

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

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 30, 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, April 6, 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 February 2, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-02 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Consideration of Addendum to Aquatic Maintenance and Pond Bank Maintenance on CDD Owned Golf Course Ponds
6. Ratification of Temporary License Agreement
7. Ratification of Series 2023 Requisition 9
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. General Election Qualifying Period and Procedure
9. Other Business
10. Supervisor's Requests
11. 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
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, **February 2, 2026**, at 11:00 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
Cindy Hendricksen	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Jason Allgood <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: We have the public comment period for members of the public that want to make a statement to the Board.

Resident (Neil Roberts, 8867 Backspin Lane): Here to represent the Board for the country club. I am the vice president of that Board. We have been in discussions with both CDDs for some time now with regards to the ponds on the golf course. On the 25th of January our attorney sent a draft agreement to Kristen for her review. I'm here for any questions you may have about that agreement or the way forward.

Ms. Trucco: Perfect. We'll get into that in detail unless you want to speak about it now. But I think it's one of the first items up.

Mr. LeBrun: Yeah, we'll get there. The previous Board met and discussed as well, so we can share also what their plan was.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 6, 2025 Board of Supervisors Meeting

Mr. LeBrun: You have the approval of the minutes of the October 6, 2025 Board of Supervisors meeting. I can take any corrections.

Mr. Morgan: Anybody have any questions? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the October 6, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Mr. LeBrun: Next is the ratification of the Data Sharing Usage Agreement with Osceola County. We do it every year, it's basically confirming that we're not going to share any confidential information they might share with us through the property appraiser's office. We do this every year with Osceola County; this is very standard. I already signed on behalf of the District, so I'm just looking for the Board to ratify that.

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

FIFTH ORDER OF BUSINESS

Discussion of Golf Course Pond Maintenance

Mr. LeBrun: Item five is discussion of the golf course pond maintenance. In previous Board meetings, we've discussed maintenance of the ponds that are on the golf course that weren't being treated by either entity. We had our engineer look through stormwater permits. We also have Kristen here. She was doing a ton of research as well. Essentially it was confirmed that the CDD,

as the stormwater entity, owns that stormwater tract, the maintenance of the stormwater ponds. Nothing on the golf course but just those stormwater ponds. That part was confirmed.

Mr. Bonin: Are you saying pond or ponds?

Mr. LeBrun: Ponds. There are a few.

Mr. Bonin: Is there a map of the ponds we're specifically talking about?

Mr. Scheerer: I didn't bring a map with me that identifies that.

Ms. Trucco: We can have that at the next Board meeting. But it's the parcel IDs that are listed on page 20 of the agenda in the demand letter that we received from the association. These have been conveyed to the CDD as the CDD's obligation. My understanding is that a prior owner of the golf course had apparently maintained those. So now that the ownership has changed, the association did contact the CDD, notifying them of the obligation to maintain the pond. As Jeremy said, the CDD is the permit holder for these particular stormwater pond tracts. The CDD does have an obligation to maintain up to the requirements of the permit. I think that's worth exploring trying to get some quotes on how much that costs and then talk about how we're going to factor that into the cost of the CDDs O&M so the CDD can start doing that work.

Mr. Morgan: So, they're just looking for the basic maintenance that we already do on the other ponds.

Ms. Trucco: So, attached on page 22, their lawyer has drafted out the maintenance agreement, and you'll see in paragraph three that what they're proposing is for them to do that basic maintenance in accordance with the permit requirement. Then the CDD reimburses the association for that. I think there's a distinction between the minimum requirement under the permit versus additional beautification that the association may desire to have done. That's something I've seen before, but we can talk about all the different options. The CDD would decide they're going to maintain moving forward, find a contractor to do it up to the requirements of the permit. In the agreement we could specify that we have all those access rights. I've looked at each plat note, I think we can make it just a little bit stronger. I'd recommend that we have an agreement which acknowledges the CDD's contractor can go over the golf course to do that basic maintenance that's required under the permit. Anything in addition to that, such as the bulkheads, I'd like to hear the engineer's feedback if he's had a chance to review the bulkhead requirements under the permit. I don't know if there's any there. That might be something above the permit requirements that the CDD Board may ask the HOA if you'd like to maintain those or you'd like additional beautification

of those tracts, then we're going to ask that you pay for that service. So different ways that we can break it up. I think we do need some feedback from the engineer on what the minimum permit requirements are. You'll see in the agreement that is in the agenda that their lawyer has prepared, it does contemplate the HOA being responsible for that routine maintenance in accordance with the permit and then being reimbursed back by the CDD, which usually because of the CDD being a government entity, would trigger something like a management service agreement.

Mr. Scheerer: We're using Floralawn for all the landscape maintenance. The areas that touch the golf course, the pond bank, they're full of muhly grass.

Mr. Morgan: Right.

Mr. Scheerer: What they're asking us to do is maintain the entire pond bank.

Mr. Morgan: The muhly grass that they installed.

Mr. Scheerer: The muhly grass that's on the pond bank on the golf course, because it's within the boundaries of the District's pond.

Mr. Morgan: So, that would go under Floralawn then.

Mr. Scheerer: I wasn't aware of that extent of it, but I had already met with Lake Doctors, and we've looked at all the ponds, and they're going to work up a number to spray the ponds. So, I'll get with Floralawn, with Casey, our manager, and we'll take a look at all the ponds, especially the ones that are itemized here, because we only have three.

Mr. Morgan: There's five, right?

Mr. Scheerer: We have three on this side, five on that side.

Mr. Morgan: Okay.

Mr. Scheerer: I don't think any of the maintenance on this side is really going to fall to us as far as the landscaping goes. Most of the bulk of the maintenance is going to be on this District. But I'll get with them we'll work up some numbers and we'll maintain it, as was stated earlier, to whatever the level of maintenance is required under the permit.

Mr. Morgan: I personally feel that the CDD should be maintaining the ponds that the CDD owns and not have the HOA maintaining it and then bill us for it.

Mr. Scheerer: I agree.

Mr. Bonin: Yeah. I agree with that.

Mr. Morgan: Let's pursue that.

Mr. Scheerer: Okay.

Mr. Bonin: But I would also be okay with them having rights to do any other.

Mr. Morgan: If they want to enhance to beautify anything they want to do.

Mr. Bonin: Or more frequent mowing or whatever.

Mr. Morgan: Sure. I'm not against that.

Mr. Scheerer: And do it at their expense.

Mr. Morgan: Yeah.

Mr. Bonin: That's what I said.

Ms. Trucco: Neil, do you have any feedback for them?

Mr. Roberts: No, I think that's fine. I think our maintenance team currently, well we have in the past, in maintaining the golf side of the CDD properties. But going forward, I think either we maintain it, or you maintain it. As long as it's maintained. I know there are like, on hole seven, there's what they call it, the cattails are all in the pond and all of that needs treatment. We got some quotes for treating the ponds and removing all those cattails, and that was like \$11,000.

Mr. Scheerer: I don't think we're going to look at clearing anything out. I think we're just going to spray it.

Mr. Morgan: Yeah.

Mr. Scheerer: Is what we're going to do. We're not going to.

Mr. Morgan: Lake Doctors will do that.

Mr. Scheerer: We're not going to remove the biomass because the biggest expenses isn't getting it out of the pond, it's getting rid of it and where you can dump the biomass at. But I think our plan would be just like the rest of the ponds. I know there's cattail in there, we probably have some pennywort and some other things that's growing in these ponds. The cattail is the biggest thing because it prohibits people that live on the lakeside from actually seeing the lake and then maybe even the golf course. But my plan would be just do the minimum, which is to spray it and let it decompose. And over the course of the next six, eight months, it'll end up in the bottom of the lake.

Mr. Roberts: So, the spray will kill it off.

Mr. Scheerer: It'll be monthly treatment. You're not going to just spray it one time and it's just going to go away; cattail comes back very persistent. That's why we do monthly treatments. That was the direction I gave Floralawn. We walked and looked at all the ponds in anticipation of

this and they're working up some numbers. I'll just have to get with Floralawn about the periodic maintenance of the pond banks on the golf course side.

Mr. McAnally: So you say it decays, falls to the bottom of the pond. What problems does that cause for the pumps?

Mr. Scheerer: Well, most of those ponds I don't think they're going to be affected by that. The ones I'm looking at, I can't think of the name of the street, but I think those are just going to decompose and they'll end up creating some algae. We'll have some filamentous algae, which is the floating algae. But you have that problem now. Even the ones that are being sprayed.

Mr. McAnally: It's fine at the minute, so will this make it worse?

Mr. Scheerer: I don't know that it'll make it worse because I don't think that pump being way out in the center is going to be strong enough to drag everything from the side of the pond bank into the pump. But we'll address it accordingly.

Mr. LeBrun: That aligns with what the previous Board did, which is treating them as normal. I know the other issue that's been discussed is the bulkheads. Jason is still looking into that, the ones that are needing maintenance, and whether or not the bulkheads are a function of the golf course or if they're a function of the stormwater system. They're looking to differentiate to see if the bulkheads are needed for stormwater management purposes or if they're just needed for the golf course. That would really determine our responsibility for maintaining those or replacing those or whatever may be needed in the future.

Mr. Morgan: Well, in the agreement under definitions 2, paragraph A, it says routine maintenance does not include any structural maintenance or repair of the ponds or any inlets, outlets, control structures, including bulkheads and pond linings.

Ms. Trucco: Yeah, I think what Jeremy is saying is trying to determine is that a requirement under the permit, for example, that those bulkheads remain there. Is that some requirement like can we take them out? Can we just pay a one-time expense to take those things out or is that part of the stormwater system and there's a utility in having them or was it a cosmetic thing that the association may want if the CDD is allowed to take them out? That's where I think we need the engineer's help just reviewing that permit to find out exactly what the utility is of them.

Mr. Bonin: Yeah, whatever the permitted impacts were, the bulkhead helps delineate where that line is, meaning if you didn't put the bulkhead, then you would have to grade out further into a wetland that wasn't permitted. So, you put a bulkhead there to not impact more wetlands.

Mr. Morgan: Yeah. Hole 3 is a prime example.

Mr. Bonin: But it serves two purposes. When you do that, it does create a good golf course visual effect, subsequently.

Mr. McAnally: The only pond we have a bulkhead on is the one at the gate.

Mr. Bonin: You got 18.

Mr. McAnally: Does that come under us?

Mr. Morgan: Probably not. Two should be under there.

Mr. Scheerer: That's here.

Mr. McAnally: I'm talking just about this side. We only have one that would be hole three at the gate, isn't it, where it's more a wall than there is a bulkhead?

Mr. Roberts: No. You got hole two.

Mr. Morgan: Well, that's not us. That's the other District.

Mr. Bonin: Oh, true.

Mr. Roberts: No, it's not.

Mr. Morgan: I thought everything on this side of the road was.

Mr. Roberts: Hole two is yours. Hole nine is yours.

Mr. Morgan: Well, hole two is definitely a civil engineering bulkhead to keep us from impacting the wetlands.

Mr. Bonin: And then you also have hole nine.

Mr. Morgan: With the tee boxes.

Mr. Bonin: That has three bulkheads and the tee boxes. Same thing for the wetland issue.

Mr. Morgan: Right.

Mr. LeBrun: And we have Jason on, but he was also looking at if other modifications could be made where the bulkhead isn't needed, they could change something on the other part of the pond structure.

Mr. Allgood: I've been looking at the ones on the south side of Bella Citta. I'm just looking at that portion of golf course and that in the south. I'm not on the north side of the road. I'm not familiar where those bulkheads are. I don't know if those are somewhere and I'm just not seeing them. There were areas you could probably remove some and do some minor regrading, in which case it doesn't affect the stormwater pond. There are areas where you would make more modifications, major modifications to the golf course itself. In the end, it's sort of one of the things

where it's like you can remove them, but you're going to make major changes to golf course, in which case you know who's responsible. I think at that point in my mind it's within the tract, stormwater, and you have to maintain that. If you had to go outside that tract, you're no longer doing that. I think most of those fell on the CDD to maintain the stormwater volume as you needed to. If that's part of the walls or removing them, that would be a decision to be made. I don't know where the other areas where you're talking about this point on the north side where you're staying out of wetlands. Certainly, that would become a much more critical element of maintaining those as is versus just removing them. I can get that from those guys or Alan who know those areas more. I still don't know the golf hole numbers, so I need to get familiar with those as well. I can look into all those different ones. But in the end, the ones we looked at on the south, to me it seems like the CDD is responsible to maintain those because it would have a greater dramatic effect on modification of the golf course and trying to maintain what was within the tract originally, if that makes sense.

Mr. Morgan: Yeah. So, we still have a permit that hasn't been transferred from Tract X or somewhere that I'm working on with Bio-Tech

Mr. Bonin: From whom to who?

Mr. Morgan: From Lennar to either the CDD or the HOA.

Mr. Bonin: In Tract X?

Mr. Morgan: I think X or somewhere over there. Where we just finished.

Mr. Bonin: Okay. X is the furthest north.

Mr. Morgan: Yeah. The furthest north piece. Did Bio-Tech help us with the initial phase of the golf course or was that somebody else or Austin.

Mr. Bonin: No. I'm pretty sure ECS. Bill Griffey.

Mr. Morgan: ECS. Bill Griffey. That's right.

Mr. Bonin: I think did all the golf course stuff.

Mr. Morgan: Based on what I'm seeing in the permit that I'm trying to get transferred right now, those bulkheads were part of our impact permit and not the ERP. They just got factored into the ERP because they became part of the stormwater structure.

Mr. Bonin: You probably should call Dave Reid he would know. Dave did all the permitting.

Mr. Morgan: Right.

Mr. Bonin: And he would know the reason, the whys and the details of that. I think that would probably be helpful. I know he'd speak to us for a few minutes, too.

Mr. Morgan: Yeah.

Mr. Bonin: Because I can't remember the reasoning.

Mr. Morgan: Rob and I will look into this a little deeper and we'll be in touch with you, try to help you out on your end. Like Rob said, Dave Reid did all the original permitting and engineering work. He can probably help us delineate what's part of the core permit versus what's part of the ERP or if they're intertwined.

Mr. Allgood: Yeah, that would be helpful. I reached Dave several times to try and get some bulk information, but he's been busy at those times and never really got much. It's been a lot of digging on my end trying to figure out what's what. There's so many documents and so many modifications and applications. I go as we go piece by piece, and when issues come up, I research at that time. Otherwise, there's just a ton of documents to sort through.

Mr. Morgan: Yeah. Because I know about five or six years ago, I did maintenance on hole number two on behalf of Lennar. I did it for the golf course. Going in there and doing some modifications and removing cattails and stuff that was negatively impacting the visual of the golf course. I did all that work, but I had to be very careful dancing around the permit on what I could and couldn't do to negatively impact the permit and possibly have the Army Corps of Engineers coming after us or the Water Management District coming out going, "*hey, what are you doing?*" I know that there's some sensitivity in that area because I personally have worked in there, but we just need to go back and talk to Dave and get some answers and figure out exactly which way we go before we join into any formal legal agreements. So.

Mr. Trucco: Now that we know we have an obligation, I would recommend a motion to allow us to proceed with that minimum requirement that Alan has spoken about for getting a contractor out there with a not to exceed.

Mr. LeBrun: For the pond spraying and the mowing.

Mr. Scheerer: That would be a monthly expense.

Mr. Morgan: I would agree with that. If the Board is amenable, I think we should pursue that.

Mr. Scheerer: We'll just bring back an addendum.

Mr. Morgan: Okay.

Mr. Scheerer: To the contract with Lake Doctors.

Ms. Trucco: Is it a critical issue right now? Because I want to make sure we're responsible.

Mr. Scheerer: I won't know anything until I get the numbers. We looked at the ponds a week ago. The mowing and the maintenance of the pond banks is a whole other animal.

Mr. Bonin: We'll get a couple quotes though on this.

Mr. Scheerer: I was just going to go right with Lake Doctors, which is who we're currently under contract with.

Mr. Bonin: Okay. So, the spraying is the scope you're talking about.

Mr. Scheerer: Yeah, the aquatic spraying. It's just the monthly treatments.

Mr. Morgan: So, Lake Doctors already has a contract for spraying the ponds that we currently have. Then Floralawn has the contract for doing the landscaping immediately around the pond.

Mr. Bonin: Okay.

Mr. Morgan: That's easy to do. I agree. I think we make a motion to allow Alan to move forward with the immediate needs of maintenance.

Ms. Trucco: Okay.

Mr. Scheerer: I'll bring back a proposal.

Ms. Trucco: Well, I'd like to say if we have the obligation to maintain, we currently have Lake Doctors. How much more do you think it is a month?

Mr. Scheerer: I have no idea. We got five ponds on this side. I don't know, maybe it's \$700, \$800 extra a month, if that.

Ms. Trucco: And there's a 30 day termination clause in there anyway, so just get them started. But rather than waiting, when's the next meeting?

Mr. Scheerer: Two months.

Ms. Trucco: Two months, 60 days.

Mr. McAnally: Before the growing season comes back.

Mr. Morgan: Yeah.

Ms. Trucco: It's going to be spring, more people are going to be out there, so you might as well get them started. Then if you have other proposals, bring them back to the Board and they can decide if they want to terminate Lake Doctors or just deal with that.

Mr. Scheerer: They'll send me a proposal for Stoneybrook South at ChampionsGate and I'll just give it to the District manager and we can execute it and ratify it at another meeting, if that's the case.

Ms. Trucco: Okay. If you're comfortable with it and just as a precautionary, maybe a not to exceed like \$1,500. If he's saying probably around \$1,100.

Mr. Scheerer: I wouldn't do a not to exceed.

Mr. Morgan: No, I wouldn't either. We don't know what we're getting into.

Ms. Trucco: I like to do a not to exceed because of the Sunshine law.

Mr. Scheerer: I can't tell you what the not to exceed is sitting here today.

Ms. Trucco: Okay, then \$5,000, just to cover it entirely.

Mr. Morgan: Okay.

Ms. Trucco: Because we have to be cognizant to the Sunshine law. We try to make motions as specific as we can. So a a motion to approve retaining Lake Doctors to start work as soon as possible, as a not to exceed \$5,000.

Mr. LeBrun: And Floralawn for the mowing as well.

Mr. Scheerer: It's not mowing. It's going to be a lot of hand work.

Mr. LeBrun: Okay.

Ms. Trucco: So, we'll just start with the ponds.

Mr. McAnally: So, landscaping.

Mr. Scheerer: That's going to be a different animal because of all the grasses and other things that are along those pond banks.

Mr. Morgan: Yeah. Let's just start off with basic pond maintenance and then we'll move on from there.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Pond Maintenance Not to Exceed \$5,000, was approved.

Ms. Trucco: I think it would be beneficial just to memorialize in writing with the association's attorney that we have access rights there. There's some in the actual plats, but just as a precautionary measure, I think it would be beneficial to have that in writing, too, that our contractor has authority to go over that golf course to get back there.

Mr. Morgan: Agreed.

Mr. McAnally: Do we need to put into that that we're going to give the HOA right of access in there when they want to maintain that to a more degree than we are?

Ms. Trucco: I think we'll have to talk with them because I don't know. I'll let their attorney know, but I think the direction that they've given us is to go out there and immediately start just maintaining the ponds at the permit requirement for right now.

Mr. Roberts: But my concern is you've only talked about treating the ponds and not the landscaping.

Mr. Morgan: Well, we got to come back.

Ms. Trucco: They're going to have their landscape vendor give a proposal, go walk the pond, and then because it's hard for them to even know right now what that all encompasses.

Mr. Morgan: That's going to be a larger line item.

Mr. Roberts: But I didn't want to, up to Campbell's Point, wait two months for that to go through because growing season is going to start. We're not doing it anymore.

Ms. Trucco: Okay, what the Board could decide is you could do a special meeting in between.

Mr. Morgan: No. We can wait until next month. We need to have a proposal from Floralawn.

Mr. McAnally: It's two months.

Mr. Scheerer: It's two months. There isn't anything growing right now anyway. It's just mostly grasses.

Mr. Morgan: Is it something that if Alan was to bring a proposal back, could we make a motion that the Chair could approve that and then have a ratification by the Board at a later date?

Ms. Trucco: You could do just like you're doing now which is just like approve not to exceed.

Mr. Morgan: But it's going to be a lot more. We don't know what. Like it's easy. We know what pond maintenance.

Ms. Trucco: It's not going to be, \$4,000 or \$5,000.

Mr. Morgan: He said it's going to be mostly hand work.

Mr. Scheerer: Well, it looks like most of those areas on the golf course side. We're not mowing the turf on the golf course.

Mr. Morgan: No.

Mr. Scheerer: It's just pond bank maintenance. So, if it's just a bunch of muddy grass, it's just going in and cleaning out the weeds and whatever's growing in. It's going to be probably hand work, but I didn't look at it that closely until I got to this meeting, and I was told that this is the level that the attorney for the HOA is requesting. So, we'll have to get out there and take a look.

Mr. Morgan: Yeah, let's let him look and get a proposal for Floralawn. I think it's going to be a little bit more than we think.

Ms. Trucco: Okay.

Mr. McAnally: Can we then have it as a special meeting? Can we do it by video call even to agree it before.

Ms. Trucco: You have to have a physical quorum. If you wanted something earlier than 60 days from today, at this meeting you can say well let's have a special meeting 30 days from today, just one in between, or you could cancel your 60 day meeting or the meeting that's 60 days from now and just have it in 30 instead so you can take care of the Floralawn proposal. That's an idea too.

Mr. McAnally: Just because it's our obligation, I would like to get it caught up along with their pond maintenance at the same time so they're all getting done at the same time.

Ms. Trucco: I understand. So yeah, it's up to you all. Does GMS have availability for that?

Mr. LeBrun: I mean we could. There's costs with scheduling, especially meeting advertising, so that's another factor. But I mean if you did the not to exceed thing, I guess that would allow the Chair and Vice Chair to take action in between meetings.

Ms. Trucco: Right. You could also just approve. Obviously Floralawn's still going to have to go out, walk the site anyway and you could approve a not to exceed, I don't know, \$10,000 from now until two months from now.

Mr. Scheerer: Yeah, until the next Board meeting.

Ms. Trucco: And hoping that it doesn't cost that much. But that would give the Chair the authority to sign that contract and then we'll have the 30 day termination clause. If you're not happy with it, then you always have the right to take that service off of the contract, if they're willing. I don't know their availability either for Floralawn to go out and now do a walkthrough of six other tracts and then have the personnel be picking weeds and doing that work. But it's up to the Board. We've got some not to exceed delegation of authority type of powers, but.

Mr. Morgan: Let's make a motion to delegate authority to the Chair to approve or disapprove a not to exceed amount of \$10,000. That way Alan and I can get the ball rolling and satisfy our responsibilities in that respect.

Ms. Trucco: Sooner than 60 days is what you're saying?

Mr. Morgan: Sooner than 60 days.

Ms. Trucco: Okay.

Mr. Morgan: Because as soon as it stays above 60, 70 degrees for multiple days, the weeds are going to start growing again, so. Let's do that and then at our 60 day meeting we can review everything. We'll have firmer data from Alan at that point and then we can ratify whatever Floralawn has brought to us.

Ms. Trucco: Okay.

Mr. Scheerer: We'll just get a formal agreement for the rest of the year and then make sure those numbers are anticipated because April will be our budget, our 2027 budget meeting.

Mr. Morgan: Budget. Yeah.

Ms. Trucco: Okay.

Mr. Morgan: Is that good, Jeremy?

Mr. LeBrun: Yeah, so we have the motion to delegate authority to the chair not to exceed \$10,000 to start the process of getting the lake banks serviced.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, to Delegate Authority to the Chair Not to Exceed \$10,000 for Grounds Service Ponds, was approved.

Mr. Morgan: Yeah. I don't think the country club could take kindly to us mowing the golf course.

Mr. Scheerer: I don't want to be mowing the golf course.

Mr. McAnally: Can I just ask about the bulkheads? There are no critical things about the bulkhead at the minute. There's not a safety issue or anything like that.

Mr. Morgan: Right. They're all good.

Ms. Trucco: I don't know. Usually, we would recommend that the engineer go out and assess that and give an opinion about that. I'm not comfortable telling you one way or another at this moment.

Mr. Morgan: If there was an issue with any of the bulkheads on the golf course, we would be hearing about it, trust me.

Ms. Trucco: You could have your engineer just do a site visit and give any recommendations he has related to the bulkheads.

Mr. McAnally: As long as there's no safety issues or anything like that.

Ms. Trucco: Well, I don't know that there is. I don't know that there is not. So maybe that is a good idea to direct your engineer to do a site visit, come back in 60 days with any recommendations he has from a safety perspective.

Mr. Morgan: Let's get the review of the permits first to him, and talk to Dave, and then we'll know better about what direction to take on that.

Ms. Trucco: Okay.

SIXTH ORDER OF BUSINESS

Discussion of Correspondence from County Club at ChampionsGate Community Association, Inc.

Mr. LeBrun: We covered this item.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to item seven, our staff reports. We'll start with counsel.

Ms. Trucco: Good morning, Board. I don't have anything additional for you today. Just what we spoke about. Thanks.

B. Engineer

Mr. LeBrun: Jason, do we still have you?

Mr. Allgood: Yes, still on.

Mr. LeBrun: Do you have anything else to report or any questions?

Mr. Allgood: Not at this time. No.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: District manager's report, a couple items under here. I have the approval of the check register. That's on page 33 of your electronic agendas. This is from September 30, 2025

through January 26, 2026. This check register is a lot larger than usual. One, because we skipped a meeting. And two, we have the assessments, the county tax bill. The assessments are flowing through. You have your general fund checks 961 through 1016. Total there is \$2,564,517.85. Then you have your payroll checks, checks 50123 through 50126. Total there is \$738.80. And then grand total check register is \$2,565,256.65. Behind that, you have your register. Like I said, you'll see all those assessments reflected in there.

Mr. Morgan: Did we actually get the 20 no swim, no fish, no boat signs installed or just get them made?

Mr. Scheerer: Yes.

Mr. Morgan: They are installed?

Mr. Scheerer: Installed.

Mr. Morgan: Good.

Mr. McAnally: That's the ones around Bella Citta.

Mr. Scheerer: Bella Citta. The pond that you guys were asking about in the west side.

Mr. McAnally: Yeah, and we got some behind the building on hole seven. Behind on Whistling Straits. Was there some put in there?

Mr. Scheerer: No. Just everything went on that one. Are you talking about the big pond on Whistling Straits by the guardhouse.

Mr. McAnally: No, the next one up, I'm going to say at the little par three. Opposite the little par three. Hole seven. One of the ponds we were talking about here. I think there were some signs may have went up there. I saw signs. I didn't go over and read them.

Mr. Morgan: Years ago, we put up the alligator and snake signs.

Mr. Scheerer: Yeah.

Mr. McAnally: Because that's another favorite fishing spot as well.

Mr. Scheerer: I think I need a golf hole map is what I really need because everybody speaks golf hole. I have no clue on the golf holes.

Mr. McAnally: The new building they build along Whistling Straits.

Mr. Scheerer: Are you talking about the clubhouse building?

Mr. McAnally: Yes. The clubhouse building, the pond behind it.

Mr. Scheerer: Yeah. I know which one that is.

Mr. Roberts: That's the one with all the cattails in it.

Mr. Scheerer: Well, they all have cattails. It's not the only one.

Mr. McAnally: Did we get signs for that one?

Mr. Scheerer: No, sir. I'll make sure we add a few to that one as well. And which side is that? On the clubhouse side?

Mr. McAnally: Yes, behind the clubhouse.

Mr. Scheerer: But do you want them on the clubhouse side, or you want them just around the perimeter where all the homes are? Because there's only a handful of homes on those.

Mr. McAnally: Yeah, I'm trying to think where I've seen most of the people fishing there, and it is more behind the homes than it is on the golf course side.

Mr. Scheerer: All right.

Mr. Morgan: Are these residents fishing? I'm assuming because that's a resident neighborhood.

Mr. McAnally: It's actually holidaymakers, believe it or not, down there, they park in that car park, then they get out, fish out around the side of that. But because the way the golf course is, they can't get onto the golf course side.

Mr. Morgan: Right.

Mr. McAnally: So, they go around the side behind the backs of their homes.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your balance sheet and income statement. There's just your unaudited financials through December 31, 2025. No action required on the Board's part.

iii. Update on Golf Course Bulkheads

Mr. LeBrun: We already discussed the golf course.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: That brings us down to other business or supervisor requests.

Mr. Morgan: Anybody got any?

Mr. McAnally: Just one, the large round balls. I think they're polystyrene balls on the monument.

Mr. Scheerer: Yes.

Mr. McAnally: I think it's three that are missing from the Fallen Oak. I only just saw them. From Fallen Oak there are three missing.

Mr. Scheerer: I wonder if they popped up with them storms that blew through.

Mr. McAnally: It could have been. I don't know where they were. I was looking around the ground to see if I could see them.

Mr. Morgan: I'm surprised they're not floating around a pond somewhere.

Mr. McAnally: They've just disappeared.

Mr. Scheerer: I'll check with the security across the street and just see if they've got anything that they've picked up.

Mr. Morgan: We just spent some money fixing those signs, didn't we?

Mr. Scheerer: Well, we fixed signs. So, we had a couple things. In your check register you saw Don Bell came out. We did some work on the Whistling Strait entrance. There was some lights out there. And then we tried to do some pressure washing, but for some reason, the HOA decided to put Christmas decorations up probably two weeks before Halloween. So, we had some issues with that. But if we can.

Mr. McAnally: That turned out a really good job. Whatever he did, he came out and it was more like a soft wash than a pressure wash.

Mr. Scheerer: We did a soft wash with a light application, a very small percentage of chlorine with that. We were just worried about any potential damage to the holiday decorations. We'll move it up a lot further. I'll be ready October 1 of this year. I'm not doing it after October 15.

Mr. McAnally: But it was a good job.

Mr. Scheerer: Good. I'm glad. I'm glad you liked it.

Mr. McAnally: It turned out really well.

Mr. Scheerer: Yes, sir. And I'll see if we can find the balls. If not, I'll have to figure out who can make you some new balls.

Mr. Morgan: I don't think they have those at craft stores that big.

Mr. Scheerer: They probably have them, but they're only about this big around.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I'll ask for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-01

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

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

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

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

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

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

DATE: August 3, 2026
HOUR: 11:00 AM
LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd
Davenport, FL 33896

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 6TH DAY OF APRIL 2026.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Stoneybrook South at ChampionsGate
Community Development District

Proposed Budget
FY2027

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-11	General Fund Narrative
12	Capital Reserve Fund
13	Debt Service Fund Series 2017
14	Amortization Schedule Series 2017
15	Debt Service Fund Series 2019
16	Amortization Schedule Series 2019
17	Debt Service Fund Series 2020
18	Amortization Schedule Series 2020
19	Debt Service Fund Series 2023
20	Amortization Schedule Series 2023

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 1,044,107	\$ 961,927	\$ 82,180	\$ 1,044,107	\$ 1,044,107
Interest	18,000	10,930	12,500	23,430	18,000
Total Revenues	\$ 1,062,107	\$ 972,858	\$ 94,680	\$ 1,067,537	\$ 1,062,107
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 12,000
FICA Expense	918	138	230	367	918
Engineering Fees	12,000	-	6,000	6,000	12,000
Attorney	25,000	2,097	10,403	12,500	25,000
Arbitrage	1,350	-	1,350	1,350	1,350
Dissemination	15,141	6,309	8,832	15,141	15,898
Annual Audit	6,000	-	6,000	6,000	6,100
Trustee Fees	18,964	9,121	9,843	18,964	18,964
Assessment Administration	8,111	8,111	-	8,111	8,517
Management Fees	46,350	19,313	27,038	46,350	48,668
Information Technology	1,947	811	1,136	1,947	2,044
Website Maintenance	1,298	541	757	1,298	1,363
Telephone	100	-	25	25	100
Postage	500	40	160	200	500
Printing & Binding	500	3	97	100	500
Insurance	6,825	7,029	-	7,029	7,732
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	600	222	315	537	600
Office Supplies	250	1	24	25	250
Property Appraiser Fee	1,000	1,676	-	1,676	1,700
Property Taxes	350	4	-	4	10
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 161,879	\$ 57,390	\$ 77,709	\$ 135,099	\$ 166,888
Operations & Maintenance					
Field Services	\$ 22,213	\$ 9,255	\$ 12,958	\$ 22,213	\$ 23,324
Property Insurance	19,741	16,707	-	16,707	19,741
Electric	62,002	21,963	32,341	54,304	62,002
Streetlights	198,918	71,443	115,043	186,487	198,918
Reclaimed Water	202,182	63,680	115,043	178,724	202,182
Landscape Maintenance	276,314	96,644	152,181	248,825	276,314
Landscape Contingency	21,566	13,398	8,804	22,202	21,566
Tree Trimming	2,696	-	2,705	2,705	2,696
Aquatic Maintenance	5,642	2,330	5,227	7,557	10,416
Irrigation Repairs	18,870	7,058	7,043	14,101	18,870
Entry & Walls Maintenance	5,392	1,069	1,467	2,536	5,392
Fountain Repair & Maintenance	8,087	6,064	907	6,972	8,087
Miscellaneous - Stormwater Control	2,696	-	1,350	1,350	2,696
Mitigation Monitoring & Maintenance	7,926	1,648	2,325	3,973	7,926
Pressure Washing	2,696	1,026	1,409	2,435	2,696
Repairs & Maintenance	5,392	1,333	1,312	2,646	5,392
Sidewalk Repair & Maintenance	2,696	-	1,350	1,350	2,696
Roadway Repair & Maintenance - Storm Gutters	2,696	-	1,350	1,350	2,696
Contingency	5,392	-	2,700	2,700	5,392
Security	-	863	482	1,346	1,348
Hurricane Expenses	-	-	-	-	-
Total Operations & Maintenance:	\$ 873,115	\$ 314,482	\$ 465,516	\$ 780,481	\$ 880,348
Reserves					
Capital Reserve Transfer	\$ 27,113	\$ 27,113	\$ -	\$ 27,113	\$ 14,870
Total Reserves	\$ 27,113	\$ 27,113	\$ -	\$ 27,113	\$ 14,870
Total Expenditures	\$ 1,062,107	\$ 398,985	\$ 543,225	\$ 942,693	\$ 1,062,107
Excess Revenues (Expenditures)	\$ (0)	\$ 573,873	\$ (448,546)	\$ 124,844	\$ 0

Net Assessment	\$1,044,107
Collection Cost (6%)	\$66,645
Gross Assessment	<u>\$1,110,752</u>

Stoneybrook South at ChampionsGate

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2027

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	260	\$342.96	\$89,170
Townhome	620	\$445.84	\$276,421
Single Family 40'	434	\$548.72	\$238,144
Single Family 50'	428	\$685.90	\$293,565
Single Family 60'	186	\$823.08	\$153,093
Single Family 80'	55	\$1,097.44	\$60,359
Total	1983		\$1,110,752

FY2026

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	260	\$342.96	\$89,170
Townhome	620	\$445.84	\$276,421
Single Family 40'	434	\$548.72	\$238,144
Single Family 50'	428	\$685.90	\$293,565
Single Family 60'	186	\$823.08	\$153,093
Single Family 80'	55	\$1,097.44	\$60,359
Total	1983		\$1,110,752

Variance Chart

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Condo	260	0%	\$0.00	\$0
Townhome	620	0%	\$0.00	\$0
Single Family 40'	434	0%	\$0.00	\$0
Single Family 50'	428	0%	\$0.00	\$0
Single Family 60'	186	0%	\$0.00	\$0
Single Family 80'	55	0%	\$0.00	\$0
Total	1983			\$0

Shared Costs

Operations & Maintenance Descriptions	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	SSCDD 46%	SSCDD 54%
1 Field Services	\$41,200	\$41,200	\$43,260	\$19,936	\$23,324
2 Property Insurance	\$36,615	\$30,938	\$36,615	\$16,874	\$19,741
3 Electric	\$115,000	\$103,008	\$115,000	\$52,998	\$62,002
4 Streetlights	\$368,946	\$353,124	\$368,946	\$170,028	\$198,918
5 Water & Sewer	\$375,000	\$333,630	\$375,000	\$172,818	\$202,182
6 Landscape Maintenance	\$512,498	\$471,908	\$512,498	\$236,184	\$276,314
7 Landscape Contingency	\$40,000	\$31,605	\$40,000	\$18,434	\$21,566
8 Tree Trimming	\$5,000	\$5,009	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$10,464	\$14,039	\$19,320	\$8,904	\$10,416
10 Irrigation Repairs	\$35,000	\$26,146	\$35,000	\$16,130	\$18,870
11 Entry & Walls Maintenance	\$10,000	\$4,733	\$10,000	\$4,608	\$5,392
12 Fountain Repair & Maintenance	\$15,000	\$13,098	\$15,000	\$6,913	\$8,087
13 Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,701	\$7,380	\$14,701	\$6,775	\$7,926
15 Pressure Washing	\$5,000	\$4,509	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$4,946	\$10,000	\$4,608	\$5,392
17 Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18 Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19 Contingency	\$10,000	\$5,000	\$10,000	\$4,608	\$5,392
20 Security	\$0	\$2,500	\$2,500	\$1,152	\$1,348
Total	\$1,619,424	\$1,460,273	\$1,632,840	\$752,492	\$880,348

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

Interest

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

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, of the Florida Statutes, allows for each member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering Fees

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

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for board meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Bond Series	Annual
2019 Special Assessment	\$450
2020 Special Assessment	\$450
2023 Special Assessment	\$450
Total	\$1,350

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessments Bonds, the Series 2020 Special Assessment Bonds Fox South Assessment Area and the Series 2023 Series 2023 Special Assessment Bonds.

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2017, Series 2019 Special Assessment Bonds, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds that are deposited with a Trustee at USBank.

Assessment Administration

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

Management Fees

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

Information Technology

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Property Taxes

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

The District has proposed for FY27 a shared cost for a maintenance costs. 54% of the maintenance costs will be allocated to Stoneybrook South at ChampionsGate and 46% will be allocated to Stoneybrook South during Fiscal Year 2027. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South at ChampionsGate and Stoneybrook South regarding the joint maintenance.

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Electric

Represents cost of electric services for areas within the District. Areas include monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Streetlights

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

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost of water services for areas within the District. The District currently has the following accounts with Toho Water Authority.

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

Landscape Maintenance

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

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

Landscape Contingency

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

Tree Trimming

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

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

Description	Monthly	Annual
Pond Maintenance - SS (4 Ponds)	\$200	\$2,400
Pond Maintenance - SS (3 Additional Ponds)	\$290	\$3,480
Pond Maintenance - SSC (11 Ponds)	\$695	\$8,340
Pond Maintenance - SSC (4 Additional Ponds)	\$425	\$5,100
Total		\$19,320

Irrigation Repairs

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

Entry & Walls Maintenance

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

Fountain Repair & Maintenance

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

Miscellaneous – Stormwater Control

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

Mitigation Monitoring & Maintenance

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

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

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Pressure Washing

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

Repairs & Maintenance

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

Sidewalk Repair & Maintenance

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

Roadway Repair & Maintenance – Storm Gutters

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

Contingency

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

Security

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

Transfer Out – Capital Reserve

Represents excess revenue transferred to Capital Reserve fund for capital outlay expenses.

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 27,113	\$ 27,113	\$ -	\$ 27,113	\$ 14,870
Interest	24,000	10,769	14,000	24,769	24,000
Total Revenues	\$ 51,113	\$ 37,882	\$ 14,000	\$ 51,882	\$ 38,870
Expenditures:					
Contingency	\$ 600	\$ 205	\$ 287	\$ 492	\$ 600
Capital Outlay	58,048	51,652	20,933	72,585	21,783
Total Expenditures	\$ 58,648	\$ 51,857	\$ 21,220	\$ 73,077	\$ 22,383
Excess Revenues (Expenditures)	\$ (7,535)	\$ (13,975)	\$ (7,220)	\$ (21,195)	\$ 16,487
Fund Balance - Beginning	\$ 710,685	\$ 722,353	\$ -	\$ 722,353	\$ 701,158
Fund Balance - Ending	\$ 703,150	\$ 708,378	\$ (7,220)	\$ 701,158	\$ 717,645

FY2026 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Entrance Columns Repair	\$95,651	\$44,000	\$51,652
Fountain Installation - Fallen Oak & Downswing	\$38,765	\$17,832	\$20,933
		\$0	\$0
Total	\$134,416	\$61,831	\$72,585

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

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2017

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	2/28/26	7 Months	9/30/26	FY2027
Revenues:					
Special Assessments	\$ 301,800	\$ 278,162	\$ 23,764	\$ 301,926	\$ 301,800
Interest	18,000	7,485	9,905	17,390	16,000
Carry Forward Surplus	308,726	310,664	-	310,664	332,280
Total Revenues	\$ 628,526	\$ 596,311	\$ 33,669	\$ 629,980	\$ 650,080
Expenditures:					
Series 2017					
Interest - 12/15	\$ 97,400	\$ 97,400	-	\$ 97,400	\$ 95,300
Principal - 12/15	105,000	105,000	-	105,000	110,000
Interest - 06/15	95,300	-	95,300	95,300	93,100
Total Expenditures	\$ 297,700	\$ 202,400	\$ 95,300	\$ 297,700	\$ 298,400
Excess Revenues (Expenditures)	\$ 330,826	\$ 393,911	\$ (61,631)	\$ 332,280	\$ 351,680

Principal - 12/15/2027	\$115,000
Interest - 12/15/2027	\$93,100
Total	\$208,100
Net Assessment	\$301,800
Collection Cost (6%)	\$19,264
Gross Assessment	\$321,064

Property Type	Units	Gross Per Unit	Gross Total
Single Family 50'	79	\$1,406	\$111,074
Single Family 60'	97	\$1,510	\$146,470
Single Family 80'	37	\$1,719	\$63,603
Total	213		\$321,147

Stoneybrook South at ChampionsGate Community Development District
Series 2017, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 3,995,000	\$ 2,601,988	\$ 6,596,987.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	2/28/26	7 Months	9/30/26	FY2027
Revenues:					
Special Assessments	\$ 899,894	\$ 858,216	\$ 73,319	\$ 931,535	\$ 899,894
Interest	42,000	18,818	27,350	46,168	42,000
Carry Forward Surplus	603,368	610,642	-	610,642	684,307
Total Revenues	\$ 1,545,262	\$ 1,487,676	\$ 100,669	\$ 1,588,345	\$ 1,626,201
Expenditures:					
Series 2019					
Interest - 12/15	\$ 294,519	\$ 294,519	-	\$ 294,519	\$ 288,219
Principal - 06/15	315,000	-	315,000	315,000	330,000
Interest - 06/15	294,519	-	294,519	294,519	288,219
Total Expenditures	\$ 904,038	\$ 294,519	\$ 609,519	\$ 904,038	\$ 906,438
Excess Revenues (Expenditures)	\$ 641,225	\$ 1,193,157	\$ (508,850)	\$ 684,307	\$ 719,764

Interest - 12/15/2027	\$281,619
Total	\$281,619
Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
Gross Assessment	\$957,334

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	989	\$79,120
Townhome	214	1094	\$234,116
Single Family 40'	207	1302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
Total	757		\$957,379

Stoneybrook South at ChampionsGate Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
Totals		\$ 13,080,000	\$ 8,464,075	\$ 21,544,075.00

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2020

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 702,564	\$ 647,306	\$ 55,301	\$ 702,607	\$ 702,564
Interest	40,000	15,673	19,250	34,923	32,000
Carry Forward Surplus	618,637	622,682	-	622,682	650,286
Total Revenues	\$ 1,361,200	\$ 1,285,662	\$ 74,551	\$ 1,360,213	\$ 1,384,850
Expenditures:					
Series 2020					
Interest - 12/15	\$ 205,494	\$ 205,494	-	\$ 205,494	\$ 201,869
Principal - 12/15	290,000	290,000	-	290,000	295,000
Interest - 06/15	201,869	-	201,869	201,869	197,444
Total Expenditures	\$ 697,363	\$ 495,494	\$ 201,869	\$ 697,363	\$ 694,313
Other Sources/(Uses)					
Transfer In/(Out)	\$ (14,000)	\$ (5,564)	\$ (7,000)	\$ (12,564)	\$ (12,000)
Total Other Financing Sources (Uses)	\$ (14,000)	\$ (5,564)	\$ (7,000)	\$ (12,564)	\$ (12,000)
Excess Revenues (Expenditures)	\$ 649,838	\$ 784,604	\$ (134,318)	\$ 650,286	\$ 678,537

Principal - 12/15/2026	\$305,000
Interest - 12/15/2026	\$197,444
Total	\$502,444
Net Assessment	\$702,564
Collection Cost (6%)	\$44,844
Gross Assessment	\$747,408

Property Type	Units	Gross Per Unit	Gross Total
Condo	120	989	\$118,680
Townhome	160	1094	\$175,040
Single Family 40'	146	1302	\$190,092
Single Family 50'	145	\$1,406	\$203,870
Single Family 60'	35	\$1,510	\$52,850
Single Family 80'	4	\$1,719	\$6,876
Total	610		\$747,408

Stoneybrook South at ChampionsGate
Series 2020, Special Assessment Bonds (Fox South Assessment Area)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
Totals		\$ 11,350,000	\$ 6,146,588	\$ 17,496,587.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2023

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	2/28/26	7 Months	9/30/26	FY2027
Revenues:					
Special Assessments	\$ 302,250	\$ 278,460	\$ 23,790	\$ 302,250	\$ 302,250
Interest	12,000	5,307	4,880	10,187	8,000
Carry Forward Surplus	147,497	270,546	-	270,546	157,340
Total Revenues	\$ 461,747	\$ 554,313	\$ 28,670	\$ 582,983	\$ 467,590
Expenditures:					
Series 2023					
Interest - 12/15	\$ 115,859	\$ 115,859	-	\$ 115,859	\$ 114,284
Principal - 06/15	70,000	-	70,000	70,000	75,000
Interest - 06/15	115,859	-	115,859	115,859	114,284
Total Expenditures	\$ 301,719	\$ 115,859	\$ 185,859	\$ 301,719	\$ 303,569
Other Sources/(Uses)					
Transfer In/(Out)	\$ (6,000)	\$ (123,295)	\$ (630)	\$ (123,925)	\$ (6,000)
Total Other Financing Sources (Uses)	\$ (6,000)	\$ (123,295)	\$ (630)	\$ (123,925)	\$ (6,000)
Excess Revenues (Expenditures)	\$ 154,029	\$ 315,159	\$ (157,819)	\$ 157,340	\$ 158,021

Interest - 12/15/2027	\$112,597
Total	\$112,597
Net Assessment	\$302,250
Collection Cost (6%)	\$19,293
Gross Assessment	\$321,543

Property Type	Units	Gross Per Unit	Gross Total
Townhome	246	\$702	\$172,700
Single Family 40'	81	\$1,300	\$105,317
Single Family 50'	31	\$1,404	\$43,526
Total	358		\$321,543

Stoneybrook South at ChampionsGate
Series 2023, Special Assessment Bonds (Series 2023 Assessment Area)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/26	\$ 4,320,000	\$ 70,000	\$ 115,859.38	\$ -
12/15/26	\$ 4,250,000	\$ -	\$ 114,284.38	\$ 300,143.75
6/15/27	\$ 4,250,000	\$ 75,000	\$ 114,284.38	\$ -
12/15/27	\$ 4,175,000	\$ -	\$ 112,596.88	\$ 301,881.25
6/15/28	\$ 4,175,000	\$ 75,000	\$ 112,596.88	\$ -
12/15/28	\$ 4,100,000	\$ -	\$ 110,909.38	\$ 298,506.25
6/15/29	\$ 4,100,000	\$ 80,000	\$ 110,909.38	\$ -
12/15/29	\$ 4,020,000	\$ -	\$ 109,109.38	\$ 300,018.75
6/15/30	\$ 4,020,000	\$ 85,000	\$ 109,109.38	\$ -
12/15/30	\$ 3,935,000	\$ -	\$ 107,196.88	\$ 301,306.25
6/15/31	\$ 3,935,000	\$ 90,000	\$ 107,196.88	\$ -
12/15/31	\$ 3,845,000	\$ -	\$ 104,778.13	\$ 301,975.00
6/15/32	\$ 3,845,000	\$ 95,000	\$ 104,778.13	\$ -
12/15/32	\$ 3,750,000	\$ -	\$ 102,225.00	\$ 302,003.13
6/15/33	\$ 3,750,000	\$ 100,000	\$ 102,225.00	\$ -
12/15/33	\$ 3,650,000	\$ -	\$ 99,537.50	\$ 301,762.50
6/15/34	\$ 3,650,000	\$ 105,000	\$ 99,537.50	\$ -
12/15/34	\$ 3,545,000	\$ -	\$ 96,715.63	\$ 301,253.13
6/15/35	\$ 3,545,000	\$ 110,000	\$ 96,715.63	\$ -
12/15/35	\$ 3,435,000	\$ -	\$ 93,759.38	\$ 300,475.00
6/15/36	\$ 3,435,000	\$ 115,000	\$ 93,759.38	\$ -
12/15/36	\$ 3,320,000	\$ -	\$ 90,668.75	\$ 299,428.13
6/15/37	\$ 3,320,000	\$ 120,000	\$ 90,668.75	\$ -
12/15/37	\$ 3,200,000	\$ -	\$ 87,443.75	\$ 298,112.50
6/15/38	\$ 3,200,000	\$ 130,000	\$ 87,443.75	\$ -
12/15/38	\$ 3,070,000	\$ -	\$ 83,950.00	\$ 301,393.75
6/15/39	\$ 3,070,000	\$ 135,000	\$ 83,950.00	\$ -
12/15/39	\$ 2,935,000	\$ -	\$ 80,321.88	\$ 299,271.88
6/15/40	\$ 2,935,000	\$ 145,000	\$ 80,321.88	\$ -
12/15/40	\$ 2,790,000	\$ -	\$ 76,425.00	\$ 301,746.88
6/15/41	\$ 2,790,000	\$ 150,000	\$ 76,425.00	\$ -
12/15/41	\$ 2,640,000	\$ -	\$ 72,393.75	\$ 298,818.75
6/15/42	\$ 2,640,000	\$ 160,000	\$ 72,393.75	\$ -
12/15/42	\$ 2,480,000	\$ -	\$ 68,093.75	\$ 300,487.50
6/15/43	\$ 2,480,000	\$ 170,000	\$ 68,093.75	\$ -
12/15/43	\$ 2,310,000	\$ -	\$ 63,525.00	\$ 301,618.75
6/15/44	\$ 2,310,000	\$ 180,000	\$ 63,525.00	\$ -
12/15/44	\$ 2,130,000	\$ -	\$ 58,575.00	\$ 302,100.00
6/15/45	\$ 2,130,000	\$ 190,000	\$ 58,575.00	\$ -
12/15/45	\$ 1,940,000	\$ -	\$ 53,350.00	\$ 301,925.00
6/15/46	\$ 1,940,000	\$ 200,000	\$ 53,350.00	\$ -
12/15/46	\$ 1,740,000	\$ -	\$ 47,850.00	\$ 301,200.00
6/15/47	\$ 1,740,000	\$ 210,000	\$ 47,850.00	\$ -
12/15/47	\$ 1,530,000	\$ -	\$ 42,075.00	\$ 299,925.00
6/15/48	\$ 1,530,000	\$ 220,000	\$ 42,075.00	\$ -
12/15/48	\$ 1,310,000	\$ -	\$ 36,025.00	\$ 298,100.00
6/15/49	\$ 1,310,000	\$ 235,000	\$ 36,025.00	\$ -
12/15/49	\$ 1,075,000	\$ -	\$ 29,562.50	\$ 300,587.50
6/15/50	\$ 1,075,000	\$ 250,000	\$ 29,562.50	\$ -
12/15/50	\$ 825,000	\$ -	\$ 22,687.50	\$ 302,250.00
6/15/51	\$ 825,000	\$ 260,000	\$ 22,687.50	\$ -
12/15/51	\$ 565,000	\$ -	\$ 15,537.50	\$ 298,225.00
6/15/52	\$ 565,000	\$ 275,000	\$ 15,537.50	\$ -
12/15/52	\$ 290,000	\$ -	\$ 7,975.00	\$ 298,512.50
6/15/53	\$ 290,000	\$ 290,000	\$ 7,975.00	\$ -
12/15/53	\$ -	\$ -	\$ -	\$ 297,975.00
Totals		\$ 4,320,000	\$ 4,091,003	\$ 8,411,003.13

SECTION V



Water Management Agreement

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

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

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Four (4) ponds associated with **719736 Stoneybrook South at Championsgate CDD Golf Ponds, Davenport FL.**

Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

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

1.	Underwater and Floating Vegetation Control Program	\$425.00	Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	Total of Services Accepted	\$425.00	Monthly

\$425.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$425.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **February 28, 2026.**
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

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

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

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

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

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL**: ___ YES ___ NO

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

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Name _____

Jonathan Bandy - SALES MANAGER

Title _____

407-761-8924

01/2024

® THE LAKE DOCTORS, INC.

TERMS AND CONDITIONS

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

SECTION VI

**TEMPORARY LICENSE AGREEMENT FOR ACCESS BY AND BETWEEN THE
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT AND SANDRA L. SODEN AND DAVID B. SODEN**

This **Temporary License Agreement for Access** (“License Agreement”) is made and entered into this 5 day of March, 2026 (“Effective Date”), by and between:

Stoneybrook South at ChampionsGate Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

Sandra L. Soden and David B. Soden, whose mailing address is 8950 Fluffy Lie Court, Davenport, Florida 33896 (collectively referred to herein as the “Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended and is validly existing under the laws of the State of Florida;

WHEREAS, the District is the owner of certain lands in Osceola County, Florida (the “County”) more particularly described as Tract P4, of the STONEYBROOK SOUTH NORTH PARCEL - PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, Page 176, of the Public Records of the County (County Parcel ID No.: 30-25-27-5093-0001-0P40) (the “District’s Property”);

WHEREAS, the Homeowner is the owner of property having the mailing address of 8950 Fluffy Lie Court, Davenport, Florida 33896, with a legal description of Lot 445, of STONEYBROOK SOUTH NORTH PARCEL - PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, Page 176, of the Public Records of the County, Florida (County Parcel ID No.: 30-25-27-5093-0001-4450) (the “Homeowner’s Property”); and

WHEREAS, the Homeowner has requested that the District grant to the Homeowner a temporary, nonexclusive license over a portion of the District’s Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool in the rear yard of Homeowner’s Property, and the District is agreeable to granting such a license on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are

incorporated as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to Homeowner a temporary, non-exclusive license over, upon and across the District's Property for the sole purpose of Homeowner gaining access to the rear of the Homeowner's Property for the purpose of construction of a swimming pool (the "License"). Homeowner agrees that the License will only be used for access to construct a swimming pool on the Homeowner's Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the District's Property. No materials shall be placed or stored on the District's Property. The District makes no representations or warranties of any kind that the District's Property is suitable for vehicular, or any other, use; the Homeowner's use of the District's Property is solely at its own risk. Homeowner shall be responsible for securing all required approvals and permissions, including HOA approvals, utility approvals, if any, and permits from Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool on Homeowner's Property and use of property besides the District's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the District's Property, as set forth herein.

3. TERM. Homeowner shall be permitted to use the License until the earlier of the completion of the excavation and construction of the swimming pool on Homeowner's Property or six (6) months from the Effective Date, at which time the License shall automatically terminate. The District has the option of terminating this License Agreement, without cause, by providing twenty-four notice to the Homeowner.

4. INDEMNIFICATION.

a. Homeowner agree to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence, in the use of the License and/or the District's Property (or any adjacent or neighboring property owned by the District), by Homeowner, its employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowner agrees that nothing contained in this License Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law, as applicable.

5. DAMAGE. In the event that the Homeowner, its respective employees, agents, assignees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the District's Property or any of the improvements located within the District's Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the rights granted herein, Homeowner, at Homeowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including,

without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the District's Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. In the event the Homeowner does not fully repair damages under this License Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District if not paid by the Homeowner within six month after demand for same is made by the District. The Homeowner agrees to participate in pre-construction (prior to Effective Date) and post-construction inspections with the District to ensure complete restoration of the District's Property to its original condition.

6. INSURANCE. The Homeowner agrees that they have current property and liability insurance and the Homeowner shall ensure all contractors retained for construction of the swimming pool are adequately insured and licensed, as applicable.

7. DEFAULT. A default by any party under this License Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seek to enforce this License Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this License Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Sandra and David Soden
8950 Fluffy Lie Court
Davenport, Florida 33896
Telephone: 603-682-9343
Email: dsoden@graphicautomation.com

To the District: Stoneybrook South at ChampionsGate Community
Development District

c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager, Jeremy LeBrun
Telephone: 407-613-2944
Email: jlebrun@gmsefl.com

With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq./Kristen
Trucco, Esq.
Email: jcarpenter@lathamluna.com,
ktrucco@lathamluna.com

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This License Agreement is solely for the benefit of the formal parties hereto, 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 License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this License Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering third party. Nothing contained in this License Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this License Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This License Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida with jurisdiction lying in Osceola County, Florida for any disputes arising from this License Agreement.

13. PUBLIC RECORDS. The Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this License Agreement are public records and are to be treated as such in accordance with Florida law.

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

15. **BINDING EFFECT.** This License Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

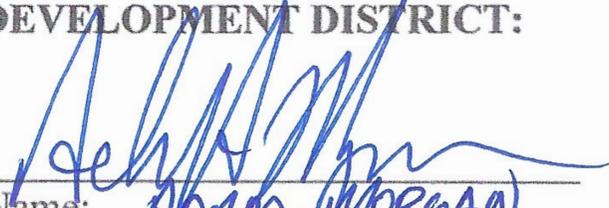
16. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this License Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

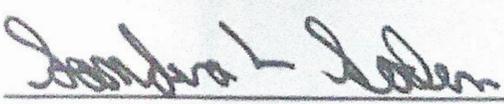
17. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by all parties hereto.

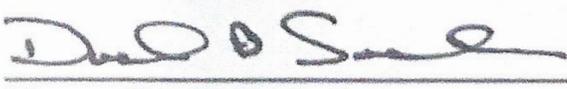
18. **ENTIRE AGREEMENT & COUNTERPARTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement, and may be signed in counterparts.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT:**


Name: ADAM MORGAN
Title: CHAIRMAN
Date: 3/6/26

HOMEOWNER:

Name: Sandra L. Soden
Date: 3/5/26


Name: David B. Soden
Date: 3/5/26

SECTION VII

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **9**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

Lennar Homes LLC
- (D) Amount Payable: **\$154,474.53 (account balance not to exceed \$3,749,199.59)**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Reimbursement construction costs for Fox North Utilities & Tract X infrastructure.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

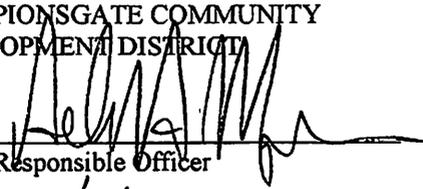
4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

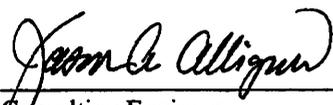
STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 3/2/24

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **4**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

Lennar Homes LLC
- (D) Amount Payable: **\$4,002,255.23**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Reimbursement construction costs for Fox North Utilities & Tract X infrastructure.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and
4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 11/29/23

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

Project Name	Contract No.	Total Contract Amount	Submitted Cost		Previously Reimbursed	Approved Reimbursement		Balance
Contractor		Amount	Pay App #	Amount	Amount	Amount	%	Amount
Fox North Utilites (Water, Sewer, Storm Drains)								
SDC	#03827310	\$ 2,431,908.00	#11	\$ 2,398,734.70	0.00	\$ 2,158,861.23	89%	\$ 273,046.77
Fox North Dry Utilites								
SDC	#03880780	\$ 1,691,092.00	#11	\$ 1,566,702.00	0.00	\$ 1,410,031.80	83%	\$ 281,060.20
Fox North Mass Grade & Westside Blvd Extension								
SDC	#94351032	\$ 3,370,277.50	#17 R	\$ 2,534,830.50	0.00	\$ 2,281,347.45	68%	\$ 374,368.05
SBS Tract X Infrastructure								
SDC	#05077042	\$ 1,560,400.00	#6	\$ 319,796.38	0.00	\$ 287,816.74	18%	\$ 1,272,583.26
SBS Tract X Generic Excavating								
SDC	#05079665	\$ 2,020,600.00		\$ 1,162,815.00	0.00	\$ 1,046,533.50	52%	\$ 766,366.50
SBS Tract X Site Work								
SDC	#01544282	\$ 1,197,833.00		\$ 629,849.00	0.00	\$ 566,864.10	47%	\$ 104,934.90
Balance								
Total		\$ 12,272,110.50		\$ 8,612,727.58	0.00	\$ 7,751,454.82	63%	\$ 3,072,359.68
Total Approved Reimbursement						\$ 7,751,454.82		
Construction Fund Series 2023 - Balance						\$4,002,255.23		
Developer Contribution						\$ (3,749,199.59)		

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

SDC								
Contract #03827310								
Fox North Utilities (Water, Sewer, Storm Drains)		Pay App #11		11/25/22				
Contract Amount								
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Pay App #1-11	Balance
<u>Fox North Utilities</u>								
<u>Generic Excavation & Grading</u>								
Compact Site	2000	CY	\$ 2.80	\$ 5,600.00	100%	\$ 5,600.00	\$ 5,600.00	\$ -
Total Excavation								
<u>Mobilization</u>								
Mobilization	1	LS	\$ 9,900.00	\$ 9,900.00	100%	\$ 9,900.00	\$ 9,900.00	\$ -
Total Mobilization								
<u>Sanitary Sewer</u>								
8" PVC Pipe (0-6' cut)	1695	LF	\$ 35.00	\$ 59,325.00	100%	\$ 59,325.00	\$ 59,325.00	\$ -
8" PVC Pipe (6-8' cut)	1910	LF	\$ 41.00	\$ 78,310.00	100%	\$ 78,310.00	\$ 78,310.00	\$ -
8" PVC Pipe (8-10' cut)	745	LF	\$ 46.00	\$ 34,270.00	100%	\$ 34,270.00	\$ 34,270.00	\$ -
8" PVC Pipe (10'-12' cut)	504	LF	\$ 55.00	\$ 27,720.00	100%	\$ 27,720.00	\$ 27,720.00	\$ -
8" PVC Pipe (14'-16' cut)	564	LF	\$ 68.00	\$ 38,352.00	100%	\$ 38,352.00	\$ 38,352.00	\$ -
8" PVC Pipe (16'-18' cut)	66	LF	\$ 70.00	\$ 4,620.00	100%	\$ 4,620.00	\$ 4,619.70	\$ 0.30
Dewatering	1	LF	\$ 26,169.00	\$ 26,169.00	100%	\$ 26,169.00	\$ 26,169.00	\$ -
(Including Fittings)	93	EA	\$ 1,925.00	\$ 179,025.00	100%	\$ 179,025.00	\$ 179,025.00	\$ -
Manhole (0-6' cut)	12	EA	\$ 7,000.00	\$ 84,000.00	100%	\$ 84,000.00	\$ 84,000.00	\$ -
Manhole (6-8' cut)	6	EA	\$ 7,500.00	\$ 45,000.00	100%	\$ 45,000.00	\$ 45,000.00	\$ -
Manhole (8-10' cut)	2	EA	\$ 8,650.00	\$ 17,300.00	100%	\$ 17,300.00	\$ 17,300.00	\$ -
Manhole (10'-12' cut)	3	EA	\$ 9,500.00	\$ 28,500.00	100%	\$ 28,500.00	\$ 28,500.00	\$ -
Manhole (12'-14' cut)	2	EA	\$ 12,000.00	\$ 24,000.00	100%	\$ 24,000.00	\$ 24,000.00	\$ -
Manhole (14'-16' cut)	1	EA	\$ 13,600.00	\$ 13,600.00	100%	\$ 13,600.00	\$ 13,600.00	\$ -
Manhole (16'-18' cut)	1	EA	\$ 14,000.00	\$ 14,000.00	100%	\$ 14,000.00	\$ 14,000.00	\$ -
Sanitary line testing	5484	LF	\$ 6.00	\$ 32,904.00	100%	\$ 32,904.00	\$ 32,904.00	\$ -
(Including Fittings)	11	EA	\$ 1,600.00	\$ 17,600.00	100%	\$ 17,600.00	\$ 17,600.00	\$ -
Connect to Existing	2	EA	\$ 9,400.00	\$ 18,800.00	100%	\$ 18,800.00	\$ 18,800.00	\$ -
Restore Whistling St. Blvd	1	EA	\$ 47,500.00	\$ 47,500.00	100%	\$ 47,500.00	\$ 47,500.00	\$ -
Total Sanitary Sewer								
<u>Water</u>								
12" Gate Valves	5	EA	\$ 3,800.00	\$ 19,000.00	100%	\$ 19,000.00	\$ 19,000.00	\$ -
12" PVC Water Main	690	LF	\$ 82.00	\$ 56,580.00	100%	\$ 56,580.00	\$ 56,580.00	\$ -
6" PVC Water Main	200	LF	\$ 36.00	\$ 7,200.00	100%	\$ 7,200.00	\$ 7,200.00	\$ -
8" Gate Valves	26	EA	\$ 2,500.00	\$ 65,000.00	100%	\$ 65,000.00	\$ 65,000.00	\$ -
8" PVC Water Main	3786	LF	\$ 47.00	\$ 177,942.00	100%	\$ 177,942.00	\$ 177,942.00	\$ -
w/Temp jump	4	LS	\$ 2,000.00	\$ 8,000.00	100%	\$ 8,000.00	\$ 8,000.00	\$ -
Double Service Assembly	88	EA	\$ 1,600.00	\$ 140,800.00	100%	\$ 140,800.00	\$ 140,800.00	\$ -
Gate Valve and Tee)	7	EA	\$ 6,100.00	\$ 42,700.00	100%	\$ 42,700.00	\$ 42,700.00	\$ -
Miscellaneous Fittings	1	LS	\$ 48,000.00	\$ 48,000.00	100%	\$ 48,000.00	\$ 48,000.00	\$ -
Single Service Assembly	21	EA	\$ 1,150.00	\$ 24,150.00	100%	\$ 24,150.00	\$ 24,150.00	\$ -
(Hydro-Guard)	5	EA	\$ 9,000.00	\$ 45,000.00	100%	\$ 45,000.00	\$ 45,000.00	\$ -
Water Main Testing	6016	LF	\$ 3.00	\$ 18,048.00	100%	\$ 18,048.00	\$ 18,048.00	\$ -
10" Gate Valves	6	EA	\$ 3,400.00	\$ 20,400.00	100%	\$ 20,400.00	\$ 20,400.00	\$ -
10" PVC Water Main	1340	LF	\$ 62.00	\$ 83,080.00	100%	\$ 83,080.00	\$ 83,080.00	\$ -
Total Water								
<u>Generic Storms Drains</u>								
<u>Pipe</u>								
15" CLASS III RCP	46	LF	\$ 65.00	\$ 2,990.00	100%	\$ 2,990.00	\$ 2,990.00	\$ -
18" CLASS III RCP	1665	LF	\$ 56.00	\$ 93,240.00	100%	\$ 93,240.00	\$ 93,240.00	\$ -
24" CLASS III RCP	601	LF	\$ 75.00	\$ 45,075.00	100%	\$ 45,075.00	\$ 45,075.00	\$ -
30" CLASS III RCP	661	LF	\$ 100.00	\$ 66,100.00	100%	\$ 66,100.00	\$ 66,100.00	\$ -
36" CLASS III RCP	847	LF	\$ 130.00	\$ 110,110.00	100%	\$ 110,110.00	\$ 110,110.00	\$ -
42" CLASS III RCP	184	LF	\$ 190.00	\$ 34,960.00	100%	\$ 34,960.00	\$ 34,960.00	\$ -
48" CLASS III RCP	239	LF	\$ 210.00	\$ 50,190.00	100%	\$ 50,190.00	\$ 50,190.00	\$ -
Dewatering	1550	LF	\$ 15.00	\$ 23,250.00	100%	\$ 23,250.00	\$ 23,250.00	\$ -
<u>Structures</u>								
TYPE "F" INLET	4	EA	\$ 6,300.00	\$ 25,200.00	100%	\$ 25,200.00	\$ 25,200.00	\$ -
TYPE "J" MANHOLE	5	EA	\$ 8,100.00	\$ 40,500.00	100%	\$ 40,500.00	\$ 40,500.00	\$ -

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

Connect to Existing Structures	7	EA	\$ 4,700.00	\$ 32,900.00	100%	\$ 32,900.00	\$ 28,200.00	\$ 4,700.00
8" HDPE	1795	LF	\$ 28.00	\$ 50,260.00	100%	\$ 50,260.00	\$ 50,260.00	\$ -
10" HDPE	340	LF	\$ 37.00	\$ 12,580.00	100%	\$ 12,580.00	\$ 7,770.00	\$ 4,810.00
12" HDPE	140	LF	\$ 45.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 4,995.00	\$ 1,305.00
Type 2 Curb Inlet	4	EA	\$ 8,000.00	\$ 32,000.00	100%	\$ 32,000.00	\$ 32,000.00	\$ -
Type 5 Curb Inlet	7	EA	\$ 9,900.00	\$ 69,300.00	100%	\$ 69,300.00	\$ 69,300.00	\$ -
Type 6 Curb Inlet	11	EA	\$ 8,200.00	\$ 90,200.00	100%	\$ 90,200.00	\$ 90,200.00	\$ -
Type S Inlet	3	EA	\$ 6,900.00	\$ 20,700.00	100%	\$ 20,700.00	\$ 20,700.00	\$ -
12" Yard Drain	24	EA	\$ 1,300.00	\$ 31,200.00	100%	\$ 31,200.00	\$ 18,200.00	\$ 13,000.00
Clean & TV Drainage Pipe	4243	LF	\$ 6.00	\$ 25,458.00	100%	\$ 25,458.00	\$ 23,100.00	\$ 2,358.00
48" MES	1	EA	\$ 7,000.00	\$ 7,000.00	100%	\$ 7,000.00	\$ -	\$ 7,000.00
Total Storms Drains								
Total				2,431,908.00		\$ 2,431,908.00	\$ 2,398,734.70	\$ 33,173.30
10% Retainage				\$ 243,190.80			\$ 239,873.47	
Completed to Date							\$ 2,158,861.23	
Remaining								\$ 273,046.77

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

SDC								
Contract #03880780		Pay App #11 11/25/2022						
Fox North Dry Utilites								
Contract Amount								
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Pay App #1-11	Balance
Fox North								
Survey Staking								
Certified as-built drawings	1	LS	\$ 15,000.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 6,000.00	\$ 9,000.00
Construction staking/layout	1	LS	\$ 56,750.00	\$ 56,750.00	100%	\$ 56,750.00	\$ 56,750.00	\$ -
(letter from surveyor)	1	LS	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00	\$ 3,000.00	\$ -
General Conditions	1	LS	\$ 75,184.50	\$ 75,184.50	100%	\$ 75,184.50	\$ 75,184.50	\$ -
Total Survey								
Grading								
Final Grading (Lots)	197	EA	\$ 225.00	\$ 44,325.00	100%	\$ 44,325.00	\$ 44,325.00	\$ -
ROW Grading	1	LS	\$ 44,050.00	\$ 44,050.00	100%	\$ 44,050.00	\$ 44,050.00	\$ -
Total Grading								
Erosion Control								
Erosion Control Maintenance	1	LS	\$ 16,000.00	\$ 16,000.00	100%	\$ 16,000.00	\$ 14,400.00	\$ 1,600.00
Inlet Protection	34	EA	\$ 200.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -
Seed & Mulch all lots	93000	SY	\$ 0.35	\$ 32,550.00	100%	\$ 32,550.00	\$ -	\$ 32,550.00
Silt Fence (DOUBLE ROW)	1300	LF	\$ 3.50	\$ 4,550.00	100%	\$ 4,550.00	\$ 4,550.00	\$ -
Silt Fence (SINGLE ROW)	6000	LF	\$ 2.50	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -
Curb	2600	SY	\$ 3.00	\$ 7,800.00	100%	\$ 7,800.00	\$ 7,800.00	\$ -
Entrance	1	EA	\$ 6,300.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 6,300.00	\$ -
Total Erosion Control								
Reclaim Water								
Pipe								
4" Gate Valves	14	EA	\$ 1,300.00	\$ 18,200.00	100%	\$ 18,200.00	\$ 18,200.00	\$ -
4" PVC Reuse Water Main	2200	LF	\$ 20.00	\$ 44,000.00	100%	\$ 44,000.00	\$ 44,000.00	\$ -
Connect to Existing Reuse Water Main	2	EA	\$ 1,400.00	\$ 2,800.00	100%	\$ 2,800.00	\$ 2,800.00	\$ -
Miscellaneous Fittings	1	LS	\$ 34,750.00	\$ 34,750.00	100%	\$ 34,750.00	\$ 34,750.00	\$ -
Reuse Testing	3000	LF	\$ 2.00	\$ 6,000.00	100%	\$ 6,000.00	\$ 6,000.00	\$ -
12" PVC Reuse Water Main - C-900 DR 18	800	LF	\$ 88.00	\$ 70,400.00	100%	\$ 70,400.00	\$ 70,400.00	\$ -
12" Gate Valves	6	EA	\$ 3,800.00	\$ 22,800.00	100%	\$ 22,800.00	\$ 22,800.00	\$ -
2" Auto Flushing Device	3	EA	\$ 6,500.00	\$ 19,500.00	100%	\$ 19,500.00	\$ 19,500.00	\$ -
2" Tract Service	7	EA	\$ 1,200.00	\$ 8,400.00	100%	\$ 8,400.00	\$ 8,400.00	\$ -
Total Reclaim Water								
Asphalt Paving								
LIFT)	19500	SY	\$ 14.00	\$ 273,000.00	100%	\$ 273,000.00	\$ 273,000.00	\$ -
(LBR 40)	22670	SY	\$ 5.75	\$ 130,352.50	100%	\$ 130,352.50	\$ 130,352.50	\$ -
4" Sidewalk (Unreinforced)*	25550	SF	\$ 5.50	\$ 140,525.00	100%	\$ 140,525.00	\$ 140,525.00	\$ -
Truncated Domes	24	EA	\$ 1,650.00	\$ 39,600.00	100%	\$ 39,600.00	\$ -	\$ 39,600.00
Miami Curb	4220	LF	\$ 22.00	\$ 92,840.00	100%	\$ 92,840.00	\$ 92,840.00	\$ -
Ribbon Curb	4150	LF	\$ 14.00	\$ 58,100.00	100%	\$ 58,100.00	\$ 58,100.00	\$ -
Type "A" Curb *	1035	LF	\$ 21.00	\$ 21,735.00	100%	\$ 21,735.00	\$ 21,735.00	\$ -
Type "D" Curb	450	LF	\$ 14.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 6,300.00	\$ -

**Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023**

Reimbursement Summary

Type "F" Curb and Gutter	1620	LF	\$ 22.00	\$ 35,640.00	100%	\$ 35,640.00	\$ 35,640.00	\$ -
6" Limerock Base	19500	SY	\$ 13.70	\$ 267,150.00	100%	\$ 267,150.00	\$ 267,150.00	\$ -
Thickend edge for Sidewalk	1300	LF	\$ 13.50	\$ 17,550.00	100%	\$ 17,550.00	\$ 17,550.00	\$ -
Dumpster Pad	560	SF	\$ 11.50	\$ 6,440.00	100%	\$ 6,440.00	\$ -	\$ 6,440.00
Bollards	8	EA	\$ 900.00	\$ 7,200.00	100%	\$ 7,200.00	\$ -	\$ 7,200.00
Striping, Signage, & RPMs								
Pavement Markings	1	LS	\$ 14,500.00	\$ 14,500.00	100%	\$ 14,500.00	\$ -	\$ 14,500.00
Signage	1	LS	\$ 12,500.00	\$ 12,500.00	100%	\$ 12,500.00	\$ 12,500.00	\$ -
Total Asphalt								
Turf								
Areas	4500	SY	\$ 3.00	\$ 13,500.00	100%	\$ 13,500.00	\$ -	\$ 13,500.00
Total OffTract Turf								
				\$ 1,691,092.00		\$ 1,691,092.00	\$ 1,566,702.00	\$ 124,390.00
10% Retainage				\$ 169,109.20			\$ 156,670.20	
This Period							\$ 1,410,031.80	
								\$ 281,060.20

**Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4**

September 2023

Reimbursement Summary

SDC									
Contract #94351032		Pay App #17 R 1/25/2023							
Fox North Mass Grade & Westside Blvd Extension									
Contract Amount									
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Through Pay App #17 R	Balance to Complete	
<u>Fox North</u>									
<u>Survey Staking</u>									
Certified as-built drawings	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 5,000.00	\$ -	
Construction staking/layout from surveyor)	1	LS	\$ 15,000.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	
	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -	
<u>Grading</u>									
& Compact on Site as shown in plan set	36000	CY	\$ 2.50	\$ 90,000.00	20%	\$ 18,000.00	\$ 18,000.00	\$ -	
	157000	CY	\$ 2.55	\$ 400,350.00	20%	\$ 80,070.00	\$ 80,070.00	\$ -	
<u>Grading</u>									
Pond Grading	13600	SY	\$ 0.50	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -	
<u>Clear & Grub</u>									
ONSITE)	38	AC	\$ 3,000.00	\$ 114,000.00	15%	\$ 17,100.00	\$ 17,100.00	\$ -	
Excavation	1	LS	\$ 30,050.00	\$ 30,050.00	100%	\$ 30,050.00	\$ 30,050.00	\$ -	
<u>Mobilization</u>									
Mobilization	1	LS	\$ 34,275.10	\$ 34,275.10	100%	\$ 34,275.10	\$ 34,275.10	\$ -	
<u>Erosion Control</u>									
Dust Control (Watering)	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -	
Erosion Control Maintenance	1	LS	\$ 2,500.00	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -	
Inlet Protection	10	EA	\$ 200.00	\$ 2,000.00	100%	\$ 2,000.00	\$ 2,000.00	\$ -	
Silt Fence (DOUBLE ROW)	3525	LF	\$ 3.00	\$ 10,575.00	100%	\$ 10,575.00	\$ 10,575.00	\$ -	
Silt Fence (SINGLE ROW)	6000	LF	\$ 2.50	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	
Entrance	1	EA	\$ 5,500.00	\$ 5,500.00	100%	\$ 5,500.00	\$ 5,500.00	\$ -	
<u>Generic Storms Drains</u>									
<u>Pipe</u>									
24" Class III RCP (0-6')	39	LF	\$ 62.00	\$ 2,418.00	100%	\$ 2,418.00	\$ 2,418.00	\$ -	
24" Class III RCP (6-8')	39	LF	\$ 63.00	\$ 2,457.00	100%	\$ 2,457.00	\$ 2,457.00	\$ -	
30" Class III RCP (6-8')	80	LF	\$ 94.00	\$ 7,520.00	100%	\$ 7,520.00	\$ 7,520.00	\$ -	
30" Class III RCP (12-14')	81	LF	\$ 96.00	\$ 7,776.00	100%	\$ 7,776.00	\$ 7,776.00	\$ -	
36" Class III RCP (10-12')	158	LF	\$ 109.00	\$ 17,222.00	100%	\$ 17,222.00	\$ 17,222.00	\$ -	
36" Class III RCP (12-14')	185	LF	\$ 112.00	\$ 20,720.00	100%	\$ 20,720.00	\$ 20,720.00	\$ -	
48" Class III RCP (0-6')	96	LF	\$ 159.00	\$ 15,264.00	100%	\$ 15,264.00	\$ 15,264.00	\$ -	
48" Class III RCP (6-8')	301	LF	\$ 160.00	\$ 48,160.00	100%	\$ 48,160.00	\$ 48,160.00	\$ -	
48" Class III RCP (8-10')	536	LF	\$ 162.00	\$ 86,832.00	100%	\$ 86,832.00	\$ 86,832.00	\$ -	
48" Class III RCP (10-12')	82	LF	\$ 164.00	\$ 13,448.00	100%	\$ 13,448.00	\$ 13,448.00	\$ -	

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

48" Class III RCP (16-18')	184	LF	\$ 166.00	\$ 30,544.00	100%	\$ 30,544.00	\$ 30,544.00	\$ -	
48" Class III RCP (18-20')	255	LF	\$ 169.00	\$ 43,095.00	100%	\$ 43,095.00	\$ 43,095.00	\$ -	
Dewatering	2036	LF	\$ 7.40	\$ 15,066.40	100%	\$ 15,066.40	\$ 15,066.40	\$ -	
Structures									
48" Dia. Storm MH, 5' Dia. (18-20'), 5' Type J Alt B	2	EA	\$ 9,000.00	\$ 18,000.00	100%	\$ 18,000.00	\$ 18,000.00	\$ -	
48" Dia. Storm MH, 5' Dia. (8-10'), 5' Type J Alt B	1	EA	\$ 8,500.00	\$ 8,500.00	100%	\$ 8,500.00	\$ 8,500.00	\$ -	
FDOT Type "P-6" Curb Inlet (12-14'), 4' Type J Alt B	2	EA	\$ 7,000.00	\$ 14,000.00	100%	\$ 14,000.00	\$ 14,000.00	\$ -	
FDOT Type F, 5' Dia. (10-12), 8' Type J Alt A	1	EA	\$ 6,800.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -	
FDOT Type F, 5' Dia. (16-18'), 5' Type J Alt B	1	EA	\$ 6,700.00	\$ 6,700.00	100%	\$ 6,700.00	\$ 6,700.00	\$ -	
FDOT Type F, 5' Dia. (6-8'), 5' Type J Alt B	3	EA	\$ 6,600.00	\$ 19,800.00	100%	\$ 19,800.00	\$ 19,800.00	\$ -	
FDOT Type F, 5' Dia. (8-10'), 5' Type J Alt B	3	EA	\$ 6,500.00	\$ 19,500.00	100%	\$ 19,500.00	\$ 19,500.00	\$ -	
FDOT U-End Wall W/ Baffles per Index No. 430-011	1	EA	\$ 3,900.00	\$ 3,900.00	100%	\$ 3,900.00	\$ 3,900.00	\$ -	
Modified Type D DBI W/ Circular Orifice & Rectangular Bleeder	1	EA	\$ 8,100.00	\$ 8,100.00	100%	\$ 8,100.00	\$ 8,100.00	\$ -	
48" Mitered end Section	1	EA	\$ 6,200.00	\$ 6,200.00	100%	\$ 6,200.00	\$ 6,200.00	\$ -	
Asphalt									
4" inch Ditch Pavement	4	SY	\$ 200.00	\$ 800.00	100%	\$ 800.00	\$ 800.00	\$ -	
Header Curb	30	LF	\$ 22.00	\$ 660.00	100%	\$ 660.00	\$ 660.00	\$ -	
Retaining Walls									
Mounted 42-48" Commercial Grade Black Aluminum 3-Rail (Where Required)	660	LF	\$ 65.00	\$ 42,900.00	0%	\$ -	\$ -	\$ -	
Segmented Block Retaining Walls	4771	SF	\$ 22.00	\$ 104,962.00	0%	\$ -	\$ -	\$ -	
Turf									
Sod Common & Disturbed Areas	13600	SY	\$ 3.00	\$ 40,800.00	100%	\$ 40,800.00	\$ 40,800.00	\$ -	
Seed Mass Grading Area	142000	SY	\$ 0.25	\$ 35,500.00	100%	\$ 35,500.00		\$ 35,500.00	
Offsite Westside Blvd Extension									
Survey Staking									
Certified as-built drawings	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 4,500.00	\$ 500.00	
Construction staking/layout	1	LS	\$ 8,000.00	\$ 8,000.00	100%	\$ 8,000.00	\$ 8,000.00	\$ -	
Verify survey monuments (letter from surveyor)	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -	
Excavation & Grading									
Onsite Cut and haul to Tract X as shown in plan set	24000	CY	\$ 2.55	\$ 61,200.00	20%	\$ 12,240.00	\$ 12,240.00	\$ -	

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

Grading									
ROW Grading	4500	SY	\$ 1.00	\$ 4,500.00	100%	\$ 4,500.00	\$ 4,500.00	\$ -	
Clear & Grubb									
Clear & Grubb (BURN ONSITE)	3	AC	\$ 2,700.00	\$ 8,100.00	20%	\$ 1,620.00	\$ 1,620.00	\$ -	
Mobilization									
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	100%	\$ 20,000.00	\$ 20,000.00	\$ -	
Erosion Control									
Dust Control (Watering)	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -	
Erosion Control Maintenance	1	LS	\$ 2,500.00	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -	
Inlet Protection	8	EA	\$ 200.00	\$ 1,600.00	100%	\$ 1,600.00	\$ 1,600.00	\$ -	
Silt Fence for Road R/W (SINGLE ROW)	200	LF	\$ 2.50	\$ 500.00	100%	\$ 500.00	\$ 500.00	\$ -	
Sod (Entire ROW Back Of Curb)	4500	SY	\$ 3.00	\$ 13,500.00	100%	\$ 13,500.00	\$ -	\$ 13,500.00	
Generic Water									
10" Gate Valves	3	EA	\$ 3,000.00	\$ 9,000.00	100%	\$ 9,000.00	\$ 9,000.00	\$ -	
10" PVC Water Main	140	LF	\$ 56.00	\$ 7,840.00	100%	\$ 7,840.00	\$ 7,840.00	\$ -	
2" Automatic Flushing Device	3	EA	\$ 4,800.00	\$ 14,400.00	100%	\$ 14,400.00	\$ 14,400.00	\$ -	
24" Gate Valves	5	EA	\$ 24,250.00	\$ 121,250.00	100%	\$ 121,250.00	\$ 121,250.00	\$ -	
24" PVC Water Main	1440	LF	\$ 210.00	\$ 302,400.00	100%	\$ 302,400.00	\$ 302,400.00	\$ -	
Connect to Existing Water Main w/Temp jump	1	LS	\$ 6,800.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -	
Fire Hydrant Assembly (Includes Gate Valve and Tee)	1	EA	\$ 5,900.00	\$ 5,900.00	100%	\$ 5,900.00	\$ 5,900.00	\$ -	
Miscellaneous Fittings	1	LS	\$ 27,300.00	\$ 27,300.00	100%	\$ 27,300.00	\$ 27,300.00	\$ -	
Water Main Testing	1580	LF	\$ 3.00	\$ 4,740.00	100%	\$ 4,740.00	\$ 4,740.00	\$ -	
Storm Drains									
Pipe									
18" Class III RCP (0-6')	248	LF	\$ 49.00	\$ 12,152.00	100%	\$ 12,152.00	\$ 12,152.00	\$ -	
18" Class III RCP (6-8')	132	LF	\$ 53.00	\$ 6,996.00	100%	\$ 6,996.00	\$ 6,996.00	\$ -	
24" Class III RCP (6-8')	649	LF	\$ 64.00	\$ 41,536.00	100%	\$ 41,536.00	\$ 41,536.00	\$ -	
Structures									
FDOT Type P1 (0-6')	2	EA	\$ 5,800.00	\$ 11,600.00	100%	\$ 11,600.00	\$ 11,600.00	\$ -	
FDOT Type P1 (6-8')	1	EA	\$ 5,900.00	\$ 5,900.00	100%	\$ 5,900.00	\$ 5,900.00	\$ -	
FDOT Type P1 (8-10')	3	EA	\$ 6,000.00	\$ 18,000.00	100%	\$ 18,000.00	\$ 18,000.00	\$ -	
FDOT Type P2 (0-6')	1	EA	\$ 6,200.00	\$ 6,200.00	100%	\$ 6,200.00	\$ 6,200.00	\$ -	
FDOT Type P2 (6-8')	1	EA	\$ 6,300.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 6,300.00	\$ -	
Asphalt Paving									

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

1" Asphalt, Type SP-9.5 (1 LIFT) - Temporary Cul-De-Sac	335	SY	\$ 10.00	\$ 3,350.00	100%	\$ 3,350.00	\$ 3,350.00	\$ -	
10 Foot Wide, 4" Thick Sidewalk (Unreinforced)	14350	SF	\$ 5.00	\$ 71,750.00	100%	\$ 71,750.00	\$ 71,750.00	\$ -	
12" Stabilized Subgrade (LBR 40)	5450	SY	\$ 4.50	\$ 24,525.00	100%	\$ 24,525.00	\$ 24,525.00	\$ -	
2.5" Asphalt, Type SP-12.5 (1 LIFT)	4650	SY	\$ 17.00	\$ 79,050.00	100%	\$ 79,050.00	\$ 79,050.00	\$ -	
8" Limerock Base (LBR 150)	4985	SY	\$ 14.50	\$ 72,282.50	100%	\$ 72,282.50	\$ 72,282.50	\$ -	
Backfill & Grade behind Curb	2920	LF	\$ 1.00	\$ 2,920.00	100%	\$ 2,920.00	\$ 2,920.00	\$ -	
Handicap Ramps, with Truncated Domes	2	EA	\$ 1,500.00	\$ 3,000.00	100%	\$ 3,000.00		\$ 3,000.00	
Maintenace of Traffic Services	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 5,000.00	\$ -	
Miami Curb	95	LF	\$ 20.00	\$ 1,900.00	100%	\$ 1,900.00	\$ 1,900.00	\$ -	
Type "A" Curb	1500	LF	\$ 17.00	\$ 25,500.00	100%	\$ 25,500.00	\$ 25,500.00	\$ -	
Type "F" Curb and Gutter*	1420	LF	\$ 20.00	\$ 28,400.00	100%	\$ 28,400.00	\$ 28,400.00	\$ -	
Striping, Signage, & RPMs									
6" Solid Single White Stripe Thermoplastic	2700	LF	\$ 1.50	\$ 4,050.00	100%	\$ 4,050.00	\$ 4,050.00	\$ -	
6" White Stripe (10'-30' Skip) Thermoplastic	1350	LF	\$ 1.40	\$ 1,890.00	100%	\$ 1,890.00	\$ 1,890.00	\$ -	
12" Solid White Emphasized Thermoplastic Crosswalk	200	LF	\$ 3.00	\$ 600.00	100%	\$ 600.00	\$ 600.00	\$ -	
OM4-1 End of Road Marker 18" x 18" High Intensity	3	EA	\$ 150.00	\$ 450.00	100%	\$ 450.00	\$ 450.00	\$ -	
Turf									
Sod Common & Disturbed Areas	4500	SY	\$ 3.00	\$ 13,500.00	100%	\$ 13,500.00		\$ 13,500.00	
Change Order # 1									
OffTract									
Certified as-built drawings	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 1,500.00	\$ 3,500.00	
Onsite Fill, Place & Compact on Site (Stockpiled material from Westside Extension - Fox North project to be used for fill.)	11500	CY	\$ 2.40	\$ 27,600.00	20%	\$ 5,520.00	\$ 5,520.00	\$ -	
ROW Grading	6000	SY	\$ 1.00	\$ 6,000.00	100%	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00	
Removal of existing temporary Cul De Sac and Miami Curb	336	SY	\$ 10.00	\$ 3,360.00	100%	\$ 3,360.00	\$ 3,360.00	\$ -	
Mobilization	0.75	LS	\$ 20,000.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	
Inlet Protection	7	EA	\$ 200.00	\$ 1,400.00	100%	\$ 1,400.00	\$ 1,400.00	\$ -	
Sod (Entire ROW Back Of Curb)	6000	SY	\$ 2.50	\$ 15,000.00	100%	\$ 15,000.00		\$ 15,000.00	
10" Gate Valves	2	EA	\$ 3,600.00	\$ 7,200.00	100%	\$ 7,200.00	\$ 7,200.00	\$ -	
10" PVC Water Main	40	LF	\$ 68.00	\$ 2,720.00	100%	\$ 2,720.00	\$ 2,720.00	\$ -	
2" Automatic Flushing Device	3	EA	\$ 5,500.00	\$ 16,500.00	100%	\$ 16,500.00	\$ 16,500.00	\$ -	
24" Gate Valves	4	EA	\$ 25,960.00	\$ 103,840.00	100%	\$ 103,840.00	\$ 103,840.00	\$ -	

**Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023**

Reimbursement Summary

24" PVC Water Main	1160	LF	\$ 270.00	\$ 313,200.00	100%	\$ 313,200.00	\$ 313,200.00	\$ -
8" Gate Valves	2	EA	\$ 2,300.00	\$ 4,600.00	100%	\$ 4,600.00	\$ 4,600.00	\$ -
8" PVC Water Main	80	LF	\$ 56.00	\$ 4,480.00	100%	\$ 4,480.00	\$ 4,480.00	\$ -
Connect to Existing Water Main w/Temp jump	1	LS	\$ 8,400.00	\$ 8,400.00	100%	\$ 8,400.00	\$ 8,400.00	\$ -
Fire Hydrant Assembly (Includes Gate Valve and Tee)	1	EA	\$ 6,300.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 6,300.00	\$ -
Miscellaneous Fittings	1	LS	\$ 34,750.00	\$ 34,750.00	100%	\$ 34,750.00	\$ 34,750.00	\$ -
Water Main Testing	1280	LF	\$ 3.00	\$ 3,840.00	100%	\$ 3,840.00	\$ 3,840.00	\$ -
18" CLASS III RCP (0-6')	72	LF	\$ 61.00	\$ 4,392.00	100%	\$ 4,392.00	\$ 4,392.00	\$ -
18" CLASS III RCP (6-8')	733	LF	\$ 61.00	\$ 44,713.00	100%	\$ 44,713.00	\$ 44,713.00	\$ -
24" CLASS III RCP (0-6')	32	LF	\$ 76.00	\$ 2,432.00	100%	\$ 2,432.00	\$ 2,432.00	\$ -
24" CLASS III RCP (6-8')	212	LF	\$ 76.00	\$ 16,112.00	100%	\$ 16,112.00	\$ 16,112.00	\$ -
30" CLASS III RCP (6-8')	188	LF	\$ 105.00	\$ 19,740.00	100%	\$ 19,740.00	\$ 19,740.00	\$ -
FDOT TYPE P1 (6-8'), 4' Dia. Type J, Alt A	6	EA	\$ 6,100.00	\$ 36,600.00	100%	\$ 36,600.00	\$ 36,600.00	\$ -
FDOT TYPE P2 (0-6'), 4' Dia. Type J, Alt A	1	EA	\$ 6,350.00	\$ 6,350.00	100%	\$ 6,350.00	\$ 6,350.00	\$ -
FDOT TYPE P2 (6-8'), 4' Dia. Type J, Alt A	1	EA	\$ 6,350.00	\$ 6,350.00	100%	\$ 6,350.00	\$ 6,350.00	\$ -
Type J MH, (6-8'), 4' Dia. Type J, Alt B.	1	EA	\$ 7,350.00	\$ 7,350.00	100%	\$ 7,350.00	\$ 7,350.00	\$ -
1.0" Asphalt, TypeE SP-9.5 (1 LIFT)	318	SY	\$ 7.00	\$ 2,226.00	100%	\$ 2,226.00	\$ 2,226.00	\$ -
12" Stabilized Subgrade (LBR 40)	3928	SY	\$ 4.50	\$ 17,676.00	100%	\$ 17,676.00	\$ 17,676.00	\$ -
2.5" Asphalt Type SP-12.5 (1 LIFT)	3188	SY	\$ 17.00	\$ 54,196.00	100%	\$ 54,196.00	\$ 54,196.00	\$ -
4" Sidewalk - 10' Wide (Unreinforced)*	11000	SF	\$ 5.35	\$ 58,850.00	100%	\$ 58,850.00	\$ 50,825.00	\$ 8,025.00
8" Limerock Base (LBR 150)	3506	SY	\$ 16.25	\$ 56,972.50	100%	\$ 56,972.50	\$ 56,972.50	\$ -
Backfill and Grade behind Curb	2274	LF	\$ 1.00	\$ 2,274.00	100%	\$ 2,274.00	\$ 2,274.00	\$ -
Handicap Ramps with Truncated Domes	2	EA	\$ 1,600.00	\$ 3,200.00	100%	\$ 3,200.00		\$ 3,200.00
Maintenance of Traffic Services	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Miami Curb*	100	LF	\$ 23.00	\$ 2,300.00	100%	\$ 2,300.00	\$ 2,300.00	\$ -
Type "A" Curb *	1140	LF	\$ 21.50	\$ 24,510.00	100%	\$ 24,510.00	\$ 24,510.00	\$ -
Type "F" Curb and Gutter*	1134	LF	\$ 22.00	\$ 24,948.00	100%	\$ 24,948.00	\$ 24,948.00	\$ -
12" Solid White Emphasized Thermoplastic Crosswalk	140	LF	\$ 3.00	\$ 420.00	100%	\$ 420.00	\$ -	\$ 420.00
6" Solid Single White Stripe Thermoplastic	2200	LF	\$ 1.50	\$ 3,300.00	100%	\$ 3,300.00	\$ -	\$ 3,300.00
6" Yellow Stripe (10'-30' Skip) Thermoplastic	1100	LF	\$ 1.40	\$ 1,540.00	100%	\$ 1,540.00	\$ -	\$ 1,540.00
OM4-1 End of Road Marker 18" x 18" High Intensity	6	EA	\$ 150.00	\$ 900.00	100%	\$ 900.00	\$ -	\$ 900.00
Header Curb	30	LF	\$ 22.00	\$ 660.00	100%	\$ 660.00	\$ 660.00	\$ -
Credit	1	LF	\$ (80,000.00)	\$ (80,000.00)	100%	\$ (80,000.00)	\$ (80,000.00)	\$ -
Sod Common & Disturbed areas	6000	SY	\$ 3.00	\$ 18,000.00	100%	\$ 18,000.00		\$ 18,000.00
Total				\$ 3,370,277.50		\$ 2,655,715.50	\$ 2,534,830.50	\$ 120,885.00
10% Retainage				\$ 337,027.75			\$ 253,483.05	

**Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4**

September 2023

Reimbursement Summary

SDC									
Contract #05077042	Pay App #6	10/25/22							
SBS Tract X Infrastructure									
Contract Amount									
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Pay Apps #1-6	Balance to Complete	
<u>Tract X Infrastructure</u>									
<u>Survey Staking</u>									
Certified as-built drawings	1	LS	\$ 14,000.00	\$ 14,000.00	100%	\$ 14,000.00	\$ -	\$ 14,000.00	
Construction staking/layout (letter from surveyor)	1	LS	\$ 42,500.00	\$ 42,500.00	100%	\$ 42,500.00	\$ 12,750.00	\$ 29,750.00	
	1	LS	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00	\$ 3,000.00	\$ -	
General Conditions	1	LS	\$ 59,800.00	\$ 59,800.00	100%	\$ 59,800.00	\$ 59,800.00	\$ -	
<u>Erosion Control</u>									
Erosion Control Maintenance	1	LS	\$15,100.00	\$ 15,100.00	100%	\$ 15,100.00	\$ 3,020.00	\$ 12,080.00	
Inlet Protection	31	EA	\$200.00	\$ 6,200.00	100%	\$ 6,200.00	\$ -	\$ 6,200.00	
Seed & Mulch all lots	74000	SY	\$0.30	\$ 22,200.00	100%	\$ 22,200.00	\$ -	\$ 22,200.00	
Silt Fence (DOUBLE ROW)	2,700	LF	\$3.50	\$ 9,450.00	100%	\$ 9,450.00	\$ 9,450.00	\$ -	
Silt Fence (SINGLE ROW)	2,400	LF	\$2.50	\$ 6,000.00	100%	\$ 6,000.00	\$ 6,000.00	\$ -	
Curb)	5,000	SY	\$3.00	\$ 15,000.00	100%	\$ 15,000.00	\$ -	\$ 15,000.00	
Entrance	1	EA	\$6,300.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 6,300.00	\$ -	
<u>Generic Water</u>									
8" Gate Valves	17	EA	\$2,500.00	\$ 42,500.00	100%	\$ 42,500.00	\$ 15,000.00	\$ 27,500.00	
8" PVC Water Main	3625	LF	\$47.00	\$ 170,375.00	100%	\$ 170,375.00	\$ 72,850.00	\$ 97,525.00	
Main w/Temp jump	3	LS	\$3,000.00	\$ 9,000.00	100%	\$ 9,000.00	\$ 3,000.00	\$ 6,000.00	
Double Service Assembly	70	EA	\$1,600.00	\$ 112,000.00	100%	\$ 112,000.00	\$ 41,600.00	\$ 70,400.00	
(Includes Gate Valve and	7	EA	\$6,100.00	\$ 42,700.00	100%	\$ 42,700.00	\$ 18,300.00	\$ 24,400.00	
Miscellaneous Fittings	1	LS	\$11,037.50	\$ 11,037.50	100%	\$ 11,037.50	\$ 3,642.38	\$ 7,395.12	
Single Service Assembly	22	EA	\$1,150.00	\$ 25,300.00	100%	\$ 25,300.00	\$ 9,200.00	\$ 16,100.00	
Water Main Testing	3625	LF	\$2.50	\$ 9,062.50	100%	\$ 9,062.50	\$ -	\$ 9,062.50	
<u>Paving</u>									
1.5" ASPHALT, TYPE SP-9.5 (1 LIFT)	14450	SY	\$14.00	\$ 202,300.00	100%	\$ 202,300.00	\$ -	\$ 202,300.00	
12" STABILIZED SUBGRADE (LBR 40)	13580	SY	\$5.75	\$ 78,085.00	100%	\$ 78,085.00	\$ -	\$ 78,085.00	
4" SIDEWALK 7' W/THICKENED EDGE*	10850	SF	\$5.50	\$ 59,675.00	100%	\$ 59,675.00	\$ -	\$ 59,675.00	
HANDICAP RAMPS WITH TRUNCATED DOMES	14	EA	\$1,650.00	\$ 23,100.00	100%	\$ 23,100.00	\$ -	\$ 23,100.00	
MIAMI CURB*	7000	LF	\$22.00	\$ 154,000.00	100%	\$ 154,000.00	\$ -	\$ 154,000.00	
TYPE "D" CURB*	590	LF	\$14.00	\$ 8,260.00	100%	\$ 8,260.00	\$ -	\$ 8,260.00	
6" Limerock Base	14450	SY	\$13.70	\$ 197,965.00	100%	\$ 197,965.00	\$ -	\$ 197,965.00	
Thickend edge for Sidewalk	800	LF	\$13.50	\$ 10,800.00	100%	\$ 10,800.00	\$ -	\$ 10,800.00	
Dumpster Pad	560	SF	\$11.50	\$ 6,440.00	100%	\$ 6,440.00	\$ -	\$ 6,440.00	
Bollards	8	EA	\$900.00	\$ 7,200.00	100%	\$ 7,200.00	\$ -	\$ 7,200.00	
Generic Asphalt Paving: Striping, Signage & RPM's									

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

Pavement Markings	1	LS	\$10,500.00	\$ 10,500.00	100%	\$ 10,500.00	\$ -	\$ 10,500.00
Signage	1	LS	\$7,000.00	\$ 7,000.00	100%	\$ 7,000.00	\$ -	\$ 7,000.00
Turf								
Sod (Common & Disturbed Ar	1800	SY	\$ 3.00	\$ 5,400.00	100%	\$ 5,400.00	\$ -	\$ 5,400.00
Reclaimed Water Construction								
4" Gate Valves	25	EA	\$ 1,300.00	\$ 32,500.00	100%	\$ 32,500.00	\$ 10,400.00	\$ 22,100.00
4" PVC Reuse Water Main	3780	LF	\$ 20.00	\$ 75,600.00	100%	\$ 75,600.00	\$ 25,000.00	\$ 50,600.00
Connect to Existing Reuse W	3	EA	\$ 3,400.00	\$ 10,200.00	100%	\$ 10,200.00	\$ 3,400.00	\$ 6,800.00
Miscellaneous Fittings	1	LS	\$ 15,710.00	\$ 15,710.00	100%	\$ 15,710.00	\$ 6,284.00	\$ 9,426.00
Reuse Testing	3870	LF	\$ 2.00	\$ 7,740.00	100%	\$ 7,740.00	\$ -	\$ 7,740.00
Single Services	2	EA	\$ 1,200.00	\$ 2,400.00	100%	\$ 2,400.00	\$ 1,200.00	\$ 1,200.00
Double Services	15	EA	\$ 1,600.00	\$ 24,000.00	100%	\$ 24,000.00	\$ 9,600.00	\$ 14,400.00
Total				1,560,400.00		\$ 1,560,400.00	\$ 319,796.38	\$1,240,603.62
10% Retainage				\$ 156,040.00		\$ 156,040.00	\$ 31,979.64	
Completed to Date							\$ 287,816.74	
Remaining								\$1,272,583.26

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

SDC									
Contract #05079665		Pay App #6 10/25/22							
SBS Tract X Generic Excavating									
Contract Amount									
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Pay Apps #1-6	Balance	
<u>Tract X Generic Excavating</u>									
Import									
Import	15000	CY	\$ 11.70	\$ 175,500.00	0%	\$ -	\$ -	\$ -	
Generic Excavation & Grading									
Onsite Cut (Excavation), Place & Compact Site	4000	CY	\$2.80	\$ 11,200.00	100%	\$ 11,200.00	\$ 1,120.00	\$ 10,080.00	
Grading									
Final Grading (Lots)	161	EA	\$200.00	\$ 32,200.00	0%	\$ -		\$ -	
ROW Grading	1	LS	\$27,718.00	\$ 27,718.00	100%	\$ 27,718.00	\$ -	\$ 27,718.00	
Mobilization									
Mobilization	1	LS	\$9,200.00	\$ 9,200.00	100%	\$ 9,200.00	\$ 9,200.00	\$ -	
Generic Sanitary Sewer									
8" PVC Pipe (0-6' cut)	585	LF	\$34.00	\$ 19,890.00	100%	\$ 19,890.00	\$ 19,890.00	\$ -	
8" PVC Pipe (6'-8' cut)	340	LF	\$40.00	\$ 13,600.00	100%	\$ 13,600.00	\$ 13,600.00	\$ -	
8" PVC Pipe (8'-10' cut)	510	LF	\$45.00	\$ 22,950.00	100%	\$ 22,950.00	\$ 22,950.00	\$ -	
8" PVC Pipe (10'-12' cut)	1490	LF	\$53.00	\$ 78,970.00	100%	\$ 78,970.00	\$ 78,970.00	\$ -	
8" PVC Pipe (14'-16' cut)	420	LF	\$67.00	\$ 28,140.00	100%	\$ 28,140.00	\$ 28,140.00	\$ -	
Dewatering	1	LF	\$12,995.00	\$ 12,995.00	100%	\$ 12,995.00	\$ 12,995.00	\$ -	
Double Service Assembly (Including Fittings)	80	EA	\$1,900.00	\$ 152,000.00	100%	\$ 152,000.00	\$ 49,400.00	\$ 102,600.00	
Manhole (0-6' cut)	4	EA	\$6,500.00	\$ 26,000.00	100%	\$ 26,000.00	\$ 26,000.00	\$ -	
Manhole (6'-8' cut)	3	EA	\$7,400.00	\$ 22,200.00	100%	\$ 22,200.00	\$ 22,200.00	\$ -	
Manhole (8'-10' cut)	3	EA	\$8,600.00	\$ 25,800.00	100%	\$ 25,800.00	\$ 25,800.00	\$ -	
Manhole (10'-12' cut)	5	EA	\$9,500.00	\$ 47,500.00	100%	\$ 47,500.00	\$ 47,500.00	\$ -	
Manhole 10-12' W/LINER	3	EA	\$12,000.00	\$ 36,000.00	100%	\$ 36,000.00	\$ 36,000.00	\$ -	
Manhole 14-16' W/LINER	2	EA	\$24,000.00	\$ 48,000.00	100%	\$ 48,000.00	\$ 48,000.00	\$ -	
Sanitary line testing	3431	LF	\$6.00	\$ 20,586.00	100%	\$ 20,586.00	\$ -	\$ 20,586.00	
Single Service Assembly (Including Fittings)	1	EA	\$1,600.00	\$ 1,600.00	100%	\$ 1,600.00	\$ -	\$ 1,600.00	
10" SDR 26 PVC 10-20'	86	LF	\$85.00	\$ 7,310.00	100%	\$ 7,310.00	\$ 2,465.00	\$ 4,845.00	
Lift Station									
2" LIFT STATION SERVICE	1	EA	\$ 2,200.00	\$ 2,200.00	100%	\$ 2,200.00		\$ 2,200.00	
Lift Station (Pumps, Controls)	1	LS	\$ 439,000.00	\$ 439,000.00	100%	\$ 439,000.00	\$ 219,500.00	\$ 219,500.00	
LIFT STATION COMPOUND	1	LS	\$ 50,787.00	\$ 50,787.00	100%	\$ 50,787.00		\$ 50,787.00	

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023

Reimbursement Summary

LIFT STATION DEWATER	1	LS	\$ 11,300.00	\$ 11,300.00	100%	\$ 11,300.00	\$ 11,300.00	\$ -
Lift Station: Force Main								
Connect to Existing Force	2	EA	\$ 1,500.00	\$ 3,000.00	100%	\$ 3,000.00	\$ -	\$ 3,000.00
Force main fittings	1	LS	\$ 7,000.00	\$ 7,000.00	100%	\$ 7,000.00	\$ 2,450.00	\$ 4,550.00
Force main testing	1	LF	\$ 1,800.00	\$ 1,800.00	100%	\$ 1,800.00	\$ -	\$ 1,800.00
6" Gate Valves	1	EA	\$ 1,900.00	\$ 1,900.00	100%	\$ 1,900.00	\$ 665.00	\$ 1,235.00
6" PVC Pipe	1945	LF	\$ 26.00	\$ 50,570.00	100%	\$ 50,570.00	\$ 22,100.00	\$ 28,470.00
6" PVC Force Main	1855	LF	\$ 26.00	\$ 48,230.00	100%	\$ 48,230.00	\$ 23,400.00	\$ 24,830.00
6" Plug Valve	1	EA	\$ 1,900.00	\$ 1,900.00	100%	\$ 1,900.00	\$ 665.00	\$ 1,235.00
Fittings / Testing	1	LS	\$ 8,400.00	\$ 8,400.00	100%	\$ 8,400.00	\$ -	\$ 8,400.00
Generic Storm Drains: Pipe								
4" Gate Valves	242	LF	\$ 71.00	\$ 17,182.00	100%	\$ 17,182.00	\$ 11,218.00	\$ 5,964.00
4" PVC Reuse Water Main	675	LF	\$ 62.00	\$ 41,850.00	100%	\$ 41,850.00	\$ 35,650.00	\$ 6,200.00
Connect to Existing Reuse	654	LF	\$ 81.00	\$ 52,974.00	100%	\$ 52,974.00	\$ 42,525.00	\$ 10,449.00
4" Gate Valves	636	LF	\$ 106.00	\$ 67,416.00	100%	\$ 67,416.00	\$ 67,416.00	\$ -
4" PVC Reuse Water Main	136	LF	\$ 136.00	\$ 18,496.00	100%	\$ 18,496.00	\$ 18,496.00	\$ -
Generic Storm Drains: Drainage Structures								
FDOT TYPE "P-4" CURB I	1	EA	\$ 7,400.00	\$ 7,400.00	100%	\$ 7,400.00	\$ 7,400.00	\$ -
TYPE "F" INLET	1	EA	\$ 6,300.00	\$ 6,300.00	100%	\$ 6,300.00	\$ 3,150.00	\$ 3,150.00
TYPE "J" MANHOLE	1	EA	\$ 8,100.00	\$ 8,100.00	100%	\$ 8,100.00	\$ 8,100.00	\$ -
Connect to Existing Strucu	11	EA	\$ 4,700.00	\$ 51,700.00	100%	\$ 51,700.00	\$ 23,500.00	\$ 28,200.00
8" HDPE	1103	LF	\$ 28.00	\$ 30,884.00	100%	\$ 30,884.00	\$ 9,800.00	\$ 21,084.00
10" HDPE	296	LF	\$ 37.00	\$ 10,952.00	100%	\$ 10,952.00	\$ 3,700.00	\$ 7,252.00
Type 2 Curb Inlet	1	EA	\$ 8,000.00	\$ 8,000.00	100%	\$ 8,000.00	\$ 8,000.00	\$ -
Type 5 Curb Inlet	12	EA	\$ 9,900.00	\$ 118,800.00	100%	\$ 118,800.00	\$ 103,950.00	\$ 14,850.00
Type 6 Curb Inlet	9	EA	\$ 8,200.00	\$ 73,800.00	100%	\$ 73,800.00	\$ 65,600.00	\$ 8,200.00
Type S Inlet	7	EA	\$ 6,900.00	\$ 48,300.00	100%	\$ 48,300.00	\$ 24,150.00	\$ 24,150.00
12" Yard Drain	10	EA	\$ 1,300.00	\$ 13,000.00	100%	\$ 13,000.00	\$ 5,850.00	\$ 7,150.00
Total				\$ 2,020,600.00		\$ 1,812,900.00	\$ 1,162,815.00	\$ 650,085.00
10% Retainage				\$ 202,060.00			\$ 116,281.50	
This Period							\$ 1,046,533.50	
Remaining								\$ 766,366.50

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

SDC								
Contract #01544282								
SBS Tract X Site Work Pay App #12 10/25/22								
Contract Amount								
Description	Qty	Unit	Price	Amount	% CDD Reim	Amount Reimbursable	Pay Apps #1-12	Balance
<u>Tract X Site Work</u>								
Survey Staking								
Construction staking/layout	1	LS	\$ 15,000.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Clear & Grub								
Clear & Grubb (BURN ONSITE) (7 acre dirt stockpile area north of Barry Rd. which was cleared on the Westside Blvd Ext.-Fox North project will not be paid for clear and grub item, since it was previously cleared and grubbed.)	15	AC	\$5,420.00	\$ 81,300.00	20%	\$ 16,260.00	\$ 16,260.00	\$ -
Clear & Grubb (BURN ONSITE) -wetlands	4.5	AC	\$5,420.00	\$ 24,390.00	0%	\$ -	\$ -	\$ -
Mobilization								
Mobilization	0.25	LS	\$ 67,921.00	\$ 16,980.25	100%	\$ 16,980.25	\$ 16,980.25	\$ -
Erosion Control								
Dust Control (Watering)	1	LS	\$1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Erosion Control Maintenance	1	LS	\$2,500.00	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -
Inlet Protection	2	EA	\$200.00	\$ 400.00	100%	\$ 400.00	\$ 400.00	\$ -
Silt Fence (DOUBLE ROW)	2,700	LF	\$3.00	\$ 8,100.00	100%	\$ 8,100.00	\$ 8,100.00	\$ -
Silt Fence (SINGLE ROW)	1,000	LF	\$2.50	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -
Temporary Construction Entrance	1	EA	\$5,500.00	\$ 5,500.00	100%	\$ 5,500.00	\$ 5,500.00	\$ -
Off Tract								
Off Tract Survey								
Construction staking/layout	1	LS	\$15,000.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Off Tract Clear & Grub								
Clear & Grubb (BURN ONSITE)	2	AC	\$ 5,420.00	\$ 10,840.00	40%	\$ 4,336.00	\$ 4,336.00	\$ -
Off Tract Mobilization								

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

Mobilization (25% of Mobilization)	0.25	LS	\$ 20,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 5,000.00	\$ -
Off Tract Erosion Control								
Dust Control (Watering)	1	LS	\$1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Erosion Control Maintenance	1	LS	\$2,500.00	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -
Silt Fence (SINGLE ROW)	1,400	LF	\$2.50	\$ 3,500.00	100%	\$ 3,500.00	\$ 3,500.00	\$ -
Change Order # 1								
SURVEY STAKING/ENG								
Certified as-built drawings	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
GENERIC EXCAVATING & GRADING								
Onsite Cut (Excavation), Place & Compact on Site	83700	CY	\$ 3.35	\$ 280,395.00	100%	\$ 280,395.00	\$ 280,395.00	\$ -
Onsite Fill (Recieve, Place & Compact material on Site) (Hauled in material from Westside Extension - Fox North project to be used for fill.)	181000	CY	\$ 2.10	\$ 380,100.00	0%	\$ -	\$ -	\$ -
Wetland muck excavation, place and compact on site	10000	CY	\$ 5.00	\$ 50,000.00	0%	\$ -	\$ -	\$ -
GRADING								
Pond Grading	17000	SY	\$ 0.50	\$ 8,500.00	100%	\$ 8,500.00	\$ 4,250.00	\$ 4,250.00
CLEAR & GRUBB								
Dewatering for pond excavating	1	LS	\$ 52,350.00	\$ 52,350.00	100%	\$ 52,350.00	\$ 52,350.00	\$ -
MOBILIZATION								
MOBILIZATION	1	LS	\$ 67,921.00	\$ 50,940.75	100%	\$ 50,940.75	\$ 50,940.75	\$ -
GENERIC STORM DRAINS								
30" CLASS III RCP (6-8')	74	LF	\$ 105.00	\$ 7,770.00	100%	\$ 7,770.00	\$ 7,770.00	\$ -
30" CLASS III RCP (8-10')	69	LF	\$ 105.00	\$ 7,245.00	100%	\$ 7,245.00	\$ 7,245.00	\$ -
42" CLASS III RCP (0-6')	46	LF	\$ 155.00	\$ 7,130.00	100%	\$ 7,130.00	\$ 7,130.00	\$ -
42" CLASS III RCP (6-8')	106	LF	\$ 155.00	\$ 16,430.00	100%	\$ 16,430.00	\$ 16,430.00	\$ -
42" CLASS III RCP (8-10')	316	LF	\$ 155.00	\$ 48,980.00	100%	\$ 48,980.00	\$ 48,980.00	\$ -
DEWATERING	611	LF	\$ 12.00	\$ 7,332.00	100%	\$ 7,332.00	\$ 7,332.00	\$ -
CONTROL STRUCTURE - MODIFIED TYPE D DBI	1	EA	\$ 8,350.00	\$ 8,350.00	100%	\$ 8,350.00	\$ 8,350.00	\$ -
FDOT TYPE "P-4" CURB INLET - barrel only in mass grade (6-8')	1	EA	\$ 6,800.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -
FDOT TYPE "P-4" CURB INLET - barrel only in mass grade (8-10')	1	EA	\$ 6,800.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -
FDOT U-END WALL PER INDEX NO. 430-010	1	EA	\$ 3,900.00	\$ 3,900.00	100%	\$ 3,900.00	\$ 3,900.00	\$ -
Type J MH, (6-8'), 5' Dia. Type J, Alt B	1	EA	\$ 7,350.00	\$ 7,350.00	100%	\$ 7,350.00	\$ 7,350.00	\$ -
42" mitered end section	1	EA	\$ 6,000.00	\$ 6,000.00	100%	\$ 6,000.00	\$ 2,400.00	\$ 3,600.00

Stoneybrook South at Championsgate CDD
Special Assessment Bonds Series 2023, Requisition #4
September 2023
Reimbursement Summary

4 inch ditch pavement	4	SY	\$ 200.00	\$ 800.00	100%	\$ 800.00	\$ -	\$ 800.00
Type J MH, (8-10'), 5' Dia. Type J, Alt A	1	EA	\$ 7,350.00	\$ 7,350.00	100%	\$ 7,350.00	\$ 7,350.00	\$ -
TURF								
SOD COMMON & DISTURBED AREAS	11000	SY	\$ 2.80	\$ 30,800.00	100%	\$ 30,800.00	\$ -	\$ 30,800.00
Total				\$ 1,197,833.00		\$ 671,799.00	\$ 629,849.00	\$ 41,950.00
10% Retainage							\$ 62,984.90	
This Period							\$ 566,864.10	
Remaining								\$ 104,934.90

SECTION VIII

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

January 26, 2026 - March 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/10/26	1017-1020	\$ 74,710.25
	2/12/26	1021-1025	8,063.91
	2/18/26	1026-1028	9,092.65
	2/26/26	1029	762.16
	3/4/26	1030-1031	38,738.50
	3/11/26	1032-1035	29,288.16
	3/16/26	1036	114,381.29
	3/19/26	1037-1038	8,433.18
	3/27/26	1039-1040	1,783.00
			\$ 285,253.10
Capital Reserve			
	3/16/26	9	\$ 51,651.69
			\$ 51,651.69
Payroll			
	<u>February 2026</u>		
	Adam Morgan	50127	\$ 184.70
	Campbell McAnally	50128	184.70
	Cynthia Hendricksen	50129*	369.40
	Patrick Bonin Jr.	50130	184.70
			\$ 923.50
TOTAL			\$ 337,828.29

*Includes payfor October 6th, 2025 meeting.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00011	2/09/26	02092026	202602	300	20700	10000		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	10,077.65	10,077.65	001017
			FY26 DEBT SERVICE SER2017										
2/10/26	00011	2/09/26	02092026	202602	300	20700	10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	31,092.63	31,092.63	001018
			FY26 DEBT SERVICE SER2019										
2/10/26	00011	2/09/26	02092026	202602	300	20700	10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	23,451.52	23,451.52	001019
			FY26 DEBT SERVICE SER2020										
2/10/26	00011	2/09/26	02092026	202602	300	20700	10300		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	10,088.45	10,088.45	001020
			FY26 DEBT SERVICE SER2023										
2/12/26	00032	1/22/26	37131	202512	300	13100	10100		FLORALAWN 2 LLC	*	916.62	1,992.66	001021
			37NOZZLE/25ROTOR/13SPRAY										
		1/22/26	37131	202512	320	53800	47300			*	1,076.04		
			37NOZZLE/25ROTOR/13SPRAY										
2/12/26	00036	1/21/26	17697	202601	300	13100	10100		LAKE FOUNTAINS AND AERATION INC	*	46.00	100.00	001022
			CLEANED POND 5 FOUNTAIN										
		1/21/26	17697	202601	320	53800	47100			*	54.00		
			CLEANED POND 5 FOUNTAIN										
2/12/26	00022	1/23/26	2089251	202601	300	13100	10100		THE LAKE DOCTORS INC	*	319.60	680.00	001023
			MTHLY WATER MGMT JAN26										
		1/23/26	2089251	202601	320	53800	47000			*	360.40		
			MTHLY WATER MGMT JAN26										
2/12/26	00039	2/01/26	4332245	202602	300	13100	10100		TIGRIS AQUATIC SERVICES LLC	*	282.90	615.00	001024
			POND MAINTENANCE FEB26										
		2/01/26	4332245	202602	320	53800	47200			*	332.10		
			POND MAINTENANCE FEB26										
2/12/26	00012	1/23/26	8055809	202601	310	51300	32300		US BANK	*	4,350.00	4,676.25	001025
			FY26 TRUSTEE FEE SER.2020										
		1/23/26	8055809	202601	310	51300	32300			*	326.25		
			INCIDENTAL EXP SER.2020										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/18/26	00001	2/01/26	231	202602	320	320-53800-12000			FIELD MANAGEMENT FEB26	*	1,851.08		
2/01/26		232	202602	310	310-51300-34000			MANAGEMENT FEES FEB26	*	3,862.50			
2/01/26		232	202602	310	310-51300-35200			WEBSITE ADMIN FEB26	*	108.17			
2/01/26		232	202602	310	310-51300-35100			INFORMATION TECH FEB26	*	162.25			
2/01/26		232	202602	310	310-51300-31300			DISSEMINATION FEE FEB26	*	1,261.75			
2/01/26		232	202602	310	310-51300-51000			OFFICE SUPPLIES FEB26	*	.24			
2/01/26		232	202602	310	310-51300-42000			POSTAGE FEB26	*	3.35			
2/01/26		232	202602	310	310-51300-42500			COPIES FEB26	*	2.10			
GOVERNMENTAL MANAGEMENT SERVICES											7,251.44	001026	
2/18/26	00002	2/10/26	150109	202601	310	310-51300-31500			EMAIL W/COUNTRY CLUB CCA	*	165.00		
LATHAM LUNA EDEN AND BEAUDINE LLP											165.00	001027	
2/18/26	00013	2/09/26	2019056	202602	310	310-51300-49200			2025 TAX ROLL ADMIN FEE	*	1,676.21		
OSCEOLA COUNTY PROPERTY APPRAISER											1,676.21	001028	
2/26/26	00032	2/19/26	37647	202601	300	300-13100-10100			7 NOZZLE/9 SPRAY/8 ROTORS	*	350.59		
2/19/26		37647	202601	320	320-53800-47300			7 NOZZLE/9 SPRAY/8 ROTORS	*	411.57			
FLORALAWN 2 LLC											762.16	001029	
3/04/26	00032	2/01/26	37383	202602	300	300-13100-10100			LANDSCAPE MAINT FEB26	*	8,753.45		
2/01/26		37383	202602	320	320-53800-46200			LADNSCAPE MAINT FEB26	*	10,275.80			
3/01/26		37800	202603	300	300-13100-10100			LANDSCAPE MAINT MAR26	*	8,753.45			
3/01/26		37800	202603	320	320-53800-46200			LANDSCAPE MAINT MAR26	*	10,275.80			
FLORALAWN 2 LLC											38,058.50	001030	
3/04/26	00022	2/19/26	2089252	202602	300	300-13100-10100			MTHLY WATER MGMT FEB26	*	312.80		
2/19/26		2089252	202602	320	320-53800-47000			MTHLY WATER MGMT FEB26	*	367.20			
THE LAKE DOCTORS INC											680.00	001031	
SSCG STONEYS CG TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/26	00011	3/10/26	03102026	202603	300-20700	10000	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	3,950.67	3,950.67	001032
3/11/26	00011	3/10/26	03102026	202603	300-20700	10100	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	12,189.04	12,189.04	001033
3/11/26	00011	3/10/26	03102026	202603	300-20700	10200	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	9,193.54	9,193.54	001034
3/11/26	00011	3/10/26	03102026	202603	300-20700	10300	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	3,954.91	3,954.91	001035
3/16/26	00034	3/16/26	03162026	202603	300-20700	10500	STONEYBROOK SOUTH CDD	*	239,991.55	114,381.29	001036
		3/16/26	03162026	202603	300-13100	10100		*	125,610.26-		
3/19/26	00001	3/01/26	233	202603	320-53800	12000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,851.08	7,264.50	001037
		3/01/26	234	202601	310-51300	42000		*	.75		
		3/01/26	234A	202603	310-51300	34000		*	3,862.50		
		3/01/26	234A	202603	310-51300	35200		*	108.17		
		3/01/26	234A	202603	310-51300	35100		*	162.25		
		3/01/26	234A	202603	310-51300	31300		*	1,261.75		
		3/01/26	234A	202603	310-51300	51000		*	.27		
		3/01/26	234A	202603	310-51300	42000		*	17.73		
3/19/26	00002	3/10/26	150769	202602	310-51300	31500	LATHAM LUNA EDEN AND BEAUDINE LLP	*	1,135.68	1,168.68	001038
		3/10/26	150769	202602	310-51300	31500		*	33.00		

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/26	00036	3/04/26	17737	202603 300-13100-10100	CONTROL BOX/CAPACITOR	*	507.38		
		3/04/26	17737	202603 320-53800-47100	CONTROL BOX/CAPACITOR	*	595.62		
								1,103.00	001039

3/27/26	00022	3/16/26	2089253	202603 300-13100-10100	MTHLY WATER MGMT MAR26	*	312.80		
		3/16/26	2089253	202603 320-53800-47000	MTHLY WATER MGMT MAR26	*	367.20		
								680.00	001040

							TOTAL FOR BANK A	285,253.10	
							TOTAL FOR REGISTER	285,253.10	

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/16/26	00002	3/16/26 03162026	202603 300-20700-10100 EXPENSE DUE TO SS FEB26	STONEBROOK SOUTH CDD	*	51,651.69	51,651.69 000009
TOTAL FOR BANK B						51,651.69	
TOTAL FOR REGISTER						51,651.69	

SSCG STONEYSCG TVISCARRA

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2017 Income Statement</u>
6	<u>Debt Service Fund Series 2019 Income Statement</u>
7	<u>Debt Service Fund Series 2020 Income Statement</u>
8	<u>Debt Service Fund Series 2023 Income Statement</u>
9	<u>Capital Projects Fund Series 2020 Income Statement</u>
10	<u>Capital Projects Fund Series 2023 Income Statement</u>
11	<u>Month to Month</u>
12	<u>Long Term Debt Summary</u>
13	<u>Assessment Receipt Schedule</u>
14	<u>Construction Schedule Series 2020</u>
15	<u>Construction Schedule Series 2023</u>

Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

February 28, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 500,214	\$ 110,869	\$ -	\$ -	\$ 611,083
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	393,783	-	393,783
Prepayment	-	-	128	-	128
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	1,193,105	-	1,193,105
Prepayment	-	-	52	-	52
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	784,604	-	784,604
Construction	-	-	-	76,982	76,982
Series 2023					
Reserve	-	-	30,225	-	30,225
Revenue	-	-	315,159	-	315,159
Construction	-	-	-	154,475	154,475
Investment - SBA	779,796	649,161	-	-	1,428,957
Due From SS CDD	125,610	-	-	-	125,610
Deposits	16,000	-	-	-	16,000
Total Assets	\$ 1,421,620	\$ 760,030	\$ 3,669,028	\$ 231,456	\$ 6,082,134
Liabilities:					
Accounts Payable	\$ 19,709	\$ -	\$ -	\$ -	\$ 19,709
Due to SS CDD	239,992	51,652	-	-	291,643
Total Liabilities	\$ 259,701	\$ 51,652	\$ -	\$ -	\$ 311,352
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 544,811	\$ -	\$ 544,811
Assigned For Debt Service 2019	-	-	1,643,104	-	1,643,104
Assigned For Debt Service 2020	-	-	1,135,729	-	1,135,729
Assigned For Debt Service 2023	-	-	345,384	-	345,384
Assigned For Capital Reserves 2020	-	708,378	-	76,982	785,360
Assigned For Capital Reserves 2023	-	-	-	154,475	154,475
Unassigned	1,161,919	-	-	-	1,161,919
Total Fund Balances	\$ 1,161,919	\$ 708,378	\$ 3,669,028	\$ 231,456	\$ 5,770,782
Total Liabilities & Fund Equity	\$ 1,421,620	\$ 760,030	\$ 3,669,028	\$ 231,456	\$ 6,082,134

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 1,044,107	\$ 961,927	\$ 961,927	\$ -
Interest	18,000	7,500	10,930	3,430
Total Revenues	\$ 1,062,107	\$ 969,427	\$ 972,858	\$ 3,430
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
FICA Expense	918	383	138	245
Engineering Fees	12,000	5,000	-	5,000
Attorney	25,000	10,417	2,097	8,320
Dissemination	15,141	6,309	6,309	-
Arbitrage	1,350	-	-	-
Annual Audit	6,000	-	-	-
Trustee Fees	18,964	9,121	9,121	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	46,350	19,313	19,313	-
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	100	42	-	42
Postage	500	208	40	168
Printing & Binding	500	208	3	205
Insurance	6,825	6,825	7,029	(204)
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	600	250	222	28
Office Supplies	250	104	1	103
Property Appraiser Fee	1,000	1,000	1,676	(676)
Property Taxes	350	4	4	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 161,879	\$ 74,863	\$ 57,390	\$ 17,472

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 22,213	\$ 9,255	\$ 9,255	\$ 0
Property Insurance	19,741	19,741	16,707	3,034
Electric	62,002	25,834	21,963	3,871
Streetlights	198,918	82,883	71,443	11,439
Water & Sewer	202,182	84,243	63,680	20,562
Landscape Maintenance	276,314	115,131	96,644	18,487
Landscape Contingency	21,566	8,986	13,398	(4,412)
Tree Trimming	2,696	1,123	-	1,123
Lake Maintenance	5,642	2,351	2,330	21
Irrigation Repairs	18,870	7,863	7,058	805
Entry & Walls Maintenance	5,392	2,247	1,069	1,178
Fountain Repair & Maintenance	8,087	3,370	6,064	(2,695)
Miscellaneous - Stormwater Control	2,696	1,123	-	1,123
Mitigation Monitoring & Maintenance	7,926	3,303	1,648	1,654
Pressure Washing	2,696	1,123	1,026	97
Repairs & Maintenance	5,392	2,246	1,333	913
Sidewalk Repair & Maintenance	2,696	1,123	-	1,123
Roadway Repair & Maintenance - Storm Gutters	2,696	1,123	-	1,123
Contingency	5,392	2,246	-	2,246
Security	-	-	863	(863)
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 873,115	\$ 375,314	\$ 314,482	\$ 60,832
<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	\$ 477,289	\$ 398,985	\$ 78,304
Excess Revenues (Expenditures)	\$ -		\$ 573,873	
Fund Balance - Beginning	\$ -		\$ 588,047	
Fund Balance - Ending	\$ -		\$ 1,161,919	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Transfer In	\$ 27,113	\$ 27,113	\$ 27,113	\$ -
Interest	24,000	10,000	10,769	769
Total Revenues	\$ 51,113	\$ 37,113	\$ 37,882	\$ 769
Expenditures:				
Contingency	\$ 600	\$ 250	\$ 205	\$ 45
Capital Outlay	58,048	24,187	51,652	(27,465)
Total Expenditures	\$ 58,648	\$ 24,437	\$ 51,857	\$ (27,465)
Excess Revenues (Expenditures)	\$ (7,535)	\$ 12,676	\$ (13,975)	
Fund Balance - Beginning	\$ 710,685		\$ 722,353	
Fund Balance - Ending	\$ 703,150		\$ 708,378	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 301,800	\$ 278,162	\$ 278,162	\$ -
Interest	18,000	7,500	7,485	(15)
Total Revenues	\$ 319,800	\$ 285,662	\$ 285,648	\$ (15)
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		\$ 83,248	
Fund Balance - Beginning	\$ 308,726		\$ 461,564	
Fund Balance - Ending	\$ 330,826		\$ 544,811	

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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 858,216	\$ 858,216	\$ -
Interest	42,000	17,500	18,818	1,318
Total Revenues	\$ 941,894	\$ 875,716	\$ 877,034	\$ 1,318
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		\$ 582,515	
Fund Balance - Beginning	\$ 603,368		\$ 1,060,589	
Fund Balance - Ending	\$ 641,225		\$ 1,643,104	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 647,306	\$ 647,306	\$ -
Interest	40,000	16,667	15,673	(993)
Total Revenues	\$ 742,564	\$ 663,973	\$ 662,980	\$ (993)
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)	\$ (5,833)	\$ (5,564)	\$ (269)
Total Other Financing Sources (Uses)	\$ (14,000)	\$ (5,833)	\$ (5,564)	\$ (269)
Excess Revenues (Expenditures)	\$ 31,202		\$ 161,922	
Fund Balance - Beginning	\$ 618,637		\$ 973,807	
Fund Balance - Ending	\$ 649,838		\$ 1,135,729	

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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 278,460	\$ 278,460	\$ -
Interest	12,000	5,000	5,307	307
Total Revenues	\$ 314,250	\$ 283,460	\$ 283,767	\$ 307
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)	\$ (2,500)	\$ (123,295)	\$ 120,795
Total Other Financing Sources (Uses)	\$ (6,000)	\$ (2,500)	\$ (123,295)	\$ 120,795
Excess Revenues (Expenditures)	\$ 6,532		\$ 44,613	
Fund Balance - Beginning	\$ 147,497		\$ 300,771	
Fund Balance - Ending	\$ 154,029		\$ 345,384	

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 February 28, 2026

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/28/26		Thru 02/28/26	Variance
Revenues:						
Interest	\$	-	\$	-	\$ 1,154	\$ 1,154
Total Revenues	\$	-	\$	-	\$ 1,154	\$ 1,154
Expenditures:						
Series 2020						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
Total Expenditures	\$	-	\$	-	\$ -	\$ -
Other Sources/(Uses)						
Transfer In/(Out)	\$	-	\$	-	\$ 5,564	\$ (5,564)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 5,564	\$ (5,564)
Excess Revenues (Expenditures)	\$	-	\$	-	\$ 6,718	
Fund Balance - Beginning	\$	-			\$ 70,264	
Fund Balance - Ending	\$	-			\$ 76,982	

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 February 28, 2026

	Adopted		Prorated Budget		Actual	
	Budget		Thru 02/28/26		Thru 02/28/26	Variance
Revenues:						
Interest	\$	-	\$	-	\$ 504	\$ 504
Total Revenues	\$	-	\$	-	\$ 504	\$ 504
Expenditures:						
Series 2023						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
Total Expenditures	\$	-	\$	-	\$ -	\$ -
Other Sources/(Uses)						
Transfer In/(Out)	\$	-	\$	-	\$ 123,295	\$ (123,295)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 123,295	\$ (123,295)
Excess Revenues (Expenditures)	\$	-	\$	-	\$ 123,798	
Fund Balance - Beginning	\$	-	\$	-	\$ 30,676	
Fund Balance - Ending	\$	-	\$	-	\$ 154,475	

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	\$ 25,848	\$ 34,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 961,927
Interest	1,349	1,267	1,833	3,369	3,112	-	-	-	-	-	-	-	10,930
Total Revenues	\$ 1,349	\$ 109,340	\$ 795,651	\$ 29,217	\$ 37,301	\$ -	\$ 972,858						
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	61	-	-	-	77	-	-	-	-	-	-	-	138
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	707	114	1,112	165	-	-	-	-	-	-	-	-	2,097
Dissemination	1,262	1,262	1,262	1,262	1,262	-	-	-	-	-	-	-	6,309
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	4,445	-	4,676	-	-	-	-	-	-	-	-	9,121
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	19,313
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	14	3	14	3	-	-	-	-	-	-	-	40
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	44	44	44	45	-	-	-	-	-	-	-	222
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	1,676	-	-	-	-	-	-	-	1,676
Property Taxes	-	4	-	-	-	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 22,328	\$ 10,016	\$ 6,554	\$ 10,294	\$ 8,198	\$ -	\$ 57,390						
Operations & Maintenance:													
Field Services	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,255
Property Insurance	16,707	-	-	-	-	-	-	-	-	-	-	-	16,707
Electric	4,512	4,236	4,445	4,224	4,546	-	-	-	-	-	-	-	21,963
Streetlights	14,443	14,090	15,128	13,868	13,914	-	-	-	-	-	-	-	71,443
Water & Sewer	13,133	9,274	13,687	13,865	13,721	-	-	-	-	-	-	-	63,680
Landscape Maintenance	21,740	21,740	21,338	10,086	21,740	-	-	-	-	-	-	-	96,644
Landscape Contingency	-	185	1,961	11,252	-	-	-	-	-	-	-	-	13,398
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	471	464	462	462	471	-	-	-	-	-	-	-	2,330
Irrigation Repairs	1,980	-	3,269	1,809	-	-	-	-	-	-	-	-	7,058
Entry & Walls Maintenance	-	845	224	-	-	-	-	-	-	-	-	-	1,069
Fountain Repair & Maintenance	625	1,983	2,903	424	130	-	-	-	-	-	-	-	6,064
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mitigation Monitoring & Maintenance	332	332	326	326	332	-	-	-	-	-	-	-	1,648
Pressure Washing	-	-	-	-	1,026	-	-	-	-	-	-	-	1,026
Repairs & Maintenance	-	875	458	-	-	-	-	-	-	-	-	-	1,333
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	516	172	-	175	-	-	-	-	-	-	-	863
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 75,794	\$ 56,391	\$ 66,224	\$ 58,166	\$ 57,906	\$ -	\$ 314,482						
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,113
Total Reserves	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,113
Total Expenditures	\$ 98,123	\$ 66,407	\$ 99,891	\$ 68,461	\$ 66,104	\$ -	\$ 398,985						
Excess Revenues (Expenditures)	\$ (96,774)	\$ 42,932	\$ 695,760	\$ (39,244)	\$ (28,803)	\$ -	\$ 573,873						

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	10% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$30,225
RESERVE FUND BALANCE	\$30,225
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
1/2/26		Interest		225.96
1/5/26		Transfer from Reserve		1,066.72
2/2/26		Interest		224.38
2/3/26		Transfer from Reserve		1,042.87
TOTAL				\$ 6,718.08
Project (Construction) Fund at 09/30/25				\$ 70,263.71
Interest Earned/Transferred Funds thru 2/28/26				6,718.08
Requisitions Paid thru 2/28/26				-
Remaining Project (Construction) Fund				\$ 76,981.79

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
1/2/26		Interest		98.59
1/5/26		Transfer from Reserve		459.12
2/2/26		Interest		97.88
2/3/26		Transfer from Reserve		448.85
2/3/26		Transfer from Reserve		120,900.00
TOTAL				\$ 123,798.40
Project (Construction) Fund at 09/30/25				\$ 30,676.13
Interest Earned/Transferred Funds thru 2/28/26				123,798.40
Requisitions Paid thru 2/28/26				-
Remaining Project (Construction) Fund				\$ 154,474.53

SECTION 3

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

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

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

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

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

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

Candidates Paying the Qualifying Fee:

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

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

Candidates Qualifying by Petition Method:

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

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

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

See Section 99.061(3), Florida Statutes.