, any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement.

(g) Access and Easements. The District shall promptly provide, or cause to be provided, to Association all access reasonably necessary for Association to perform its obligations under this Agreement. This Agreement shall operate as a non-exclusive assignment of all District easements over the areas in which the Improvements are located that are reasonably necessary for Association to perform its work under this Agreement.

(h) Report of Accidents/Claims. The District shall promptly report to Association all accidents or claims for damage relating to the management, operation, and maintenance of the Improvements of which it becomes aware or is notified of by a party other than Association.

(i) Default. In the event of a default by any Party with respect to its obligations hereunder, the non-defaulting Party shall have all rights and remedies at law or in equity. In any action instituted to enforce this Agreement, the prevailing Party shall be entitled to recover from the non-prevailing Party all of its costs and expenses in connection therewith, including without limitation, reasonable attorney's fees and costs, whether incurred before, at trial, or on appeal.

4. Duration. The term of this Agreement shall commence as of the Effective Date of this Agreement and shall continue for a period of five (5) years unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least sixty (60) days' written notice of its intent to not renew the Agreement. The Association and the District shall both have the right to terminate this Agreement upon (60) sixty days' written notice without cause. In the event of any termination, the Association and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the Parties.

5. Insurance.

(a) For the term of this Agreement, the District shall insure the insurable Improvements, if any, and maintain liability insurance on the Ponds.

(b) The Association shall obtain insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Association shall provide the District a

copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days' notice of cancellation of any such insurance policy. Policies shall have the following minimum levels of insurance:

1. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, as well as an Excess/Umbrella insurance policy with a \$5,000,000 limit.
2. As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds. This shall be required for the Commercial General Liability Policy without exception, and based on market availability for the other policies referenced above.

6. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. Assignment. Neither party may assign this Agreement without the prior written approval of the other.

8. Independent Contractor Status. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

9. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties and supersedes all previous letters, drafts, or communications regarding the subject matter contained herein. Modifications to this Agreement shall be made only in a writing signed by both Parties hereto. Any amendment must be recorded in the Public Records for Osceola County, Florida.

10. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

11. Notices. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or

overnight delivery service, to the parties, as follows:

A. If to the District:

With a copy to:

Attn: District Counsel

B. If to the Association:

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

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

13. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Osceola County, Florida.

14. Public Records.

(a) The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

(b) As such, the Parties shall comply with any applicable laws regarding public records, including but not limited to, the provisions of Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the Association must:

- i. Keep and maintain public records required by the District to perform the services;

- ii. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law;
- iii. Ensure that public records that 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 completion of the Agreement if the Association does not transfer the records to the District; and
- iv. Upon completion of this Agreement, transfer, at no cost to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, [INSERT].

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

16. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any one Party.

SECTION VII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

September 30, 2025 - January 26, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	10/2/25	961-962	\$ 19,293.75
	10/9/25	963-964	8,726.00
	10/16/25	965-967	7,512.85
	10/23/25	968	680.00
	11/6/25	969-972	19,828.22
	11/20/25	973-976	10,281.44
	11/23/25	977-984	246,533.88
	12/11/25	985-991	23,196.97
	12/15/25	992-997	1,939,089.83
	12/18/25	998-1000	10,901.61
	1/8/26	1001-1006	209,491.34
	1/15/26	1007-1016	68,981.96
			\$ 2,564,517.85
Payroll			
	<u>October 2025</u>		
	Adam Morgan	50123	\$ 184.70
	Campbell McAnally	50124	184.70
	John Lambert	50125	184.70
	Patrick Bonin Jr.	50126	184.70
			\$ 738.80
TOTAL			\$ 2,565,256.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/25	00032	10/01/25	34809	202510	300-13100-10100			*	8,753.46		
			LANDSCAPE MAINT OCT25								
		10/01/25	34809	202510	320-53800-46200			*	10,275.79		
			LANDSCAPE MAINT OCT25								
							FLORALAWN 2 LLC			19,029.25	000961
10/02/25	00003	9/15/25	12432077	202509	310-51300-48000			*	264.50		
			NOT OF FY26 MEETING DATES								
							TRIBUNE PUBLISHING COMPANY LLC DBA			264.50	000962
10/09/25	00001	9/15/25	222	202510	310-51300-31700			*	8,111.00		
			FY26 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			8,111.00	000963
10/09/25	00039	10/01/25	4014627	202510	300-13100-10100			*	282.90		
			POND MAINTENANCE OCT25								
		10/01/25	4014627	202510	320-53800-47200			*	332.10		
			POND MAINTENANCE OCT25								
							TIGRIS AQUATIC SERVICES LLC			615.00	000964
10/16/25	00006	10/01/25	93327	202510	310-51300-54000			*	175.00		
			FY26 SPECIAL DISTRICT FEE								
							FLORIDA DEPARTMENT OF COMMERCE			175.00	000965
10/16/25	00001	10/01/25	223	202510	310-51300-34000			*	3,862.50		
			MANAGEMENT FEES OCT25								
		10/01/25	223	202510	310-51300-35200			*	108.17		
			WEBSITE ADMIN OCT25								
		10/01/25	223	202510	310-51300-35100			*	162.25		
			INFORMATION TECH OCT25								
		10/01/25	223	202510	310-51300-31300			*	1,261.75		
			DISSEMINATION FEE OCT25								
		10/01/25	223	202510	310-51300-51000			*	.36		
			OFFICE SUPPLIES								
		10/01/25	223	202510	310-51300-42000			*	6.24		
			POSTAGE								
		10/01/25	224	202510	320-53800-12000			*	1,851.08		
			FIELD MANAGEMENT OCT25								
							GOVERNMENTAL MANAGEMENT SERVICES			7,252.35	000966
10/16/25	00002	10/15/25	146471	202509	310-51300-31500			*	85.50		
			BRD MTG CORRESPOND/AGENDA								
							LATHAM LUNA EDEN AND BEAUDINE LLP			85.50	000967
10/23/25	00022	10/15/25	2077185	202510	300-13100-10100			*	312.80		
			MTHLY WATER MGMT OCT25								

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/25		2077185	202510	320-53800-47000			MTHLY WATER MGMT OCT25	*	367.20		
							THE LAKE DOCTORS INC			680.00	000968
11/06/25	00025	11/03/25	R312527-	202511	310-51300-49100		PROPERTY TAXES 2025-1WC20	*	1.29		
		11/03/25	R312527-	202511	310-51300-49100		PROPERTY TAXES 2025-1WC30	*	2.68		
							BRUCE VICKERS TAX COLLECTOR			3.97	000969
11/06/25	00032	11/01/25	35684	202511	300-13100-10100		LANDSCAPE MAINT NOV25	*	8,753.46		
		11/01/25	35684	202511	320-53800-46200		LANDSCAPE MAINT NOV25	*	10,275.79		
							FLORALAWN 2 LLC			19,029.25	000970
11/06/25	00036	10/28/25	17602	202510	300-13100-10100		RPLC CIRCUIT BRKR IN PANL	*	82.80		
		10/28/25	17602	202510	320-53800-47100		RPLC CIRCUIT BRKR IN PANL	*	97.20		
							LAKE FOUNTAINS AND AERATION INC			180.00	000971
11/06/25	00039	11/01/25	4014628	202511	300-13100-10100		POND MAINTENANCE NOV25	*	282.90		
		11/01/25	4014628	202511	320-53800-47200		POND MAINTENANCE NOV25	*	332.10		
							TIGRIS AQUATIC SERVICES LLC			615.00	000972
11/20/25	00024	10/31/25	186218	202411	300-13100-10100		SEMI-ANN MITIGATION NOV24	*	460.00		
		10/31/25	186218	202411	320-53800-47200		SEMI-ANN MITIGATION NOV24	*	540.00		
		10/31/25	186218A	202507	300-13100-10100		MONITORING RPT RAI JUL25	*	460.00		
		10/31/25	186218A	202507	320-53800-47200		MONITORING RPT RAI JUL25	*	540.00		
							BIOTECH CONSULTING INC			2,000.00	000973
11/20/25	00032	11/10/25	35815	202510	300-13100-10100		RPR 17 MP ROTATORS-COMMON	*	145.13		
		11/10/25	35815	202510	320-53800-47300		RPR 17 MP ROTATORS-COMMON	*	170.37		
							FLORALAWN 2 LLC			315.50	000974
11/20/25	00001	11/01/25	225	202511	320-53800-12000		FIELD MANAGEMENT NOV25	*	1,851.08		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25		226	202511	310	51300	34000			MANAGEMENT FEES NOV25	*	3,862.50		
11/01/25		226	202511	310	51300	35200			WEBSITE ADMIN NOV25	*	108.17		
11/01/25		226	202511	310	51300	35100			INFORMATION TECH NOV25	*	162.25		
11/01/25		226	202511	310	51300	31300			DISSEMINATION FEE NOV25	*	1,261.75		
11/01/25		226	202511	310	51300	51000			OFFICE SUPPLIES	*	.18		
11/01/25		226	202511	310	51300	42000			POSTAGE	*	12.76		
11/01/25		226	202511	310	51300	42500			COPIES	*	.75		
GOVERNMENTAL MANAGEMENT SERVICES											7,259.44	000975	
11/20/25	00002	11/12/25	147110	202510	310	51300	31500		MTG/NEW BRD MEMBR PACKET	*	706.50		
LATHAM LUNA EDEN AND BEAUDINE LLP											706.50	000976	
11/23/25	00011	11/18/25	11182025	202511	300	20700	10000		FY25 DEBT SERVICE SER2017	*	2,003.48		
STONEBROOK SOUTH AT CHAMPIONSGATE											2,003.48	000977	
11/23/25	00011	11/18/25	11182025	202511	300	20700	10100		FY25 DEBT SERVICE SER2019	*	6,181.34		
STONEBROOK SOUTH AT CHAMPIONSGATE											6,181.34	000978	
11/23/25	00011	11/18/25	11182025	202511	300	20700	10200		FY25 DEBT SERVICE SER2020	*	4,662.25		
STONEBROOK SOUTH AT CHAMPIONSGATE											4,662.25	000979	
11/23/25	00011	11/18/25	11182025	202511	300	20700	10300		FY25 DEBT SERVICE SER2023	*	2,005.62		
STONEBROOK SOUTH AT CHAMPIONSGATE											2,005.62	000980	
11/23/25	00011	11/21/25	11212025	202511	300	20700	10000		FY26 DEBT SERVICE SER2017	*	31,251.43		
STONEBROOK SOUTH AT CHAMPIONSGATE											31,251.43	000981	
11/23/25	00011	11/21/25	11212025	202511	300	20700	10100		FY26 DEBT SERVICE SER2019	*	96,420.22		
STONEBROOK SOUTH AT CHAMPIONSGATE											96,420.22	000982	
11/23/25	00011	11/21/25	11212025	202511	300	20700	10200		FY26 DEBT SERVICE SER2020	*	72,724.63		
STONEBROOK SOUTH AT CHAMPIONSGATE											72,724.63	000983	
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/23/25	00011	11/21/25	11212025	202511	300	20700	10300			*	31,284.91		
			FY26 DEBT SERVICE SER2023						STONEYBROOK SOUTH AT CHAMPIONSGATE			31,284.91	000984
12/11/25	00035	11/19/25	30567	202511	300	13100	10100			*	309.71		
			RPLC BAD LED DRIVER-ARCH										
		11/19/25	30567	202511	320	53800	46300			*	349.24		
			RPLC BAD LED DRIVER-ARCH						DON BELL SIGNS LLC			658.95	000985
12/11/25	00032	12/01/25	36201	202512	300	13100	10100			*	8,943.75		
			LANDSCAPE MAINT DEC25										
		12/01/25	36201	202512	320	53800	47300			*	10,085.50		
			LANDSCAPE MAINT DEC25										
		12/01/25	36275	202511	300	13100	10100			*	163.95		
			PLANT FILL-STOP CAR CUTTG										
		12/01/25	36275	202511	320	53800	46100			*	184.89		
			PLANT FILL-STOP CAR CUTTG						FLORALAWN 2 LLC			19,378.09	000986
12/11/25	00041	11/19/25	332-6352	202511	300	13100	10100			*	775.94		
			10-NO SWIM/FISH/BOAT SIGN										
		11/19/25	332-6352	202511	320	53800	49100			*	874.99		
			10-NO SWIM/FISH/BOAT SIGN						FASTSIGNS SOUTH ORLANDO			1,650.93	000987
12/11/25	00002	12/10/25	148389	202511	310	51300	31500			*	114.00		
			BULKHEAD ISSUE/ETHIC TRN						LATHAM LUNA EDEN AND BEAUDINE LLP			114.00	000988
12/11/25	00036	11/19/25	17629	202511	300	13100	10100			*	47.00		
			CLN FOUNTAIN & LIGHT LENS										
		11/19/25	17629	202511	320	53800	47100			*	53.00		
			CLN FOUNTAIN & LIGHT LENS						LAKE FOUNTAINS AND AERATION INC			100.00	000989
12/11/25	00022	11/21/25	2082932	202511	300	13100	10100			*	319.60		
			MTHLY WATER MGMT NOV25										
		11/21/25	2082932	202511	320	53800	47000			*	360.40		
			MTHLY WATER MGMT NOV25						THE LAKE DOCTORS INC			680.00	000990
12/11/25	00039	12/01/25	4332243	202512	300	13100	10100			*	289.05		
			POND MAINTENANCE DEC25										
		12/01/25	4332243	202512	320	53800	47200			*	325.95		
			POND MAINTENANCE DEC25						TIGRIS AQUATIC SERVICES LLC			615.00	000991
									SSCG STONEYS CG				
									TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/25	00011	12/15/25	12152025	202512	300	20700	10000			*	203,950.28		
			FY26 DEBT SERVICE SER2017						STONEYBROOK SOUTH AT CHAMPIONSGATE			203,950.28	000992
12/15/25	00011	12/15/25	12152025	202512	300	20700	10100			*	629,248.92		
			FY26 DEBT SERVICE SER2019						STONEYBROOK SOUTH AT CHAMPIONSGATE			629,248.92	000993
12/15/25	00011	12/15/25	12152025	202512	300	20700	10200			*	474,608.91		
			FY26 DEBT SERVICE SER2020						STONEYBROOK SOUTH AT CHAMPIONSGATE			474,608.91	000994
12/15/25	00011	12/15/25	12152025	202512	300	20700	10300			*	204,168.72		
			FY26 DEBT SERVICE SER2023						STONEYBROOK SOUTH AT CHAMPIONSGATE			204,168.72	000995
12/15/25	00026	12/15/25	12152025	202512	300	58100	10000			*	27,113.00		
			FY26 CAPITAL RESERVE AMT						STONEYBROOK SOUTH AT CHAMPIONSGATE			27,113.00	000996
12/15/25	00026	12/15/25	12152025	202512	300	15100	10000			*	400,000.00		
			TRANSFER TO OPER. RESERVE						STONEYBROOK SOUTH AT CHAMPIONSGATE			400,000.00	000997
12/18/25	00032	12/09/25	36332	202512	300	13100	10100			*	1,411.70		
			RPR 34SPRAY/21ROTOR/40ROT										
		12/09/25	36332	202512	320	53800	47300			*	1,591.92		
			RPR 34SPRAY/21ROTOR/40ROT						FLORALAWN 2 LLC			3,003.62	000998
12/18/25	00001	12/01/25	227	202512	320	53800	12000			*	1,851.08		
			FIELD MANAGEMENT DEC25										
		12/01/25	228	202512	310	51300	34000			*	3,862.50		
			MANAGEMENT FEES DEC25										
		12/01/25	228	202512	310	51300	35200			*	108.17		
			WEBSITE ADMIN DEC25										
		12/01/25	228	202512	310	51300	35100			*	162.25		
			INFORMATION TECH DEC25										
		12/01/25	228	202512	310	51300	31300			*	1,261.75		
			DISSEMINATION FEE DEC25										
		12/01/25	228	202512	310	51300	51000			*	.21		
			OFFICE SUPPLIES										
		12/01/25	228	202512	310	51300	42000			*	2.95		
			POSTAGE										
		12/01/25	228A	202511	310	51300	42000			*	1.08		
			USPS-MAIL 941 FORM-3 QTR						GOVERNMENTAL MANAGEMENT SERVICES			7,249.99	000999

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/18/25	00002	10/15/24	131723	202410	310-51300-31500			*	82.50		
							PHASE 5 & 6 TRACT CONVEY				
		1/14/25	134263	202412	310-51300-31500			*	565.50		
							PARCEL PH5 FOX SOUTH MAP				
							LATHAM LUNA EDEN AND BEAUDINE LLP			648.00	001000
1/08/26	00032	1/01/26	36770	202601	300-13100-10100			*	8,943.75		
							LANDSCAPE MAINT JAN26				
		1/01/26	36770	202601	320-53800-47000			*	10,085.50		
							LANDSCAPE MAINT JAN26				
							FLORALAWN 2 LLC			19,029.25	001001
1/08/26	00011	1/01/26	01012026	202601	300-20700-10000			*	25,599.67		
							FY26 DEBT SRVC SER2017				
							STONEBROOK SOUTH AT CHAMPIONSGATE			25,599.67	001002
1/08/26	00011	1/01/26	01012026	202601	300-20700-10100			*	78,982.81		
							FY26 DEBT SRVC SER2019				
							STONEBROOK SOUTH AT CHAMPIONSGATE			78,982.81	001003
1/08/26	00011	1/01/26	01012026	202601	300-20700-10200			*	59,572.52		
							FY26 DEBT SRVC SER2020				
							STONEBROOK SOUTH AT CHAMPIONSGATE			59,572.52	001004
1/08/26	00011	1/01/26	01012026	202601	300-20700-10300			*	25,627.09		
							FY26 DEBT SRVC SER2023				
							STONEBROOK SOUTH AT CHAMPIONSGATE			25,627.09	001005
1/08/26	00022	12/23/25	2086425	202512	300-13100-10100			*	319.60		
							MTHLY WATER MGMT DEC25				
		12/23/25	2086425	202512	320-53800-47000			*	360.40		
							MTHLY WATER MGMT DEC25				
							THE LAKE DOCTORS INC			680.00	001006
1/15/26	00035	12/31/25	30607	202512	300-13100-10100			*	198.00		
							RPLC BOTH LED DRVR-ARCHWY				
		12/31/25	30607	202512	320-53800-46300			*	223.80		
							RPLC BOTH LED DRVR-ARCHWY				
							DON BELL SIGNS LLC			421.80	001007
1/15/26	00032	1/06/26	36823	202512	300-13100-10100			*	533.30		
							RPR COUPLING/20 PVC/TEE				
		1/06/26	36823	202512	320-53800-47300			*	601.38		
							RPR COUPLING/20 PVC/TEE				
							FLORALAWN 2 LLC			1,134.68	001008

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00001	1/01/26	229	202601	320	53800	12000		FIELD MANAGEMENT JAN26	*	1,851.08		
1/01/26		230		202601	310	51300	34000		MANAGEMENT FEES JAN26	*	3,862.50		
1/01/26		230		202601	310	51300	35200		WEBSITE ADMIN JAN26	*	108.17		
1/01/26		230		202601	310	51300	35100		INFORMATION TECH JAN26	*	162.25		
1/01/26		230		202601	310	51300	31300		DISSEMINATION FEE JAN26	*	1,261.75		
1/01/26		230		202601	310	51300	51000		OFFICE SUPPLIES	*	.27		
1/01/26		230		202601	310	51300	42000		POSTAGE	*	13.87		
GOVERNMENTAL MANAGEMENT SERVICES											7,259.89	001009	
1/15/26	00002	1/13/26	149255	202512	310	51300	31500		POND MNT/REV.WEBSITE/PLAT	*	1,111.50		
LATHAM LUNA EDEN AND BEAUDINE LLP											1,111.50	001010	
1/15/26	00011	1/12/26	01122026	202601	300	20700	10000		FY26 DEBT SRVC SER2017	*	7,283.29		
STONEBROOK SOUTH AT CHAMPIONSGATE											7,283.29	001011	
1/15/26	00011	1/12/26	01122026	202601	300	20700	10300		FY26 DEBT SRVC SER2023	*	7,291.10		
STONEBROOK SOUTH AT CHAMPIONSGATE											7,291.10	001012	
1/15/26	00039	1/01/26	4332244	202601	300	13100	10100		POND MAINTENANCE JAN26	*	289.05		
1/01/26		4332244		202601	320	53800	47200		POND MAINTENANCE JAN26	*	325.95		
TIGRIS AQUATIC SERVICES LLC											615.00	001013	
1/15/26	00012	11/25/25	7977826	202511	310	51300	32300		FY26 TRUSTEE FEE SER2017	*	4,444.69		
US BANK											4,444.69	001014	
1/15/26	00011	1/12/26	01122026	202601	300	20700	10100		FY26 DEBT SRVC SER2019	*	22,471.19		
STONEBROOK SOUTH AT CHAMPIONSGATE											22,471.19	001015	
1/15/26	00011	1/12/26	01122026	202601	300	20700	10200		FY26 DEBT SRVC SER2020	*	16,948.82		
STONEBROOK SOUTH AT CHAMPIONSGATE											16,948.82	001016	
TOTAL FOR BANK A											2,564,517.85		
									SSCG STONEYS CG	TVISCARRA			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						2,564,517.85	

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SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

December 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 716,459	\$ 110,659	\$ -	\$ -	\$ 827,118
Assessment Receivable	-	-	189,782	-	189,782
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	347,883	-	347,883
Prepayment	-	-	127	-	127
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	1,052,176	-	1,052,176
Prepayment	-	-	52	-	52
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	680,644	-	680,644
Construction	-	-	-	74,422	74,422
Series 2023					
Reserve	-	-	151,125	-	151,125
Revenue	-	-	270,707	-	270,707
Construction	-	-	-	32,470	32,470
Investment - SBA	774,952	645,128	-	-	1,420,081
Due From SS CDD	86,843	-	-	-	86,843
Deposits	16,000	-	-	-	16,000
Total Assets	\$ 1,594,254	\$ 755,788	\$ 3,644,469	\$ 106,892	\$ 6,101,403
Liabilities:					
Accounts Payable	\$ 7,793	\$ -	\$ -	\$ -	\$ 7,793
Due to Debt Service 2017	25,600	-	-	-	25,600
Due to Debt Service 2019	78,983	-	-	-	78,983
Due to Debt Service 2020	59,573	-	-	-	59,573
Due to Debt Service 2023	25,627	-	-	-	25,627
Due to SS CDD	164,045	51,652	-	-	215,696
Total Liabilities	\$ 361,619	\$ 51,652	\$ -	\$ -	\$ 413,271
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 524,510	\$ -	\$ 524,510
Assigned For Debt Service 2019	-	-	1,581,158	-	1,581,158
Assigned For Debt Service 2020	-	-	1,091,342	-	1,091,342
Assigned For Debt Service 2023	-	-	447,460	-	447,460
Assigned For Capital Reserves 2020	-	704,136	-	74,422	778,558
Assigned For Capital Reserves 2023	-	-	-	32,470	32,470
Unassigned	1,232,635	-	-	-	1,232,635
Total Fund Balances	\$ 1,232,635	\$ 704,136	\$ 3,644,469	\$ 106,892	\$ 5,688,132
Total Liabilities & Fund Equity	\$ 1,594,254	\$ 755,788	\$ 3,644,469	\$ 106,892	\$ 6,101,403

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 1,044,107	\$ 901,891	\$ 901,891	\$ -
Interest	18,000	4,500	4,449	(51)
Total Revenues	\$ 1,062,107	\$ 906,391	\$ 906,340	\$ (51)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
FICA Expense	918	230	61	168
Engineering Fees	12,000	3,000	-	3,000
Attorney	25,000	6,250	1,932	4,318
Dissemination	15,141	3,785	3,785	-
Arbitrage	1,350	-	-	-
Annual Audit	6,000	-	-	-
Trustee Fees	18,964	4,445	4,445	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	46,350	11,588	11,588	-
Information Technology	1,947	487	487	-
Website Maintenance	1,298	325	325	(0)
Telephone	100	25	-	25
Postage	500	125	23	102
Printing & Binding	500	125	1	124
Insurance	6,825	6,825	7,029	(204)
Legal Advertising	2,500	625	-	625
Other Current Charges	600	150	133	17
Office Supplies	250	63	1	62
Property Appraiser Fee	1,000	-	-	-
Property Taxes	350	4	4	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 161,879	\$ 49,336	\$ 38,898	\$ 10,437

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 22,213	\$ 5,553	\$ 5,553	\$ 0
Property Insurance	19,741	19,741	16,707	3,034
Electric	62,002	15,501	13,193	2,307
Streetlights	198,918	49,730	43,661	6,068
Water & Sewer	202,182	50,546	36,094	14,451
Landscape Maintenance	276,314	69,079	64,818	4,261
Landscape Contingency	21,566	5,392	2,146	3,246
Tree Trimming	2,696	674	-	674
Lake Maintenance	5,642	1,411	1,397	13
Irrigation Repairs	18,870	4,718	4,173	544
Entry & Walls Maintenance	5,392	1,348	1,069	279
Fountain Repair & Maintenance	8,087	2,022	5,511	(3,489)
Miscellaneous - Stormwater Control	2,696	674	-	674
Mitigation Monitoring & Maintenance	7,926	1,982	990	991
Pressure Washing	2,696	674	-	674
Repairs & Maintenance	5,392	1,348	1,333	14
Sidewalk Repair & Maintenance	2,696	674	-	674
Roadway Repair & Maintenance - Storm Gutters	2,696	674	-	674
Contingency	5,392	1,348	-	1,348
Security	-	-	688	(688)
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 873,115	\$ 233,085	\$ 197,334	\$ 35,751
<i>Reserves</i>				
Capital Reserve Transfer	\$ 27,113	\$ 27,113	\$ 27,113	-
Total Reserves	\$ 27,113	\$ 27,113	\$ 27,113	-
Total Expenditures	\$ 1,062,107	\$ 309,533	\$ 263,345	\$ 46,188
Excess Revenues (Expenditures)	\$ -		\$ 642,995	
Fund Balance - Beginning	\$ -		\$ 589,640	
Fund Balance - Ending	\$ -		\$ 1,232,635	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Transfer In	\$ 27,113	\$ 27,113	\$ 27,113	\$ -
Interest	24,000	6,000	6,445	445
Total Revenues	\$ 51,113	\$ 33,113	\$ 33,558	\$ 445
Expenditures:				
Contingency	\$ 600	\$ 150	\$ 123	\$ 27
Capital Outlay	58,048	14,512	51,652	(37,140)
Total Expenditures	\$ 58,648	\$ 14,662	\$ 51,775	\$ (37,140)
Excess Revenues (Expenditures)	\$ (7,535)	\$ 18,451	\$ (18,217)	
Fund Balance - Beginning	\$ 710,685		\$ 722,353	
Fund Balance - Ending	\$ 703,150		\$ 704,136	

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 December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 301,800	\$ 260,801	\$ 260,801	\$ -
Interest	18,000	4,500	4,545	45
Total Revenues	\$ 319,800	\$ 265,301	\$ 265,346	\$ 45
Expenditures:				
Series 2017				
Interest - 12/15	\$ 97,400	\$ 97,400	\$ 97,400	\$ -
Principal - 12/15	105,000	105,000	105,000	-
Interest - 06/15	95,300	-	-	-
Total Expenditures	\$ 297,700	\$ 202,400	\$ 202,400	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 22,100		\$ 62,946	
Fund Balance - Beginning	\$ 308,726		\$ 461,564	
Fund Balance - Ending	\$ 330,826		\$ 524,510	

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 December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 804,652	\$ 804,652	\$ -
Interest	42,000	10,500	10,436	(64)
Total Revenues	\$ 941,894	\$ 815,152	\$ 815,088	\$ (64)
Expenditures:				
Series 2019				
Interest - 12/15	\$ 294,519	\$ 294,519	\$ 294,519	\$ -
Principal - 06/15	315,000	-	-	-
Interest - 06/15	294,519	-	-	-
Total Expenditures	\$ 904,038	\$ 294,519	\$ 294,519	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 37,857		\$ 520,569	
Fund Balance - Beginning	\$ 603,368		\$ 1,060,589	
Fund Balance - Ending	\$ 641,225		\$ 1,581,158	

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 December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 606,906	\$ 606,906	\$ -
Interest	40,000	10,000	9,576	(424)
Total Revenues	\$ 742,564	\$ 616,906	\$ 616,482	\$ (424)
Expenditures:				
Series 2020				
Interest - 12/15	\$ 205,494	\$ 205,494	\$ 205,494	\$ -
Principal - 12/15	290,000	290,000	290,000	-
Interest - 06/15	201,869	-	-	-
Total Expenditures	\$ 697,363	\$ 495,494	\$ 495,494	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (14,000)	\$ (3,500)	\$ (3,454)	\$ (46)
Total Other Financing Sources (Uses)	\$ (14,000)	\$ (3,500)	\$ (3,454)	\$ (46)
Excess Revenues (Expenditures)	\$ 31,202		\$ 117,534	
Fund Balance - Beginning	\$ 618,637		\$ 973,807	
Fund Balance - Ending	\$ 649,838		\$ 1,091,342	

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 December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 261,081	\$ 261,081	\$ -
Interest	12,000	3,000	2,954	(46)
Total Revenues	\$ 314,250	\$ 264,081	\$ 264,035	\$ (46)
Expenditures:				
Series 2023				
Interest - 12/15	\$ 115,859	\$ 115,859	\$ 115,859	\$ -
Principal - 06/15	70,000	-	-	-
Interest - 06/15	115,859	-	-	-
Total Expenditures	\$ 301,718	\$ 115,859	\$ 115,859	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (6,000)	\$ (1,500)	\$ (1,487)	\$ (13)
Total Other Financing Sources (Uses)	\$ (6,000)	\$ (1,500)	\$ (1,487)	\$ (13)
Excess Revenues (Expenditures)	\$ 6,532		\$ 146,688	
Fund Balance - Beginning	\$ 147,497		\$ 300,771	
Fund Balance - Ending	\$ 154,029		\$ 447,460	

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 December 31, 2025

	Adopted		Prorated Budget		Actual	
	Budget		Thru 12/31/25		Thru 12/31/25	Variance
Revenues:						
Interest	\$	-	\$	-	\$ 704	\$ 704
Total Revenues	\$	-	\$	-	\$ 704	\$ 704
Expenditures:						
Series 2020						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
Total Expenditures	\$	-	\$	-	\$ -	\$ -
Other Sources/(Uses)						
Transfer In/(Out)	\$	-	\$	-	\$ 3,454	\$ (3,454)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 3,454	\$ (3,454)
Excess Revenues (Expenditures)	\$	-	\$	-	\$ 4,158	
Fund Balance - Beginning	\$	-			\$ 70,264	
Fund Balance - Ending	\$	-			\$ 74,422	

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 December 31, 2025

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 12/31/25		Thru 12/31/25		
Revenues:							
Interest	\$	-	\$	-	\$	307	\$ 307
Total Revenues	\$	-	\$	-	\$	307	\$ 307
Expenditures:							
Series 2023							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	1,487	\$ (1,487)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	1,487	\$ (1,487)
Excess Revenues (Expenditures)	\$	-	\$	-	\$	1,794	
Fund Balance - Beginning	\$	-			\$	30,676	
Fund Balance - Ending	\$	-			\$	32,470	

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	\$ -	\$ 108,072	\$ 793,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 901,891
Interest	1,349	1,267	1,833	-	-	-	-	-	-	-	-	-	4,449
Total Revenues	\$ 1,349	\$ 109,340	\$ 795,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906,340
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	707	114	1,112	-	-	-	-	-	-	-	-	-	1,932
Dissemination	1,262	1,262	1,262	-	-	-	-	-	-	-	-	-	3,785
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	3,863	3,863	3,863	-	-	-	-	-	-	-	-	-	11,588
Information Technology	162	162	162	-	-	-	-	-	-	-	-	-	487
Website Maintenance	108	108	108	-	-	-	-	-	-	-	-	-	325
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	14	3	-	-	-	-	-	-	-	-	-	23
Printing & Binding	-	1	-	-	-	-	-	-	-	-	-	-	1
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	44	44	-	-	-	-	-	-	-	-	-	133
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	4	-	-	-	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 22,328	\$ 10,016	\$ 6,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,898
Operations & Maintenance													
Field Services	\$ 1,851	\$ 1,851	\$ 1,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,553
Property Insurance	16,707	-	-	-	-	-	-	-	-	-	-	-	16,707
Electric	4,512	4,236	4,445	-	-	-	-	-	-	-	-	-	13,193
Streetlights	14,443	14,090	15,128	-	-	-	-	-	-	-	-	-	43,661
Water & Sewer	13,133	9,274	13,687	-	-	-	-	-	-	-	-	-	36,094
Landscape Maintenance	21,740	21,740	21,338	-	-	-	-	-	-	-	-	-	64,818
Landscape Contingency	-	185	1,961	-	-	-	-	-	-	-	-	-	2,146
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	471	464	462	-	-	-	-	-	-	-	-	-	1,397
Irrigation Repairs	1,980	-	2,193	-	-	-	-	-	-	-	-	-	4,173
Entry & Walls Maintenance	-	845	224	-	-	-	-	-	-	-	-	-	1,069
Fountain Repair & Maintenance	625	1,983	2,903	-	-	-	-	-	-	-	-	-	5,511
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mitigation Monitoring & Maintenance	332	332	326	-	-	-	-	-	-	-	-	-	990
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	875	458	-	-	-	-	-	-	-	-	-	1,333
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	516	172	-	-	-	-	-	-	-	-	-	688
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 75,794	\$ 56,391	\$ 65,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,334
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,113
Total Reserves	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,113
Total Expenditures	\$ 98,123	\$ 66,407	\$ 98,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,345
Excess Revenues (Expenditures)	\$ (96,774)	\$ 42,932	\$ 696,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,995

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)
LESS: PRINCIPAL PAYMENT 12/15/25	(\$105,000)
CURRENT BONDS OUTSTANDING	\$3,995,000

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)
LESS: PRINCIPAL PAYMENT 12/15/25	(\$290,000)
CURRENT BONDS OUTSTANDING	\$11,350,000

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 Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
TOTAL				\$ -
Fiscal Year 2026				
10/1/25		Interest		\$ 237.00
10/2/25		Transfer from Reserve		1,186.08
11/3/25		Interest		242.18
11/4/25		Transfer from Reserve		1,186.99
12/1/25		Interest		224.70
12/2/25		Transfer from Reserve		1,081.20
TOTAL				\$ 4,158.15
			Project (Construction) Fund at 09/30/25	\$ 70,263.71
			Interest Earned/Transferred Funds thru 12/31/25	4,158.15
			Requisitions Paid thru 12/31/25	-
Remaining Project (Construction) Fund				\$ 74,421.86

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
TOTAL				\$ -
Fiscal Year 2026				
10/1/25		Interest		\$ 103.47
10/2/25		Transfer from Reserve		510.49
11/3/25		Interest		105.71
11/4/25		Transfer from Reserve		510.88
12/1/25		Interest		98.06
12/2/25		Transfer from Reserve		465.35
TOTAL				\$ 1,793.96
Project (Construction) Fund at 09/30/25				\$ 30,676.13
Interest Earned/Transferred Funds thru 12/31/25				1,793.96
Requisitions Paid thru 12/31/25				-
Remaining Project (Construction) Fund				\$ 32,470.09