

***Stoneybrook South at
Championsgate
Community Development
District
Agenda***

October 5, 2026

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 28, 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, October 5, 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 August 3, 2026 Board of Supervisors Meeting
4. Consideration of Proposals for Environmental Services
 - A. Bio-Tech Consulting
 - B. Modica & Associates
 - C. Compass
5. Consideration of Proposal for LED Replacement of Remaining Monument Letters
6. Consideration of Proposal for Quarterly Maintenance of Monument Lighting
7. Consideration of Addendum to Proposal for Golf Pond Landscape Maintenance
8. Consideration of Proposals for Pond Bank Overgrowth
9. Consideration of Proposal for Replacement of Freeze Affected Plants
10. Consideration of Proposal for Sod Repair on Pond 15
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
12. Other Business
13. Supervisor's Requests
14. 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, **August 3, 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
John Lambert
Cindy Hendricksen
Campbell McAnally
Andrew Cosklo

Chairman
Appointed as Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Karly Chambers
Jason Alligood *by phone*

District Manager, GMS
District Counsel
Field, GMS
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:00 a.m. and called roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. Any members of the public wish to make a comment?

Ms. Chambers: There are no members of the public right now.

Mr. LeBrun: Okay. No one on the phone.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor Bonin

Mr. LeBrun: The first item we have is item number three, the acceptance of the resignation from Rob Bonin. Rob was in the carryover seat until we found a general elector to fill that seat. We just need a motion to accept the resignation from Rob Bonin.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Accepting Resignation from Supervisor Rob Bonin, was approved.

B. Review of Resume/Letter of Interest

C. Appointment of Individual to Fulfill Vacant Seat #3

Mr. LeBrun: With that resignation, there is the opportunity for the Board to appoint someone to the vacancy. The general elector who resides within the District. We did have an applicant provide information. Andrew's actually in person here today. You'll see his information sheet is on page nine of your resume. If you have your PDF, you'll see his resume sheet there. If your happy, the Board can proceed how they wish. You can appoint someone now. You can wait. Totally up to the Board.

Mr. Morgan: We're ready, aren't we?

Mr. Lambert: We are.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Appointing Andrew Cosklo to Fulfill Vacant Seat #3, was approved.
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Mr. Morgan: Welcome to the table.

Mr. LeBrun: I'll also swear you in. Okay. I'm going to go ahead and swear you in really quickly. I, state your name.

Mr. Cosklo: Andrew Cosklo.

Mr. LeBrun: A citizen of the State of Florida and of the United States of America and being employed by or an officer of Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such employee or officer, do hereby solemnly swear and affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Cosklo: I do.

Mr. LeBrun: Print your name there and sign there, and I can notarize then. With that oath, you are officially sworn into office.

Mr. Lambert: Welcome.

Mr. Cosklo: Thank you. John.

Ms. Trucco: We went over the laws that apply to CDD Supervisors in the State of Florida. You know that now you're a government official, so you're subject to all the public official law, Sunshine law, code of ethics for public officials, public records laws. We can schedule a time outside of this Board meeting to finish our discussion, but we'll also be sending you, from my office, we'll be sending you a summary packet with more details on the laws that we discussed and apply to you.

Mr. Cosklo: Great. Thank you.

Mr. LeBrun: And then our office, GMS, serves as District Manager, and we'll be able to help you with any of the forms and things that are required. We'll get you set up with those.

Mr. Morgan: It's really not that bad.

Mr. Lambert: It sounds worse than it is.

Mr. Cosklo: I've been through it.

D. Consideration of Resolution 2026-03 Electing Officers

Mr. LeBrun: Anytime there is a new appointment or an election, there's the opportunity to elect officers. We have on the agenda Resolution 2026-03, electing officers. Rob was Vice Chair, so we will need to fill that spot. The Board can redo everything. Someone can make a selection that the Board can go with who wants to be Vice Chair. Really, it's up to the Board, how they wish to proceed. But we do need a Vice Chairman.

Ms. Hendricksen: We're looking at John.

Mr. Morgan: Yeah. We'll leave me for now as Chair because it's easy for me to sign stuff at the office. And then John. John Lambert as Vice Chair.

Mr. LeBrun: Okay.

Mr. Morgan: And then everybody else is Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, Resolution 2026-03 Electing Officers Mr. Morgan as Chair, Mr. Lambert as Vice Chair, All Other Supervisors as Assistant Secretaries and Staff Staying the Same, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 1, 2026 Board of Supervisors Meeting

Mr. LeBrun: Next you have the approval of the minutes of the June 1, 2026, Board of Supervisors meeting. If there's no questions or comments, I just need a motion to approve.

Mr. Morgan: You all good with the minutes?

Mr. Lambert: Yes.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Minutes of the June 1, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun: That brings down to item number five. Our first of two public hearings on two items. First, I just need a motion to open the public hearing.

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

Mr. LeBrun: Public hearing is open. The two items under the public hearing is Resolution 2026-04, adopting the Fiscal Year 2027 budget related to the annual appropriations. And we also have Resolution 2026-05, imposing special assessments and certifying an assessment rule. Are there any public comments on either of those items? Hearing none. I'll bring it back to the Board.

A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: The first one 5A is 2026-04, which adopts the Fiscal Year 2027 budget. Same budget the Board approved as a proposed budget, updated with actuals there, same as before. No increase in assessments to residents. Everything will stay as it is this year for next year. No increases there. That's always good news.

Mr. Morgan: And this has remained unchanged since the previous two times we discussed it?

Mr. LeBrun: Yeah, we updated the actuals there through the end of June, so you can see where we're trending. There's no changes or corrections. You just need to approve Resolution 2026-04, adopting the Fiscal Year 2027 budget.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: As part of that, also, we have Resolution 2026-05, imposing special assessments and certifying an assessment roll. You guys just adopted the budget with the previous resolution, and this resolution actually imposes those special assessments and what actually funds the Budget that you just adopted. Happy to take any questions on it. If not, just need a motion to approve.

On MOTION by Ms. Hendricksen, seconded by Mr. Lambert, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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Mr. LeBrun: I need a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, Closing the Public Hearing, was approved.
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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Declaring Board Vacancies**

Mr. LeBrun: Next we have Resolution 2026-06. As the Board was aware, this is an election year, and there were two seats that were on the ballot, so there was no one that officially qualified through the Supervisor of Elections. Essentially, this is a resolution that just officially declares those two seats vacant. At two weeks, the second Tuesday after the election, since no one officially qualified, the Board will then have to appoint someone to those seats.

Ms. Trucco: The incumbent stays in that seat, and then within 90 days, the law says that the remainder of the CDD shall appoint someone to that seat. It could also still be Adam or whoever we want to appoint, etc. This is basically the incumbent stays in the seat, but we have to pass this resolution declaring Board vacancies.

Mr. LeBrun: Adam couldn't qualify because he's not a general elector.

Mr. Morgan: Yeah. I don't live here. I live up the road, but not here. Andrew, he stays in his seat automatically because we just appointed him?

Ms. Trucco: You'll just appoint him again as a best practice. Yeah.

Mr. Morgan: I can't appoint myself.

Ms. Trucco: He stays automatically. Right.

Mr. Morgan: Okay.

Mr. LeBrun: We can't do it until in November.

Mr. Morgan: Oh, okay.

Ms. Trucco: Yeah. I think it's November 17. It's the second Tuesday after the election.

Mr. Morgan: To review, you're giving us the answers to the test.

Mr. LeBrun: Yeah, of course, whatever you all would like to do. This resolution is declaring those two seats vacant.

Ms. Trucco: And it's a statutory requirement. We're just looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, Resolution 2026-06 Declaring Board Vacancies, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Environmental Services from Bio-Tech

Mr. LeBrun: Item number seven. This is consideration of approval for environmental services from Bio-Tech. Karly, did you want to review this with the Board?

Mr. Morgan: Is anyone from Bio-Tech on the phone or no?

Mr. LeBrun: No, I don't believe so. We've done this every year.

Mr. Morgan: I know we do every year. But this year, they dropped the ball on several occasions where we kind of got in a sticky wicket with the Water Management District. I want to make sure that if we're renewing their contract again, that Danny realizes that he's got to pay

attention and make sure that stuff's getting done on a timely manner when it's supposed to be done or they won't get paid because I had to bail him out.

Ms. Chambers: I'll reach out for a schedule and then they can be dealing with me.

Mr. Morgan: Yeah, because it when the Water Management District is going around them and contacting me, we got a problem.

Ms. Chambers: Yeah.

Mr. McAnally: Yeah, I would just like to say we got them last year. They were supposed to put in management positions or monitoring stations in the wetlands, and it was never done. Last year we passed a motion for them to put in monitoring stations, and it was never done in the wetlands. I want you know where that is before we take this on again.

Mr. Morgan: Was that through this Board or the other Board?

Mr. McAnally: No, that was through this Board.

Mr. Morgan: I don't remember.

Mr. McAnally: Because the monitoring stations were between Fallen Oak and Bella Citta. They were supposed to be. And they've never been put in. It's been a year now. Hello?

Mr. Morgan: Yeah, I'm just trying to recall because I don't recall. I recall monitoring in terms of just keeping an eyeball on it. But I don't remember having them actually physically install any kind of monitoring system.

Mr. McAnally: Yeah, it was a whole presentation that was done by Alan. I can't remember the exact date. I think if you look in the June or August minutes is where we'll find them. They did a proposal. They outlined where the monitoring stations would be. In fact, going by the proposal, one of them was supposed to be behind my house, but it has never been put in.

Mr. Morgan: Okay, I'm glad you brought that up. We'll look into that. Because they do not. It says just monitoring events.

Mr. McAnally: Yeah, I know. They were supposed to put in stations. I think, if memory serves me right, they were supposed to put in four stations or three stations along that area of wetland. They were supposed to. Yeah, they were supposed to issue a yearly report as well, which we've never seen.

Mr. Morgan: Okay, we'll look into that. Can we just table this proposal until we do a little more research?

Mr. LeBrun: Yeah, we won't meet again until October. It's the start of the fiscal year.

Mr. Morgan: That's fine.

Mr. LeBrun: We should be okay if the Board wants to. That or maybe there's other vendors that could submit a proposal as well. It's really up to the Board.

Mr. Morgan: Okay, yeah, let's look into that.

Mr. LeBrun: All right, we'll table that until October. I can also research what Campbell's saying and talk to their management.

Mr. Morgan: Yeah, I want to look into that, too, because I have no recollection of monitoring stations. I hope my memory's not getting that bad.

Mr. LeBrun: All right, we will table that until October.

Mr. Morgan: Thank you, Campbell.

Mr. McNally: No problem.

EIGHTH ORDER OF BUSINESS

Consideration of Engagement Letter for Fiscal Year 2026 Audit

Mr. LeBrun: Next, we have the consideration of the engagement letter for Fiscal Year 2026 audit. The Audit Committee and the Board selected Grau & Associates as your auditor, your third party independent auditor. This engagement letter is just standard every year. This is basically; we're allowing them permission to start the audit process.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Engagement Letter for Fiscal Year 2026 Audit, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Next, we have our staff reports. We'll start with District counsel.

Ms. Trucco: Good morning, Board. I don't have any updates for you today. No news is good news from me.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: We'll go to our engineer. Jason, do we still have you on the line?

Mr. Alligood: Yes, sir. Still here.

Mr. LeBrun: We have your annual engineer's report letter on the agenda, but I don't know if you have anything else you wanted to add for the Board?

Mr. Alligood: No, nothing for this one. These were more wet ponds and all that. Once it's all dry, it looked okay. It will be operating as permitted.

Mr. Morgan: Great.

Mr. LeBrun: Then, the letter on page 107, he just states that everything's functioning as expected and the budget is appropriate for any issues that might arise. If there's no questions on that, I just need a motion to accept that report.

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

C. Field Manager's Report

i. Consideration of Proposal for Pressure Washing Services

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

Ms. Chambers: Hi, everybody. This is my first field management report written for you guys, so please be patient with me on this one. In my opinion, landscaping services have been performing as needed. Floralawn has been very responsive. There was a minor illness where there was a slight delay in responsiveness. But their team did reach out to me to make sure if there was anything that needed urgent response or anything like that, nothing in the Stoneybrook South at ChampionGate CDD. Aquatic maintenance has been continuing. Lots of really intense conditions lately with the heat and the weather and everything. Lots of algae coming up, but so far so good. For the ponds that were a little bit wilder that we do have in the District, I am seeing that they are slowly making their way through the plant life that needs to be removed. I have discussed with the landscapers, as they see that die off, they need to make sure that they are also getting down closer to the edge so that it essentially is mitigating on either side. We are seeing some progress on those. They all look really good. There was a fountain that was installed with behind Fallen Oak. If you guys haven't all seen it go by and take a look, it looks great. That's the only other contracted item that I really got to view on the end of this switch over between myself and Alan, but that is up and running. The fountains themselves, the rest of them, I've been monitoring for outages. We did have one fountain that had a light system go out that has been repaired there. One thing that we have had recently is some trash in some of the ponds. I did send out the GMS maintenance team. They

cleaned out several of the ponds. There was pretty large pipes that were still left over, and there was some debris that was exposed as the water level has been coming down. And of course, now it's coming back up, and so they were able to get that all cleaned up. We have several dead trees around some of the wilder ponds, which for those, I got proposals to have those removed. There's an abundance of trees, and they're all against the wetland. I think it's safe that they can be removed. They were struggling a little bit. If we do want to proceed with replacement, I think we probably do that in Fiscal Year 2028. But for right now, we're just going to get rid of the dead stuff. It's not ending up in the pond and becoming like a whole situation.

Mr. Morgan: Were those trees that were installed?

Ms. Chambers: Yeah. Soft washing for the monuments has started. I have a little bit of budget left over in fiscal year 2026, so we can get those all cleaned up. That's for both Districts. All of the monuments are getting cleaned, weather providing, of course. Monument lighting has been pretty good. This one, I said no viewed or reported outages, but there is actually a letter that is starting to dim on the Bella Citta entrance. I apologize. I noticed that as I was reviewing the photos closer again and I did send that over to the maintenance crew to have them review that. Then, there's a couple of fences that have been identified on Whistling Straits that looks like they probably got hit at some point. Those will be repaired. Nothing major, no large scale things, no disturbances with animals or anything like that. Everything's looking pretty good. Speaking of pressure washing, as we move back, I have a proposal here for pressure washing all of the monuments twice yearly just to put that on a constant rotation versus an as needed situation. I did speak to the pressure washer and we're thinking of January and July is the best time to be able to do it. January, after the holiday season, all the decorations have come down, we can get them cleaned up anything that might have built up on the decorations. Then July, allowing us to kind of clean off all the green stuff that grows through the humid seasons, get through that and then get through the holiday season so that they are looking a little bit cleaner, a little bit fresher. For the Stoneybrook South at ChampionsGate's total, as you'll see, there's prices for the Stoneybrook South, who did also approve this, the occurrence cost is \$2,075 per occurrence, which I do believe we should be able to fit into the budget pretty cleanly for the monument maintenance.

Mr. Morgan: This will be split between the two CDDs?

Ms. Chambers: Overall, it will split between the two CDDs. But if we were to look at just the cost for just the ChampionsGate monuments, it's a little bit higher because you have more monuments in the ChampionsGate CDD. But yes, the overall the cost is.

Mr. Morgan: Okay.

Mr. LeBrun: Pressure Washing, the other Board approved it. Did you guys want to also approve that pressure washing on the schedule as proposed as needed.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Proposal for Pressure Washing Services, was approved.

Mr. Lambert: I did notice today when I was walking down Whistling Straits, exiting on the monument, the sidewalk there, there's damage on the lower left hand side of that monument.

Ms. Chambers: Okay.

Mr. Lambert: Down towards the ground side.

Ms. Chambers: I'll have to check it out. I have something for that in here as well, actually. Not that I was aware of that. That sounds new because I've been over there recently and I haven't seen any damage. Thank you for notifying me.

ii. Consideration of Proposal for Tree Replacement

Ms. Chambers: The next item that I have is a proposal for a removal and replacement of dead and dying trees along Westside Boulevard. Some of the trees did not bounce back after the freeze. We've given them plenty of time. We see a lot of landscaping coming back. But some of the trees they have been really struggling through this summer season. And that's not just here. I'm seeing that throughout most of my Districts. And in Stoneybrook South at ChampionsGate, I'm seeing some pine issues and stuff like that. It's not just here, mind you. There's a lot of trees because Westside Boulevard is very long and it's very tree lined, which will be great in 10 years. But in the meantime, we have approximately \$10,000 worth of removal and replacement. That is, I suggest, for the boulevard.

Mr. Morgan: I noticed that they have the quantities delineated, but they don't have the unit price pricing. They just have a total.

Ms. Chambers: Yes, Floralawn is really bad about providing the exact unit pricing. I can normally figure it out as I go through. I can get that clarified and bring it back for the next meeting.

Mr. Morgan: Is it your opinion that this is a reasonable price for what they're doing?

Ms. Chambers: Yeah, especially because some of those trees have been in there for like a hot minute. I think with the roots and everything. I think considering it's 14 trees; it's actually not a terrible price.

Mr. Morgan: If they've been there for so long, why are they dying?

Ms. Chambers: Some of them, I don't know if it's the conditions of the freeze did something to them or they had something going on with them and they just were not necessarily the healthiest of trees and then it got affected and then the summer season came in and it really wiped them out. But I did see a rather rapid decline.

Mr. Morgan: Because oaks and maples are freeze resistant.

Ms. Chambers: They are freeze resistant. But I have been seeing the maples and the oaks in a couple of my other Districts all of a sudden just dropping. I don't know what's going on with them. I did ask them if this was to prove that they need to find out what's going on, if there's a fungus or something going on.

Mr. Morgan: Are we seeing additional trees that are looking like this? Like this is going to be possibly recurring thing? Do you all see in the neighborhood periodically?

Mr. Lambert: Yeah. I was going to ask is there an opportunity to actually inject them with some chemicals to be able to help strengthen them?

Ms. Chambers: We can do that. I would obviously not suggest these trees because these ones are pretty much well past that. But for the trees that are starting to show signs of stress, I have discussed that with them, and we can look into this.

Mr. Morgan: Are we fertilizing them?

Ms. Chambers: They are getting fertilized on regular.

Mr. Morgan: Okay.

Mr. Lambert: I just think if we can inject them with something to help strengthen them, it might curtail any cost down the road, depending upon what the cost is.

Mr. Morgan: Yeah.

Ms. Chambers: Yeah, I will say of the trees that I have, they are trees that I did notice when I first started, were kind of a little bit behind the curve. They seem to have really come back after a moment. But then something happened and it took them out. And like I said, I've seen this in some of my other neighborhoods as well, where it was windy, six weeks ago, and I was like, I feel

like something might have blown in on it, because all of a sudden I had a bunch of trees just go and in other neighborhoods as well.

Mr. Lambert: I don't think they want dead trees along the street.

Mr. Morgan: I don't think so either. Do we have a motion to approve? In the future, if you could get the itemized stuff from them, that would be helpful.

Ms. Chambers: Yeah.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Proposal for Tree Replacement, was approved.

iii. Consideration of Proposal for Tree Maintenance

Ms. Chambers: My next proposal that I have is for the removal of some of the trees that we're seeing that were installed. There's not a lot of trees installed around most of the ponds and some of the later phases, we did see them getting installed, but some of those younger trees, they just didn't take. And I think they've been there for a little while and then just went unnoticed because they were kind of blending in with wetland that was near them. We do have a decent amount that have not survived and have started falling over. My suggestion is to just flush, cut, flush cut them and then just leave the ones that are already there that are surviving unless you would prefer to have them replaced. But these are in areas that they won't really go noticed if they are removed.

Mr. Morgan: I don't know why we ever planted them to start with.

Ms. Chambers: Then, we do see that on Whistling Straits there were three crepe myrtles that just very rapidly declined. That's part of some of the decline that I'm seeing is for my other neighborhoods, established trees that just decline very, very quickly. But for some of the other ones, they're under five years old, so they're still pretty young. It looks like they probably have been declining for quite some time. I know Alan generally does them as needed, but because there was so many, I wanted to bring it to the Board to just remove them all at once and just be done with them.

Mr. LeBrun: And there's room in this year's budget to get it knocked out.

Mr. Lambert: There's room in this year?

Mr. LeBrun: Yeah.

On MOTION by Mr. Lambert, seconded by Ms. Hendricksen, with all in favor, the Proposal for Tree Maintenance, was approved.

iv. Consideration of Proposal for Annual Aquatic Maintenance

Ms. Chambers: My next item is just the renewal of the Aquatic Services for the cogon grass.

Mr. Morgan: How have they been doing?

Ms. Chambers: As far as I know, they're doing fine.

Mr. Lambert: The ponds, right?

Mr. Morgan: It's for the cogon grass. It grows in the upland buffers around the ponds. All the water management Districts in the State of Florida have deemed cogon grass to be an invasive species, which it is aggressive. And any areas where they can stick their finger and tell us that we have to maintain cogon grass annually, they do. Almost every one of our Districts that has a cogon grass issue, we have to hire a company to spray it four or six times a year to maintain it or the District will revoke our permit. It's kind of a necessary evil. Like I said, the water management Districts take advantage of the fact that there's us with money. If it's a regular neighborhood like I live in, they won't touch it. But unfortunately, they make us do it, so I guess we have to do it.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, the Proposal for Annual Aquatic Maintenance, was approved.

v. Consideration of Proposal for Monument Painting

Ms. Chambers: My next item is proposal for monument painting. This includes minor stucco repairs and caulking as well as any plant life that might be growing inside the towers, which in the ChampionsGate CDD, there's only one that I've witnessed that has anything growing inside of the towers, and that's on the one that's on Westside Boulevard.

Mr. Morgan: That's a per location price.

Ms. Chambers: This is the per location price. The Stoneybrook South essentially happened as Alan budgeted for three monuments between the two Districts to be replaced. South, whose monuments are a little bit older. One's being repaired due to damage from a car accident. And then I would say that they only have two other monuments, and they probably do need it. Most significantly, of your monuments, the ones that probably need the most attention is the one that is

off of Westside Boulevard across from Oasis Boulevard. That one's looking a little bit rough because it is one of the oldest monuments in the community. Then, we can do further monuments in Fiscal Year 2028 and get all of them within two years.

Mr. Morgan: This is my question.

Ms. Chambers: Yeah.

Mr. Morgan: Why did we just approve a company to pressure wash the monuments when we're going to tear them down and rebuild them?

Ms. Chambers: We're not tearing them down and rebuilding them. We are only painting them. There's only one that's getting torn down and that's because a car hit it.

Mr. Morgan: I mean not torn down, but it sounds like they're going to resurface them some.

Ms. Chambers: They're not going to resurface them. They are just going to do minor patches. Nothing more than I think they said three square feet when I was discussing it with them. This would just be like painting your house.

Mr. Morgan: Who goes first? The pressure wash or the painting?

Ms. Chambers: In this case, all of the pressure washing just got done. The next time it would need to be done would not be until January. And ideally we can have the painting done before the holidays or after the holiday season. We can of course skip the pressure washing on the freshly painted monuments, but it's just so that also now that they're clean, let's keep them clean.

Mr. Morgan: Oh, man. Would have been nice to do this during the dry season.

Ms. Chambers: I plan on having it done during the dry season. Well, this would push it into Fiscal Year 2027.

Mr. Morgan: Oh, so this isn't something that's going to start like next week.

Mr. Lambert: This is just for one?

Ms. Chambers: That's the price for just one. Yes.

Mr. Lambert: And it's just which one again? Westside and Oasis?

Ms. Chambers: I would suggest Westside and Oasis. The other monument upon the one that is the Stoneybrook South monument, that's the one that has to be repaired due to the car accident. That one we just approved cost for several different options depending on the damage, in which we will likely repaint the whole thing anyway. And then the other side will probably look a little bit dingy in comparison.

Mr. Morgan: Which is the one you saw the damage on, John.

Mr. Lambert: It's that one there? Oh, it's the one on Whistling Straits on Westside.

Mr. Morgan: Okay. Whistling Straits.

Mr. LeBrun: I'll just add to the proposed budget. We already factored the monument painting into the budget.

Mr. Morgan: Three?

Mr. LeBrun: Yeah, Alan had three.

Mr. Morgan: You said Alan had three in the budget?

Mr. LeBrun: Yeah.

Mr. Morgan: We've already approved it?

Mr. LeBrun: It's in the budget. It's already accounted for if the Board wanted to go forward. Alan had planned on doing it already. I'll make sure you guys are aware of that.

Mr. Lambert: And the monument that got hit by the car, their insurance company's taking care of it?

Ms. Chambers: We will submit it to insurance. Yes, we will still have to pay the deductible, but it will be submitted to insurance. We just approved the initial cost for the area that was actually repaired. But if it expands to further repairs being needed because of the situation that was discussed.

Ms. Hendricksen: We shouldn't have a deductible. If the car, whoever did it, their insurance company.

Ms. Chambers: Unfortunately, nobody was found.

Ms. Hendricksen: Okay, got it.

Mr. Morgan: It's our insurance that's covering it.

Ms. Chambers: Yeah. Now at the same time, we do have coverage and capital.

Mr. LeBrun: If you want to move forward with the painting, it's already been factored in.

Mr. Lambert: Yeah, I'm fine with it.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Proposal for Monument Painting, was approved.

vi. Consideration of Annual Contract Renewal with Floralawn

Mr. LeBrun: Next, we have Floralawn, and there's no increase.

Mr. Morgan: Another Floralawn?

Ms. Chambers: No increase with Floralawn.

Mr. LeBrun: That's good.

Mr. Morgan: Oh, good.

Mr. LeBrun: If the Board's okay with that, and no price increase, which is pretty rare, I think it's a good deal. If you guys want to go ahead and approve.

On MOTION by Ms. Hendricksen, seconded by Mr. Morgan, with all in favor, the Annual Contract Renewal with Floralawn, was approved.

vii. Consideration of Annual Contract Renewal with Lake Doctors

Mr. Morgan: I think that's the longest field manager report we've ever had.

Mr. LeBrun: We still have one more.

Mr. Morgan: Oh, you're not done.

Ms. Chambers: Last one.

Mr. LeBrun: Last one. It's an easy one, though.

Ms. Chambers: There is actually slight caveat to this one. I actually realized that I did not explain it well for the other CDD. This is a proposal for renewal of services. This also includes the new ponds that were taken over from the golf course. It is a proposal for all of the ponds in your District, of which there are 13. That will also mitigate the previous contract that was just recently signed for, I believe, two ponds. And this one will now cover all 13.

Mr. Morgan: \$1,120 a month for 13 ponds.

Ms. Chambers: Correct. And now it's going to be all under one.

Mr. Morgan: I can't back my truck up for that.

Ms. Chambers: They do a pretty decent job.

Mr. Morgan: Lake Doctors. I love Lake Doctors. I can't believe it's that reasonable. Everybody good?

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Annual Contract Renewal with Lake Doctors, was approved.

Ms. Chambers: Now I'm done.

Mr. Morgan: Thank you, Karly.

D. District Manager's Report**i. Approval of Check Register**

Mr. LeBrun: That brings us down to our District manager. A couple items for me. One is the approval of the check register. That's on page 137. You'll see there for your general fund checks 1071 through 1095. The total there is \$147,863.16. Check 11 from your capital reserve. And then also your payroll fund checks, 50135 through 50138. Grand total for the entire check register is \$159,747.86. Behind that, you have your line by line register. If there's no questions on it, I just need a motion to approve.

Mr. Morgan: This is June and July, right? Yeah.

Mr. LeBrun: This check right here is May 26 through July 27.

Mr. Morgan: Oh, May 26.

Mr. LeBrun: If there's no questions or comments.

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: Balance sheet and income statement, those are just your unaudited financials. That's behind the check register. No action required by the Board on those.

iii. Consideration of Fiscal Year 2027 Meeting Schedule

Mr. LeBrun: For Fiscal Year 2027 meeting schedule, I kept the same as the Board currently has. Every other month at 11:00 a.m. and then for the Districts that come after, we're going to adjust those times so that they don't run into each other. But we'll discuss that in the other meetings. If the Board's okay with that same meeting schedule.

Mr. Morgan: The schedule?

Mr. LeBrun: Yeah.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

Mr. LeBrun: We'll get that advertised per state statute and up on the website.

iv. Goals and Objectives**a. Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. LeBrun: Last two things I have is the adoption of the Fiscal Year 2027 goals and objectives. We kept them the same as the current year. All aligns with state statute. If the Board's okay, we recommend keeping the goals the same.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, Adopting the Fiscal Year 2027 Goals and Objectives, was approved.

b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form

Mr. LeBrun: The last thing I have is the review and approval of the Fiscal Year 2026 goals and objectives and authorizing the chair to execute. We don't meet again until after the fiscal year ends. This is just allowing the chair to sign off on the goals and objectives, and then the requirement we have to put them on the website. That's the only.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form, was approved.

TENTH ORDER OF BUSINESS**Other Business**

Mr. LeBrun: Is there any other business or Supervisor requests?

Mr. Lambert: What's the status with the bulkheads being repaired?

Mr. LeBrun: Jason, do we still have you on? In the other meeting, we've put down the deposit. Jason said the engineer said they're on the schedule. It looks like everything's going as fast as we can make sure to try to hit that end of August deadline. I know we've submitted the deposit, which was something they were asking for. We got that to them. He'll keep us updated. I'll send anything I get. I'll send out to the Board on it.

Mr. Lambert: Okay, perfect. Thank you.

Mr. Morgan: Everybody else good?

Mr. McAnally: Can I just ask a question about the no fishing sign that we were promised a couple of months ago?

Mr. Morgan: No fishing signs, Karly?

Mr. McAnally: Where are we with that?

Ms. Chambers: I need to follow up with Alan on that. I was just thinking about that as well.

Mr. Morgan: Okay.

Ms. Chambers: I should have an update for our next meeting.

Mr. Morgan: Yeah. They're approved, Campbell. GMS is going to follow up with where they are.

Mr. McAnally: Okay, that's good.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

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

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

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

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

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL, 32308

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

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

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

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

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

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

Midland
5154 West County Road 12
Midland, TX 79706

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

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



Bio-Tech Consulting

An EnviroTrac Company

August 20, 2026

Stoneybrook South at Champions Gate CDD

219 East Livingston Street
Orlando, Florida 32801

Proj: Stoneybrook Fox South - M&M extensions

Re: Proposal for Environmental Services - (BTC Proposal No. 26-989)

To Whom it May Concern:

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

BTC is a full-service environmental consulting firm supporting land development projects from due diligence through permitting. Known for wetland and wildlife permitting, we also provide Phase I & II ESAs, mitigation banking, environmental monitoring, aquatic management, wildlife science, arbor assessments, erosion and sediment control, and coastal/marine services, delivering a single-source environmental solution that streamlines delivery and keeps schedules on track.

[Environmental Services](#)

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

Regards,
Danny Gough
Director of Permitting Services

**PROPOSAL FOR ENVIRONMENTAL SERVICES
STONEYBROOK FOX SOUTH - M&M EXTENSIONS
BTC PROPOSAL No. 26-989**

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

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

NOTES: 4 events over 2 years. Event price of \$1400

TOTAL PRICE: \$2,800.00

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

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

NOTES: 2 reports over 2 years. Event price is \$2,000.

TOTAL PRICE: \$4,000.00

3. MAINTENANCE QUARTERLY - MITIGATION AREAS (75-21)

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

NOTES: Seven events over 2 years. Event price \$1250.00

TOTAL PRICE: \$8,750.00

4. MONITORING - AGENCY SITE MEETINGS FOR INSPECTION (50-18)

Attend a site meeting with agencies to inspect monitoring areas to determine status.

NOTES: There will be a total of 2 events over 2 years. Event price will be \$1400.00

Event Price: \$2,800.00

5. CONSERVATION SIGN PRODUCTION/INSTALLATION (80-15)

As required per the appropriate regulatory agency, supply and install Conservation Area signs along the perimeter of the wetland and upland conservation tracts.

NOTES: 56 signs @ \$125.00 per sign.

TOTAL PRICE: \$7,000.00

6. GENERAL PROJECT COORDINATION (65-0)

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

Hourly Not to Exceed Total Price: \$1,600.00

Bio-Tech Consulting
Time & Materials Schedule

Expert Witness	\$450.00/Hour
President, John Miklos	\$350.00/Hour
Vice Presidents/Directors	\$250.00/Hour
Senior Scientist	\$225.00/Hour
Environmental Lead	\$200.00/Hour
Environmental Scientist IV	\$190.00/Hour
Environmental Scientist III	\$180.00/Hour
Environmental Scientist II	\$170.00/Hour
Environmental Scientist I	\$160.00/Hour
Land Management Supervisor	\$175.00/Hour
Environmental Field Tech	\$125.00/Hour
GIS and Data Analyst	\$145.00/Hour
Administration	\$75.00/Hour
Materials & Costs	Cost + 12.5%

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

MUTUALLY UNDERSTOOD AND AGREED:



John Miklos, President
Bio-Tech Consulting, LLC

June 02, 2026

Date

Authorized Signatory

Date

INITIAL:  (BTC) _____ (Client)

MANDATORY

Billing/Accounts Payable Contact:

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

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

☐

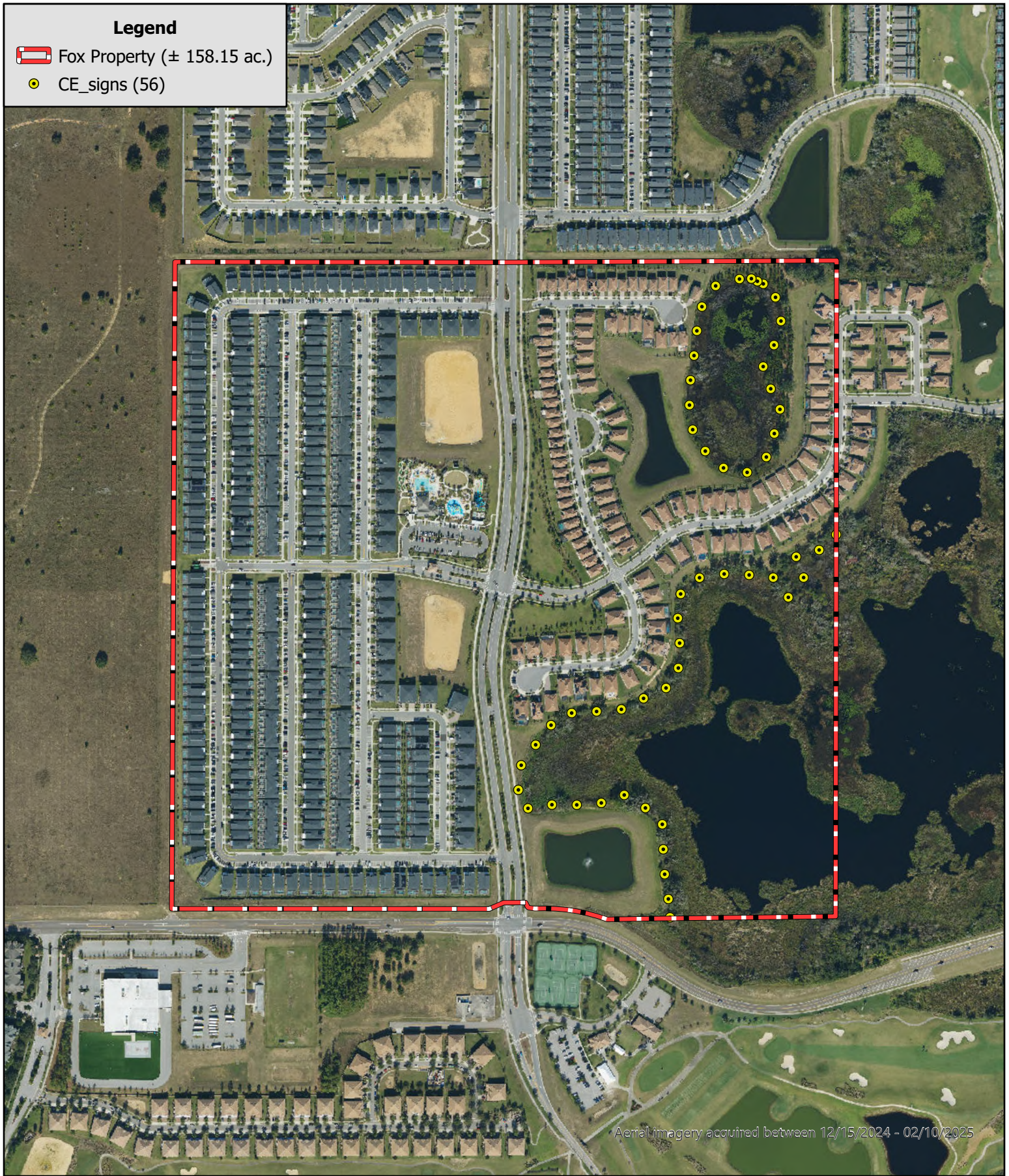
Please check here if you prefer to receive a paper invoice

Landowner/Access Contact Information:

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

Legend

-  Fox Property (± 158.15 ac.)
-  CE_signs (56)



Bio-Tech Consulting, LLC
General Contract Conditions

SECTION 1: RESPONSIBILITIES

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

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

SECTION 2: STANDARD OF CARE

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

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

SECTION 3: SITE ACCESS AND SITE CONDITIONS

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

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

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

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

SECTION 5: BILLING AND PAYMENT

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

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

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

SECTION 6: OWNERSHIP OF DOCUMENTS

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

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

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

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

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

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

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

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

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

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

SECTION 8: RISK ALLOCATION

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

SECTION 9: INSURANCE

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

SECTION 10: DISPUTE RESOLUTION

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

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

SECTION 11: TERMINATION

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

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

SECTION 12: ASSIGNS

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

SECTION 13: GOVERNING LAW AND SURVIVAL

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

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

SECTION B

Via Email: kchambers@gmscfl.com

September 28, 2026

Stoneybrook South at Champions Gate CDD
219 Livingston St.
Orlando, FL 32801



**Re: Proposal for Mitigation Monitoring Services
Stoneybrook South Fox Phase 2C-1 – Osceola County, Florida**

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Dear Mr. Morgan:

Attached is a proposal to conduct mitigation monitoring and maintenance services for the Stoneybrook South Fox Phase 2C-1 property in Osceola County, Florida. The project area includes Wetland 1 and portions of Wetland 4 as shown in the attached **Exhibit A**. The proposed services are intended to assist the client with maintaining compliance with permit conditions associated with the South Florida Water Management District (SFWMD) Environmental Resource Permit for the single family development (Permit Number 49-101402-P). On August 8, 2025, the SFWMD issued a Non-Compliance letter to the applicant, which stated that the on-site preservation/enhancement wetlands were not in compliance with the permitted success criteria, including: 1. Maintaining nuisance and exotic vegetation at less than 5% within the designated areas and 2. Lack of the required conservation area signage (Special Conditions 10 & 11 of the ERP). The prior environmental consultant for the project provided a Corrective Action Plan to the SFWMD to rectify the non-compliance, which includes 2 additional years of monitoring and maintenance for the conservation areas. This proposal is intended to provide the required 2 years of monitoring and reporting.

Note: A maintenance proposal will be provided by our partnering consulting firm, Compass, under separate cover.

Modica & Associates appreciates the opportunity to provide you with our services. Please contact me if you have any questions regarding the attached proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Whitney', is positioned above the typed name.

David Whitney, Vice President
805 Verona Street
Kissimmee, FL 34741
O(407)935-0535
C(689)444-9699

**PROPOSAL FOR MITIGATION MONITORING SERVICES
STONEYBROOK SOUTH FOX 2C-1
OSCEOLA COUNTY, FLORIDA**

September 28, 2026

SCOPE OF SERVICES

The following Scope of Services is provided for the Stoneybrook South Fox Phase 2C-1 property in Osceola County, Florida (**Exhibit A**). The proposed services are intended to assist the client with maintaining compliance with permit conditions associated with the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) for the single-family development (Permit Number 49-101402-P).

Task 1: Monitoring – Bi-Annual Mitigation Monitoring Events

Modica & Associates (M&A) will conduct bi-annual mitigation area qualitative monitoring events per regulatory special conditions found within the SFWMD ERP for the project. Monitoring and reporting will be performed based on the Corrective Action Plan (CAP) provided to the SFWMD by the environmental consultant on June 8, 2026. All monitoring data will be collected from a total of four (4) monitoring stations as shown in **Exhibit B**. Per the recent request of the SFWMD in the Non-Compliance letter (8/8/25), the data collected will need to include species percent cover by stratum (Canopy, Sub-canopy/shrub, and Groundcover). Data collected during each monitoring event will be used in annual reports provided to the SFWMD (as discussed in Task 2 below).

Note: This task includes **4 events** over a period of 2 years.

Cost: \$1,500.00/Event (\$6,000.00 Total)

Task 2: Monitoring – Annual Mitigation Report

M&A will prepare and submit an annual monitoring report to the SFWMD detailing the data collected from the semi-annual monitoring events for the year and summarizing any corrective actions that have been taken. At a minimum, this will include the following:

- Monitoring and maintenance methodology
- Monitoring results (i.e. species composition, site photographs in cardinal directions, wildlife observations)
- Summary of maintenance activities
- Summary of additional corrective actions taken or recommended to occur to maintain compliance with permit conditions.

Note: This task includes **2 events** over 2 years.

Cost: \$2,000.00/ Event (\$4,000.00 Total)

Task 3: Monitoring – Agency Site Meetings for Inspection

M&A will attend a single site meeting with SFWMD compliance staff on an annual basis (2 total) to inspect monitoring areas and confirm current status.

Note: This task includes **2 events** over 2 years.

Cost: \$800.00/ Event (\$1,600.00 Total)

Task 4: Conservation Sign Production & Installation

M&A will coordinate and subcontract with a sign installation firm to prepare the Conservation Area signs along the perimeter of the wetland and upland conservation tracts as shown in **Exhibit C**. Per the approved plans, a total of 56 signs will be required. Signs will be 2'x1' and mounted on 4"x4" wood posts, or similar.

Note: The client will be responsible for providing M&A with an electronic file (DWG, GIS shapefile, or KML) of the locations for the signage placement.

Cost: \$165/Each x 56 Signs - \$9,240.00

Task 5: General Meetings & Project Coordination

M&A will attend any required meetings or conference calls with client, engineers, surveyors, and SFWMD. This task includes any general project team coordination throughout the 2-year monitoring period.

Cost: Hourly @ \$125.00, not to exceed \$2,500.00

**PROPOSAL FOR MITIGATION MONITORING SERVICES
STONEBROOK SOUTH FOX 2C-1
OSCEOLA COUNTY, FLORIDA**

September 28, 2026

ADDITIONAL SERVICES

Any tasks not detailed in the above Scope of Services can be added at the request of the Client and will be considered Additional Services. Such tasks may include, but are not limited to: wetland delineation, wetland qualitative assessment, wetland impact permitting, Federal wetland impact permitting, alternative design analysis, mitigation design work, mitigation monitoring, species-specific surveys, wildlife permitting, and wildlife relocation.

BILLING

Any work not described in the Scope of Services will only be undertaken after being approved by the Client. Reimbursable expenses including overnight or courier delivery services, out of office reproductions, etc. will be billed to the Client at cost. Any work performed and billed on this project which remains unpaid after 60 days from initial billing shall be charged 1.5% interest per month. Any balance remaining unpaid after 90 days from the date of the initial billing shall be deemed in default with reasonable collection and attorney's fees due and payable.

Accepted by:

Printed Name

Title

Person to
receive billing:

Billing address:

Billing phone:

Billing email:

Billing fax:

Date authorized
to begin work:

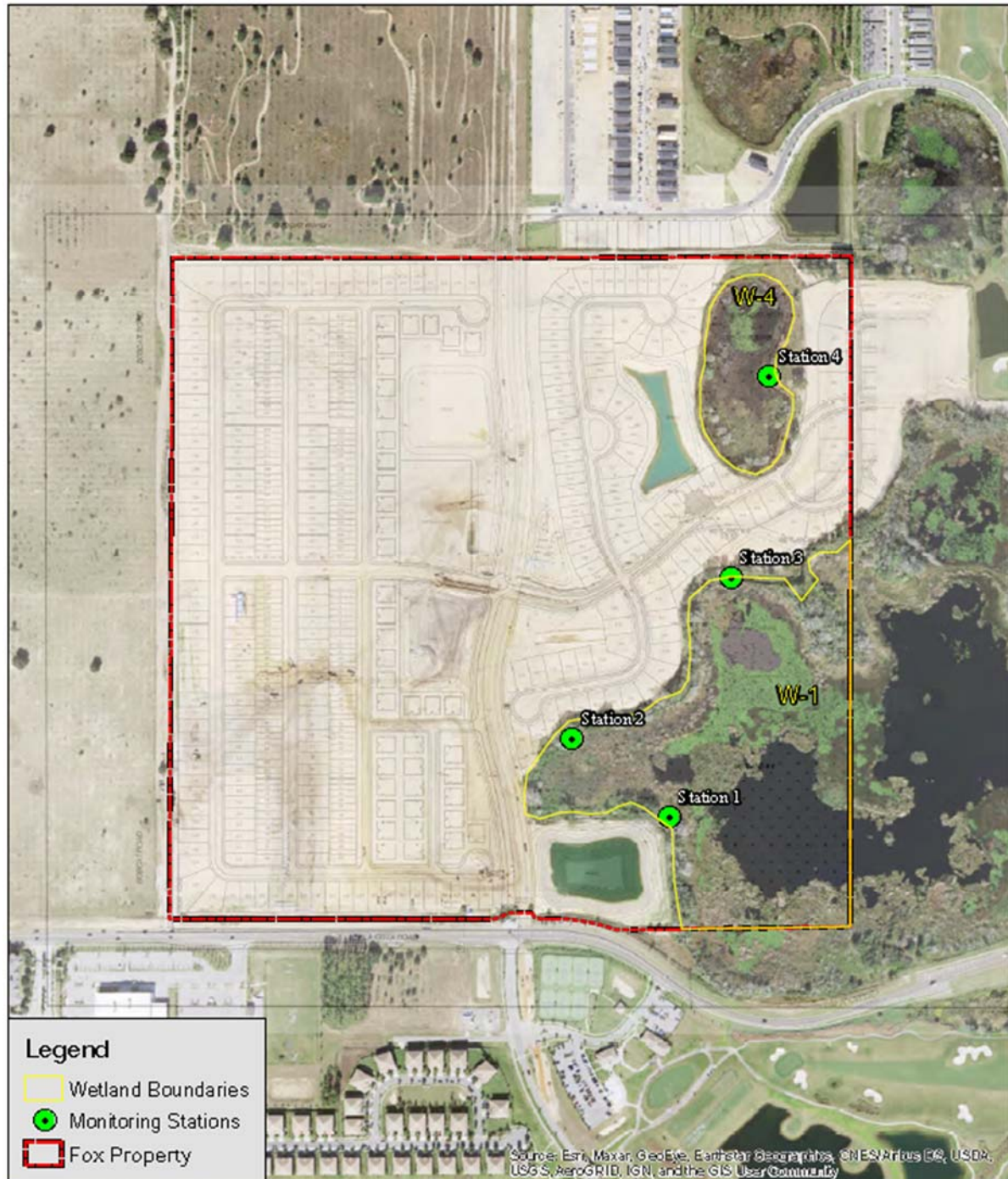
**PROPOSAL FOR MITIGATION MONITORING SERVICES
STONEYBROOK SOUTH FOX 2C-1
OSCEOLA COUNTY, FLORIDA**

**EXHIBIT A
Corrective Action Areas Map (6/2026)**



**PROPOSAL FOR MITIGATION MONITORING SERVICES
STONEYBROOK SOUTH FOX 2C-1
OSCEOLA COUNTY, FLORIDA**

**EXHIBIT B
Monitoring Station Locations Map**



PROPOSAL FOR MITIGATION MONITORING SERVICES
STONEBROOK SOUTH FOX 2C-1
OSCEOLA COUNTY, FLORIDA

EXHIBIT C
Conservation Signage Map



SECTION C



Proposal

Proposal No.: 419908

Proposed Date: 09/28/26

PROPERTY:	FOR:
Modica and Associates Modica & Associates . 805 West Verona Street Kissimmee, FL 34741	Stoneybrook South

Stoneybrook South Herbicide treatment, \$2,500 / Per Event - 8 Events

ITEM	QTY	UOM	TOTAL
Default Group			
Stoneybrook South			\$2,500.00
Total:			\$2,500.00

Terms and Conditions

Site Conditions & Liability

Customer acknowledges that aquatic and shoreline work may disturb nearby areas. The Company is not responsible for damage to driveways, irrigation, landscaping, or unmarked underground utilities unless negligence is proven or otherwise agreed to in writing. Customers must identify any known underground hazards before work begins.

Permits & Approvals

Unless agreed otherwise in writing, the customer is responsible for obtaining all required permits or approvals. The Company may assist as an agent and pass through any related fees or costs.

Delays & Force Majeure

The Company is not liable for delays due to weather, water levels, labor shortages, permit issues, or other

causes beyond its control. Any rescheduling will be communicated promptly.

Payment Terms

- Deposit: 50% due prior to scheduling.
- Balance: Due upon completion.

Cancellation

If the Customer cancels a job or project prior to the start of work, the Company will deduct all actual costs incurred for the project including, but not limited to, permits, materials, freight, mobilization, labor, and administrative expenses up to and until a **written cancellation notice** is received. Any remaining balance of the deposit will be refunded within **30 business days** after written notice.

No refunds will be issued once work has begun.

Claims & Disputes

Any claims must be made in writing within five (5) days of service completion. Payment may not be withheld for pending claims. This agreement is governed by the laws of the State of Florida, and disputes shall be resolved in the county where services were performed.

Entire Agreement

This proposal and these Terms and Conditions represent the entire agreement between the parties. Any modifications must be in writing and signed by both parties.

Authorization to Proceed

By signing, I agree to these Terms & Conditions and authorize Aquatic Weeds, Inc. to perform the described work.

Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal and authorize Aquatic Weeds to perform all services described.

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

9/28/2026

Signature - Representative

Date

SECTION V



JOB NO.

ESTIMATE DATE

09/02/26

VALID FOR

60 DAYS

PROJECT NAME

Stoneybrook South at
Champions Gate CDD

LOCATION

Champions Gate
(Osceola Co)

TIMELINE

Shop Drawings:

Client Approval:

Engineering: N/A

Permitting: N/A

(Depends on Municipality)

Fabrication:

NOTE: The costs provided are approximate and do not constitute a final price. As additional specifications and alterations emerge, the price is contingent to change. The estimate remains valid for 60 days. 50% deposit or schedule of payment is required to begin fabrication

PROPOSAL

DON BELL SIGNS

Mike Hanson
365 Oak Place
Port Orange, FL 32127
386.788.8084 Ext. 314
Cell: 386-547-3473

TO: Karly Chambers

GMS Central Florida

SCOPE OF WORK

Replacement of LED lighting in "Champions Gate" letters at Bella Citta & Whistling Straits within the Stoneybrook South at Champions Gate CDD

SIGN TYPE	QTY	UNIT PRICE	TOTAL
-----------	-----	------------	-------

LED lighting replacement -		\$2,560	\$2,560
----------------------------	--	---------	---------

Bella Citta/Whistling Straits

Engineering	N/A
-------------	-----

Permit Procurement	N/A
-----------------------	-----

Municipality permit costs will be added at final billing

TOTAL ESTIMATE: \$2,560.00

CLIENT SIGNATURE

DATE CONTRACTOR SIGNATURE

DATE

THANK YOU

SECTION VI



JOB NO.

ESTIMATE DATE

09/22/26

VALID FOR

60 DAYS

PROJECT NAME

Stoneybrook South at
Champions Gate CDD

LOCATION

Osceola County

TIMELINE

Shop Drawings: 1 WEEK

Client Approval: 1 WEEK

Engineering: N/A

Permitting: N/A

(Depends on Municipality)

Fabrication:

NOTE: The costs provided are approximate and do not constitute a final price. As additional specifications and alterations emerge, the price is contingent to change. The estimate remains valid for 60 days. 50% deposit or schedule of payment is required to begin fabrication

PROPOSAL

DON BELL SIGNS

Mike Hanson
365 Oak Place
Port Orange, FL 32127
386.788.8084 Ext. 314
Cell: 386-547-3473

TO: Karly Chambers

GMS Central Fla

I

SCOPE OF WORK

Service Maintenance agreement, (5) entry locations within the Stoneybrook South at Champions Gate CDD

SIGN TYPE

QTY UNIT PRICE TOTAL

Maintenance Agreement billed quarterly.	\$3,600.00
---	------------

Engineering

Permit
Procurement

Municipality permit costs will be added at final billing

TOTAL ESTIMATE:

CLIENT SIGNATURE

DATE CONTRACTOR SIGNATURE DATE

THANK YOU

SECTION VII



734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

Stoneybrook South at Championsgate CDD

% GMS
Karly Chambers

May 12th, 2026

Proposal valid for 60 days

We hereby propose the following for your review:

Landscape Management - Golf Course Ponds Addendum

Service	Monthly	Yearly
Landscape Maintenance* Ponds 10,11,12,14	\$787.50	\$9,450.00
Total	\$787.50	\$9,450.00

See attached Map of Areas added.

PROPOSAL

Scope of Services

Mowing

Bahia lake and pond banks will be mowed 30 times per year consistent with 3 times per month May through October and 2 times per month or as needed November through April.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

A soft edge of all bed areas will be performed every other mowing (10 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 4 times per year to ensure the following:

Weeding

Weeds will be removed from flower beds 10 times per year.

Customer Authorized Signature

FLORALAWN, INC., a Florida Corporation

Signature

Rob Averitt, President

Print Name

CDD Owned Pond Tracts Do Not Encompass The Entirety Of The Golf Course Plant Beds

719736 Stoneybrook South at Championsgate CDD Golf Ponds

Pond 1: 3.31 Acre 1500' per
Pond 2: 2.65 Acre 1500' per
Pond 3: 3.43 Acre 2500' per
Pond 4: 1.51 Acre 1000' per

Legend

-  Crossroads Church
-  Feature 1
-  Feature 2
-  Line Measure
-  Orange County Clerk of Courts
-  Polygon Measure
-  Rock Springs Mobile Home Park
-  Trader Mae's Decor Market



CDD Owned Pond Tracts Do Not Encompass The Entirety Of The Golf Course Plant Beds



SECTION VIII



Proposal

Date: 5/15/2026

Work Order #21094

PO #

Customer:

Stoneybrook South at
ChampionsGate Community
Development District
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South @
ChampionsGate CDD
219 East Livingston Street
Orlando, FL 32801

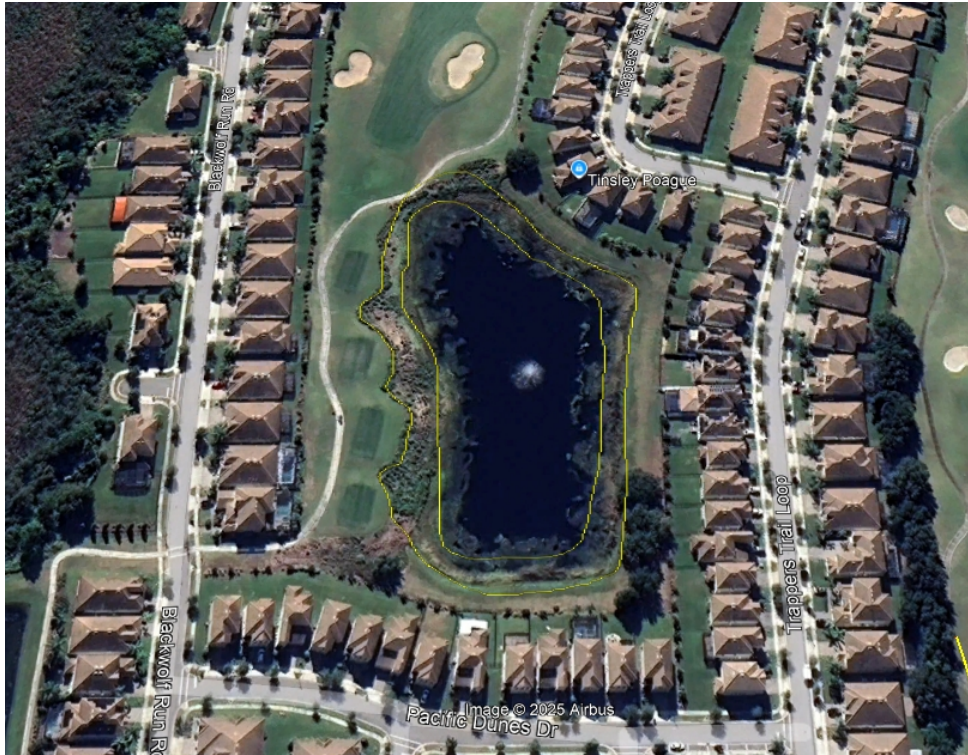
Clean up next Pacific Dunes and Black Water Pond 12

Floralawn Proposes The Following:

String trimming and mowing from golf course edge of grass to the waters edge.

This includes mowing areas assessable to mowers, string trimming, hand sawing, and hand removal of all debris.

Pricing is labor based there is a lot of hand hauling and hand work to be done as it appears has abandoned the the maintence of this pond.



One time clean up

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	
Disposal	2.00	ea	
Landscape Removal	100.00	Hr	
PROJECT TOTAL:			\$6,525.00

Optional Services

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

_____ **Irrigation Repair and Modification** **\$0.00**

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

Terms & Conditions

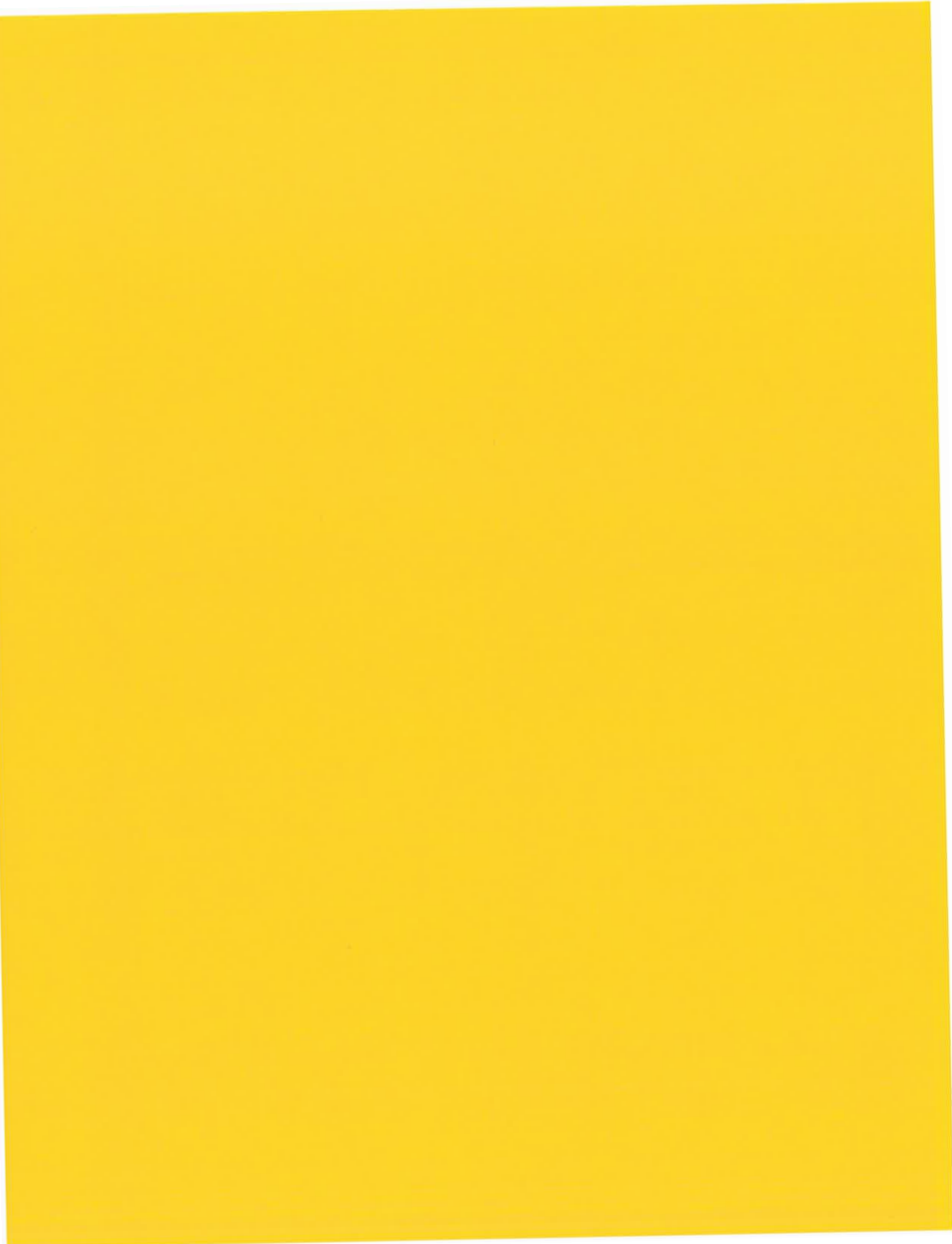
Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking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

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$6,525.00), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____
Casey Hallman
Date 5/15/2026
Floralawn

By _____
Date _____
**Stoneybrook South @
ChampionsGate CDD**





Proposal

Date: 5/15/2026

WO #21093

PO #

Customer:

Stoneybrook South at
ChampionsGate Community
Development District
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South @
ChampionsGate CDD
219 East Livingston Street
Orlando, FL 32801

Clean up next to the office on Whistling Straights Pond 14

Floralawn Proposes The Following:

String trimming and mowing from golf course edge of grass to the waters edge.

This includes mowing areas assessable to mowers, string trimming, hand sawing, and hand removal of all debris.

Pricing is labor based there is a lot of hand hauling and hand work to be done as it appears has abandoned the the maintence of this pond.



One time clean up

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	Unit Price	Price
Disposal	2.00	ea	\$505.00	\$1,010.00
Landscape Removal	200.00	Hr	\$55.15	\$11,030.00

Bed Prep and Plant Removal and Plant Installation: \$12,040.00

PROJECT TOTAL: \$12,040.00

Optional Services

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

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

Terms & Conditions

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

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$12,040.00), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____
Casey Hallman
Date 5/15/2026
Floralawn

By _____
Date _____
**Stoneybrook South @
ChampionsGate CDD**

SECTION IX



Proposal

Date: 5/29/2026

WO #21379

PO #

Customer:

Stoneybrook South at
ChampionsGate Community
Development District
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South @
ChampionsGate CDD
219 East Livingston Street
Orlando, FL 32801

Freeze Plant Replacement

Floralawn proposes the following:

66 arbircolia

This is replacement for freeze affected plants





Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	Unit Price	Price
Debris Disposal	0.25	ea	\$505.00	\$126.25
Landscape Removal	12.00	Hr	\$55.15	\$661.80
Arboricola - Installation 3 gal	66.00	3 Gal	\$19.67	\$1,298.22

Bed Prep and Plant Removal and Plant Installation: \$2,086.27

Irrigation Repair and Modification

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

Items	Quantity	Unit	Unit Price	Price
Labor - Irrigation Floralawn 1	0.00	Hr	\$0.00	\$0.00

PROJECT TOTAL: **\$2,281.27**

Terms & Conditions

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

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$2,281.27), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____

Casey Hallman

Date 5/29/2026

Floralawn

By _____

Date _____

**Stoneybrook South @
ChampionsGate CDD**

SECTION X



Proposal

Date: 8/17/2026

Work Order #22363

PO #

Customer:

Stoneybrook South at
ChampionsGate Community
Development District
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South @
ChampionsGate CDD
219 East Livingston Street
Orlando, FL 32801

Sod for new electric tower

Floralawn proposes to perform the following:

Installing new Bahia sod around the area shown below.

Sod will be installed. Just laid on top of dirt and grass.

To prevent wash out.





SOD

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	10.00	Hr
Bahia Grass - Furnish and Installation	400.00	sqft

Irrigation Repair and Modification

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

PROJECT TOTAL: \$1,059.50

Terms & Conditions

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

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$1,059.50), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____
Casey Hallman
Date 8/17/2026

Floralawn

By _____
Date _____
**Stoneybrook South @
ChampionsGate CDD**

SECTION XI

SECTION C

Stonebrook South at Champions Gate CDD

Field Management Report

Contracted Services

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

Site Items

- Fountains have been monitored regularly for outages; several have been affected after storms.
- Trash removal was completed in pond 8. Additional pond cleaning has been submitted to GMS Maintenance team.
- Dead trees around pond 18 and 19 have been removed.
- Dead trees identified on Westside Blvd have been replaced.
- Soft washing for monuments has been completed.
- Monument arch letter outages have been repaired.
- Monument lighting has been reviewed with minor repairs noted needing to be completed.
- Fences identified on Whistling Straights with minor damages and have been repaired.



SECTION D

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

July 27, 2026 - September 28, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	7/29/26	1096-1097	\$ 4,474.88
	8/6/26	1098-1100	20,768.40
	8/12/26	1101-1105	2,171.95
	8/19/26	1106-1108	8,453.99
	8/26/26	1109-1110	2,040.21
	9/3/26	1111-1113	58,095.78
	9/18/26	1114-1117	59,250.98
	9/25/26	1118-1120	19,540.93
			\$ 174,797.12
Capital Reserve			
	8/6/26	12	\$ 19,382.37
	8/25/26	13	\$ 26,007.10
			\$ 45,389.47
Payroll			
	<u>August 2026</u>		
	Adam Morgan	50139	\$ 184.70
	Campbell McAnally	50140	184.70
	Cynthia Hendricksen	50141	184.70
	John Lambert	50142	184.70
			\$ 738.80
TOTAL			\$ 220,925.39

DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/29/26	00036	7/24/26	17960 LED LIGHT/150	202607	320-53800	-47100		LAKE FOUNTAINS AND AERATION INC	*	3,774.00	3,774.00	001096
7/29/26	00003	7/27/26	OSA99903 PUB.HEAR	202607	310-51300	-48000		TRIBUNE PUBLISHING COMPANY LLC DBA	*	700.88	700.88	001097
8/06/26	00032	8/01/26	40705 LANDSCAPE MAINT AUG26	202608	300-13100	-10100			*	8,753.45		
		8/01/26	40705 LANDSCAPE MAINT AUG26	202608	320-53800	-46200			*	10,275.80		
		8/01/26	40786 17NOZZLE/15SPRAY/2ROTORS	202607	300-13100	-10100			*	321.61		
		8/01/26	40786 17NOZZLE/15SPRAY/2ROTORS	202607	320-53800	-47300		FLORALAWN 2 LLC	*	377.54	19,728.40	001098
8/06/26	00022	7/28/26	2225854 TREATED SHORELINE VEG	202607	300-13100	-10100			*	195.50		
		7/28/26	2225854 TREATED SHROELINE VEG	202607	320-53800	-47000		THE LAKE DOCTORS INC	*	229.50	425.00	001099
8/06/26	00039	8/01/26	4332252 POND MAINTENANCE AUG26	202608	300-13100	-10100			*	282.90		
		8/01/26	4332252 POND MAINTENANCE AUG26	202608	320-53800	-47200		TIGRIS AQUATIC SERVICES LLC	*	332.10	615.00	001100
8/12/26	00042	8/08/26	2151 SFT.WSH/TREAT ENTRANCE	202608	300-13100	-10100			*	954.50		
		8/08/26	2151 SFT.WSH/TREAT ENTRANCE	202608	320-53800	-46300		PRESSURE WASH THIS INC	*	1,120.50	2,075.00	001101
8/12/26	00011	8/11/26	08112026 FY26 DEBT SERVICE SER2017	202608	300-20700	-10000		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	13.08	13.08	001102
8/12/26	00011	8/11/26	08112026 FY26 DEBT SERVICE SER2019	202608	300-20700	-10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	40.35	40.35	001103
8/12/26	00011	8/11/26	08112026 FY26 DEBT SERVICE SER2020	202608	300-20700	-10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	30.43	30.43	001104

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS			AMOUNT #
8/12/26	00011	8/11/26	08112026 202608 300-20700-10300		*	13.09	
			FY26 DEBT SERVICE SER2023				
			STONEBROOK SOUTH AT CHAMPIONSGATE				13.09 001105
8/19/26	00001	8/01/26	243 202608 320-53800-12000		*	1,851.08	
			FIELD MANAGEMENT AUG26				
		8/01/26	244 202608 310-51300-34000		*	3,862.50	
			MANAGEMENT FEES AUG26				
		8/01/26	244 202608 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE AUG26				
		8/01/26	244 202608 310-51300-35100		*	162.25	
			INFORMATION TECH AUG26				
		8/01/26	244 202608 310-51300-31300		*	1,261.75	
			DISSEMINATION FEE AUG26				
		8/01/26	244 202608 310-51300-51000		*	.21	
			OFFICE SUPPLIES AUG26				
		8/01/26	244 202608 310-51300-42000		*	26.47	
			POSTAGE AUG26				
			GOVERNMENTAL MANAGEMENT SERVICES				7,272.43 001106
8/19/26	00040	6/30/26	36304131 202606 310-51300-31100		*	1,145.38	
			SITE VISIT/ANNUAL REPORT				
			KIMLEY-HORN AND ASSOCIATES INC				1,145.38 001107
8/19/26	00002	8/11/26	156082 202606 310-51300-31500		*	13.68	
			06/01/26 BOARD MTG TRAVEL				
		8/11/26	156082A 202607 310-51300-31500		*	22.50	
			2026 LEGISLATIVE UPDATES				
			LATHAM LUNA EDEN AND BEAUDINE LLP				36.18 001108
8/26/26	00035	8/19/26	30867 202608 300-13100-10100		*	162.27	
			RPLC LEDS IN LETTER 'H'				
		8/19/26	30867 202608 320-53800-46300		*	190.48	
			RPLC LEDS IN LETTER 'H'				
			DON BELL SIGNS LLC				352.75 001109
8/26/26	00032	8/13/26	40966 202608 300-13100-10100		*	776.23	
			12 NOZZLE/9 SPRAY/6 ROTOR				
		8/13/26	40966 202608 320-53800-47300		*	911.23	
			12 NOZZLE/9 SPRAY/6 ROTOR				
			FLORALAWN 2 LLC				1,687.46 001110
9/03/26	00034	9/01/26	09012026 202609 300-20700-10500		*	158,275.62	
			EXP DUE TO SS THRU JUL26				
		9/01/26	09012026 202609 300-13100-10100		*	101,899.84	
			EXP DUE FROM SS JUL26				
			STONEBROOK SOUTH CDD				56,375.78 001111
			SSCG STONEYS	TVISCARRA			

CHECK	VEND#	INVOICE.....	EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS				AMOUNT #
9/03/26	00022	8/27/26	2089258 202608 300-13100-10100		*	312.80	
			MTHLY WATER MGMT AUG26				
		8/27/26	2089258 202608 320-53800-47000		*	367.20	
			MTHLY WATER MGMT AUG26				
		8/27/26	2225855 202608 300-13100-10100		*	195.50	
			MTHLY WATER MGMT AUG26				
		8/27/26	2225855 202608 320-53800-47000		*	229.50	
			MTHLY WATER MGMT AUG26				
			THE LAKE DOCTORS INC				1,105.00 001112
9/03/26	00039	9/01/26	4332253 202609 300-13100-10100		*	282.90	
			POND MAINTENANCE SEP26				
		9/01/26	4332253 202609 320-53800-47000		*	332.10	
			POND MAINTENANCE SEP26				
			TIGRIS AQUATIC SERVICES LLC				615.00 001113
9/18/26	00004	9/15/26	34042 202609 300-13100-10100		*	513.82	
			FY26 ADDL PROPERTY INSUR.				
		9/15/26	34042 202609 310-51300-45000		*	603.18	
			FY26 ADDL PROPERTY INSUR.				
		9/17/26	34213 202609 300-15500-10000		*	7,556.00	
			FY27 GEN.LIAB/PUBLIC OFFC				
		9/17/26	34213 202609 300-15500-10000		*	12,213.18	
			FY27 PROPERTY INSURANCE				
		9/17/26	34213 202609 300-13100-10100		*	10,403.82	
			FY27 PROPERTY INSURANCE				
			EGIS INSURANCE ADVISORS, LLC				31,290.00 001114
9/18/26	00032	9/01/26	41355 202609 300-13100-10100		*	8,753.45	
			LANDSCAPE MAINT SEP26				
		9/01/26	41355 202609 320-53800-46200		*	10,275.80	
			LANDSCAPE MAINT SEP26				
			FLORALAWN 2 LLC				19,029.25 001115
9/18/26	00001	9/01/26	245 202609 320-53800-12000		*	1,851.08	
			FIELD MANAGEMENT SEP26				
		9/01/26	246 202607 310-51300-42000		*	.81	
			USPS 941 FORM				
		9/01/26	246A 202609 310-51300-34000		*	3,862.50	
			MANAGEMENT FEES SEP26				
		9/01/26	246A 202609 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE SEP26				
		9/01/26	246A 202609 310-51300-35100		*	162.25	
			INFORMATION TECH SEP26				
		9/01/26	246A 202609 310-51300-31300		*	1,261.75	
			DISSEMINATION FEE SEP26				
			SSCG STONEYSCG	TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	246A	202609 310-51300-51000		*	.33		
				OFFICE SUPPLIES SEP26					
		9/01/26	246A	202609 310-51300-42000		*	6.50		
				POSTAGE SEP26					
					GOVERNMENTAL MANAGEMENT SERVICES			7,253.39	001116
9/18/26 00002		9/11/26	157123	202608 310-51300-31500		*	476.34		
				REV AGENDA/ATTEND CDD MTG					
		9/11/26	157123	202608 310-51300-31500		*	1,202.00		
				DRAFT VARIOUS AGREEMENTS					
					LATHAM LUNA EDEN AND BEAUDINE LLP			1,678.34	001117
9/25/26 00032		9/09/26	41491	202609 300-13100-10100		*	3,312.52		
				RESET & STAKE 5 OAK TREES					
		9/09/26	41491	202609 320-53800-46100		*	3,888.62		
				RESET & STAKE 5 OAK TREES					
		9/09/26	41493	202609 300-13100-10100		*	4,813.80		
				PLANT REMOVAL & INSTALL					
		9/09/26	41493	202609 320-53800-46100		*	5,650.99		
				PLANT REMOVAL & INSTALL					
					FLORALAWN 2 LLC			17,665.93	001118
9/25/26 00001		8/31/26	247	202608 320-53800-49100		*	178.20		
				FENCE REPAIR					
		8/31/26	247	202608 300-13100-10100		*	151.80		
				FENCE REPAIR					
		8/31/26	248	202608 300-13100-10100		*	202.40		
				POND CLEANING					
		8/31/26	248	202608 320-53800-49100		*	237.60		
				POND CLEANING					
					GOVERNMENTAL MANAGEMENT SERVICES			770.00	001119
9/25/26 00022		9/14/26	2089259	202609 300-13100-10100		*	312.80		
				MTHLY WATER MGMT SEP26					
		9/14/26	2089259	202609 320-53800-47000		*	367.20		
				MTHLY WATER MGMT SEP26					
		9/18/26	2225856	202609 300-13100-10100		*	195.50		
				MTHLY WATER MGMT SEP26					
		9/18/26	2225856	202609 320-53800-47000		*	229.50		
				MTHLY WATER MGMT SEP26					
					THE LAKE DOCTORS INC			1,105.00	001120
							TOTAL FOR BANK A	174,797.12	
							TOTAL FOR REGISTER	174,797.12	
SSCG STONEYSCG					TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/26	00001	7/22/26	17955	202607 300-13100-10100	FINAL-POND-P4 FNT PCKGE	*	8,915.89		
		7/22/26	17955	202607 320-53800-60000	FINAL-POND-P4 FNT PCKGE	*	10,466.48		
LAKE FOUNTAINS AND AERATION, INC.								19,382.37	000012
8/25/26	00003	8/17/26	1209	202608 300-13100-10100	BULKHEAD REPAIR - FINAL	*	11,963.27		
		8/17/26	1209	202608 320-53800-60000	BULKHEAD REPAIR - FINAL	*	14,043.83		
AQUACRAFT DOCKS & SEAWALLS								26,007.10	000013
TOTAL FOR BANK B							45,389.47		
TOTAL FOR REGISTER							45,389.47		

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
August 31, 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

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 135,629	\$ 43,562	\$ -	\$ -	\$ 179,191
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	333,697	-	333,697
Prepayment	-	-	130	-	130
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	690,154	-	690,154
Prepayment	-	-	53	-	53
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	656,337	-	656,337
Construction	-	-	-	84,457	84,457
Series 2023					
Reserve	-	-	30,225	-	30,225
Revenue	-	-	160,125	-	160,125
Construction	-	-	-	1,173	1,173
Investment - SBA	794,979	601,750	-	-	1,396,729
Due From SS CDD	121,818	34,922	-	-	156,740
Deposits	16,000	-	-	-	16,000
Liabilities:					
Accounts Payable	\$ 2,784	\$ -	\$ -	\$ -	\$ 2,784
Due to SS CDD	194,517	20,962	-	-	215,479
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 484,727	\$ -	\$ 484,727
Assigned For Debt Service 2019	-	-	1,140,154	-	1,140,154
Assigned For Debt Service 2020	-	-	1,007,462	-	1,007,462
Assigned For Debt Service 2023	-	-	190,350	-	190,350
Assigned For Capital Reserves 2020	-	659,272	-	84,457	743,729
Assigned For Capital Reserves 2023	-	-	-	1,173	1,173
Unassigned	871,125	-	-	-	871,125
Total Liabilities & Fund Equity	\$ 1,068,426	\$ 680,234	\$ 2,822,694	\$ 85,630	\$ 4,656,983

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 1,044,107	\$ 1,044,107	\$ 1,051,723	\$ 7,616
Interest	18,000	16,500	29,056	12,556
Total Revenues	\$ 1,062,107	\$ 1,060,607	\$ 1,080,778	\$ 20,171
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,200	\$ 6,800
FICA Expense	918	842	321	520
Engineering Fees	12,000	11,000	4,446	6,554
Attorney	25,000	22,917	7,621	15,295
Dissemination	15,141	13,879	13,879	-
Arbitrage	1,350	900	900	-
Annual Audit	6,000	6,000	6,000	-
Trustee Fees	18,964	18,964	17,812	1,152
Assessment Administration	8,111	8,111	8,111	-
Management Fees	46,350	42,488	42,488	-
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	100	92	-	92
Postage	500	458	140	318
Printing & Binding	500	458	3	455
Insurance	6,825	6,825	7,029	(204)
Legal Advertising	2,500	2,292	916	1,376
Other Current Charges	600	550	489	61
Office Supplies	250	229	3	226
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	\$ 151,158	\$ 119,186	\$ 31,971

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

<i>Operations & Maintenance</i>				
Field Services	\$	22,213	\$	20,362
Property Insurance		19,741		16,707
Electric		62,002		45,246
Streetlights		198,918		157,049
Water & Sewer		202,182		116,324
Landscape Maintenance		276,314		227,085
Landscape Contingency		21,566		13,398
Tree Trimming		2,696		1,080
Lake Maintenance		5,642		6,543
Irrigation Repairs		18,870		15,456
Entry & Walls Maintenance		5,392		2,577
Fountain Repair & Maintenance		8,087		15,760
Miscellaneous - Stormwater Control		2,696		1,798
Mitigation Monitoring & Maintenance		7,926		3,641
Pressure Washing		2,696		1,958
Repairs & Maintenance		5,392		1,568
Sidewalk Repair & Maintenance		2,696		-
Roadway Repair & Maintenance - Storm Gutters		2,696		-
Contingency		5,392		1,013
Security		-		3,837
<i>Reserves</i>				
Capital Reserve Transfer	\$	27,113	\$	27,113
Excess Revenues (Expenditures)	\$		\$	283,078
Fund Balance - Beginning	\$	-	\$	588,047
Fund Balance - Ending	\$	-	\$	871,125

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:				
Transfer In	\$	27,113	\$	27,113
Interest		24,000		22,000
				23,867
				1,867
Expenditures:				
Contingency	\$	600	\$	550
Capital Outlay		58,048		53,211
				113,610
				99
				(60,399)
Excess Revenues (Expenditures)	\$	(7,535)	\$	(4,648)
			\$	(63,081)
Fund Balance - Beginning	\$	710,685	\$	722,353
Fund Balance - Ending	\$	703,150	\$	659,272

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	301,800	\$	301,800	\$	304,129	\$	2,329
Interest		18,000		16,500		16,735		235

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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		95,300		95,300		-

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Excess Revenues (Expenditures)	\$	22,100	\$	23,163
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Fund Balance - Beginning	\$	308,726	\$	461,564
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Fund Balance - Ending	\$	330,826	\$	484,727
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Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	899,894	\$	899,894	\$	938,330	\$	38,436
Interest		42,000		38,500		45,273		6,773

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Expenditures:

Series 2019

Interest - 12/15	\$	294,519	\$	294,519	\$	294,519	\$	-
Principal - 06/15		315,000		315,000		315,000		-
Interest - 06/15		294,519		294,519		294,519		-

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Excess Revenues (Expenditures)	\$	37,857		\$	79,566
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Fund Balance - Beginning	\$	603,368		\$	1,060,589
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Fund Balance - Ending	\$	641,225		\$	1,140,154
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Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	702,564	\$	702,564	\$	707,732	\$	5,168
Interest		40,000		36,667		34,937		(1,729)

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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		201,869		201,869		-

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Other Sources/(Uses)

Transfer In/(Out)	\$	(14,000)	\$	(12,833)	\$	(11,652)	\$	(1,181)
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Excess Revenues (Expenditures)	\$	31,202	\$	33,655
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Fund Balance - Beginning	\$	618,637	\$	973,807
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Fund Balance - Ending	\$	649,838	\$	1,007,462
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Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	302,250	\$	302,250	\$	304,454	\$	2,204
Interest		12,000		11,000		10,859		(141)

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Expenditures:

Series 2023

Interest - 12/15	\$	115,859	\$	115,859	\$	115,859	\$	-
Principal - 06/15		70,000		70,000		70,000		-
Interest - 06/15		115,859		115,859		115,859		-

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Other Sources/(Uses)

Transfer In/(Out)	\$	(6,000)	\$	(5,500)	\$	(124,016)	\$	118,516
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Excess Revenues (Expenditures)	\$	6,532			\$	(110,421)		
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Fund Balance - Beginning	\$	147,497			\$	300,771		
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Fund Balance - Ending	\$	154,029			\$	190,350		
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Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:							
Interest	\$	-	\$	-	\$	2,542	\$ 2,542
Expenditures:							
Series 2020							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	11,652	\$ (11,652)
Excess Revenues (Expenditures)	\$				\$	14,193	
Fund Balance - Beginning	\$	-			\$	70,264	
Fund Balance - Ending	\$	-			\$	84,457	

Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:							
Interest	\$	-	\$	-	\$	955	\$ 955
Expenditures:							
Series 2023							
Capital Outlay	\$	-	\$	-	\$	154,475	\$ (154,475)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	124,016	\$ (124,016)
Excess Revenues (Expenditures)	\$				\$	(29,504)	
Fund Balance - Beginning	\$	-			\$	30,676	
Fund Balance - Ending	\$	-			\$	1,173	

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	\$ 13,662	\$ 24,456	\$ 13,253	\$ 38,379	\$ 45	\$ -	\$ -	\$ 1,051,723
Interest	1,349	1,267	1,833	3,369	3,112	3,280	3,056	3,037	2,937	2,949	2,866	-	29,056
Total Revenues	\$ 1,349	\$ 109,340	\$ 795,651	\$ 29,217	\$ 37,301	\$ 16,942	\$ 27,511	\$ 16,290	\$ 41,316	\$ 2,994	\$ 2,866	\$ -	\$ 1,080,778
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	4,200
FICA Expense	61	-	-	-	77	-	61	-	61	-	61	-	321
Engineering Fees	-	-	-	-	-	1,718	1,582	-	1,145	-	-	-	4,446
Attorney	707	114	1,112	165	1,169	594	1,062	132	867	23	1,678	-	7,621
Dissemination	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,262	-	13,879
Arbitrage	-	-	-	-	-	-	900	-	-	-	-	-	900
Annual Audit	-	-	-	-	-	-	6,000	-	-	-	-	-	6,000
Trustee Fees	-	4,445	-	4,676	-	4,246	-	4,445	-	-	-	-	17,812
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	42,488
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	14	3	15	3	18	3	13	9	29	26	-	140
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	-	-	-	-	-	-	-	215	-	701	-	-	916
Other Current Charges	44	44	44	44	45	44	44	45	45	45	44	-	489
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	-	3
Property Appraiser Fee	-	-	-	-	1,676	-	-	-	-	-	-	-	1,676
Property Taxes	-	4	-	-	-	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 22,328	\$ 10,016	\$ 6,554	\$ 10,295	\$ 9,366	\$ 12,015	\$ 15,847	\$ 10,245	\$ 8,323	\$ 6,192	\$ 8,005	\$ -	\$ 119,186
Operations & Maintenance:													
Field Services	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ 1,851	\$ -	20,362
Property Insurance	16,707	-	-	-	-	-	-	-	-	-	-	-	16,707
Electric	4,512	4,236	4,445	4,224	4,546	3,525	3,759	3,942	3,958	3,669	4,431	-	45,246
Streetslights	14,443	14,090	15,128	13,868	13,914	14,287	13,970	13,970	13,950	14,714	14,714	-	157,049
Water & Sewer	13,133	9,274	13,714	13,890	13,746	4,458	10,061	10,432	8,189	9,190	10,236	-	116,324
Landscape Maintenance	21,740	21,740	21,338	10,086	21,740	21,740	21,740	21,740	21,740	21,740	21,740	-	227,085
Landscape Contingency	-	185	1,961	11,252	-	-	-	-	-	-	-	-	13,398
Tree Trimming	-	-	-	-	-	-	-	-	-	-	1,080	-	1,080
Lake Maintenance	471	464	462	462	471	471	471	700	857	857	857	-	6,543
Irrigation Repairs	1,980	-	3,269	1,809	1,572	769	2,119	2,170	-	378	1,391	-	15,456
Entry & Walls Maintenance	-	845	224	-	-	-	-	-	-	197	1,311	-	2,577
Fountain Repair & Maintenance	625	1,983	2,903	424	130	4,645	130	130	1,489	3,173	130	-	15,760
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	1,798	-	-	1,798
Mitigation Monitoring & Maintenance	332	332	326	326	332	332	332	332	332	332	332	-	3,641
Pressure Washing	-	-	-	-	1,026	-	-	-	-	-	932	-	1,958
Repairs & Maintenance	-	875	458	-	-	-	-	235	-	-	-	-	1,568
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	1,013	-	-	1,013
Security	-	516	172	-	526	350	-	-	-	-	2,272	-	3,837
Total Operations & Maintenance:	\$ 75,794	\$ 56,391	\$ 66,251	\$ 58,191	\$ 59,853	\$ 52,429	\$ 54,433	\$ 55,502	\$ 52,366	\$ 58,912	\$ 61,278	\$ -	\$ 651,401
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,113
Total Reserves	\$ -	\$ -	\$ 27,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,113
Total Expenditures	\$ 98,123	\$ 66,407	\$ 99,918	\$ 68,486	\$ 69,219	\$ 64,445	\$ 70,280	\$ 65,747	\$ 60,689	\$ 65,105	\$ 69,282	\$ -	\$ 797,700
Excess Revenues (Expenditures)	\$ (96,774)	\$ 42,932	\$ 695,734	\$ (39,269)	\$ (31,918)	\$ (47,502)	\$ (42,769)	\$ (49,457)	\$ (19,372)	\$ (62,111)	\$ (66,416)	\$ -	\$ 283,078

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)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$315,000)
CURRENT BONDS OUTSTANDING		\$12,765,000

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
LESS: PRINCIPAL PAYMENT 6/15/24		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$70,000)
CURRENT BONDS OUTSTANDING		\$4,250,000

Stoneybrook South at ChampionsGate

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
							O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
11/14/25	ACH	\$ 16,719.67	\$ 318.02	\$ 818.56	\$ -	\$ 15,583.09	\$ 4,956.83	\$ 1,433.37	\$ 4,422.40	\$ 3,335.58	\$ 1,434.91	\$ 15,583.09
11/21/25	ACH	724.69	14.50	-	-	710.19	225.90	65.33	201.55	152.02	65.40	710.20
11/21/25	ACH	343,813.94	6,601.23	13,752.62	-	323,460.09	102,889.46	29,752.73	91,796.27	69,237.03	29,784.60	323,460.09
12/12/25	ACH	2,356,790.10	45,250.36	94,271.94	-	2,217,267.80	705,290.97	203,950.28	629,248.92	474,608.91	204,168.72	2,217,267.80
12/22/25	ACH	295,242.04	5,679.79	11,252.61	-	278,309.64	88,527.55	25,599.67	78,982.81	59,572.52	25,627.09	278,309.64
01/12/26	ACH	8,482.60	164.88	238.88	-	8,078.84	2,569.80	743.11	2,292.73	1,729.29	743.91	8,078.84
01/12/26	ACH	74,797.35	1,451.06	2,244.00	-	71,102.29	22,616.94	6,540.18	20,178.46	15,219.53	6,547.19	71,102.30
01/30/26	ACH	-	-	-	2,078.22	2,078.22	661.06	191.16	589.79	444.85	191.37	2,078.23
02/09/26	ACH	1,928.07	38.57	-	-	1,889.50	601.03	173.80	536.23	404.45	173.99	1,889.50
02/09/26	ACH	109,946.39	2,154.94	2,198.90	-	105,592.55	33,587.95	9,712.69	29,966.61	22,602.22	9,723.09	105,592.56
03/10/26	ACH	428.25	8.56	-	-	419.69	133.50	38.60	119.11	89.84	38.65	419.70
03/10/26	ACH	43,857.95	867.97	459.50	-	42,530.48	13,528.53	3,912.07	12,069.93	9,103.70	3,916.26	42,530.49
04/08/26	ACH	7,670.63	153.40	-	-	7,517.23	2,391.16	691.46	2,133.35	1,609.07	692.20	7,517.24
04/08/26	ACH	70,631.25	1,412.17	23.34	-	69,195.74	22,010.48	6,364.81	19,637.39	14,811.43	6,371.63	69,195.74
04/24/26	ACH	-	-	-	169.52	169.52	53.92	15.59	48.11	36.29	15.61	169.52
05/08/26	ACH	42,515.97	850.32	-	-	41,665.65	13,253.43	3,832.52	11,824.49	8,918.58	3,836.62	41,665.64
06/08/26	ACH	28,243.55	564.87	-	-	27,678.68	8,804.31	2,545.96	7,855.06	5,924.66	2,548.69	27,678.68
06/16/26	ACH	94,873.94	1,897.48	-	-	92,976.46	29,574.89	8,552.23	26,386.23	19,901.73	8,561.39	92,976.47
07/29/26	ACH	-	-	-	142.17	142.17	45.22	13.08	40.35	30.43	13.09	142.17
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
TOTAL		\$ 3,496,666.39	\$ 67,428.12	\$ 125,260.35	\$ 2,389.91	\$ 3,306,367.83	\$ 1,051,722.93	\$ 304,128.64	\$ 938,329.79	\$ 707,732.13	\$ 304,454.41	\$ 3,306,367.90

100.73%	Net Percent Collected
\$ (23,942.56)	Balance Remaining to Collect

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
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
3/2/26		Interest		206.23
3/3/26		Transfer from Reserve		941.77
4/1/26		Interest		231.78
4/2/26		Transfer from Reserve		1,042.65
5/1/26		Interest		228.06
5/4/26		Transfer from Reserve		1,009.03
6/1/26		Interest		239.15
6/2/26		Transfer from Reserve		1,042.85
7/1/26		Interest		235.30
7/2/26		Transfer from Reserve		1,009.03
8/3/26		Interest		246.85
8/4/26		Transfer from Reserve		1,042.66
Project (Construction) Fund at 09/30/25				\$ 70,263.71
Interest Earned/Transferred Funds thru 8/31/26				14,193.44
Requisitions Paid thru 8/31/26				-
Remaining Project (Construction) Fund				\$ 84,457.15

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
3/16/26	9	Lennar Homes LLC	Reimbursement Construction costs for Fox North Utilities & Tract X infrastructure.	\$ 154,474.53
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
3/2/26		Interest		217.33
3/3/26		Transfer from Reserve		277.96
4/1/26		Interest		223.33
4/2/26		Transfer from Reserve		89.77
5/1/26		Interest		2.31
5/4/26		Transfer from Reserve		86.86
6/1/26		Interest		2.64
6/2/26		Transfer from Reserve		89.77
7/1/26		Interest		2.84
7/2/26		Transfer from Reserve		86.86
8/3/26		Interest		3.20
8/4/26		Transfer from Reserve		89.75
Project (Construction) Fund at 09/30/25				\$ 30,676.13
Interest Earned/Transferred Funds thru 8/31/26				124,971.02
Requisitions Paid thru 8/31/26				(154,474.53)
Remaining Project (Construction) Fund				\$ 1,172.62