Stoneybrook West
Community Development District

Agenda

May 27, 2026

AGENDA

Stoneybrook West
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

Wednesday
May 27, 2026
6:30 PM

Towne Center
1201 Black Lake Blvd.
Winter Garden, FL

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 25, 2026 Board of Supervisors Meeting
4. Field Manager's Report
    i. Review of Complaint Log
    ii. Consideration of Proposals for Replacement of Aeration Systems
    iii. Approval of Sitex Fuel Surcharge Proposal
5. Consideration of Resolution 2026-03 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Consideration of Proposal for Reserve Study
7. Staff Reports
    A. Attorney
        i. Update on Status of Stormwater Memorandum of Understanding
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of Registered Voters – 3,728
        iv. General Election Qualifying Period and Procedure
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

MINUTES OF MEETING
STONEYBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, **February 25, 2026,** 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	Assistant Secretary
Lori Naegele	Assistant Secretary
Eli Gray *by Zoom*	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Tricia Adams *by Zoom*	District Manager, GMS
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Rob Szozda	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. O'Rourke called the meeting to order at 6:30 p.m. Four Board members were present in person constituting a quorum and Mr. Gray joined via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. O'Rourke opened the public comment period for the Board. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the November 19, 2025 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the November 19, 2025 Board of Supervisors meeting. She noted that these minutes have been reviewed by District staff and District Counsel and asked for any comments. The Board had no changes to the minutes.

> On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, the Minutes of the November 19, 2025 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the November 19, 2025 Workshop Meeting**

Ms. O'Rourke presented the minutes from the November 19, 202 workshop meeting. She noted that these minutes have been reviewed by District staff and District Counsel and had been edited to correct changes. Ms. Acireale noted two corrections that need to be changed on page 22 and Ms. O'Rourke stated that she would note those changes. There being no other changes from the Board there was a motion to approve the minutes as amended.

> On MOTION by Ms. Acireale, seconded by Ms. Odom, with all in favor, the Minutes of the November 19, 2025 Workshop Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS **Consideration of Proposal for Additional Compressor**

Ms. O'Rourke presented the proposal for an additional compressor that was provided in the agenda package for review. It was discovered that compressors manufactured in 2020 are having issues. It does take time to order and install, so in anticipation of the three remaining compressors manufactured in that time frame, having one on hand could cut down on the amount of time the aerator for the pond is down. Board discussion followed. Frustrations were communicated as the compressors are lasting half the time they were told they would. Board direction was to purchase with a not to exceed amount of $2,000. Ms. O'Rourke noted that she would set up a call with her and Mr. Szozda and Sitex and Ms. Odom added that she would like to be looped into that call.

> On MOTION by Ms. Acireale, seconded by Ms. Odom, with all in favor, Setting a Not to Exceed Amount of $2,000 to Purchase a Backup Compressor, was approved.

SIXTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. O'Rourke presented the 2025 Audit Report which was provided in the agenda package for review. The last page of the report from Grau & Associates noted that there were no found instances and was considered a clean audit. When the Board accepts the audit, staff will submit the report to the state by the June 30th deadline to comply with Florida statutes.

> On MOTION by Ms. Acireale, seconded by Mr. Alexander, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Review of HOA Memorandum of Understanding

Mr. Clark reported the HOA memorandum that was provided in the agenda package for review. He summarized its contents for the Board. This included a breakdown of maintenance responsibilities between streets and stormwater pipes. He explained some changes that were requested language that had been edited. Board discussion followed. Emergency expenditures were discussed and Mr. Clark suggested having the maximum amount for emergency be raised for stormwater purposes only. His intention is to come to an agreement and have this signed off by the next Board of Supervisor's meeting and if the Board is amenable, he would like a motion to approve this document in substantial form so he can take it back to the other parties for final signatures.

Ms. O'Rourke added that they have roughly $228,000 in reserves with an additional $110,000 transfer at the end of this current fiscal year. She can get a proposal from the vendor who performed the District's reserve study to give an updated amount to reflect the ownership of the pipes to ensure there is an accurate amount of funds. Mr. Clark asked the Board to approve this in substantial form to get this moving forward to the other parties involved. It was requested to extend the "emergency period" time to longer than ten days. Discussion followed on an appropriate amount of days.

On MOTION by Mr. Gray seconded by Mr. Alexander, with all in favor, the HOA Memorandum of Understanding, was approved in substantial form with minor changes expected.

Mr. Clark noted that he is tracking some legislation that may affect the District in terms of recalling Supervisors and he will keep the Board informed of any changes.

ii. Review of Pond Ownership Maps

Mr. Clark presented the pond ownership map and reviewed it with the Board.

iii. Review of Master Drainage Map

Mr. Clark presented the master drainage map and reviewed it with the Board.

B. Engineer

Mr. Glasscock updated the Board on the weir repair. The contractor is delayed because of weather issues and will get it done as quickly as they can. He offered to answer any Board questions.

C. Field Manager's Report

i. Review of Pond Complaint Log

Mr. Szozda presented the field manager's report and reported on the fountains and ponds. There have been no complaints about the landscaping. The aquatic maintenance is generally good and he is in communications with Sitex about overgrowth. Ms. Odom asked how long the aerator had been down and asked if they can keep an eye on it in the event that they decide to add clams to the pond for nutrient purposes. Mr. Szozda will have a proposal available at the next Board of Supervisor's meeting for consideration. Midges were discussed in short as they continue to look for the plants that best control them. He offered to answer any Board questions before the next item followed.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register from November 1st through January 31st totaling $193,404.63 and offered to answer any Board questions. There were none and there was a motion of approval.

> On MOTION by Ms. Acireale, seconded by Ms. Odom, with all in favor, the Check Register totaling $193,404.63, was approved.

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financial statements, including the balance sheet and income statement. No Board action was needed; this was for Board informational purposes only.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Request

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Ms. O'Rourke asked for a motion to adjourn the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Stoneybrook West CDD

Field Management Report

May 27, 2025

Rob Szozda

Field Manager

GMS

Completed

1. Fountains in Pond 1 and 23 are out of service.

2. Ponds 2 and 9 are in good condition – No major issues in any of the ponds.

3. Overflow spillway on Pond 24 has significant erosion and needs to be backfilled/re-enforced with flowable fill. Holes to fill have been drilled – Pour is scheduled prior to the May 27th Board Meeting.

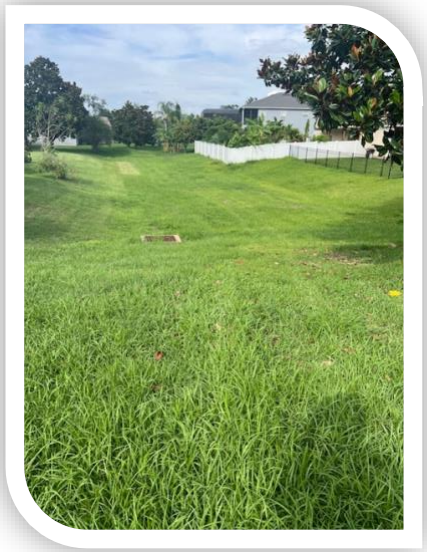
Potential Issues

- 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
- District Engineer investigating stormwater structure and condition of lake bank at 1941 Black Lake Drive

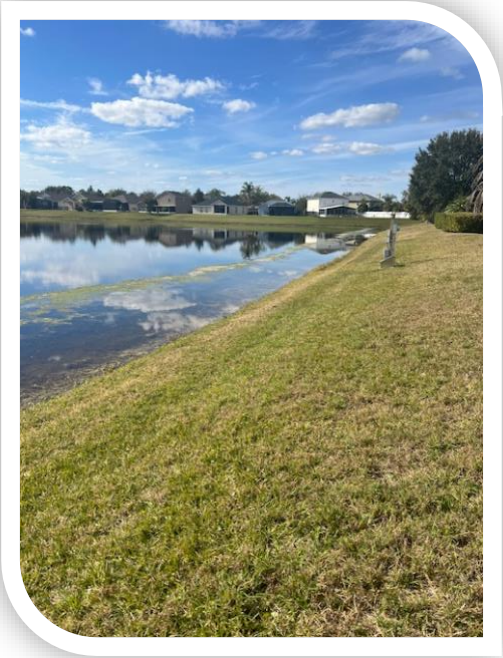
Site Items

Landscape Maintenance

- Bladerunners/United continue to do a good job of maintaining assigned areas.



Aquatic Maintenance



- Algae and plant growth has been effectively controlled
- Received calls on Ponds 9 Algae Growth – Pond being treated every 2 weeks – Significant improvement in overall condition
- Pond 9 Aerator is back to full capacity – Additional Compressor installed and Aerator is operating as designed
- Pond 16 Aerator is out of Service – Sitex is in discussions with Otterbine on Warranty Replacement.
- Pond 27 was treated with Sonar – Pond remains in acceptable condition.
- Airmax Aeration System ~ $13,500/unit
- Otterbine Replacement Compressors ~ $1,600 each.

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
- Sitex to plant Lilly Pads in Pond 3 & 4 – Warranty Settlement. Sitex is cannot locate Lilly Pads to install.
- No recent calls on midge on Masthead Landing Circle (Pond 9) since the Aerator since aerator went back to full capacity

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 Sherboume St.) These depressions should be filled with soil and monitored for further settling. – Complete and appear to be holding

- 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@gmscfl.com. Thank you.

Respectfully,

Rob Szozda

SECTION 1

Date	Resident	Address	Contact Given	Area	Complaint	Assigne	Resolution	Date Resolved
3/12/2026	Linda Goff	1145 Hawksglade Court		GC-11	Influx of midge activity	Rob		
3/14/2026	Bruce Abramowitz				Lawn mower submerged in pond	Rob	Resident to remove lawn mower; no effect on pond condition	3/16/26
3/18/26	Sherri Jackson	Masthead Landing		P9	Algae bloom/build up in pond; lawn clippings in pond	Rob	Area not mowed by CDD; asked HOA to remind residents/golf course not to blow lawn clippings into pond; sent to vendor	3/20/26
3/25/26	Frances Papp	14023 Fox Glove St.		P2	Algae bloom/build up in pond	Rob	Treated Monday 3/23; to be treated 4/6	
3/27/2026	A. Blanco	Masthead Landing		P9	Following up on previous complaint from Sherri Jackson concerning glass clippings; questions about aerators and algae removal	Rob	Advised that the area is not mowed by the CDD and residents are responsible for grass clippings; aerators are sized appropriately and working; algae removal to be discussed at the next BOS meeting	3/27/26
3/28/26	Bruce Abramowitz			pond 9	Dead fish in pond 9	Rob	Rob will take a look as soon as he can	3/30/26
4/13/2026	Ben Grauer	1941 Black Lake Blvd		Black Lake	Questions about rip rap and erosion	Rob	Rip rap and bank stability to be evaluated; one grate missing, one rusted	
4/18/2026	Frances Papp	14023 Fox Glove St.		P2	Algae bloom; following up on treatment	Rob	Pond treated 4/6; scheduling treatment & discussing with vendor	
4/19/2026	Jennifer Odom	Balforn		P7, P9	Algae bloom, hair algae	Rob	Sent to Devon Craig, Devon indicated that they will be treating on 4/22/26	
4/21/2026	Victoria Conlon	15451 Pebble Ridge St.		Tract GC7	Bubbler not working; algae forming	Rob	Called resident back and called sitex	
4/23/2026	PJ Rebovich	14041 Fox Glove St		Pond 2	Algae bloom, producing foul odor	Rob	Called and explained to resident	
4/24/2026	Jeff Last	14762 Masthead Landing Circle		Pond 10	Algae bloom, producing foul odor	Rob	Called and explained to resident	
4/24/2026	Tennille Biggers	2645 Shirehall Ln		Tract F	Algae bloom, producing foul odor	Rob	Called and explained to resident	
4/27/2026	Christine Markham	2344 Black Lake Blvd		GCPH13	Questons about clean up of algae	Rob	Called and explained to resident	
4/28/2026	Heidi Conroy	15445 Pebble Ridge St		GC7	Algae bloom	Rob	Called and explained to resident	

SECTION 2

SitexAquatics
LAKE & FOUNTAIN SERVICES

PO Box 917
Parrish, FL 34219

813.566.2322
www.sitexaquatics.com

Fountain/Aeration Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and StoneyBrook West CDD hereafter called "customer"

Customer:	StoneyBrook West CDD
C/O:	GMS
Contact:	Mr. Robert Szozda
Address:	219 Livingston St Orlando, FL 32801
Email:	rszozda@gmscfl.com
Phone:	407.841.5524

The Following bid is for the sale & installation of 1-Airmax PS60 diffused aeration system to be installed in Pond #17 located in the StoneyBrook west community in Winter Garden, Florida.

Service	Cost
1-1hp 230v Compressor w/5 dual diffusers & 2000' of weighted Tubing	$13,412.00
Labor	Include
Standard Installation up to 20' trench for cabinet	Included
3-Year Warranty	Included
Total cost	$13,412.00

A deposit of 50% ($6,706.00) is due up[on execution of this agreement & for equipment to be ordered, with remaining 50% ($6,706.00) due within 30 days of completion of installation. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

		Joseph T. Craig	04/14/2026
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

(a) Workman's Compensation with statutory limits;
(b) Automobile Liability;
(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

PondSeries® Aeration Systems

Adaptable Pond Design | Single Systems Aerate up to 6 Acres

Airmax PondSeries Aeration Systems can be adapted to fit uniquely shaped ponds for maximum aeration. The single plate PS10 system is excellent for small or regularly shaped ponds while the 6 plate PS60 tackles water bodies up to 6 acres or ponds with an irregular shape that require precision plate placement for even circulation.

Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years

QUIET & COOL COMPOSITE CABINET

Quiet Cabinet Design: Engineered to absorb sound, reduce vibration and provide ultimate protection

Enhanced Cooling System: Tunnels airflow throughout the cabinet for maximum air exchange

Dual Air Filters: High density intake filters for reduced maintenance and maximum system life

Integrated Elevated Base: Protects against damaging flood water

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

Patented PTFE Non-stick Membrane: No clogs or debris affecting airflow

EasySet Base Plate: Simple installation and maintenance

INDUSTRY-LEADING COMPRESSOR DESIGN

SilentAir® Compressor: Up to 1HP, high efficiency, low cost to operate, continuous duty, quick connect fittings for simplified maintenance

Integrated SmartStart Technology (IST): System protection after power interruptions

EASYSET® AIRLINE

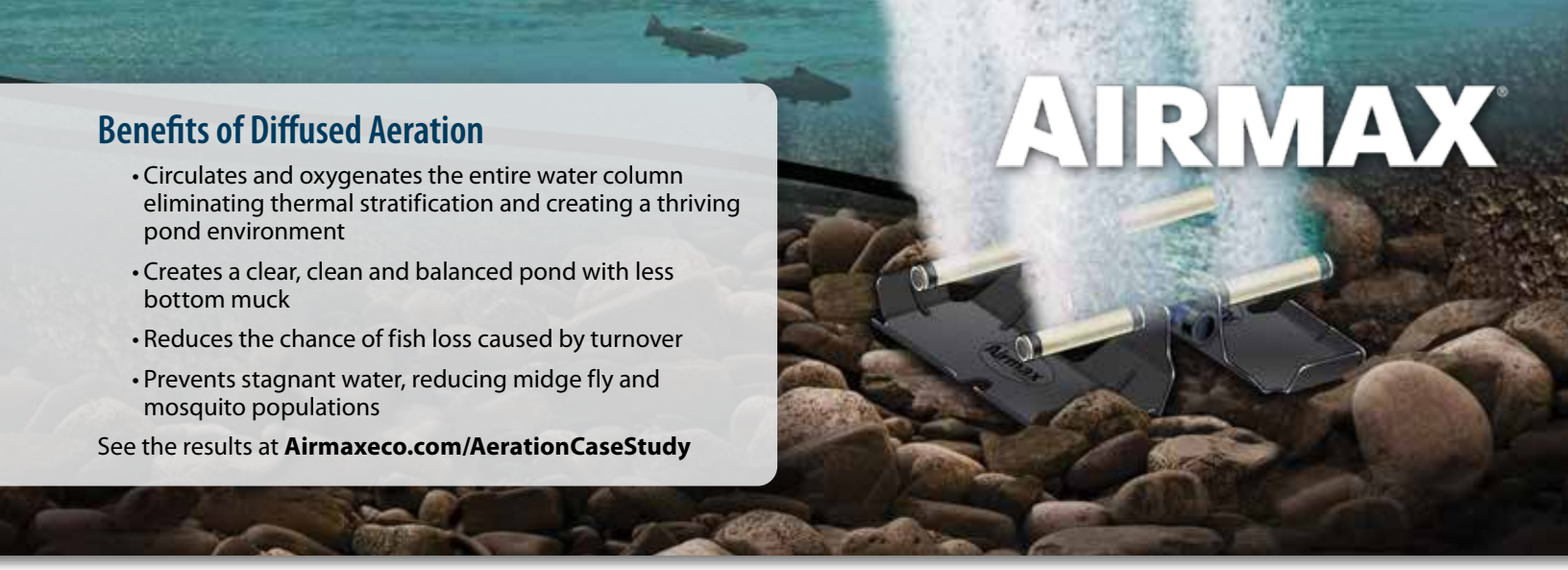
Self-Weighted: No bricks, weights or ties needed. Kink free and fish hook resistant

Direct Burial: Use from power source to pond's edge

Intertek

MADE IN USA

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com



Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at **Airmaxeco.com/AerationCaseStudy**

AERATION MAPPING SERVICE

THE RIGHT SYSTEM FOR THE PERFECT POND!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:

Visit **www.airmaxeco.com/airmax-assist** and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.

PondSeries Systems

	Single System Aerating Area		What's Included				System Specs				
System	Maximum Aerating Area *12'–50' depth*	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline †	Cabinet Size	Amps 115v	Amps 230v	Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
PS10	1 acre*	50	1	G25 1/4 HP	Use with 3/8" or 5/8" Airline	Standard	1.6	0.8	$13.64**	50.5	2.3
PS20	2 acres*	50	2	G50 1/2 HP	Use with 3/8" or 5/8" Airline	Standard	4.1	2.05	$34.10**	50.7	4.7
PS40	4 acres*	50	4	T75 3/4 HP	Use with 3/8" or 5/8" Airline	Standard	4.3	2.15	$36.58**	52.6	5.6
PS60	6 acres*	50	6	T100 1 HP	Use with 5/8" Airline	Large	6.3	3.15	$51.90**	58.7	7.1

** For larger ponds or lakes, multiple systems may be used.*
*** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.*
† 5/8" airline is recommended for a single line longer than 300' or when total airline is greater than 600'

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H
Standard Cabinet Size: 23"L x 17"W x 15"H
Large Cabinet Size: 27"L x 24"W x 18.75"H

airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com

520076_22_V1

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

(a) Workman's Compensation with statutory limits;
(b) Automobile Liability;
(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Mailing:
PO Box 917
Parrish, FL 34219

Physical:
11719 31st Ter E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Fountain/Aerator Repair Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and StoneyBrook West CDD hereafter called "customer"

Customer:	StoneyBrook West CDD
C/O:	GMS
Contact:	Robert Szozda
Address:	15501 Town Commons Blvd Winter Garden, FL 34787
Email:	rszozda@gmscfl.com
Phone:	865.603.3650

The Following bid is for the repair/spare of compressors @ SBW located in winter Garden, Florida.

Service	Cost
2- 1/2hp 230/1ph Compressor	$3,128.00
Shipping	$175.00
Total cost	$3,303.00

Scope: To have two spare compressors.

A deposit of 50% is due upon execution of this agreement & for equipment to be ordered, with remaining 50% due within 30days of completion of installation. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

04/08/2026

Accepted By Date

President, Sitex Aquatics llc. Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

(a) Workman's Compensation with statutory limits;
(b) Automobile Liability;
(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

SECTION 3

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future, we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective June 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

SECTION V

RESOLUTION 2026-03

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

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

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

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

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

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

DATE: July 29, 2026
HOUR: 6:30 PM
LOCATION: 1201 Black Lake Blvd.
Winter Garden, FL 34787

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

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

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

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

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

PASSED AND ADOPTED THIS 27th DAY OF MAY, 2026.

ATTEST:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Stoneybrook West

Community Development District

Proposed Budget

FY 2027

Table of Contents

Stoneybrook West

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 494,754	$ 454,839	$ 39,915	$ 494,754	$ 494,754
Interest Income	14,000	13,406	5,594	19,000	13,851
Carry Forward Surplus	13,839	-	-	-	-
TOTAL REVENUES	**$ 522,593**	**$ 468,246**	**$ 45,508**	**$ 513,754**	**$ 508,605**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 5,000	$ 1,600	$ 2,000	$ 3,600	$ 5,000
PR-FICA	383	122	153	275	383
Engineering	10,000	1,980	8,020	10,000	10,000
Attorney	23,000	15,117	7,883	23,000	23,000
Management Fees	40,556	23,658	16,898	40,556	42,584
Assessment Administration	5,408	5,408	-	5,408	5,678
Trustee Fees	7,686	7,704	-	7,704	7,935
Annual Audit	3,900	3,900	-	3,900	4,000
Website Maintenance	1,236	721	515	1,236	1,298
Postage & Delivery	300	1	299	300	300
Insurance - General Liability	7,228	6,554	-	6,554	7,210
Printing & Binding	1,000	32	969	1,000	1,000
Legal Advertising	1,400	-	1,400	1,400	1,400
Information Technology	1,854	1,082	773	1,854	1,947
Office Supplies	700	0	700	700	2,000
Other Current Charges	2,231	809	871	1,680	991
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	5,250	-	5,250	5,250	5,250
TOTAL ADMINISTRATIVE	**$ 117,306**	**$ 68,862**	**$ 45,731**	**$ 114,593**	**$ 120,150**
Operations & Maintenance					
Field Expenditures					
Field Management	$ 16,223	$ 9,463	$ 6,760	$ 16,223	$ 17,034
Insurance - Property	996	576	-	576	547
Landscape - Contract	54,000	31,500	22,500	54,000	55,620
Landscape - Other	5,000	366	4,634	5,000	5,000
Pest Control	65,500	37,755	27,745	65,500	67,102
Lake and Wetland	39,060	22,785	16,275	39,060	40,232
Fountain - Contract	4,200	2,100	700	2,800	2,884
Fountain - R&M	5,000	4,005	995	5,000	8,000
General Maintenance	10,000	2,205	7,795	10,000	20,000
Utility - Electric	13,125	7,940	5,185	13,125	15,000
Stormwater Drainage Maintenance - Contract	2,680	2,010	670	2,680	2,760
Misc - Contingency	19,004	5,099	14,599	19,698	40,775
Capital Outlay	60,000	-	-	-	-
TOTAL FIELD EXPENDITURES	**$ 294,788**	**$ 125,804**	**$ 107,857**	**$ 233,662**	**$ 274,955**
TOTAL EXPENDITURES	**$ 412,094**	**$ 194,666**	**$ 153,588**	**$ 348,254**	**$ 395,105**

Stoneybrook West

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Other Sources/(Uses)					
Reserves - Emergency	(25,500)	(25,500)	-	(25,500)	(28,500)
Reserves - Ponds	(85,000)	(85,000)	(55,000)	(140,000)	(85,000)
TOTAL OTHER SOURCES/(USES)	**$ (110,500)**	**$ (110,500)**	**$ (55,000)**	**$ (165,500)**	**$ (113,500)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 163,080**	**$ (163,080)**	**$ -**	**$ -**

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
TH	186	$ 34,235.42	$ 36,420.66	$ 195.81	$ 195.81	$ -
40	350	65,635.50	69,825.00	199.50	199.50	-
40.5	112	19,073.58	20,291.04	181.17	181.17	-
50	589	164,093.75	174,567.82	296.38	296.38	-
60	472	152,115.69	161,825.20	342.85	342.85	-
75	138	49,022.49	52,151.58	377.91	377.91	-
90	27	10,577.88	11,253.06	416.78	416.78	-
TOTAL	**1874**	**$ 494,754.30**	**$ 526,334.36**			

Stoneybrook West

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated
$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes
Payroll taxes on Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisors' payroll expenditures.

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Administration
Expenditures with Governmental Management Services related to the administration of the District's Assessment Roll.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee's annual fee.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year's engagement.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery
This expense is for actual postage and/or freight used for the District's mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on an estimate from the insurance provider.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Stoneybrook West

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services – South Florida, LLC.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Property Taxes
The District anticipates paying property taxes on parcels owned by the District.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Field

Field Management
The District will contract management services for the operation of the property and its contractors.

Insurance Property
The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Landscape - Contract
The District currently has a contract with Blade Runners Commercial Landscaping Orlando, LLC. to maintain landscaping throughout the District.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	$4,635	$55,620

Landscape - Other
Funding for trimming, replacement of trees/plants, and other routine landscape maintenance that is not covered under the landscape vendor contract.

Pest Control
The District currently has a contract with Sitex Aquatics to provide pest control services throughout the District.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
MIDGE FLY LARVICIDE	$2,205	$26,460
MOSQUITO FOGGING SVCS	$2,976	$35,712
ADDITIONAL SVCS		$3,328
		$67,102

Lake and Wetland
Scheduled maintenance consists of inspections and treatment of CDD lakes and ponds. Herbicides will consist of chemical treatments. Algae control will include removal and chemical treatments by Sitex Aquatics.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LAKE & WATERWAYS MAINTENANCE	$3,353	$40,232

Fountain - Contract
The District currently has a contract with Sitex Aquatics to maintain and repair the fountain.

DESCRIPTION	BI-MONTHLY	ANNUAL AMOUNT
LAKE & WATERWAYS MAINTENANCE	$481	$2,884

Fountain - R&M
The District incurs additional expenses to maintain, repair and/or replace the fountains.

General Maintenance
The District incurs general maintenance expenses for the daily operations.

Stoneybrook West

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Field (continued)

Utility - Electric

Represents costs for electricity for projects such as streetlights, signs, electricity for the guardhouse, entrance features, irrigation, well pumps, fountains and pool house. Duke Energy provides this service.

ACCOUNT #'s:	DESCRIPTION	MONTHLY AVG	ANNUAL AVG AMOUNT
910083549516	Fountain	$121	$1,449
910083550048	Fountain	$116	$1,386
910083550494	Fountain	$289	$3,465
910083550733	Fountain	$105	$1,260
910083549780	Fountain	$110	$1,323
910083550270	Fountain	$184	$2,205
910164567906	Irrigation	$105	$1,260
910164571241	Irrigation	$105	$1,260
910164605129	Irrigation	$115	$1,392
			$15,000

Stormwater Drainage Maintenance

The District incurs repairs and maintenance which could include vacuuming, clearing, desalting, dredging, and repair services with respect to certain District drainage structures. Sitex Aquatics provides this service.

DESCRIPTION	QUARTERLY	ANNUAL AMOUNT
STORMWATER DRAINAGE - maintenance	$670	$2,680
STORMWATER DRAINAGE - cleanup	as needed	$80
		$2,760

Misc. Contingency

This includes any miscellaneous expenses that the District can incur during the Fiscal Year to include unplanned stormwater system repairs, installation of clams in ponds, clean up throughout the District periodically and after any hurricane.

Capital Outlay

Major expenses or asset acquisitions the District may incur throughout the year.

Reserves

Reserves - Emergency

The District has put aside this fund for any emergency expenditures that may arise.

Reserves - Ponds

This Reserve fund is assigned for future pond projects that the District anticipates.

Stoneybrook West

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	$ 4,500	$ 4,652	$ 1,486	$ 6,138	$ 4,500
Carry Forward Balance	226,068	-	226,068	226,068	342,106
TOTAL REVENUES	**$ 230,568**	**$ 4,652**	**$ 227,554**	**$ 232,206**	**$ 346,606**
EXPENDITURES:					
Other Current Charges	$ 600	$ 350	$ 250	$ 600	$ 600
TOTAL EXPENDITURES	**$ 600**	**$ 350**	**$ 250**	**$ 600**	**$ 600**
Other Sources/(Uses)					
Emergency Reserve - Transfer In	$ 25,500	$ 25,500	$ -	$ 25,500	$ 28,500
Pond Reserve - Transfer In	85,000	85,000	-	85,000	85,000
TOTAL OTHER SOURCES/(USES)	**$ 110,500**	**$ 110,500**	**$ -**	**$ 110,500**	**$ 113,500**
EXCESS REVENUES (EXPENDITURES)	**$ 340,468**	**$ 114,802**	**$ 227,304**	**$ 342,106**	**$ 459,506**

Stoneybrook West

Community Development District

Proposed Budget

Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 497,688	$ 457,536	$ 40,152	$ 497,688	$ 497,688
Interest Earnings	5,000	6,150	2,350	8,500	5,000
Carry Forward Surplus [1]	150,848	165,137	-	165,137	168,416
TOTAL REVENUES	**$ 653,536**	**$ 628,823**	**$ 42,502**	**$ 671,325**	**$ 671,104**
EXPENDITURES:					
Interest A1	$ 15,688	$ 7,844	$ 7,844	$ 15,688	$ 14,378
Interest A2	98,220	49,110	49,110	98,220	85,654
Principal A1	36,000	-	36,000	36,000	38,000
Principal A2	353,000	-	353,000	353,000	366,000
TOTAL EXPENDITURES	**$ 502,909**	**$ 56,954**	**$ 445,954**	**$ 502,909**	**$ 504,032**
EXCESS REVENUES (EXPENDITURES)	**$ 150,627**	**$ 571,869**	**$ (403,453)**	**$ 168,416**	**$ 167,073**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 42,809

Product	Assessable Units	Net Assessment	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
TH	186	$ 32,459.05	$ 34,530.90	$ 185.65	$ 185.65	$ -
40	350	63,987.21	68,071.50	194.49	194.49	-
40.5	111	19,370.72	20,607.15	185.65	185.65	-
50	588	147,935.51	157,378.20	267.65	267.65	-
60	472	155,563.08	165,492.64	350.62	350.62	-
75	138	61,684.45	65,621.76	475.52	475.52	-
90	27	16,688.11	17,753.31	657.53	657.53	-
TOTAL	**1872**	**$ 497,688.13**	**$ 529,455.46**			

Stoneybrook West

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Bonds A-1

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	$ 500,000	3.640%	$ -	$ 9,100	$ 9,100
05/01/24	500,000	3.640%	34,000	9,100	
11/01/24	466,000	3.640%	-	8,481	51,581
05/01/25	466,000	3.640%	35,000	8,481	
11/01/25	431,000	3.640%	-	7,844	51,325
05/01/26	431,000	3.640%	36,000	7,844	
11/01/26	395,000	3.640%	-	7,189	51,033
05/01/27	395,000	3.640%	38,000	7,189	
11/01/27	357,000	3.640%	-	6,497	51,686
05/01/28	357,000	3.640%	39,000	6,497	
11/01/28	318,000	3.640%	-	5,788	51,285
05/01/29	318,000	3.640%	41,000	5,788	
11/01/29	277,000	3.640%	-	5,041	51,829
05/01/30	277,000	3.640%	42,000	5,041	
11/01/30	235,000	3.640%	-	4,277	51,318
05/01/31	235,000	3.640%	44,000	4,277	
11/01/31	191,000	3.640%	-	3,476	51,753
05/01/32	191,000	3.640%	45,000	3,476	
11/01/32	146,000	3.640%	-	2,657	51,133
05/01/33	146,000	3.640%	47,000	2,657	
11/01/33	99,000	3.640%	-	1,802	51,459
05/01/34	99,000	3.640%	49,000	1,802	
11/01/34	50,000	3.640%	-	910	51,712
05/01/35	50,000	3.640%	50,000	910	50,910
Total			**$ 500,000**	**$ 126,126**	**$ 626,126**

Stoneybrook West

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Bonds A-2

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	$ 3,429,000	3.560%	$ -	$ 61,036	$ 61,036
05/01/24	3,429,000	3.560%	329,000	61,036	
11/01/24	3,100,000	3.560%	-	55,180	445,216
05/01/25	3,100,000	3.560%	341,000	55,180	
11/01/25	2,759,000	3.560%	-	49,110	445,290
05/01/26	2,759,000	3.560%	353,000	49,110	
11/01/26	2,406,000	3.560%	-	42,827	444,937
05/01/27	2,406,000	3.560%	366,000	42,827	
11/01/27	2,040,000	3.560%	-	36,312	445,139
05/01/28	2,040,000	3.560%	380,000	36,312	
11/01/28	1,660,000	3.560%	-	29,548	445,860
05/01/29	1,660,000	3.560%	393,000	29,548	
11/01/29	1,267,000	3.560%	-	22,553	445,101
05/01/30	1,267,000	3.560%	407,000	22,553	
11/01/30	860,000	3.560%	-	15,308	444,861
05/01/31	860,000	3.560%	422,000	15,308	
11/01/31	438,000	3.560%	-	7,796	445,104
05/01/32	438,000	3.560%	438,000	7,796	445,796
Total			**$ 3,429,000**	**$ 639,340**	**$ 4,068,340**

Stoneybrook West

Community Development District

Non-Ad Valorem Assessments Comparison

2026 - 2027

Neighborhood Type	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
TH	186	186	**$195.81**	$195.81	**$0.00**	**$185.65**	$185.65	**$0.00**	**$381.46**	$381.46	**$0.00**
40	350	350	**$199.50**	$199.50	**$0.00**	**$194.49**	$194.49	**$0.00**	**$393.99**	$393.99	**$0.00**
40.5	112	111	**$181.17**	$181.17	**$0.00**	**$185.65**	$185.65	**$0.00**	**$366.82**	$366.82	**$0.00**
50	589	588	**$296.38**	$296.38	**$0.00**	**$267.65**	$267.65	**$0.00**	**$564.03**	$564.03	**$0.00**
60	472	472	**$342.85**	$342.85	**$0.00**	**$350.62**	$350.62	**$0.00**	**$693.47**	$693.47	**$0.00**
75	138	138	**$377.91**	$377.91	**$0.00**	**$475.52**	$475.52	**$0.00**	**$853.43**	$853.43	**$0.00**
90	27	27	**$416.78**	$416.78	**$0.00**	**$657.53**	$657.53	**$0.00**	**$1,074.31**	$1,074.31	**$0.00**
Total	1874	1872									

SECTION VI

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level II Reserve Study

Stoneybrook West Community Development District

Winter Garden, Florida

Reserve Advisors
Your Property Wellness Consultants

Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.

A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

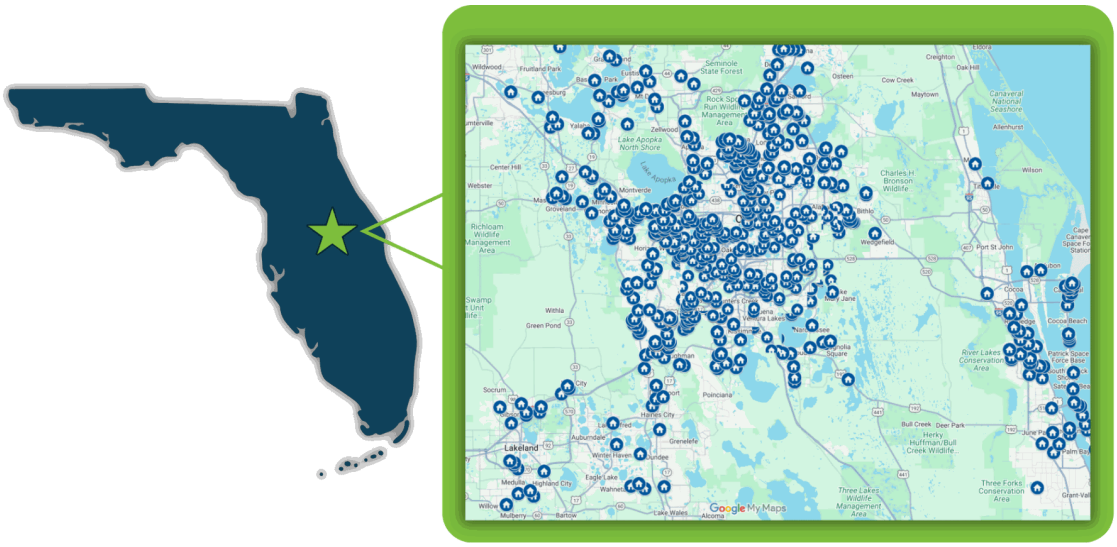
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say

"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President
The Beacon on 3rd Street Condominium Association, Inc.

"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

James Holland, Vice President & Treasurer
Fallstone of Alexandria Homeowners Association

Level II Reserve Study Update With Site-Visit

RESERVE™ ADVISORS Long-term thinking. Everyday commitment.	LEVEL I FULL RESERVE STUDY	LEVEL II RESERVE STUDY UPDATE WITH SITE-VISIT	LEVEL III RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		★ RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Stoneybrook West Community Development District comprises 1,874 homes.

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study linked here.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.

Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example

Excel Spreadsheets

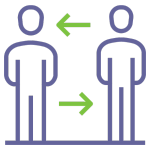
Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.

Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.

Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

"RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community."

Ellen C. | Treasurer

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II)	$3,900.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps your team can implement right away.
- **Revision Period:** One complimentary update within 6 months of delivery.
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

We will collaborate with you to deliver an updated reserve study that provides a fresh, independent evaluation of the District's major infrastructure components. With the District in the process of taking over ownership of all stormwater piping, an obligation that did not previously exist, it's important to update the component inventory, project timing, and long-term replacement cost projections to reflect this expanded responsibility. By incorporating these changes into the reserve funding plan, we can provide the Board with clear, reliable projections and a strong framework for confident long-term capital planning.

Total **$3,900.00**

---

2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Stoneybrook West Community Development District Ref: 211056

---

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 3/4/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof. The purpose of our Insurance Appraisal is to identify the reconstruction cost value to ensure appropriate property insurance coverage.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

SECTION VII

SECTION A

SECTION 1

MEMORANDUM OF UNDERSTANDING RELATIVE TO MAINTENANCE, REPAIR AND REPLACEMENT OF STONEYBROOK WEST STORMWATER MANAGEMENT SYSTEM AND THE FUNDING OF THE COST THEREOF

This Memorandum of Understanding ("MOU") is entered into as of this _____day of _____, 2026, by and between the following:

Stoneybrook West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* and located in Orange County, Florida, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("SWCDD"); and

Westbrook at Stoneybrook West Homeowners Association, Inc., a Florida not-for-profit corporation whose mailing address is 6972 Lake Gloria Blvd., Orlando, Florida 32809 ("Westbrook HOA"); and

Stone Creek Homeowners Association, Inc., a Florida not-for-profit corporation whose mailing address is 2180 W. S.R. 434, Suite 5000, Longwood, Florida 32779 ("Stone Creek HOA"); and

Stoneybrook West Master Association, Inc., a Florida not-for-profit corporation whose mailing address is 6972 Lake Gloria Blvd., Orlando, Florida 32809 (the "Master Association").

RECITALS

WHEREAS, SWCDD was created pursuant to Ordinance 99-60 of the City of Winter Garden, Florida for the purpose of financing. acquiring, constructing and maintaining public infrastructure improvements on certain of the lands located within Stoneybrook West; and

WHEREAS, the Westbrook HOA, Stone Creek HOA and Master Association (sometimes collectively referred to as "Associations") are the owners of certain private improvements and real property located within Stoneybrook West; and

WHEREAS, the Master Association is the owner of the Stoneybrook West Golf Club, which owns a golf course and related private improvements and real property (the "Golf Course") within Stoneybrook West; and

WHEREAS, the stormwater management facilities within Stoneybrook West generally consist of roadway curbs, roadway gutters, stormwater management manholes and manhole covers, roadway inlets (including inlet grates and covers), underground inlet boxes, swales/berms on common areas owned by the Associations, swales/berms on property owned by the Districts, stormwater management pipes (including pipes from roadways to the Districts' ponds, pipes from manholes to the Districts' ponds, pipes connecting the Districts' ponds, and pipes connecting manholes), and stormwater management ponds (including associated outfalls and mitered end sections) (collectively, the "Stormwater Management System"); and

WHEREAS, the operation and maintenance of the Stormwater Management System is included within the scope of the District's Capital Improvement Plans, thereby allowing the

Districts to operate and maintain components of the Stormwater Management System; and

WHEREAS, that certain *Declaration of Covenants, Conditions and Restrictions for Stoneybrook West,* recorded in the Official Records of Orange County on August 9, 2000 in Book 6063, Page 2708, ("Master Declaration") as amended from time to time, similarly provides for the ability of the Master Association to operate and maintain components of the Stormwater Management System; and

WHEREAS, that certain *Declaration of Covenants and Restrictions for Stone Creek* recorded in the Official Records of Orange County on August 9, 2000 in Book 6063, Page 2541, as amended from time to time, similarly provides for the ability of the Stone Creek HOA to operate and maintain components of the Stormwater Management System; and

WHEREAS, that certain *Declaration of Covenants and Restrictions for Westbrook at Stoneybrook West,* recorded in the Official Records of Orange County on September 5, 2007 in Book 9422, Page 3885, as amended from time to time, similarly provides for the ability of the Westbrook HOA to operate and maintain components of the Stormwater Management System; and

WHEREAS, it is in the best interest of the residents of Stoneybrook West to clearly and logically delineate responsibilities between the Associations and the District for the maintenance, repair and/or replacement of the components of the Stormwater Management System and funding of the same, and to base such delineation on the most efficient approach for the community; and

WHEREAS, the District and the Associations have determined that the division of responsibilities for the maintenance, repair and replacement of the components of the Stormwater Management System shall be as set forth in the attached **Exhibit A,** which is incorporated herein by this reference, and accordingly desire to enter into this MOU in order to set forth the Parties' rights, duties and obligations relative to same.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties to this Agreement (referred to as "Parties"), the receipt of which and sufficiency of which is hereby acknowledged the Parties agree as follows:

1. <u>INCORPORATION OF RECITALS.</u> The Recitals stated above are true and correct and are incorporated herein as a material part of this MOU.

2. <u>DIVISION OF RESPONSIBILITY RELATIVE TO STONEYBROOK WEST STORMWATER MANAGEMENT SYSTEM.</u>

A. ASSOCIATIONS. As the Associations are responsible for the maintenance, repair and replacement of the lands that they own within Stoneybrook West, including private roadways and common areas, the Associations shall be responsible for the routine repair and/or maintenance, and the extraordinary repair and/or replacement of those components of the Stormwater Management System identified on the attached **Exhibit A** as "Association" (hereinafter, the "Association Components"). The Associations shall annually budget and collect assessments for the routine repair and/or maintenance, and the extraordinary repair and/or replacement of their respective Association Components. The funds budgeted for the extraordinary repair and/or replacement of the Association Components shall only be expended for the extraordinary repair and/or replacement of such improvements.

B. **SWCDD.** As SWCDD is responsible for the maintenance, repair and replacement of the lands that it owns within Stoneybrook West, including certain of the stormwater management ponds, SWCDD shall be responsible for the routine repair and/or maintenance, and the extraordinary repair and/or replacement of those components of the Stormwater Management System identified on the attached **Exhibit A** as "CDD" that are located within its boundary (hereinafter, the "SWCDD Components," the "District Components"). SWCDD shall annually budget and collect assessments for the routine repair and/or maintenance, and the extraordinary repair and/or replacement of the SWCDD Components. The funds budgeted for the extraordinary repair and/or replacement of the SWCDD Components shall only be expended for the extraordinary repair and/or replacement of such improvements.

C. **POND BANKS.** Section 7.2 of the Master Declaration provides that:

> "Each Owner also shall be responsible for the normal and day to day maintenance of any land areas which lie adjacent to and outside of such Owner's Lot, Tract or Parcel to the water's edge of an abutting lake, pond or other body of water. Further, the Owner of the Club Property shall be responsible for, and shall have the full right and authority for, the normal and day to day maintenance of any land areas which lie adjacent to and outside of the Club Property to the water's edge of an abutting lake, pond or other body of water."

The SWCDD and Associations acknowledge that maintenance of the banks of such lakes, ponds or water bodies shall be maintained as required by the Master Declaration. To provide additional clarity on the responsibility for Pond Banks under the Master Declaration, the owner of the Golf Course will provide for routine and cosmetic maintenance of the banks of stormwater ponds located within the golf course property to include mowing and trimming of grass and weeds. The golf course owner will not plant or remove any plant material along the sloped area of the pond edge without the specific consent of the CDD. Areas where ponds within the Golf Course have been improved with a bulkhead of stone or wood will be the responsibility of the Golf Course owner to maintain and keep in a safe condition.

D. **PIPE MAINTENANCE/ DRAINAGE INLETS/ PAVEMENT**. Exhibit A provides a breakdown of relative responsibilities of the Parties concerning various components of the Stormwater Management System. This paragraph provides further clarification of those responsibilities. The Parties agree that the responsibility for maintenance and repair of the Stormwater inlets that are located adjacent to the roadway curb and gutter systems will generally travel with the ownership of the road in question. In other words, roadways owned by one of the associations will obligate the association which owns the road to maintain and repair that stormwater inlets on those roads. However, the District will be responsible for the maintenance and repair of stormwater pipes within the District boundaries, including those pipes that are located under roadways or within property not owned by the District. Each point at which a pipe connects to a stormwater inlet will constitute the dividing line of responsibility between the association and the District. An exception to this general rule likely exists in the Stone Creek development. The roads in Stone Creek have been dedicated to the City of Winter Garden, so the Stone Creek HOA shall not have maintenance or repair responsibilities for the inlets located on those streets. The City of Winter Garden has adopted certain standards for maintenance of stormwater systems within the City, and the District and City of Winter Garden shall share the maintenance and repair responsibilities for those inlets as they determine between themselves.

In the event that a repair involving a Stormwater Component also involves damage to and repair of road surfaces as a result of the repair, the party which is responsible for the Stormwater Component will also bear responsibility for the associated road repair.

E. **DEFINITION OF MAINTENANCE STANDARDS**. District has previously engaged its District Engineer to prepare that certain "Stoneybrook West Master Stormwater Management System Operation and Maintenance Manual" by Donald W. McIntosh Associates, Inc., dated January, 2010 (the "Maintenance Manual"). The Maintenance Manual identifies the components of the Stormwater Management System and, in Part 2, sets forth a recommended maintenance protocol. All of the Parties to this Agreement hereby adopt and agree to adhere to the Maintenance Manual for those responsibilities that are assigned to them by this Agreement. A copy of the Maintenance Manual and the accompanying maps may be obtained from District's District Manager.

3. DISTRICT'S RIGHT TO REPAIR ASSOCIATION COMPONENTS. Notwithstanding the foregoing, and in order to ensure the preservation of the Stormwater Management System in the event that the Association shall fail to properly maintain, repair and/or replace any or all of the Association Components, the District shall have the right, but not the obligation, to conduct such maintenance, repair and/or replacement and to charge the Association for the costs of same. Unless the maintenance, repair or replacement involved constitutes an emergency, District will provide ten (10) days' notice in writing to the responsible Association describing the situation and the requested action.

4. ASSOCIATIONS' RIGHT TO REPAIR DISTRICT COMPONENTS. Notwithstanding the foregoing, and in order to ensure the preservation of the Stormwater Management System in the event that District shall fail to properly maintain, repair and/or replace any or all of the District Components, the Association where the component is located shall have the right, but not the obligation, to conduct such maintenance, repair and/or replacement and to charge the District for the costs of same. Unless the maintenance, repair or replacement involved constitutes an emergency, District will provide ten (10) days' notice in writing to the responsible Association describing the situation and the requested action.

5. NOTICE OF NON-COMPLIANCE OR TERMINATION. The Parties shall provide a minimum of eighteen (18) months' written notice of its anticipated non-compliance with any of the terms of this MOU, or of its intent to terminate the MOU, to each of the Parties hereto.

6. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District or to the District's staff in connection with the activities contemplated under this MOU are public records pursuant to Chapter 119, *Florida Statutes,* and are treated as such in accordance with Florida law.

7. ENFORCEMENT. In the event that a party is required to enforce this MOU by court proceedings or otherwise, the Parties agree that the substantially prevailing party shall be entitled to recover from the defaulting party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. COOPERATION. District and Associations acknowledge that their respective constituents ultimately bear the cost of the maintenance and repair activities that are required in

connection with this Agreement and that the ultimate goal of this Agreement is to improve efficiency and control costs to those constituents. Accordingly, the Parties agree to cooperate in good faith in the resolution of any repair or maintenance function that is governed by this Agreement. Without limiting the generality of the foregoing statement, the Parties agree to meet and consult with one another in good faith in the performance of this Agreement where a dispute or misunderstanding exists between them and to seek resolution without resort to legal means where possible. Moreover, the Parties agree to provide access on their respective properties as may be necessary to carry out the terms of this Agreement, notwithstanding whether a formal easement exists for such access.

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

10. **AMENDMENTS; ASSIGNMENT.** Amendments to and waivers of the provisions contained in this MOU may be made only by an instrument in writing which is executed by all of the Parties hereto. None of the Parties may assign its rights, duties or obligations under this MOU without the prior written approval of the other Parties hereto. Any purported assignment without said written authorization shall be void.

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

12. **EXECUTION IN COUNTERPARTS.** This MOU may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument Signature and acknowledgment pages. if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

13. **FINAL AGREEMENT.** This instrument shall constitute the final and complete expression between SWCDD and the Associations relating to the subject matter of this MOU.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chairman, Board of Supervisors

WESTBROOK AT STONEYBROOK WEST HOMEOWNERS ASSOCIATION, INC.

_____
(Signature of Witness)

By:_____

Its:_____

_____
(Print Name of Witness)

STONE CREEK HOMEOWNERS ASSOCIATION, INC.

_____
(Signature of Witness)

By:_____

Its:_____

_____
(Print Name of Witness)

STONEYBROOK WEST MASTER ASSOCIATION, INC.

_____
(Signature of Witness)

By:_____

Its:_____

_____
(Print Name of Witness)

Exhibit A

Designation of Responsibilities Relative to Stormwater Management System

Facility	**Maintenance**	**Repair**	**Replacement/ Reconstruction**
Roadway Curbs	Association/WG	Association/WG	Association/WG
Roadwav Gutters	Association/WG	Association/WG	Association/WG
Manhole Cover for Sanitary Sewer Purposes	Association/WG	Association/WG	Association/WG
Manhole and Manhole Cover (but not including those which are part of Roadway Inlets) for Stormwater Management Purposes	CDD•	CDD•	CDD•
Roadway Inlets, Including Associated Manholes, Grates and Inlet Covers	Association	Association	Association
Under2-foot Round Inlet Boxes	CDD	CDD	CDD
Swales/Berms on Association Common Areas	Association	Association	Association
Swales/Berms on Property Owned bv CDD	CDD	CDD	CDD
Stormwater Management Pipes Including Pipes from Roadways to CDD Ponds, Pipes from Manholes to Ponds, Pipes Connecting CDD Owned Ponds, and Ponds Connection to Manholes; Pipes Connectiong street inlets.	CDD	CDD	CDD
Ponds Owned by CDD, Including Associated Pond Outfalls and Pond Mitered End Sections	CDD	CDD	CDD

*The Association (Winter Garden in Stone Creek) will repair any damage to stormwater management manhole covers caused by vehicles/use/repair of roadway.

NOTE: Roadways in Stone Creek are dedicated to and maintained by City of Winter Garden

Key:

Association
CDD Stoneybrook West CDD
WG City of Winter Garden

SECTION C

SECTION 1

Stoneybrook West

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

Date:	*check #'s:*	*Amount:*
Feb 2026	206 - 214	$93,570.36
Mar 2026	215 - 223	$603,877.57
Apr 2026	224 - 228	$22,633.14
	TOTAL	**$720,081.07**

*** CHECK DATES 02/01/2026 - 04/30/2026 ***
STONEYBROOK WEST-GENERAL FUND
BANK A GF-TRUIST #4251

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/12/26	00028	12/31/25	186658	202512	320-53800-46210			*	366.00		
			DIRT FOR RETENTION POND								
		1/01/26	185840	202601	320-53800-46200			*	4,500.00		
			JAN 26 - LANDSCAPE MAINT.								
		2/01/26	189603	202602	320-53800-46200			*	4,500.00		
			FEB 26 - LANDSCAPE MAINT.								
							BLADE RUNNERS COMMERCIAL			9,366.00	000206
2/12/26	00005	1/01/26	19348	202512	310-51300-31500			*	2,112.50		
			JAN 26 - LEGAL SERVICES								
		2/02/26	19350	202601	310-51300-31500			*	195.00		
			JAN 26 - LEGAL SERVICES								
							CLARK & ALBAUGH, LLP			2,307.50	000207
2/12/26	00001	1/01/26	71	202601	320-53800-34000			*	1,351.92		
			JAN 26 - FIELD MANAGEMENT								
		1/01/26	72	202601	310-51300-34000			*	3,379.67		
			JAN 26 - MANAGEMENT FEES								
		1/01/26	72	202601	310-51300-35200			*	103.00		
			JAN 26 - WEBSITE ADMIN.								
		1/01/26	72	202601	310-51300-35100			*	154.50		
			JAN 26 - INFO TECHNOLOGY								
							GMS-CF, LLC			4,989.09	000208
2/12/26	00030	12/31/25	2	202512	320-53800-49000			*	2,505.00		
			INST.CLAMS PONDS #3/12/16								
							GMS-TAMPA			2,505.00	000209
2/12/26	00002	1/19/26	5295429	202512	310-51300-31100			*	300.00		
			DEC 25 - ENGINEERING SVCS								
							HANSON WALTER & ASSOCIATES INC			300.00	000210
2/12/26	00004	12/31/25	10552-B	202512	320-53800-46300			*	3,720.00		
			DEC 25 - FOGGING SERVICES								
		1/01/26	10563-B	202601	320-53800-46400			*	700.00		
			QTLY FOUNTN MAINT.- JAN26								
		1/01/26	10564-B	202601	320-53800-47000			*	3,255.00		
			JAN 26 - LAKE $ WATERWAYS								
		1/01/26	10564-B	202601	320-53800-46300			*	2,205.00		
			JAN 26 - MIDGE FLY LARVIC								
		1/01/26	10587-B	202601	320-53800-48000			*	670.00		
			QTLY STORM DRAINAGE-JAN26								
		1/31/26	10660-B	202601	320-53800-46300			*	2,976.00		
			JAN 26 - FOGGING SERVICES								
		2/01/26	10669-B	202602	320-53800-47000			*	3,255.00		
			FEB 26 - LAKE $ WATERWAYS								

*** CHECK DATES 02/01/2026 - 04/30/2026 *** STONEYBROOK WEST-GENERAL FUND
BANK A GF-TRUIST #4251

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/01/26	10669-B	202602	320-53800-46300		*	2,205.00		
			FEB 26 - MIDGE FLY LARVIC							
						SITEX AQUATICS, LLC			18,986.00	000211
2/12/26	00009	2/11/25	TAX REC	202602	300-20700-10000		*	45,395.04		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A2			45,395.04	000212
2/12/26	00025	2/11/26	TAX REC	202602	300-20700-10000		*	5,277.04		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A1			5,277.04	000213
2/12/26	00017	11/25/25	7978577	202511	310-51300-32300		*	4,444.69		
			SER2018A2- 11/01-10/31/26							
						US BANK			4,444.69	000214
3/06/26	00028	3/16/26	193199	202603	320-53800-46200		*	4,500.00		
			MAR 26 - LANDSCAPE MAINT.							
						BLADE RUNNERS COMMERCIAL			4,500.00	000215
3/06/26	00005	3/02/26	19375	202602	310-51300-31500		*	5,850.00		
			FEB 26 - LEGAL SERVICES							
						CLARK & ALBAUGH, LLP			5,850.00	000216
3/06/26	00001	2/01/26	78	202602	320-53800-34000		*	1,351.92		
			FEB 26 - FIELD MANAGEMENT							
		2/01/26	79	202602	310-51300-34000		*	3,379.67		
			FEB 26 - MANAGEMENT FEES							
		2/01/26	79	202602	310-51300-35200		*	103.00		
			FEB 26 - WEBSITE ADMIN.							
		2/01/26	79	202602	310-51300-35100		*	154.50		
			FEB 26 - INFO TECHNOLOGY							
						GMS-CF, LLC			4,989.09	000217
3/06/26	00004	2/28/26	10766-B	202602	320-53800-46300		*	2,976.00		
			FEB 26 - FOGGING SERVICES							
		3/01/26	10775-B	202603	320-53800-47000		*	3,255.00		
			MAR 26 - LAKE $ WATERWAYS							
		3/01/26	10775-B	202603	320-53800-46300		*	2,205.00		
			MAR 26 - MIDGE FLY LARVIC							
						SITEX AQUATICS, LLC			8,436.00	000218
3/06/26	00017	11/25/25	7979289	202511	310-51300-32300		*	3,259.44		
			SER2018A1- 11/01-10/31/26							
						US BANK			3,259.44	000219

*** CHECK DATES 02/01/2026 - 04/30/2026 *** STONEYBROOK WEST-GENERAL FUND
BANK A GF-TRUIST #4251

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/10/26	00009	3/09/26	TAX REC	202603	300-20700-10000			*	315,211.51		
			TAX RECEIPTS TRANSFER								
							STONEYBROOK WEST CDD SERIES 2018-A2			315,211.51	000220
3/10/26	00020	3/09/26	SURPLUS	202603	300-15100-10000			*	220,000.00		
			XFR SURPLUS TO BU MMA								
							STONEYBROOK WEST C/O BANK UNITED			220,000.00	000221
3/10/26	00025	3/09/26	TAX REC	202603	300-20700-10000			*	36,642.44		
			TAX RECEIPTS TRANSFER								
							STONEYBROOK WEST CDD SERIES 2018-A1			36,642.44	000222
3/17/26	00001	3/01/26	80	202603	320-53800-34000			*	1,351.92		
			MAR 26 - FIELD MANAGEMENT								
		3/01/26	81	202603	310-51300-34000			*	3,379.67		
			MAR 26 - MANAGEMENT FEES								
		3/01/26	81	202603	310-51300-35200			*	103.00		
			MAR 26 - WEBSITE ADMIN.								
		3/01/26	81	202603	310-51300-35100			*	154.50		
			MAR 26 - INFO TECHNOLOGY								
							GMS-CF, LLC			4,989.09	000223
4/07/26	00028	4/01/26	198435	202604	320-53800-46200			*	4,500.00		
			APR 26 - LANDSCAPE MAINT								
							BLADE RUNNERS COMMERCIAL			4,500.00	000224
4/07/26	00005	4/01/26	19400	202603	310-51300-31500			*	260.00		
			MAR 26 - LEGAL SERVICES								
							CLARK & ALBAUGH, LLP			260.00	000225
4/07/26	00002	3/19/26	5295849	202602	310-51300-31100			*	1,350.00		
			FEB 26 - ENGINEERING SVCS								
							HANSON WALTER & ASSOCIATES INC			1,350.00	000226
4/07/26	00004	3/20/26	10871-B	202603	320-53800-46400			*	1,564.00		
			REP. FOUNTAIN COMPRESSOR								
		3/31/26	10873-B	202603	320-53800-46300			*	2,976.00		
			MAR 26 - FOGGING SERVICES								
		4/01/26	10878-B	202604	320-53800-46700			*	700.00		
			QTLY FOUNTN MAINT.- APR26								
		4/01/26	10879-B	202604	320-53800-47000			*	3,255.00		
			APR 26 - LAKE $ WATERWAYS								
		4/01/26	10879-B	202604	320-53800-46900			*	2,205.00		
			APR 26 - MIDGE FLY LARVIC								
		4/01/26	10879-B	202604	320-53800-49000			*	163.00		
			APR 26 - FUEL SURCHARGE								

*** CHECK DATES 02/01/2026 - 04/30/2026 ***
STONEYBROOK WEST-GENERAL FUND
BANK A GF-TRUIST #4251

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/01/26	10897-B	202604	320-53800-48000			*	670.00		
			QTLY STORM DRAINAGE-APR26								
							SITEX AQUATICS, LLC			11,533.00	000227
4/28/26	00001	4/01/26	82	202604	320-53800-34000			*	1,351.92		
			APR 26 - FIELD MANAGEMENT								
		4/01/26	83	202604	310-51300-34000			*	3,379.67		
			APR 26 - MANAGEMENT FEES								
		4/01/26	83	202604	310-51300-35200			*	103.00		
			APR 26 - WEBSITE ADMIN								
		4/01/26	83	202604	310-51300-35100			*	154.50		
			APR 26 - INFO TECHNOLOGY								
		4/01/26	83	202604	310-51300-42500			*	1.05		
			APR 26 - COPIES								
							GMS-CF, LLC			4,990.14	000228

TOTAL FOR BANK A 720,081.07

TOTAL FOR REGISTER 720,081.07

SECTION 2

Stoneybrook West

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

Stoneybrook West

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account - Truist	$ 114,610	$ -	$ -	$ 114,610
Due from General Fund	-	18,283	-	18,283
Investments:				
Money Market Account - Surplus	761,517	-	341,459	1,102,976
Series 2018				
Reserve Fund (A-1)	-	12,957	-	12,957
Reserve Fund (A-2)	-	111,465	-	111,465
Revenue Fund (A-1)	-	63,230	-	63,230
Revenue Fund (A-2)	-	490,355	-	490,355
Total Assets	**$ 876,126**	**$ 696,291**	**$ 341,459**	**$ 1,913,876**
Liabilities:				
Accounts Payable	$ 6,681	$ -	$ -	$ 6,681
Due to Debt Service	18,283	-	-	18,283
Total Liabilites	**$ 24,964**	**$ -**	**$ -**	**$ 24,964**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 696,291	$ -	$ 696,291
Assigned for:				
Operating Reserves	125,779	-	-	125,779
Reserve - Emergency	27,346	-	-	27,346
Reserve - Ponds	77,600	-	-	77,600
Capital Reserve Fund	-	-	341,459	341,459
Unassigned	620,437	-	-	620,437
Total Fund Balances	**$ 851,162**	**$ 696,291**	**$ 341,459**	**$ 1,888,912**
Total Liabilities & Fund Balance	$ 876,126	$ 696,291	$ 341,459	$ 1,913,876

Stoneybrook West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 494,754	$ 494,754	$ 454,839	$ (39,915)
Interest Income	14,000	8,167	13,406	5,240
Total Revenues	**$ 508,754**	**$ 502,921**	**$ 468,246**	**$ (34,675)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ 1,600	$ 1,600	$ -
PR-FICA	383	122	122	(0)
Engineering	10,000	5,833	1,980	3,853
Attorney	23,000	13,417	15,117	(1,700)
Management Fees	40,556	23,658	23,658	0
Assessment Administration	5,408	5,408	5,408	(1)
Trustee Fees	7,686	7,704	7,704	-
Annual Audit	3,900	3,900	3,900	-
Website Maintenance	1,236	721	721	-
Postage & Delivery	300	175	1	174
Insurance General Liability	7,228	7,228	6,554	674
Printing & Binding	1,000	583	32	552
Legal Advertising	1,400	817	-	817
Information Technology	1,854	1,082	1,082	-
Other Current Charges	700	408	809	(400)
Office Supplies	2,231	1,301	0	1,301
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	5,250	-	-	-
Total General & Administrative	**$ 117,306**	**$ 74,132**	**$ 68,862**	**$ 5,270**

Stoneybrook West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 16,223	$ 9,463	$ 9,463	$ (0)
Insurance Property	996	996	576	420
Landscape - Contract	54,000	31,500	31,500	-
Landscape - Other	5,000	2,917	366	2,551
Pest Control	65,500	38,208	37,755	453
Lake and Wetland	39,060	22,785	22,785	-
Fountain - Contract	4,200	2,100	2,100	-
Fountain - R&M	5,000	2,917	4,005	(1,088)
General Maintenance	10,000	5,833	2,205	3,628
Utility - Electric	13,125	7,656	7,940	(284)
Stormwater Drainage Maintenance	2,680	2,010	2,010	-
Misc - Contingency	19,004	11,086	5,099	5,987
Capital Outlay	60,000	-	-	-
Total Field Expenditures	**$ 294,788**	**$ 137,471**	**$ 125,804**	**$ 11,667**
Total Expenditures	**$ 412,094**	**$ 211,603**	**$ 194,666**	**$ 16,937**
Excess (Deficiency) of Revenues over Expenditures	$ 96,661	$ 291,318	$ 273,580	$ (17,738)
Other Financing Sources/(Uses):				
Emergency Reserve Funding - Transfer Out	$ (25,500)	$ (25,500)	(25,500)	$ -
Pond Reserve Funding - Transfer Out	(85,000)	(85,000)	(85,000)	-
Total Other Financing Sources/(Uses)	**$ (110,500)**	**$ (110,500)**	**$ (110,500)**	**$ -**
Net Change in Fund Balance	**$ (13,839)**	**$ 180,818**	**$ 163,080**	**$ (17,738)**
Fund Balance - Beginning	$ 13,839		$ 688,082	
Fund Balance - Ending	$ -		$ 620,437	

Stoneybrook West

Community Development District

Debt Service Fund Series 2018 A-1 & A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budge Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 497,688	$ 497,688	$ 457,536	$ (40,152)
Interest Income	5,000	2,917	6,150	3,233
Total Revenues	**$ 502,688**	**$ 500,605**	**$ 463,686**	**$ (36,918)**
Expenditures:				
Interest A1 - 11/1 & 5/1	$ 15,688	$ 7,844	$ 7,844	$ -
Interest A2 - 11/1 & 5/1	98,220	49,110	49,110	-
Principal A1 - 5/1	36,000	-	-	-
Principal A2 - 5/1	353,000	-	-	-
Total Expenditures	**$ 502,909**	**$ 56,954**	**$ 56,954**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (221)	$ 443,650	$ 406,732	$ (36,918)
Net Change in Fund Balance	**$ (221)**	**$ 443,650**	**$ 406,732**	**$ (36,918)**
Fund Balance - Beginning	$ 150,848		$ 289,559	
Fund Balance - Ending	$ 150,627		$ 696,291	

Stoneybrook West

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	$ 4,500	$ 2,625	$ 4,652	$ 2,027
Total Revenues	**$ 4,500**	**$ 2,625**	**$ 4,652**	**$ 2,027**
Expenditures:				
Bank Charges	$ 600	$ 350	$ 350	$ -
Total Expenditures	**$ 600**	**$ 350**	**$ 350**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 3,900**	**$ 2,275**	**$ 4,302**	**$ 2,027**
Other Financing Sources/(Uses)				
Emergency Reserve Funding - Transfer In	$ 25,500	$ 25,500	$ 25,500	$ -
Pond Reserve Funding - Transfer In	85,000	85,000	85,000	-
Total Other Financing Sources (Uses)	**$ 110,500**	**$ 110,500**	**$ 110,500**	**$ -**
Net Change in Fund Balance	**$ 114,400**	**$ 112,775**	**$ 114,802**	**$ 2,027**
Fund Balance - Beginning	$ 226,068		$ 226,657	
Fund Balance - Ending	$ 340,468		$ 341,459	

Stoneybrook West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 17,252	$ 74,311	$ 24,897	$ 299,406	$ 12,503	$ 26,469	$ -	$ -	$ -	$ -	$ -	$ 454,839
Interest Income	1,783	1,668	1,756	1,856	1,681	2,400	2,263	-	-	-	-	-	13,406
Total Revenues	**$ 1,783**	**$ 18,919**	**$ 76,067**	**$ 26,753**	**$ 301,087**	**$ 14,903**	**$ 28,732**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 468,246**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ -	$ -	$ -	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600
PR-FICA	-	61	-	-	-	61	-	-	-	-	-	-	122
Engineering	-	330	300	-	-	1,350	-	-	-	-	-	-	1,980
Attorney	910	5,290	2,113	195	5,850	260	500	-	-	-	-	-	15,117
Management Fees	3,380	3,380	3,380	3,380	3,380	3,380	3,380	-	-	-	-	-	23,658
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Trustee Fees	-	7,704	-	-	-	-	-	-	-	-	-	-	7,704
Annual Audit	-	-	3,900	-	-	-	-	-	-	-	-	-	3,900
Website Maintenance	103	103	103	103	103	103	103	-	-	-	-	-	721
Postage & Delivery	1	-	-	-	-	-	-	-	-	-	-	-	1
Insurance General Liability	6,554	-	-	-	-	-	-	-	-	-	-	-	6,554
Printing & Binding	-	-	30	-	-	-	1	-	-	-	-	-	32
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	155	155	155	155	155	155	155	-	-	-	-	-	1,082
Other Current Charges	-	134	133	139	131	135	137	-	-	-	-	-	809
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 16,685**	**$ 17,956**	**$ 10,113**	**$ 3,971**	**$ 9,618**	**$ 6,243**	**$ 4,275**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,862**

Stoneybrook West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ 9,463
Insurance Property	576	-	-	-	-	-	-	-	-	-	-	-	576
Landscape - Contract	4,500	4,500	4,500	4,500	4,500	4,500	4,500	-	-	-	-	-	31,500
Landscape - Other	-	-	366	-	-	-	-	-	-	-	-	-	366
Pest Control	5,925	5,181	5,925	5,181	5,181	5,181	5,181	-	-	-	-	-	37,755
Lake and Wetland	3,255	3,255	3,255	3,255	3,255	3,255	3,255	-	-	-	-	-	22,785
Fountain - Contract	700	-	-	700	-	-	700	-	-	-	-	-	2,100
Fountain - R&M	-	2,441	-	-	-	1,564	-	-	-	-	-	-	4,005
General Maintenance	-	-	-	-	-	-	2,205	-	-	-	-	-	2,205
Utility - Electric	1,298	1,051	1,208	1,398	1,094	891	1,000	-	-	-	-	-	7,940
Stormwater Drainage Maintenance	670	-	-	670	-	-	670	-	-	-	-	-	2,010
Misc - Contingency	2,431	-	2,505	-	-	-	163	-	-	-	-	-	5,099
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field Expenditures	**$ 20,707**	**$ 17,780**	**$ 19,111**	**$ 17,056**	**$ 15,381**	**$ 16,743**	**$ 19,026**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 125,804**
Total Expenditures	**$ 37,392**	**$ 35,736**	**$ 29,224**	**$ 21,028**	**$ 24,999**	**$ 22,986**	**$ 23,301**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 194,666**
Excess (Deficiency) of Revenues over Exper	$ (35,609)	$ (16,816)	$ 46,843	$ 5,725	$ 276,088	$ (8,083)	$ 5,431	$ -	$ -	$ -	$ -	$ -	$ 273,580
Other Financing Sources/(Uses):													
Emergency Reserve Funding - Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ (25,500)	$ -	$ -	$ -	$ -	$ -	(25,500)
Pond Reserve Funding - Transfer Out	-	-	-	-	-	-	(85,000)	-	-	-	-	-	(85,000)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (110,500)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (110,500)**
Net Change in Fund Balance	**$ (35,609)**	**$ (16,816)**	**$ 46,843**	**$ 5,725**	**$ 276,088**	**$ (8,083)**	**$ (105,069)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 163,080**

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**

Stoneybrook West

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Orange County

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 526,334	$ 55,138	$ 474,317	$ 1,055,790
Net Assessments	$ 494,754	$ 51,830	$ 445,858	$ 992,442
allocation in %	50%	5%	45%	100%

Date	*Gross Amount*	*Discount/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2018 Debt Service A-1*	*2018 Debt Service A-2*	*Total*
11/10/25	$ 5,161	$ 271	$ -	$ -	$ 4,890	$ 2,438	$ 255	$ 2,197	$ 4,890
11/20/25	4,696	188	2,895	-	1,613	804	84	725	1,613
11/25/25	29,555	1,182	270	-	28,103	14,010	1,468	12,625	28,103
12/05/25	78,475	3,139	-	-	75,336	37,556	3,934	33,845	75,336
12/15/25	23,567	943	-	-	22,625	11,279	1,182	10,164	22,625
12/22/25	-	-	-	562	562	280	29	252	562
12/22/25	52,648	2,106	-	-	50,542	25,196	2,640	22,706	50,542
01/15/26	52,023	2,081	-	-	49,942	24,897	2,608	22,437	49,942
02/13/26	625,613	25,025	-	-	600,588	299,406	31,365	269,816	600,588
03/13/26	23,684	947	-	-	22,737	11,335	1,187	10,215	22,737
03/13/26	-	-	-	2,343	2,343	1,168	122	1,053	2,343
04/15/26	55,237	2,141	-	-	53,096	26,469	2,773	23,853	53,096
TOTAL	**$ 950,658**	**$ 38,023**	**$ 3,165**	**$ 2,905**	**$ 912,376**	**$ 454,839**	**$ 47,648**	**$ 409,888**	**$ 912,376**

90%	**Percent Collected**
$ 105,131	**Balance Remaining to Collect**

SECTION 3

Karen Castor Dentel Supervisor of Elections Orange County—Florida

Mapping Department
soemapping@ocfelections.gov

April 15, 2026

Iman Sakalla, Recording Secretary
Stoneybrook West CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **3,728 registered voter(s)** in the **Stoneybrook West CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov

SECTION 4

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June12, 2026

(Dates are subject to change)

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

1. Present the items listed below during the qualifying period

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

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

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).

2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.

3. File required campaign treasurer's reports

4. Present qualifying documents during the qualifying period.

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

Candidates Paying the Qualifying Fee:

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

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

Candidates Qualifying by Petition Method:

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

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

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

See Section 99.061(3), Florida Statutes.