

***Stoneybrook West
Community Development District***

Agenda

November 19, 2025

AGENDA

Stoneybrook West
Community Development District

219 E. Livingston St., Orlando, FL 32801
Phone: 407-841-5524

November 12, 2025

Board of Supervisors
Stoneybrook West
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Stoneybrook West Community Development District** will be held **Wednesday, November 19, 2025**, at **7:00 PM** at 1201 Black Lake Blvd., Winter Garden, FL 34787.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/82511952213>

Call-In Information: 305-224-1968

Meeting ID: **825 1195 2213**

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 30, 2025 Board of Supervisors Meeting
4. Consideration of Hanson Walter Work Authorization for Annual Stormwater System Inspection
5. Consideration of Resolution 2026-01 Authorizing Chair Spending Limit
6. Consideration of Resolution 2026-02 Adding Assistant Secretary
7. Ratification of Non-Ad Valorem Agreement with Orange County
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Review of Pond Complaint Log
 - ii. Discussion of Algae on Pond 2
 - D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet and Income Statement

10. Other Business

11. Supervisors Requests

12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, **July 30, 2025**, at 6:30 p.m. at 1201 Black Lake Blvd., Winter Garden, Florida.

Present and constituting a quorum:

Tom Alexander	Chairman
Tiffany McVeigh Acireale	Vice Chair
Jennifer Odom <i>by Zoom</i>	Assistant Secretary
Lori Naegele	Assistant Secretary
Eli Gray	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Rob Szozda	Field Manager, GMS
Devon Craig <i>by Zoom</i>	Sitex

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:30 p.m. Three Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period for the Board.

Resident (Diane) stated that a meeting earlier in the year was canceled without notice, and they showed up unaware it had been canceled. She noted that it would be helpful to post a notice on the door when meetings are canceled so people don't arrive unaware.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Chapman, Seat 3

Ms. Adams stated that the Board had reviewed Ms. Chapman's resignation letter from Seat 3. The Board voted to accept her resignation and officially declared the seat vacant.

On MOTION by Ms. Acireale, seconded by Mr. Alexander, with all in favor, Accepting the Resignation of Supervisor Chapman, Seat #3, was approved.
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B. Appointment of Individual to Fill Vacant Seat

Ms. Adams moved to appoint Mr. Eli Gray to fill vacant Seat #3.

On MOTION by Ms. Acireale, seconded by Ms. Naegele, with all in favor, the Appointment of Eli Gray to Fill the Vacant Seat, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Adams stated that Ms. O'Rourke would administer the oath of office to Mr. Eli Gray. Ms. Adams said Mr. Gray would need to complete a Form 1 Financial Disclosure within 30 days. She explained that he would receive instruction on completing the online course with the Florida Commission on Ethics.

Ms. Adams said that Mr. Clark would instruct him in extreme detail on the Sunshine Law. Mr. Clark added that Board members would receive \$200 for each CDD Board meeting they attend.

D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary

Ms. Adams stated that the Board discussed Resolution 2025-05, which reorganized the officers following the recent appointment. She listed Mr. Tom Alexander as still serving as Chair, Ms. Tiffany Acireale as Vice Chair, and the rest of the Board as Assistant Secretaries. She noted that a proposal added Mr. Eli Gray as an Assistant Secretary and appointed Ms. Katie O'Rourke, the District manager, as an Assistant Secretary to help with signing and record processing. Ms. Acireale made a motion to approve, and it passed unanimously.

On MOTION by Ms. Acireale, seconded by Mr. Alexander, with all in favor, Resolution 2025-05 Appointing an Assistant Secretary as slated above, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 28, 2025
Board of Supervisors Meetings**

Ms. Adams presented the minutes from the May 28, 2025, Board of Supervisors meetings. She noted that these minutes have been reviewed by District staff and District Counsel.

On MOTION by Ms. Acireale, seconded by Mr. Alexander, with all in favor, the Minutes of the May 28, 2025, Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS**Public Hearing**

Ms. Adams stated that the Board had two public hearings. One to adopt the Fiscal Year 2026 budget and another to impose special assessments.

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, Opening the Public Hearings, was approved.

Ms. Adams stated that the first item under the public hearing is the consideration of Resolution 2025-06, adopting the Fiscal Year 2026 approved budget and appropriating funds. Ms. Adams went over Resolution 2025-04, which was included on page 18 of the agenda packet. She explained that the resolution confirmed that the Board had previously approved the proposed budget before June 15, 2025, staff had transmitted it to Orange County and had correctly advertised the public hearing. The resolution also noted that the proposed budget had been posted on the District's website at least two days before the hearing.

A. Consideration of Resolution 2025-06, Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Ms. Adams stated that this resolution formally adopts the Fiscal Year 2026 budget, covering October 1, 2025, through September 30, 2026, and appropriates funds for both the general and debt service funds. It also allows for budget amendments during the year if necessary. The adopted budget was attached as Exhibit A. Ms. Adams reviewed the budget layout, noting that it

compared the current year's adopted figures, actual spending through June 2025, projected year-end totals, and the proposed FY26 budget, which had not changed. Total revenues and expenses both came to \$522,593, with most revenue coming from non-ad valorem assessments on Orange County property tax bills. Ms. Adams mentioned that small amounts of interest, income, and carry-forward cash are administrative expenses totaling \$117,306. They added that the budget explained each line item and then opened the floor for any questions on the revenues or the administrative section.

Ms. Adams reviewed the field expenditures. She explained that these costs covered maintenance of CDD-owned property and the stormwater system, service agreements, capital outlay, and transfers to the reserve fund for future infrastructure replacement. Ms. Adams noted that the proposed assessments for the new fiscal year would remain the same as the prior year, with no increase. She pointed out that the townhome assessment was \$195.81 and increased to \$416.78 for the 90-foot lots. Ms. Adams reviewed the debt service section, explaining that it related to the District's 2018A-1 and 2018A-2 bonds, which were paid through the property tax bill. She added that the A-2 bonds would be paid off in 2032 and the A-1 bonds in 2035. A Board member asked where the debt came from. Ms. Adams explained that the bonds were issued when the District was first formed to finance the community's infrastructure, such as stormwater systems and underground utilities. Another member asked about the memorandum of understanding being worked on with the HOAs to clarify maintenance responsibilities. Ms. Adams said any changes from that agreement would take effect at the start of a future budget year, likely October 1, 2026, so it would not impact the current budget. There were also questions about the District's reserves. Ms. Adams confirmed that a reserve study existed and identified the CDD's stormwater assets. She said a copy could be provided and that it could be updated if the MOU later changed responsibilities. She explained that funding for reserves came from O&M assessments and that, while CDDs were not legally required to maintain reserves like HOAs, it was considered best practice. The Board briefly discussed the prior bond refund that reduced the interest rate without extending the maturity.

On MOTION by Ms. Naegele, seconded by Ms. Acireale, with all in favor, Resolution 2025-06, Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams reviewed Resolution 2025-07, she noted that after adopting the budget, the next step was to fund it through CDD maintenance fees. Ms. Adams stated that this resolution authorized the imposition and collection of those maintenance fees, as well as the collection of debt service fees through the county tax bill. She added that it also included the adopted budget and a copy of the tax roll starting on page 37, showing all parcels within the District and their corresponding assessments. After discussion, the Board opened the floor for public comment. There were no public comments at this time.

On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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Ms. Adams asked for a motion to close the public hearing.

On MOTION by Mr. Gray, seconded by Ms. Acireale, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Sitex Services Proposals
for Fiscal Year 2026**

Ms. Adams stated that the Board had reviewed the renewal of service agreements for Fiscal Year 2026. They confirmed that both Sitex and Blade Runners would continue providing services without any fee increases. Mr. Adams explained that it was best practice to have all service terms align with the fiscal year, running from October 1, 2025, through September 30, 2026. Ms. Adams noted that Sitex had submitted five proposals covering Sitex Aquatic maintenance, midge management (both fogging and larval treatments), fountain and aerator maintenance, and outfall vegetation maintenance. Mr. Szozda continued to oversee Sitex's compliance and performance. During the discussion, a Board member asked about competitive bidding requirements. Ms. Adams clarified that Florida law only required formal bids for contracts exceeding \$195,000, which was not applicable here. Ms. Adams noted that Sitex had not always been the provider, but was chosen for its more natural, holistic approach to water quality. The Board briefly discussed pond improvements, including clam installation and new littoral plantings in ponds 3, 4, and 9, with

some replacements being done under warranty. Afterwards, the Board approved all Sitex service proposals for Fiscal Year 2026 in one motion and authorized Mr. Clark to prepare the formal agreements.

On MOTION by Mr. Alexander, seconded by Mr. Gray, with all in favor, the Sitex Services Proposals for Fiscal Year 2026 and Authorizing District Counsel to prepare an agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Blade Runners Service Proposal for Fiscal Year 2026

Ms. Adams stated that the Board had agreed to renew the Blade Runners landscaping contract for another year at the exact cost and scope as before, with the new term running from October 1 through September 30. She noted that Blade Runners maintained certain District-owned areas, and a service area map would be shared with Supervisor Mr. Gray. Ms. Adams said that Blade Runner's performance had improved after new supervision was introduced, and any missed areas had since been corrected. They also discussed the area around Pond 6 near Hole 13, where responsibilities overlap with the golf course, and planned to coordinate with the superintendent to tidy and treat that section.

On MOTION by Mr. Gray, seconded by Ms. Acireale, all in favor, the Blade Runners Service Proposal for Fiscal Year 2026 was approved.

EIGHTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2024 Financial Audit

Ms. Adams reviewed the Fiscal Year 2024 financial audit prepared by Grau & Associates. The audit covered October 1, 2023, through September 30, 2024, and was submitted on time by the June 30th deadline. Ms. Adams noted that the audit was clean with no findings of noncompliance issues, or recommendations. Ms. Acireale stated there was a slight discrepancy in the net position figure listed under "Financial Highlights" on page 88, where \$3,773,447 differed slightly from \$3,773,618 shown elsewhere in the report. It was a \$160 difference. Ms. Adams noted that they would bring the matter to the accountant and auditor for review. Mr. Clark clarified that since this was an independent audit, the Board could only accept it, not make changes.

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, the Fiscal Year 2024 Financial Audit, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams stated that the Board had again discussed the memorandum of understanding. Mr. Clark said he wanted feedback from the other entities and the HOAs and hoped to finish it early in the fiscal year since it could affect the budget. He explained that in Stone Creek the roads were publicly dedicated and according to the city's codes, stormwater maintenance for those roads fell to the CDD, not the city. He said the District had already been operating that way, so it wasn't a change in practice. Board members asked for clarification on which specific parts of the stormwater systems were CDD, HOA, or city responsibility, such as drains, boxes, and pipes. Mr. Clark said that was precisely why the MOU was created, to spell that out so there wouldn't be confusion when something broke. He agreed to send copies of the agreement again to newer Board members.

Ms. Adams stated that they discussed how the CDD typically handled stormwater, the HOAs dealt with the private roads, and the city handled sanitary sewer issues. They also mentioned that while some stormwater lines ran under homes or across multiple properties, it had always been the District's position not to charge homeowners for repairs unless the homeowner caused the damage. The Board members said the MOU should clearly define who pays for what, and that each party could then budget for its share. The Board decided to hold a public workshop in November to go over the MOU with all the HOAs. They agreed to start the workshop at 5:30 p.m. and the regular meeting at 7:00 p.m. Mr. Clark said he would resend the MOU with the workshop invite to all HOA managers and presidents, try to confirm who planned to attend, and let the Board know before the meeting.

B. Engineer

i. Presentation of Annual Stormwater Report

Mr. Glasscock stated that the annual stormwater inspection was conducted and everything looked good. He added that there were a few minor issues, such as weed overgrowth near a couple of ponds, but nothing that affected the system's operation. He also mentioned that one irrigation pond within the golf course tract had an outfall that drains into the District's stormwater system

and needs repair, but it's unclear how to make the golf course address it. A few homeowners had reached out about pond conditions, and the Board talked about how those complaints are usually handled through the District office. Management said routine issues, such as midge complaints and odors, are handled as they arise, and anything significant would be brought back to the Board. The Board agreed it would be helpful to start getting a monthly complaint log since they only meet quarterly. The engineer had sent in his written annual stormwater report the night before, and it was added to the agenda. Ms. Adams explained that any maintenance items noted in that report would be tracked by Mr. Szozda, with minor repairs handled immediately and anything larger brought back to the Board for approval. Ms. Adams stated that the Board had voted unanimously to accept the annual stormwater report. At the end, the engineer mentioned finding a void under a concrete weir at the Stone Creek Drive pond. He said he was getting quotes to fix it and estimated the repair could cost around \$25,000. The area will be marked off for safety until the work is done.

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, Accepting the Annual Stormwater Report, was approved.

C. Field Manager's Report

Mr. Szozda discussed Pond 2 and noted after last year's flooding from Hurricane Milton, he inspected all storm drains feeding the pond. One drain had a trashcan lid, and another was about 80 percent full of leaves, but both had been cleared. Mr. Szozda stated that the outfall grate had been dislodged but was reset, and water was flowing normally afterward. He mentioned that residents helped clear an overflow blockage during the storm, which lowered the water level. He added that an odor complaint was traced to a single dead fish and resolved.

Mr. Szozda said that Pond 27, the one added to the school, had been cleared by Sitex and treated with sonar herbicide. He added that he had walked along Boulevard to check for possible encroachments and found only one property that posed a mild concern, with no recent expansion into the easement. Mr. Szozda explained that Pond 13's overflow structure had been missing crossbars, but they were replaced. He said that Blade Runners had planned to finish grading the GC-13 area the next day. Sitex had nearly finished the quarterly control-structure inspections, with about 80 percent complete and only minor debris to remove. Pond 23's fountain parts were delayed but expected soon so that it could run again. He also mentioned that the seepage around Pond 26's control structure would be reviewed for a plan. Depressions at GC-13 were to be filled and

monitored. Mr. Szozda said that trash near the golf-course ponds had become a big issue. He added that Sitex had removed multiple buckets of cans and plastic. He said he planned to coordinate with the golf course to discuss prevention measures.

Mr. Szozda noted that Blade Runners had corrected previous issues, finished palm trimming, and cleared excess growth. He said that tree branches that had been dumped on CDD property near Earl's Manor were removed, though it was unclear who did it. Mr. Szozda wanted to remind residents not to place bulk waste on District property. He reported that pond conditions overall were better this year than last, with fewer algae blooms, and Sitex continued biweekly treatments. Mr. Szozda stated that the Pond 4 aeration line had split but was being repaired. A representative from Sitex explained that sonar herbicide acts slowly over 30–45 days and provides long-term hydrilla control for up to a year. Mr. Szozda addressed maintaining midge control. He said the planned lilies and freshwater clams were delayed because the growers lacked healthy stock, but they expected to plant them by mid-August. Mr. Szozda received mixed resident reports of midge activity near Pond 9. Some said it improved, others said it worsened. Mr. Szozda noted that he and Ms. Odom had inspected and saw no midges. There was speculation that residents may have mistaken them for other insects. Mr. Szozda confirmed that the concrete repair proposal for structure #2 would be brought back at the next meeting.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register covering May 1 through June 30, totaling \$84,816.57. She mentioned that a detailed summary of all invoices and checks followed the main register and confirmed that it had been checked for accuracy. No questions were raised, and the Board approved it.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the financial statement through June 30th and offered to answer any questions. Ms. O'Rourke stated that the Board reviewed the unaudited financials through June 30th. She said that collections were at 94%, which was normal for this time of year. Ms. O'Rourke

noted that accountants had confirmed they were still waiting on distributions from the tax collector for March and April, so there was no concern about not being fully collected yet. The Board clarified that 94% of the funds reflected funds received from property owners throughout the county. Ms. Adams explained that the county is usually slow to transmit revenues and that any unpaid taxes go through a certificate sale before the district gets the funds. The last distribution came in February 2025, and no Board action was needed.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Ms. O'Rourke reviewed the proposed Fiscal Year 2026 meeting schedule. She noted that the Board had agreed to amend it based on the earlier discussion so that the November 19th workshop would start at 5:30 p.m. and the regular meeting would start at 7:00 p.m. She said that all other meetings would continue to begin at 6:30 p.m. Ms. O'Rourke confirmed that the dates had been checked, and no holidays or conflicts were found.

Ms. Adams stated that the Board members had asked about flexibility if a workshop couldn't be completed on time, and she explained that additional meetings could be scheduled as long as they were noticed at least 7 days in advance, which would require about 11 calendar days for newspaper publication. It was also noted that, while the budget included a set number of meetings, the Board could hold additional meetings if needed, but cost could incur for attorney and engineering fees etc. The Board then moved to approve the meeting schedule as amended.

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

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke stated that the Board had reviewed the District goals and objectives for fiscal year 2026, beginning on page 149. Ms. O'Rourke explained that these are required by state law each year and cover three main areas: community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. It was noted that the goals remained the same as last year to simplify reporting and compliance, as they already align with the District's regular operations. The Board members agreed that these serve as basic

measurable standards rather than the full scope of what the District hopes to accomplish. After a brief discussion, the Board approved the FY 2026 goals and objectives.

On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Ms. O'Rourke stated that the Board had reviewed the status update on the 2025 goals that matched the ones just approved for Fiscal Year 2026. She noted that the District was on track to meet all of them. Ms. O'Rourke added that the goals must be posted on the website by December 1, 2025. The Board agreed to authorize the Chair to review and sign off at the end of the fiscal year, confirming completion so that they can be posted on time.

On MOTION by Ms. Acireale, seconded by Ms. Odom, with all in favor, the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute was approved.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

Ms. Adams explained that Supervisors could raise items for discussion at a future meeting. They could also email District management between meetings to request that something be added to the next agenda.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Adams requested a motion to adjourn the meeting.

On MOTION by Mr. Alexander, seconded by Mr. Gray, with all in favor, the meeting was adjourned.

July 30, 2025

Stoneybrook West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

From: Mark Vincutonis MVincutonis@HansonWalter.com

Subject: RE: Stoney Brook West CDD Annual Inspection

Date: November 14, 2025 at 8:53 PM

To: Tricia Adams tadams@gmscfl.com

Cc: Katie O'Rourke korourke@gmscfl.com, Pete Glasscock pglasscock@hansonwalter.com, Iman Sakalla isakalla@gmscfl.com

Tricia,

Thanks. Based on this years numbers, the NTE should be \$3750

Sincerely,

Mark Vincutonis, P.E.
Hanson, Walter & Assoc., Inc.
8 Broadway, Suite 104
Kissimmee, FL 34741
407-847-9433

From: Tricia Adams <tadams@gmscfl.com>

Sent: Friday, November 14, 2025 3:03 PM

To: Mark Vincutonis <MVincutonis@HansonWalter.com>

Cc: Katie O'Rourke <korourke@gmscfl.com>; Pete Glasscock
<pglasscock@hansonwalter.com>; Iman Sakalla <isakalla@gmscfl.com>

Subject: Re: Stoney Brook West CDD Annual Inspection

We can continue in that format but we want BOS to authorize - do you have an estimated number of hours or a NTE that you can do for the agenda? We are not trying to complicate this but want to have something for the Board to take action on/approve.

On Fri, Nov 14, 2025 at 1:56 PM Mark Vincutonis
<MVincutonis@hansonwalter.com> wrote:

Katie / Tricia,

Over the past years, we would do the annual inspection on a T&M basis under our ongoing T&M contract. Would we be able to continue under that format or do you need a specific proposal for that task?

Sincerely,

Mark Vincutonis, P.E.
Hanson, Walter & Assoc., Inc.
8 Broadway, Suite 104
Kissimmee, FL 34741
407-847-9433

SECTION V

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF NOVEMBER 2025.

ATTEST:

**STONEYBROOK WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION VI

RESOLUTION 2026-02

A RESOLUTION OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Stoneybrook West District
desires to elect Katie O'Rourke as an Assistant Secretary.

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

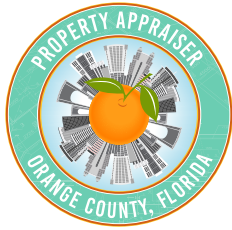
1. Katie O'Rourke is elected Assistant Secretary of the
Board of Supervisors.

Adopted this 19th day of November, 2025.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION VII



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Stoneybrook West CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Stoneybrook West CDD

Tricia Adams
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
tadams@gmscfl.com
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

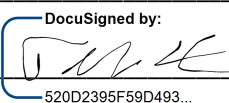
ORANGE COUNTY PROPERTY APPRAISER

Signed 
Amy Mercado (Nov 10, 2025 13:06:11 EST)
AMY MERCADO

Date Nov 10, 2025

STONEBROOK WEST CDD

Name Tom Alexander

Signed 
DocuSigned by:
520D2395F59D493...

Date 2025-11-10

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

Stoneybrook West CDD - Non-Ad Valorem Agreement FY25-26

Final Audit Report

2025-11-10

Created:	2025-11-10
By:	Angela Rivera (arivera@ocpafl.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyYhG187uIPsSrMsSDB0zKo3VShSt79rK

"Stoneybrook West CDD - Non-Ad Valorem Agreement FY25-26" History

-  Document created by Angela Rivera (arivera@ocpafl.org)
2025-11-10 - 6:01:01 PM GMT
-  Document emailed to Amy Mercado (Amy.Mercado@ocpafl.org) for signature
2025-11-10 - 6:02:09 PM GMT
-  Email viewed by Amy Mercado (Amy.Mercado@ocpafl.org)
2025-11-10 - 6:06:02 PM GMT
-  Document e-signed by Amy Mercado (Amy.Mercado@ocpafl.org)
Signature Date: 2025-11-10 - 6:06:11 PM GMT - Time Source: server
-  Agreement completed.
2025-11-10 - 6:06:11 PM GMT

SECTION VIII

SECTION C



Stoneybrook West CDD

Field Management Report



November 19, 2025

Rob Szozda

Field Manager

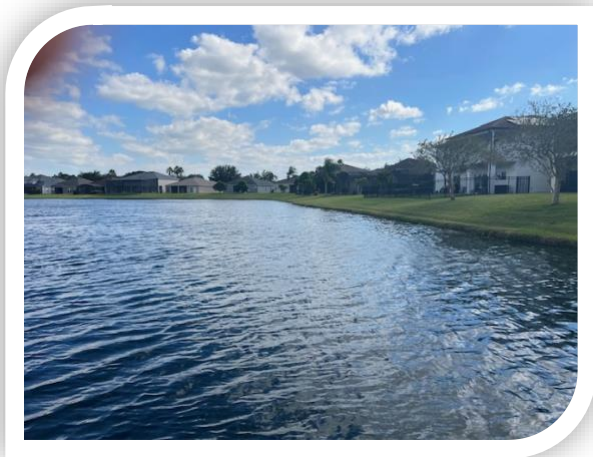
GMS

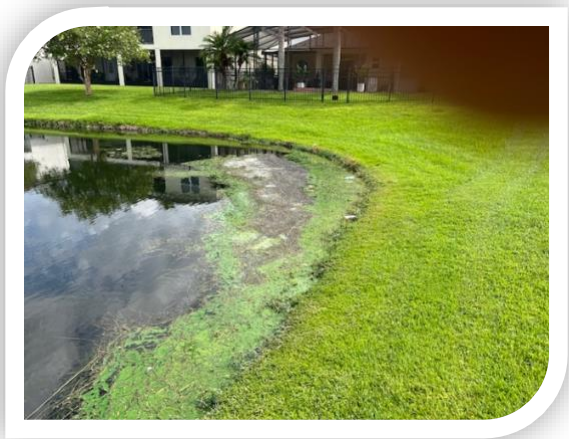
Completed

1. All fountains are working!



2. Removed odorous material from Pond 2. Received several emails on the poor condition of Pond 2. The odorous material was isolated to the western corner of Pond 2 and removed for the 2nd time. Sitex has treated every two weeks and add dye several times. Pond has improved significantly.





3. Sitex completed debris removal on Pond 27 as approved in the May 25, 2025 Board Meeting. Pond treated with Sonar – Pond is in acceptable condition.





4. Blade Runners completed palm trimming and clean-up of the retention pond near Hole 13. Overgrown areas were trimmed back, sable palms were raised, and decorative grass were trimmed and reduced in size, leaving a smaller section for regrowth. Golf Course requested the tree stand remain as part of the golf course features.



5. Overflow spillway on Pond 24 has significant erosion and needs to be backfilled/re-enforced with flowable fill. Engineering investigating options and contractors to repair.
6. Golf Course side of Pond 6 cut down allowing more effective treatment.



Potential Issues

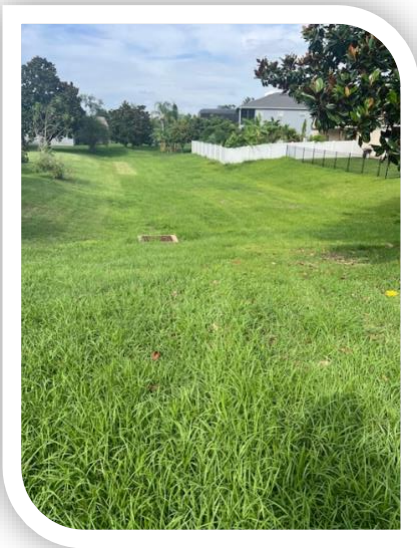
- Potential drainage issues for Pond 1 & 2 and area on Fox Glove. Areas will be monitored during heavy rain events.
- Sepage from Control Structure in Pond 26 – Pending directive from District Engineer.
- Sitex to complete quarterly control structure inspection and clearing. Pond trash will be picked up at this time as well



Site Items

Landscape Maintenance

- Bladerunners is doing a good job of maintaining assigned areas.
- Palm trimming and excessive growth removal completed for GC-13 growth.
- Depressions on Pond 25 being filled.



Aquatic Maintenance



- ✚ Algae and plant growth has slowed as temperatures decreased.
- ✚ Received calls on Ponds 2 experiencing an algae bloom – Pond being treated every 2 weeks
- ✚ Pond 4 & 9 Aerator Systems are down – Damaged Lines and Bad Compressor – Repairs are Scheduled for this Week
- ✚ Ponds are relatively in good shape given the warm spring and hot summer in comparison to last summer
- ✚ Pond 27 was treated with Sonar – Pond is now in acceptable condition.



Site Items

Midge Control Services & Pond Maint.

- ✚ Plants, Fish, Grass Shrimp. Evaluating ability to plant and maintain water plants in the challenging pond bottoms and shorelines (very hard – limestone)
- ✚ Lilies have emerged in Ponds 7, 16, 18, 26
- ✚ Fresh water clams placed in ponds in Ponds 3,4, & 9 on July 28th.
- ✚ Sitex to plant Lilly Pads in Pond 3 & 4 – Warranty Settlement (June). Plants are not sufficiently grown to allow installation.
- ✚ Received emails that midge are bad on Masthead Landing Circle (Pond 9) since the Aerator went down
- ✚



Engineer's Report

Action Items from the Engineer's Report:

- The control structure at the dry pond in tract A is starting to become overgrown with vegetation. The structure should be cleared for proper drainage. **Complete**
- The soil beneath the Concrete Wier between The Dry Pond and Wet Pond in Tract A appears to be eroding away. The void beneath the weir should be pressure injected with a flowable fill concrete. Estimated Cost to repair = \$25,000 – **Seeking Bids**
- Access to the outfall structure for Wetland B (Tract F) has become overgrown with vegetation preventing inspections and maintenance. **Complete**
- There are two depressions at the top of bank on the south side of Pond 24 (behind 1560 Sherbourne St.) These depressions should be filled with soil and monitored for further settling. – **Awarded to Bladerunners**
- Part of the pond bank (Pond 23) at the southern end of the concrete entry feature has eroded away. This should be filled with soil and sodded. **To be Completed**
- Access to the outfall structure for Pond 21 has become overgrown with vegetation preventing inspections and maintenance. **Complete**
- Access to the outfall structure for Wetland 5 has become overgrown with vegetation preventing inspections and maintenance. **To be Completed**
- Access to the outfall structure for Pond 15 has become overgrown with vegetation preventing inspections and maintenance. **To be Completed**
- The soil in the bank at the mitered end section on the south slope of the pond at tract GC-1 has eroded away and the void should be filled with dirt and re-sodded. **To be Completed**
- There is a partial collapse of the pond slope near the mitered end and needs to be filled in and re-sodded and evaluated for further settling. **To be Completed**
- The bubble up drainage structure along the edge of the wetland (behind 2419 Black Lake Blvd.) is overgrown with vegetation and should be cleared. **Complete**
- The inlet along the edge of Wetland 3 (behind 13939 Eylewood Dr.) is overgrown with vegetation and should be cleared. **Complete**

- Access to the outfall structure for Wetland 3 (behind 2604 Oakington St.) has become overgrown with vegetation preventing inspections and maintenance. **Complete**
- All pond outfall structures need to be cleared of debris and any aquatic vegetation. **Complete**

Conclusion

Ponds maintenance has improved with focused treatment and cooler temperatures. Mowing contractor is doing a good job and is very responsive.

For any questions or comments regarding the above information, please contact me by phone at 865-603-3650, or by email at rszozda@gmscf.com. Thank you.

Respectfully,

Rob Szozda

SECTION 1

Date	Resident	Address	Contact Given	Area	Complaint	Assigne	Resolution	Date Resolved
8/7/25	Jennifer Martinez			13th Hole	Landscape cleanup request	Rob	Let her know work is not complete - Will re-inspect following completion	
8/13/25	Christine Dassow	2338 Black Lake Blvd		GC-13PH	Overgrown weeds & algae bloom	Rob	Golf course to cut down overgrowth and Sitex will treat pond afterwards	
8/17/2025	PJ Rebovich	14041 Fox Glove St		Tract F	Possible algae bloom; Requesting information on chemicals used	Rob	Pond inspected and treated by vendor; will continue to monitor and treat. Email sent to resident answering his questions. Sent SDSs from Sitex to resident.	8/19/25
8/28/2025	Laura Rebovich	14041 Fox Glove St		Tract F	Algae bloom; requesting treatment	Rob	Rob responded to resident and sent email to sitex	
9/14/2025	Jennifer Odum			Pond 9	Aerator not working	Rob	Reported to Sitex on 9/14 - Not repaired as of 9/24	
9/21/2025	PJ Rebovich	14041 Fox Glove St		Tract F	Algae bloom; requesting an additional aerator or fountain asap because of unpleasant smell	Rob	Katie emailed a response that only the board could approve a large purchase like that, sitex treated the pond and evaluated with Rob and Rob sent another response to the resident	9/24/25
10/10/2025	PJ Rebovich	14041 Fox Glove St		Pond 2	Requesting algae cleanup	Rob	Rob scheduled meeting with resident	10/20/25
10/20	PJ Rebovich	14042 Fox Glove St		Pond 3	telling us he will have the pond cleaned himself and request reimbursement	Rob	Rob met with the resident to discuss next steps in the treatment, Rob will organize cleanup at the end of the pond	10/30/25
10/21	Jeff Last	14761 Masthead Landing Circle		Pond 9	Pond 9 Aerator Not Working	Rob	Provide status of repair	11/4/25
10/25	Kishori Priya			Pond 9	Pond 9 Aerator Not Working	Rob	Provide status of repair	11/4/25

SECTION D

SECTION 1

Stoneybrook West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

07/01/25 - 10/31/25

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
July 2025	171 - 176	\$22,641.52
Aug 2025	177 - 181	\$35,429.45
Sep 2025	182 - 188	\$31,798.48
Oct 2025	189 - 194	\$26,235.86
TOTAL		\$116,105.31

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/29/25	00028	7/16/25 158253 JUL 25	202507 320-53800-46200 - LANDSCAPE MAINT.	BLADE RUNNERS COMMERCIAL	*	4,500.00	4,500.00 000171
7/29/25	00005	7/01/25 19197 JUN 25	202506 310-51300-31500 - LEGAL SERVICES	CLARK & ALBAUGH, LLP	*	609.50	609.50 000172
7/29/25	00001	6/30/25 55 JUL 25	202506 320-53800-49000 POND CLEAN UP		*	839.41	
		7/01/25 53 JUL 25	202507 320-53800-34000 - FIELD SERVICES		*	1,312.50	
		7/01/25 54 JUL 25	202507 310-51300-34000 - MGMT FEE		*	3,281.25	
		7/01/25 54 JUL 25	202507 310-51300-35200 - WEB MAINT.		*	100.00	
		7/01/25 54 JUL 25	202507 310-51300-35100 - INFO TECH.		*	150.00	
			GMS-CF, LLC				5,683.16 000173
7/29/25	00002	7/15/25 5294381 ENG. SVCS JUN 2025	202506 310-51300-31100	HANSON WALTER & ASSOCIATES INC	*	1,945.00	1,945.00 000174
7/29/25	00004	6/30/25 9905-B JUN 25	202506 320-53800-46300 - FOGGING SERVICES		*	2,976.00	
		7/01/25 9918-B JUL 25	202507 320-53800-46700 QTLY FOUNTN MAINT.- JUL25		*	700.00	
		7/01/25 9919-B JUL 25	202507 320-53800-47000 - LAKE \$ WETLAND		*	3,255.00	
		7/01/25 9919-B JUL 25	202507 320-53800-46300 - MIDGE FLY LARVIC		*	2,205.00	
		7/01/25 9948-B JUL 25	202507 320-53800-48000 QTLY STORM DRAINAGE-JUL25		*	670.00	
			SITEX AQUATICS, LLC				9,806.00 000175
7/29/25	00029	7/03/25 25-01748 LEGALS&PUB NTCS- FY26BDGT	202507 310-51300-48000	WEST ORANGE TIMES	*	97.86	97.86 000176
8/26/25	00028	7/31/25 162949 DIRT FOR SINK HOLES	202507 320-53800-46200		*	757.14	
		7/31/25 162951 CLEANUP DRAINS&TRIM PALMS	202507 320-53800-46200		*	2,091.26	
		8/01/25 163022 AUG 25	202508 320-53800-46200 - LANDSCAPE MAINT.	BLADE RUNNERS COMMERCIAL	*	4,500.00	7,348.40 000177

SBWS STONEYBROOK WS SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/26/25	00005	8/01/25 19235 JUL 25	202507 310-51300-31500 - LEGAL SERVICES	CLARK & ALBAUGH, LLP	*	3,747.00	3,747.00 000178
8/26/25	00001	8/01/25 56 AUG 25	202508 320-53800-34000 - FIELD SERVICES		*	1,312.50	
		8/01/25 57 AUG 25	202508 310-51300-34000 - MGMT FEE		*	3,281.25	
		8/01/25 57 AUG 25	202508 310-51300-35200 - WEB MAINT.		*	100.00	
		8/01/25 57 AUG 25	202508 310-51300-35100 - INFO TECH.		*	150.00	
		8/01/25 57 AUG 25	202508 310-51300-42500 - COPIES		*	30.30	
			GMS-CF, LLC				4,874.05 000179
8/26/25	00002	8/18/25 5294601 ENG. SVCS JUL 2025	202507 310-51300-31100	HANSON WALTER & ASSOCIATES INC	*	2,205.00	2,205.00 000180
8/26/25	00004	7/11/25 10011-B VEGETATION CUTBACK/RMVL	202507 320-53800-47000		*	6,400.00	
		7/31/25 10020-B JUL 25	202507 320-53800-46300 - FOGGING SERVICES		*	3,720.00	
		8/01/25 10039-B AUG 25	202508 320-53800-46700 - LAKE \$ WETLAND		*	3,255.00	
		8/01/25 10039-B AUG 25	202508 320-53800-46300 - MIDGE FLY LARVIC		*	2,205.00	
		8/07/25 10124-B FLOATING FOUNT.PONDS 7&23	202508 320-53800-46700	SITEX AQUATICS, LLC	*	1,675.00	17,255.00 000181
9/22/25	00028	9/01/25 168473 SEP 25	202509 320-53800-46200 - LANDSCAPE MAINT.	BLADE RUNNERS COMMERCIAL	*	4,500.00	4,500.00 000182
9/22/25	00005	9/02/25 19258 AUG 25	202508 310-51300-31500 - LEGAL SERVICES	CLARK & ALBAUGH, LLP	*	195.00	195.00 000183
9/22/25	00001	9/01/25 61 SEP 25	202509 320-53800-34000 - FIELD SERVICES		*	1,312.50	
		9/01/25 62 SEP 25	202509 310-51300-34000 - MGMT FEE		*	3,281.25	
		9/01/25 62 SEP 25	202509 310-51300-35200 - WEB MAINT.		*	100.00	

SBWS STONEYBROOK WS SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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		SEP 25 -	INFO TECH.				
		9/01/25 62	202509 310-51300-42000		*	.30	
		SEP 25 -	POSTAGE				
				GMS-CF, LLC			4,844.05 000184
9/22/25 00004		8/31/25 10129-B	202508 320-53800-46300		*	2,976.00	
		AUG 25 -	FOGGING SERVICES				
		9/01/25 10140-B	202509 320-53800-47000		*	3,255.00	
		SEP 25 -	LAKE \$ WETLAND				
		9/01/25 10140-B	202509 320-53800-46300		*	2,205.00	
		SEP 25 -	MIDGE FLY LARVIC				
				SITEX AQUATICS, LLC			8,436.00 000185
9/26/25 00010		9/19/25 29726	202509 300-15500-10000		*	7,130.00	
			INSURANCE POLICY FY2026				
				EGIS INSURANCE ADVISORS			7,130.00 000186
9/26/25 00030		9/16/25 1	202509 320-53800-49000		*	6,444.00	
			INST. CLAMS IN 3 PONDS				
				GMS-TAMPA			6,444.00 000187
9/26/25 00015		9/14/25 12391949	202509 310-51300-48000		*	249.43	
			LEGAL&PUB ANN. MTG DTS				
				ORLANDO SENTINEL			249.43 000188
10/01/25 00001		7/31/25 58	202507 320-53800-48000		*	1,252.00	
			STORMWATER SYSTM CLEANOUT				
				GMS-CF, LLC			1,252.00 000189
10/29/25 00028		10/01/25 173306	202510 320-53800-46200		*	4,500.00	
		OCT 25 -	LANDSCAPE MAINT.				
				BLADE RUNNERS COMMERCIAL			4,500.00 000190
10/29/25 00005		10/01/25 19283	202509 310-51300-31500		*	130.00	
		SEP 25 -	LEGAL SERVICES				
				CLARK & ALBAUGH, LLP			130.00 000191
10/29/25 00001		9/15/25 63	202510 310-51300-31400		*	5,408.00	
			ASSESSMENT ROLL FY2026				
		10/01/25 64	202510 310-51300-34000		*	3,379.67	
		OCT 25 -	MGMT FEE				
		10/01/25 64	202510 310-51300-35200		*	103.00	
		OCT 25 -	WEB MAINT.				
		10/01/25 64	202510 310-51300-35100		*	154.50	
		OCT 25 -	INFO TECH.				

SBWS STONEYBROOK WS SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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		OCT 25 - OFFICE SUPPLIES					
		10/01/25 64	202510 310-51300-42000		*	.74	
		OCT 25 - POSTAGE					
		10/01/25 65	202510 320-53800-34000		*	1,351.92	
		OCT 25 - FIELD SERVICES					
			GMS-CF, LLC				10,397.86 000192
10/29/25 00002		10/15/25 5294906	202509 310-51300-31100		*	150.00	
		ENG. SVCS SEP 2025					
			HANSON WALTER & ASSOCIATES INC				150.00 000193
10/29/25 00004		9/30/25 10235-B	202508 320-53800-46300		*	2,976.00	
		SEP 25 - FOGGING SERVICES					
		10/01/25 10249.B	202510 320-53800-46700		*	700.00	
		QTLY FOUNTN MAINT.- OCT25					
		10/01/25 10250-B	202510 320-53800-47000		*	3,255.00	
		OCT 25 - LAKE \$ WETLAND					
		10/01/25 10250-B	202510 320-53800-46300		*	2,205.00	
		OCT 25 - MIDGE FLY LARVIC					
		10/01/25 10277-B	202510 320-53800-48000		*	670.00	
		QTLY STORM DRAINAGE-OCT25					
			SITEX AQUATICS, LLC				9,806.00 000194
TOTAL FOR BANK A						116,105.31	
TOTAL FOR REGISTER						116,105.31	

SECTION 2

Stoneybrook West
Community Development District

Unaudited Financial Reporting
October 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>

Stoneybrook West
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account - Truist	\$ 125,055	\$ -	\$ -	\$ 125,055
Due from General Fund	-	29,752	-	29,752
<u>Investments:</u>				
Money Market Account - Surplus	565,693	-	227,323	793,017
<u>Series 2018</u>				
Reserve Fund (A-1)	-	12,957	-	12,957
Reserve Fund (A-2)	-	111,465	-	111,465
Revenue Fund (A-1)	-	21,576	-	21,576
Revenue Fund (A-2)	-	114,686	-	114,686
Total Assets	\$ 690,749	\$ 290,437	\$ 227,323	\$ 1,208,508
Liabilities:				
Accounts Payable	\$ 5,540	\$ -	\$ -	\$ 5,540
Due to Debt Service	29,752	-	-	29,752
Total Liabilities	\$ 35,292	\$ -	\$ -	\$ 35,292
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 290,437	\$ -	\$ 290,437
Assigned for:				
Operating Reserves	125,779	-	-	125,779
Reserve - Emergency	27,346	-	-	27,346
Reserve - Ponds	77,600	-	-	77,600
Capital Reserve Fund	-	-	227,323	227,323
Unassigned	424,732	-	-	424,732
Total Fund Balances	\$ 655,457	\$ 290,437	\$ 227,323	\$ 1,173,217
Total Liabilities & Fund Balance	\$ 690,749	\$ 290,437	\$ 227,323	\$ 1,208,508

Stoneybrook West
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 494,754	\$ -	\$ -	\$ -
Interest Income	14,000	1,167	1,783	616

Total Revenues	\$ 508,754	\$ 1,167	\$ 1,783	\$ 616
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ -	\$ -	\$ -
PR-FICA	383	-	-	-
Engineering	10,000	833	350	483
Attorney	23,000	1,917	750	1,167
Management Fees	40,556	3,380	3,380	0
Assessment Administration	5,408	5,408	5,408	(1)
Trustee Fees	7,686	-	-	-
Annual Audit	3,900	-	-	-
Website Maintenance	1,236	103	103	-
Postage & Delivery	300	25	0	25
Insurance General Liability	7,228	7,228	6,554	674
Printing & Binding	1,000	83	-	83
Legal Advertising	1,400	117	-	117
Information Technology	1,854	155	155	-
Other Current Charges	700	58	-	58
Office Supplies	2,231	186	0	186
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	5,250	-	-	-

Total General & Administrative	\$ 117,306	\$ 19,667	\$ 16,875	\$ 2,792
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Stoneybrook West
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 16,223	\$ 1,352	\$ 1,352	\$ (0)
Insurance Property	996	996	576	420
Landscape - Contract	54,000	4,500	4,500	-
Landscape - Other	5,000	417	-	417
Pest Control	65,500	5,458	5,181	277
Lake and Wetland	39,060	3,255	3,255	-
Fountain - Contract	4,200	700	700	-
Fountain - R&M	5,000	417	-	417
General Maintenance	10,000	833	-	833
Utility - Electric	13,125	1,094	1,300	(206)
Stormwater Drainage Maintenance	2,680	670	670	-
Misc - Contingency	19,004	1,584	-	1,584
Capital Outlay	60,000	-	-	-
Total Field Expenditures	\$ 294,788	\$ 21,275	\$ 17,534	\$ 3,741
Total Expenditures	\$ 412,094	\$ 40,942	\$ 34,408	\$ 6,533
Excess (Deficiency) of Revenues over Expenditures	\$ 96,661	\$ (39,775)	\$ (32,625)	\$ 7,150
<u>Other Financing Sources/(Uses):</u>				
Emergency Reserve Funding - Transfer Out	\$ (25,500)	\$ -	\$ -	\$ -
Pond Reserve Funding - Transfer Out	(85,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (110,500)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (13,839)	\$ (39,775)	\$ (32,625)	\$ 7,150
Fund Balance - Beginning	\$ 13,839		\$ 688,082	
Fund Balance - Ending	\$ -		\$ 424,732	

Stoneybrook West
Community Development District
Debt Service Fund Series
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budge Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 497,688	\$ -	\$ -	\$ -
Interest Income	5,000	417	877	461
Total Revenues	\$ 502,688	\$ 417	\$ 877	\$ 461
Expenditures:				
Interest A1	\$ 15,688	\$ -	\$ -	\$ -
Interest A2	98,220	-	-	-
Principal A1	36,000	-	-	-
Principal A2	353,000	-	-	-
Total Expenditures	\$ 502,909	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (221)	\$ 417	\$ 877	\$ 461
Net Change in Fund Balance	\$ (221)	\$ 417	\$ 877	\$ 461
Fund Balance - Beginning	\$ 150,848		\$ 289,559	
Fund Balance - Ending	\$ 150,627		\$ 290,437	

Stoneybrook West
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ 4,500	\$ 375	\$ 717	\$ 342
Total Revenues	\$ 4,500	\$ 375	\$ 717	\$ 342
<u>Expenditures:</u>				
Bank Charges	\$ 600	\$ 50	\$ 50	\$ -
Total Expenditures	\$ 600	\$ 50	\$ 50	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,900	\$ 325	\$ 667	\$ 342
<u>Other Financing Sources/(Uses)</u>				
Emergency Reserve Funding - Transfer In	\$ 25,500	\$ -	\$ -	\$ -
Pond Reserve Funding - Transfer In	85,000	-	-	-
Total Other Financing Sources (Uses)	\$ 110,500	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 114,400	\$ 325	\$ 667	\$ 342
Fund Balance - Beginning	\$ 226,068		\$ 226,657	
Fund Balance - Ending	\$ 340,468		\$ 227,323	

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	1,783	-	-	-	-	-	-	-	-	-	-	-	1,783
Total Revenues	\$ 1,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,783
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	350	-	-	-	-	-	-	-	-	-	-	-	350
Attorney	750	-	-	-	-	-	-	-	-	-	-	-	750
Management Fees	3,380	-	-	-	-	-	-	-	-	-	-	-	3,380
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	103	-	-	-	-	-	-	-	-	-	-	-	103
Postage & Delivery	0	-	-	-	-	-	-	-	-	-	-	-	0
Insurance General Liability	6,554	-	-	-	-	-	-	-	-	-	-	-	6,554
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	155	-	-	-	-	-	-	-	-	-	-	-	155
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 16,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,875

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,352
Insurance Property	576	-	-	-	-	-	-	-	-	-	-	-	576
Landscape - Contract	4,500	-	-	-	-	-	-	-	-	-	-	-	4,500
Landscape - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	5,181	-	-	-	-	-	-	-	-	-	-	-	5,181
Lake and Wetland	3,255	-	-	-	-	-	-	-	-	-	-	-	3,255
Fountain - Contract	700	-	-	-	-	-	-	-	-	-	-	-	700
Fountain - R&M	-	-	-	-	-	-	-	-	-	-	-	-	-
General Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility - Electric	1,300	-	-	-	-	-	-	-	-	-	-	-	1,300
Stormwater Drainage Maintenance	670	-	-	-	-	-	-	-	-	-	-	-	670
Misc - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field Expenditures	\$ 17,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,534
Total Expenditures	\$ 34,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,408
Excess (Deficiency) of Revenues over Exper	\$ (32,625)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,625)
Other Financing Sources/(Uses):													
Emergency Reserve Funding - Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Reserve Funding - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (32,625)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,625)

Stoneybrook West
Community Development District
Long Term Debt Report

Special Assessment Revenue Refunding Bonds		
Series 2018 A-1		
Interest Rate:	3.64%	
Maturity Date:	5/1/2035	
Reserve Fund Definition	25% of MADS	
Reserve Fund Requirement	\$12,957.25	
Reserve Fund Balance	\$12,957.24	
Bonds Outstanding		\$623,000
Less: Principal Payment - 5/1/20		(\$29,000)
Less: Principal Payment - 5/1/21		(\$30,000)
Less: Principal Payment - 5/1/22		(\$31,000)
Less: Principal Payment - 5/1/23		(\$33,000)
Less: Principal Payment - 5/1/24		(\$34,000)
Less: Principal Payment - 5/1/25		(\$35,000)
Current Bonds Outstanding		\$431,000

Special Assessment Revenue Refunding Bonds		
Series 2018 A-2		
Interest Rate:	3.56%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	25% of MADS	
Reserve Fund Requirement	\$111,465.00	
Reserve Fund Balance	\$111,465.00	
Bonds Outstanding		\$4,635,000
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$296,000)
Less: Principal Payment - 5/1/22		(\$307,000)
Less: Principal Payment - 5/1/23		(\$318,000)
Less: Principal Payment - 5/1/24		(\$329,000)
Less: Principal Payment - 5/1/25		(\$341,000)
Current Bonds Outstanding		\$2,759,000