

***Stoneybrook West
Community Development District***

Agenda

July 29, 2026

AGENDA

Stoneybrook West

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

**Wednesday
July 29, 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 May 27, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-06 Declaring Board Vacancies
6. Ratification of Additional Services Order with Sitex
7. Staff Reports
 - A. Attorney
 - i. Update on Spending Authorization Resolution
 - ii. Legislative Update and Proposed Recall Rule Language
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Fiscal Year 2027 Meeting Schedule
 - iv. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals and Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
 - D. Field Manager
 - i. Review of Complaint Log

ii. Discussion of Additional Pond Signage

8. Other Business

9. Supervisors Requests

10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, **May 27, 2026**, at 6:32 p.m. at 1201 Black Lake Blvd., Winter Garden, Florida.

Present and constituting a quorum:

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

Also present were:

Katie O'Rourke	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 6:32 p.m. Three Board members were present in person constituting a quorum and Mr. Gray joined via Zoom and Mr. Alexander joined at 6:35 p.m.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the February 25,
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the February 25, 2026, Board of Supervisors meeting. She noted that these minutes have been reviewed by District staff and District Counsel and asked for any comments. The minutes were approved unanimously.

On MOTION by Ms. Odom, seconded by Ms. Acireale, with all in favor, the Minutes of the February 25, 2026 Board of Supervisors Meeting, were approved.

THIRD ORDER OF BUSINESS**Public Comment Period**

Ms. O'Rourke opened the public comment period for the Board. A resident said the gate at Mahon and Icon had been left open for about two months and needed to be repaired and closed. They also pointed out ongoing trash and debris along the pond edge that had not been cleaned up, including a large piece of styrofoam. The resident expressed concerns about outsiders entering through the open gate to fish in the pond and being near residents' homes. They also mentioned that sections of the community fencing, especially along Avalon, were in poor condition and allowed easy access into the neighborhood. Ms. O'Rourke thanked the resident and noted the concerns would be addressed later in the meeting.

**Mr. Alexander joined the meeting at this time.*

FOURTH ORDER OF BUSINESS**Field Manager's Report****i. Review of Complaint Log**

Mr. Szozda noted that a resident stated that a gate/fence near Avalon had been left open for about two months, needed repairs, and had trash and debris piling up around it. It was discussed as to who owned the gate and determined it was not maintained by the CDD. They believed it was likely an HOA or another party's responsibility. Mr. Szozda explained that the CDD does not own or maintain any gates or fences in the community. The resident asked that the issue be noted and looked into so the responsible party could address the repairs and cleanup. The Board requested an update on the entrance pond fountains at Ponds 1 and 23 and whether there would be any repair costs. Mr. Szozda explained that Pond 23 would be repaired at no charge by relocating the fountain to make maintenance easier and reduce clogging from debris. For Pond 1, the fountain needed to be pulled and inspected before any costs could be determined because the issue could be related to a clog or damage outside the warranty. He also reported that an overflow spillway issue near Ponds 1 and 2 had been filled and restored to acceptable conditions. He said they would continue monitoring those ponds once significant rainfall occurred.

Mr. Szozda discussed ongoing inspections of pond control structures and discussed routine landscape maintenance, acknowledging that dry conditions had slowed growth but that mowing

crews remained active and responsive. The Aquatics maintenance was reported to be in good condition. The aerator in Pond 9 had been restored to full operation after additional repairs, and odor complaints in the area had subsided. Also discussed was Pond 17, where an aerator had been out of service for several weeks. Mr. Szozda reported that the manufacturer had approved warranty coverage for the failed compressors, allowing repairs to proceed at no cost to the District. They also reviewed a proposal to potentially switch future aeration equipment to a different manufacturer, citing faster warranty support and potentially greater reliability. Mr. Szozda suggested considering alternative equipment when future units fail outside of warranty coverage. The Board confirmed that the warranty repair would return the aerator to service and that Pond 17 would be operational again once the replacement components were installed.

ii. Consideration of Proposals for Replacement of Aeration Systems

Mr. Szozda stated that the Board had discussed replacing the current Otterbine aeration systems with Airmax units but decided no action was needed since the existing equipment was being repaired under warranty. Members talked about ongoing compressor issues, slow response times from Otterbine, and the possibility of testing Airmax in the future if problems continued. To reduce downtime, the Board approved purchasing two spare compressors that could be swapped out quickly when failures occur.

On MOTION by Ms. Naegele, seconded by Ms. Odom, with all in favor, the Proposal for Replacement of Spare Compressions, was approved.

iii. Approval of Sitex Fuel Surcharge Proposal

Mr. Szozda stated that the Board had also approved a temporary 3% fuel surcharge requested by a vendor due to increased fuel costs. Members agreed to monitor the surcharge at future meetings and revisit it as fuel prices change. It was confirmed that the drilling and filling work at Pond 24 had been completed.

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, the Sitex Fuel Surcharge Proposal, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-03
Approving Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Ms. O'Rourke reviewed the proposed FY 2027 budget and Resolution 2026-03. She explained that approving the proposed budget would allow the District to meet statutory requirements, advertise the budget, and schedule the final public hearing for July 29, 2026 at 6:30 p.m. The Board confirmed that a quorum would be available for that meeting. Ms. O'Rourke noted that the proposed budget did not include an increase in resident assessments and that approving the budget established the maximum assessment level that could be adopted later. Revenue continued to come primarily from CDD maintenance assessments and interest income. The budget included a 5% increase in District management fees, a slight decrease in insurance costs, small increases in audit and trustee fees, and overall administrative cost increases of about \$3,000. In the field operations section, landscape, pest control, and pond maintenance vendors requested 3% increases, while field management was budgeted for a 5% increase. General maintenance and contingency funds were also increased to provide flexibility for future repairs and stormwater needs. A Board member asked whether future assessment increases related to areas being assumed under the memorandum of understanding would be determined after the reserve study was completed. Ms. O'Rourke confirmed that the reserve study would help identify those future funding needs before any major decisions were made.

On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, Resolution 2026-03 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposal for Reserve
Study**

Ms. O'Rourke stated that the Board had discussed the proposed FY2027 budget and future reserve funding needs after taking ownership of additional stormwater infrastructure. She explained that an updated reserve study would help determine how much money should be set aside for future repairs and whether an assessment increase might be needed in FY2028. The Board asked questions about the removal of the \$60,000 capital outlay line item, and Ms. O'Rourke clarified that the funding had not been removed but had been consolidated into the capital reserve funds to simplify budgeting and avoid duplication. She reviewed changes to the expenditure

section, including separating contract costs from other maintenance expenses and transferring funds into both general and pond reserve accounts. The Board discussed how future reserve contributions could increase once the updated reserve study was completed. Ms. O'Rourke also reviewed assessment schedules, noting that maintenance assessments would remain unchanged for all property types in FY2027, and explained the debt service schedules, including that the Series 2018 bond assessments were scheduled to end in 2032. After discussion, the Board approved Resolution 2026-03, adopting the proposed FY2027 budget and setting the public hearing for final budget adoption. The Board then considered a proposal for an updated reserve study. Ms. O'Rourke explained that the same company that completed the District's previous reserve study would conduct a Level 2 update with an onsite inspection of the newly acquired infrastructure. The study would cost approximately \$3,900 and be funded through the miscellaneous contingency account. Following discussion, the Board approved the reserve study proposal unanimously.

On MOTION by Mr. Gray, seconded by Ms. Acireale, with all in favor, the Proposal for Reserve Study, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Status of Stormwater Memorandum of Understanding

Mr. Clark reported that the stormwater MOU was moving forward. Stonybrook West Master Association had already signed the agreement, Westbrook was expected to sign soon, and Stoney Creek had not responded yet but was expected to participate. He explained that the agreement clarified maintenance responsibilities by making the CDD responsible for all stormwater pipes and related structures. He noted that he believed current reserves were sufficient for the next year while a reserve study was completed to help plan future budgets. The attorney also said he would bring back a revised emergency expenditure resolution to allow quicker approval of urgent water-related repairs. Mr. Clark pointed out that an address listed in the agreement was outdated, and the attorney agreed to correct it. No action was required from the Board.

B. Engineer

Mr. Glasscock reported that crews found the damaged stormwater area was larger than expected after digging around it. He stated that they had discovered a sizable void beneath the

structure but caught the problem before it became more serious. The riprap could be reused, but the grates would need to be replaced. He also noted that water was still pooling around a previously repaired storm structure. He suggested having the landscaper create small swales to help move the water into a nearby pond. If that wasn't possible, a contractor could be brought in to make the drainage improvements. A Board member asked whether the current drought conditions made it a good time to complete the repairs before water levels rose again. Mr. Glasscock agreed and estimated the work would cost less than \$5,000, which could be approved by the chairman without further board action. No additional engineering issues were discussed.

C. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register, noting that checks written through April 30, 2026 totaled \$720,081.07. She had already verified the register for accuracy and asked the Board for approval. The Board approved it unanimously.

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

iii. Presentation of Registered Voters – 3,728

Ms. O'Rourke reported that the CDD had 3,728 registered voters as of the annual voter count. She noted that the report is required each year and that the number does not affect the District since the Board is already fully resident-elected. The information was presented for the Board's awareness.

iv. General Election Qualifying Period and Procedure

Ms. O'Rourke reminded the Board that Seats 1, 2, and 3 were up for election in November and that the current supervisors needed to qualify with the Orange County Supervisor of Elections between June 8 and June 12 if they wanted to remain on the ballot. Mr. Gray asked how the process

worked and was told it was simply a matter of visiting the elections office, filling out the required paperwork, and paying the filing fee. Ms. O'Rourke also clarified that the May deadline only applied to petition candidates and did not apply to their qualification process.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

There being no comments, the next item followed.

NINTH 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

SECTION A

RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 29, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Stoneybrook West Community Development District for the Fiscal Year Ending September 30, 2027", as adopted by the Board of Supervisors on July 29, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook West Community Development District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027, the sum of _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously

approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 29th day of July, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Stoneybrook West
Community Development District

Approved Proposed Budget
FY 2027



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Stoneybrook West
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 494,754	\$ 486,654	\$ 8,100	\$ 494,754	\$ 494,754
Interest Income	14,000	17,696	1,304	19,000	13,851
Carry Forward Surplus	13,839	-	-	-	-
TOTAL REVENUES	\$ 522,593	\$ 504,350	\$ 9,404	\$ 513,754	\$ 508,605
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 5,000	\$ 2,400	\$ 1,000	\$ 3,400	\$ 5,000
PR-FICA	383	184	77	260	383
Engineering	10,000	3,180	6,820	10,000	10,000
Attorney	23,000	19,980	3,021	23,000	23,000
Management Fees	40,556	30,417	10,139	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	927	309	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	80	420	500	1,000
Legal Advertising	1,400	-	500	500	1,400
Information Technology	1,854	1,391	464	1,854	1,947
Office Supplies	700	0	250	250	700
Other Current Charges	2,231	1,074	2,671	3,745	2,291
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	5,250	-	-	-	5,250
TOTAL ADMINISTRATIVE	\$ 117,306	\$ 83,374	\$ 25,969	\$ 109,343	\$ 120,150
<i>Operations & Maintenance</i>					
<u>Field Expenditures</u>					
Field Management	\$ 16,223	\$ 12,167	\$ 4,056	\$ 16,223	\$ 17,034
Insurance - Property	996	576	-	576	547
Landscape - Contract	54,000	40,250	13,750	54,000	55,620
Landscape - Other	5,000	366	4,634	5,000	5,000
Pest Control	65,500	48,117	17,383	65,500	67,102
Lake and Wetland	39,060	29,295	9,765	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	6,615	3,385	10,000	20,000
Utility - Electric	13,125	9,934	3,191	13,125	15,000
Stormwater Drainage Maintenance - Contract	2,680	2,010	670	2,680	2,760
Misc - Contingency	19,004	7,376	1,646	9,022	40,775
Capital Outlay	60,000	25,675	-	25,675	-
TOTAL FIELD EXPENDITURES	\$ 294,788	\$ 188,486	\$ 60,175	\$ 248,661	\$ 274,955
TOTAL EXPENDITURES	\$ 412,094	\$ 271,860	\$ 86,144	\$ 358,004	\$ 395,105

Stoneybrook West
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<i>Other Sources/(Uses)</i>					
Reserves - Emergency	\$ (25,500)	\$ (25,500)	\$ -	\$ (25,500)	\$ (28,500)
Reserves - Ponds	(85,000)	(85,000)	(45,250)	(130,250)	(85,000)
TOTAL OTHER SOURCES/(USES)	\$ (110,500)	\$ (110,500)	\$ (45,250)	\$ (155,750)	\$ (113,500)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 121,989	\$ (121,989)	\$ -	\$ -

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
Approved Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 4,500	\$ 6,576	\$ 1,424	\$ 8,000	\$ 4,500
Carry Forward Balance	226,068	226,657	-	226,657	389,807
TOTAL REVENUES	\$ 230,568	\$ 233,233	\$ 1,424	\$ 234,657	\$ 394,307
<u>EXPENDITURES:</u>					
Other Current Charges	\$ 600	\$ 450	\$ 150	\$ 600	\$ 600
TOTAL EXPENDITURES	\$ 600	\$ 450	\$ 150	\$ 600	\$ 600
<u>Other Sources/(Uses)</u>					
Emergency Reserve - Transfer In	\$ 25,500	\$ 25,500	\$ -	\$ 25,500	\$ 28,500
Pond Reserve - Transfer In	85,000	85,000	45,250	130,250	85,000
TOTAL OTHER SOURCES/(USES)	\$ 110,500	\$ 110,500	\$ 45,250	\$ 155,750	\$ 113,500
EXCESS REVENUES (EXPENDITURES)	\$ 340,468	\$ 343,283	\$ 46,524	\$ 389,807	\$ 507,207

Stoneybrook West
Community Development District
Approved Proposed Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 497,688	\$ 489,539	\$ 8,149	\$ 497,688	\$ 497,688
Interest Earnings	5,000	8,842	3,158	12,000	10,200
Carry Forward Surplus ⁽¹⁾	150,848	165,137	-	165,137	171,916
TOTAL REVENUES	\$ 653,536	\$ 663,518	\$ 11,307	\$ 674,825	\$ 679,804
<u>EXPENDITURES:</u>					
Interest A1	\$ 15,688	\$ 15,688	\$ -	\$ 15,688	\$ 14,378
Interest A2	98,220	98,220	-	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	\$ 502,909	\$ -	\$ 502,909	\$ 504,032
EXCESS REVENUES (EXPENDITURES)	\$ 150,627	\$ 160,609	\$ 11,307	\$ 171,916	\$ 175,773
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
			Interest Due 11/1/27	\$	42,809

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 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 B

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT
IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN
ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook West Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Orange County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook West Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Orange County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Orange County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Orange County, for such time as authorized by Florida law; and

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

DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit “B.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “B.”

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Orange County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “B.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Orange County Tax Collector and shall be collected by Orange County Tax Collector in the same manner and time as Orange County taxes. The proceeds therefrom shall be paid to the Stoneybrook West Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Orange County property roll by the Property Appraiser after the date of this Resolution; and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Orange County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook West Community Development District.

PASSED AND ADOPTED this 29th day of July, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

EXHIBIT “A”

Stoneybrook West
Community Development District

Approved Proposed Budget
FY 2027



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8-9	<u>Series 2018 Amortization Schedule</u>
10	<u>Assessment Schedule</u>

Stoneybrook West
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 494,754	\$ 486,654	\$ 8,100	\$ 494,754	\$ 494,754
Interest Income	14,000	17,696	1,304	19,000	13,851
Carry Forward Surplus	13,839	-	-	-	-
TOTAL REVENUES	\$ 522,593	\$ 504,350	\$ 9,404	\$ 513,754	\$ 508,605

EXPENDITURES:

Administrative

Supervisor Fees	\$ 5,000	\$ 2,400	\$ 1,000	\$ 3,400	\$ 5,000
PR-FICA	383	184	77	260	383
Engineering	10,000	3,180	6,820	10,000	10,000
Attorney	23,000	19,980	3,021	23,000	23,000
Management Fees	40,556	30,417	10,139	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	927	309	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	80	420	500	1,000
Legal Advertising	1,400	-	500	500	1,400
Information Technology	1,854	1,391	464	1,854	1,947
Office Supplies	700	0	250	250	700
Other Current Charges	2,231	1,074	2,671	3,745	2,291
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	5,250	-	-	-	5,250
TOTAL ADMINISTRATIVE	\$ 117,306	\$ 83,374	\$ 25,969	\$ 109,343	\$ 120,150

Operations & Maintenance

Field Expenditures

Field Management	\$ 16,223	\$ 12,167	\$ 4,056	\$ 16,223	\$ 17,034
Insurance - Property	996	576	-	576	547
Landscape - Contract	54,000	40,250	13,750	54,000	55,620
Landscape - Other	5,000	366	4,634	5,000	5,000
Pest Control	65,500	48,117	17,383	65,500	67,102
Lake and Wetland	39,060	29,295	9,765	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	6,615	3,385	10,000	20,000
Utility - Electric	13,125	9,934	3,191	13,125	15,000
Stormwater Drainage Maintenance - Contract	2,680	2,010	670	2,680	2,760
Misc - Contingency	19,004	7,376	1,646	9,022	40,775
Capital Outlay	60,000	25,675	-	25,675	-
TOTAL FIELD EXPENDITURES	\$ 294,788	\$ 188,486	\$ 60,175	\$ 248,661	\$ 274,955

TOTAL EXPENDITURES	\$ 412,094	\$ 271,860	\$ 86,144	\$ 358,004	\$ 395,105
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Stoneybrook West
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<i>Other Sources/(Uses)</i>					
Reserves - Emergency	\$ (25,500)	\$ (25,500)	\$ -	\$ (25,500)	\$ (28,500)
Reserves - Ponds	(85,000)	(85,000)	(45,250)	(130,250)	(85,000)
TOTAL OTHER SOURCES/(USES)	\$ (110,500)	\$ (110,500)	\$ (45,250)	\$ (155,750)	\$ (113,500)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 121,989	\$ (121,989)	\$ -	\$ -

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
Approved Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 4,500	\$ 6,576	\$ 1,424	\$ 8,000	\$ 4,500
Carry Forward Balance	226,068	226,657	-	226,657	389,807
TOTAL REVENUES	\$ 230,568	\$ 233,233	\$ 1,424	\$ 234,657	\$ 394,307
<u>EXPENDITURES:</u>					
Other Current Charges	\$ 600	\$ 450	\$ 150	\$ 600	\$ 600
TOTAL EXPENDITURES	\$ 600	\$ 450	\$ 150	\$ 600	\$ 600
<u>Other Sources/(Uses)</u>					
Emergency Reserve - Transfer In	\$ 25,500	\$ 25,500	\$ -	\$ 25,500	\$ 28,500
Pond Reserve - Transfer In	85,000	85,000	45,250	130,250	85,000
TOTAL OTHER SOURCES/(USES)	\$ 110,500	\$ 110,500	\$ 45,250	\$ 155,750	\$ 113,500
EXCESS REVENUES (EXPENDITURES)	\$ 340,468	\$ 343,283	\$ 46,524	\$ 389,807	\$ 507,207

Stoneybrook West
Community Development District
Approved Proposed Budget
Debt Service Series 2018 Special Assessment Bonds

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<u>EXPENDITURES:</u>					
Interest A1	\$ 15,688	\$ 15,688	\$ -	\$ 15,688	\$ 14,378
Interest A2	98,220	98,220	-	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	\$ 502,909	\$ -	\$ 502,909	\$ 504,032
EXCESS REVENUES (EXPENDITURES)	\$ 150,627	\$ 160,609	\$ 11,307	\$ 171,916	\$ 175,773
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
			Interest Due 11/1/27	\$	42,809

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 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									

EXHIBIT “B”

**Stoneybrook West CDD
FY 27 Assessment Roll**

Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
03-23-27-8232-12-960	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8232-12-970	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8232-12-980	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-11-010	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-020	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-030	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-040	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-050	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-060	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-070	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-080	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-090	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-100	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-110	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-120	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-130	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-140	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-150	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-160	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-170	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-180	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-190	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-200	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-210	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-220	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-230	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-240	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-250	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-260	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-270	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-280	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-290	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-300	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-310	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-320	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-330	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-340	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-350	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-360	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-370	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-380	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-390	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-400	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-410	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-420	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-430	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-440	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-11-450	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8233-12-001	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-002	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-003	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-004	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-005	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-006	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-007	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-008	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-009	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-010	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-011	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-012	1	50	\$296.38		\$267.65	\$564.03

[illegible]

Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
03-23-27-8233-12-076	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-077	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-078	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-079	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-080	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-081	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-082	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-083	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-084	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-085	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-086	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-087	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-088	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-089	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-090	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-091	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-092	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-093	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-094	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-095	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-099	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-100	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-101	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-102	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-103	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-104	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-105	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-106	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-107	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-108	1	50	\$296.38			\$296.38
03-23-27-8233-12-109	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-110	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-111	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-112	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-113	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-114	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-115	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8233-12-116	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8234-09-001	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-002	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-003	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-004	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-005	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-006	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-007	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-008	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-009	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-010	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-011	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-012	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-013	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-014	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-015	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-016	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-017	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-018	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-019	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-020	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-021	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-022	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-023	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-024	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8234-09-025	1	60	\$342.85		\$350.62	\$693.47

[illegible]

[illegible]

[illegible]

Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
03-23-27-8238-13-249	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-250	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-251	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-252	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-253	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-254	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-255	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-256	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-257	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-258	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-259	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-260	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-261	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-262	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-263	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-264	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-265	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-266	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-267	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-268	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-269	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-270	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-271	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-272	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-273	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-274	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-275	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-276	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-277	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-278	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-279	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-280	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-281	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-282	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8238-13-283	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-03-010	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-020	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-030	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-040	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-050	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-060	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-070	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-080	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-090	1	90	\$416.78		\$657.53	\$1,074.31
03-23-27-8240-03-100	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-110	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-120	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-130	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-140	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-150	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-160	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-170	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-180	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-190	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-200	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-03-210	1	75	\$377.91		\$475.52	\$853.43
03-23-27-8240-15-010	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-020	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-030	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-040	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-050	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-060	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-070	1	60	\$342.85		\$350.62	\$693.47

Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
03-23-27-8240-15-080	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-090	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-100	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-110	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-120	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-130	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-140	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-150	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-160	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-170	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-180	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-190	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-200	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-210	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-220	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-230	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-240	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-250	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-260	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-270	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-280	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-290	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-300	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-310	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-320	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-330	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-340	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-350	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-360	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-370	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-380	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-390	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-400	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-15-410	1	60	\$342.85		\$350.62	\$693.47
03-23-27-8240-16-001	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-002	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-003	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-004	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-005	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-006	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-007	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-008	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-009	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-010	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-011	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-012	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-013	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-014	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-015	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-016	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-017	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-018	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-019	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-020	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-021	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-022	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-023	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-024	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-025	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-026	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-027	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-028	1	50	\$296.38		\$267.65	\$564.03
03-23-27-8240-16-029	1	50	\$296.38		\$267.65	\$564.03

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Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
04-23-27-8227-20-067	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-068	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-069	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-070	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-071	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-072	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-073	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-074	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-075	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-076	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-077	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-078	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-079	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-080	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-081	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-082	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-083	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-084	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-085	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-086	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-087	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-088	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-089	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-090	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-091	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-092	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-093	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-094	1	40.5	\$181.17			\$181.17
04-23-27-8227-20-095	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-096	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-097	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-098	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-099	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-100	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-101	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-102	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-103	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-104	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-105	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-106	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-107	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-108	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-109	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-110	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-111	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8227-20-112	1	40.5	\$181.17	\$185.65		\$366.82
04-23-27-8228-21-001	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8228-21-002	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8228-21-003	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8228-21-004	1	40	\$199.50		\$194.49	\$393.99</

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Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
04-23-27-8230-21-149	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-150	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-151	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-152	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-153	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-154	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-155	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-156	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-157	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-158	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-159	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-160	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-161	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-162	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-163	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-164	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-165	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8230-21-166	1	40	\$199.50		\$194.49	\$393.99
04-23-27-8231-01-010	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-020	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-030	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-040	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-050	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-060	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-070	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-080	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-090	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-100	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-110	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-120	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-130	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-140	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-150	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-160	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-170	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-180	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-190	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-200	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-210	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-220	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-230	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-240	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-250	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-260	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-270	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-280	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-290	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-300	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-310	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-320	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-330	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-340	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-350	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-360	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-01-370	1	75	\$377.91		\$475.52	\$853.43
04-23-27-8231-02-001	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-002	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-003	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-004	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-005	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-006	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-007	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-008	1	60	\$342.85		\$350.62	\$693.47

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Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
04-23-27-8231-02-135	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-136	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-02-137	1	60	\$342.85		\$350.62	\$693.47
04-23-27-8231-04-001	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-002	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-003	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-004	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-005	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-006	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-007	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-008	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-009	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-010	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-011	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-012	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-013	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-014	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-015	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-016	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-017	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-018	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-019	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-020	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-021	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-022	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-023	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-024	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-025	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-026	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-027	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-028	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-029	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-030	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-031	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-032	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-033	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-034	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-035	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-036	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-037	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-038	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-039	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-040	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-041	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-042	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-043	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-044	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-045	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-046	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-047	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-048	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-049	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-050	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-051	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-052	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-053	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-054	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-055	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-056	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-057	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-058	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-059	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-060	1	50	\$296.38		\$267.65	\$564.03

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Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
04-23-27-8231-04-187	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-188	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-189	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-190	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-191	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-192	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-193	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-194	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-195	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-196	1	50	\$296.38		\$267.65	\$564.03
04-23-27-8231-04-197	1	50	\$296.38		\$267.65	\$564.03
33-22-27-8290-05-010	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-020	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-030	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-040	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-050	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-060	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-070	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-080	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-090	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-100	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-110	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-120	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-130	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-140	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-150	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-160	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-170	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-180	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-190	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-200	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-210	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-220	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-230	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-240	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-250	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-260	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-270	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-280	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-290	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-300	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-310	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-320	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-330	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-340	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-350	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-360	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-370	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-380	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-390	1	60	\$342.85		\$350.62	\$693.47
33-22-27-8290-05-400	1	60	\$342.85		\$350.62	\$693.47

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Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
33-22-27-8293-01-360	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-370	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-380	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-390	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-400	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-410	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-420	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-430	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-440	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-450	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-460	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-470	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-480	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-490	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-500	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-510	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-520	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-530	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-540	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-550	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-560	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-570	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-580	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-590	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-600	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-610	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-620	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-630	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-640	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-650	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-660	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-670	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-680	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-690	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-700	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-710	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-720	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-730	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-740	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-750	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-760	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-770	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-780	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-790	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-800	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-810	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-820	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-830	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-840	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-850	1	TH	\$195.81	\$185.65		\$381.46
33-22-27-8293-01-860	1	TH	\$195.81	\$185.65		\$381.46
34-22-27-8287-06-010	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-020	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-030	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-040	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-050	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-060	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-070	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-080	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-090	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-100	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-110	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-120	1	75	\$377.91		\$475.52	\$853.43

Parcel ID	Units	Type	O&M	Series 2018A-1	Series 2018A-2	Total
34-22-27-8287-06-130	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-140	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-150	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-160	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-170	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-180	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-190	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-200	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-06-210	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-220	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-230	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-240	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-250	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-260	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-270	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-280	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-290	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-300	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-310	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-320	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-330	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-340	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-350	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-360	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-370	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-06-380	1	90	\$416.78		\$657.53	\$1,074.31
34-22-27-8287-08-010	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-020	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-030	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-040	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-050	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-060	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-070	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-080	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-090	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-100	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-110	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-120	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-130	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-140	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-150	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-160	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-170	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-180	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-190	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-200	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-210	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-220	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-230	1	75	\$377.91		\$475.52	\$853.43
34-22-27-8287-08-240	1	75	\$377.91		\$475.52	\$853.43
Total Gross Assessments	1874		\$526,334.36	\$55,138.05	\$474,317.41	\$1,055,789.82
Total Net Assessments			\$494,754.30	\$51,829.77	\$445,858.37	\$992,442.43

SECTION V

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEATS 1 AND 2 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, three members of the Board of Supervisors (the “Board”) were to be elected for Seats 1, 2 and 3 by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for Seats 1 and 2, which were available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such seats as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #1 (previously held by Tom Alexander)

Seat #2 (previously held by Jennifer Fletcher Odom)

SECTION 2. This Resolution shall become effective on November 17, 2026, and Seats 1 and 2 are declared vacant as of such date. Those parties currently holding those seats shall remain in office until being replaced by the District pursuant to Fla. Stat. §190.06(3)(b).

PASSED AND ADOPTED this 29th day of July, 2026.

ATTEST:

**STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson

SECTION VI

AGREEMENT

THIS AGREEMENT (the “Agreement”) is made and entered into this 8th day of July, 2026, by and between:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus St., Celebration, FL 34747 (the “District”), and

SITEX AQUATICS, LLC, a Florida Limited Liability Company, whose principal address is 11719 31st Terrace East, Palmetto, FL 34221, and whose mailing address is P.O. Box 917, Parrish, FL 34219 (the “Contractor”).

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, Contractor submitted a proposal dated July 7, 2026, which is attached hereto as Attachment A and incorporated herein by reference (the “Proposal”), to repair fountain compressors as described in the Proposal on property owned by the District (the “Scope of Work”) and referred to herein as the Project; and

WHEREAS, Contractor represents that it is qualified to provide those services outlined in the Proposal and necessary to complete the Project.

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

Section 1. Recitals; Prior Agreements. The recitals stated above are true and correct and by this reference are incorporated, inclusive of the referenced exhibits, into and form a material part of this Agreement. This Agreement supersedes any prior agreements between the parties for the work described in the Proposal.

Section 2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in the Proposal.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete the Project in accordance with the conditions and prices as stated herein and in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor shall perform all the work pursuant to this Agreement in accordance with all applicable federal, state and local laws and regulations.

Section 3. Compensation. District agrees to compensate the Contractor for the Scope of Work in the amount of **FOUR THOUSAND THIRTY-THREE AND 00/100 DOLLARS** (\$4,033.00 USD), which is the Contract Sum, to be paid as follows: 50% (\$2,016.50) upon the execution of this Agreement with the remainder to be paid upon the satisfactory completion of the Project. By executing this Agreement, Contractor covenants, represents and warrants that it has had ample opportunity to, and by careful examination has, satisfied itself as to the nature and location of the Project, the conditions of the site, the character, quality and quantity of the materials to be encountered, the soil, subsoil and subsurface condition of the site, the equipment and facilities needed preliminary to and during the prosecution and completion of the Project, the general and local conditions, including weather, and all other matters whatsoever which can or could in any way affect the Project, and has, as necessary, consulted with the District or District's consultants as Contractor, in its expertise, deemed necessary to obtain any and all clarifications necessary to establish the Contract Sum and the time for performance of the Scope of Work.

Section 4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

Section 5. Term. This Agreement shall commence upon execution and shall terminate upon completion of the Project, unless earlier terminated according to the terms of this Agreement..

Section 6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of Ten and no/100 Dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement,

whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

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

Section 8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

Section 9. Termination or Cancellation. District can terminate this Agreement on ten (10) days' notice if Contractor fails to perform. Such written notice may be mailed to the respective party's address set forth above.

Section 10. Quality of Service. Contractor agrees to perform its duties hereunder in a "first class" and professional manner and complete the Services in such a way that is reasonably acceptable to District. If, at any time, District should become dissatisfied with the level of work being performed by Contractor or claims that Contractor has failed to perform any Services, such dissatisfaction or claim shall be submitted to Contractor in writing.

Section 11. Insurance. The Contractor shall maintain the following insurance coverages during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence; and

B. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

C. Automobile liability Insurance for bodily injuries in limits of not less than \$500,000 per person and accident for property damage of not less than \$500,000 per accident out of or resulting from the operations, maintenance or use by Contractor or any owned, non-owned or hired automobiles, trailers or other equipment required to be licensed.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

Section 12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the Scope of Work, the Contract Sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the Scope of Work is complete.

D. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by the act or omission of any party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

E. NO MONETARY DAMAGES SHALL BE CLAIMED OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY DELAY IN THE PROJECT CAUSED BY AN ACT OR OMISSION OF THE DISTRICT, ITS OFFICERS, AGENTS OR EMPLOYEES. CONTRACTOR ACKNOWLEDGES THIS LIMITATION ON RECOVERY AND ASSUMES ALL MONETARY RISK ASSOCIATED WITH THIS LIMITATION.

F. Failure on the part of Contractor to timely process a request for an extension of time to complete the Scope of Work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

G. All requests for extension of time to complete the Scope of Work shall be made in writing to the District.

Section 13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

Section 15. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

Section 16. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.

Section 17. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions of the Proposal, then this Agreement shall control.

Section 18. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Orange County, Florida.

Sections 19. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply with Chapter 119, Florida Statutes, as follows:

- A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.
- B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Custodian of Public Records, in a format that is compatible with the District's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.

Sections 20. E-Verify Requirement.

A. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(5)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor

Section 21. Anti-Human Trafficking Affidavit Requirement. The District is subject to the requirements of section 787.06(14), Florida Statutes (2025) pertaining to human trafficking. As such, Contractor must execute the affidavit attached hereto as Attachment B.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement between Stoneybrook West Community Development District and Sitex Aquatics, LLC, on the day and year first written above.

**STONEYBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:
Attest: Katie O'Rourke
Name: Katie O'Rourke
Title: District Manager

DocuSigned by:
By: [Signature]
Name: Tom Alexander
Title: Chairman

SITEX AQUATICS, LLC, a Florida Limited
Liability Company

Signed by:
By: [Signature]
Name: Joseph Craig
Title: President

ATTACHMENT A
PROPOSAL



Mailing:

Physical:

PO Box 917
Parrish, FL 34219

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:

C/O:

Contact:

Address:

Email:

Phone:

StoneyBrook West CDD

GMS

Robert Szozda

15501 Town Commons Blvd Winter Garden, FL 34787

rszozda@gmscfl.com

865.603.3650

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

Service	Cost
Seal kit	\$130.00
2- Capacitors	\$588.00
Maintenance kit	\$238.00
5hp Equinox chamber	\$2,402.00
Labor	\$600.00
Shipping	\$75.00
Total cost	\$4,033.00

Scope: Due to age the fountain will need a new Equinox chamber to fix the spray patter and seals went bad. Full maintenance will be conducted.

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.

DocuSigned by:

2026-07-08

07/07/2026

Accepted By

520D2395F59D493...

Date

President, Sitex Aquatics Ilc.

Date

SECTION VII

SECTION A

SECTION 1

RESOLUTION 2026-__

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

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

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

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

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

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

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

WHEREAS, the District has ongoing responsibilities to operate and maintain the District’s Surface Water Management System (“SWMS”), including rapid response in the event of sudden and unanticipated malfunction of the SWMS; and

WHEREAS, by its nature, malfunctions in or damage to the SWMS may create an imminent threat to life or property and cannot wait for normal procurement or approval processes when such events occur; and

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

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Spending on Surface Water Management System.** The District has budgeted and set aside reserves for both regular maintenance of and unanticipated repairs to the SWMS. In addition to the spending allowances set forth in Section 2 of this Resolution, the District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize expenditures of up to \$50,000.00 per proposal and/or event if the circumstances enumerated in Section 2 exists with respect to the SWMS and the District Engineer certifies

that an emergency exists or that failure to take immediate action will result in more significant damage or expense.

4. **Emergency Defined.** For purposes of this Resolution, an “Emergency” is a sudden or unexpected situation, event, turn of events or circumstance negatively impacting or impairing the health, safety, and welfare of the District’s residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District’s operations. Examples of an Emergency include but are in no way limited to: acts of God, epidemic, pandemic, riot, fires, floods, tropical storms, hurricanes, accidents, structural, failure of a District facility or improvement, and/or other similar circumstances and events. When a “disaster” has been declared, as defined in Fla. Stat. §252.34(2), the requirement to obtain an Emergency Authorization shall be deemed to have been fulfilled. The existence of an emergency as defined herein shall, in addition to the authorizations permitted under this Resolution, shall constitute cause for the District to call and convene an emergency meeting, provided that it complies with the procedures set forth in FLA. STAT. §189.015 and other applicable law.
5. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
6. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board or other policies which are contrary to the terms of this Resolution are hereby repealed.
7. **Emergency Management Provision.** This Resolution is not intended to and does not supersede or limit any powers of the District, including emergency spending powers, that may arise from an Executive Order of the Governor of Florida under Florida Statutes Chapter 252 that may arise in the event of a Disaster or other declared emergency management event.
8. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 29th DAY OF July, 2026

ATTEST:

**STONEBROOK WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION 2

**STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT
RULE OF PROCEDURE 2.0
RECALL PETITION PROCEEDINGS**

Adopted pursuant to Section 190.0071, Florida Statutes

SECTION 1 PURPOSE AND SCOPE

1.1 Purpose. This Rule establishes uniform procedures for processing recall petitions filed against members of the Board of Supervisors of the Stoneybrook West Community Development District ("District") who are elected by the qualified electors of the District. These procedures are adopted pursuant to the authority granted under Section 190.0071, Florida Statutes, and shall govern all recall proceedings initiated on or after the effective date of this Rule.

1.2 Scope of Application. This Rule applies exclusively to recall proceedings against Board members who are elected by qualified electors of the District and who have served at least one-fourth of their term of office at the time a recall petition is filed. Board members who are not elected by qualified electors or who have not served the requisite portion of their term are not subject to recall under this Rule.

SECTION 2 DEFINITIONS

For purposes of this Rule, the following definitions shall apply:

2.1 "Board" means the Board of Supervisors of the District.

2.2 "Clerk," as the context requires, means the Clerk of the City of Winter Garden, Florida.

2.3 "Qualified Elector" means a person who is registered to vote with the Supervisor of Elections and who resides within the boundaries of the District.

2.4 "Recall Committee" means the qualified electors of the District making charges contained in the statement of grounds for recall, as well as those signing the recall petition, as designated pursuant to Section 190.0071(4)(c), Florida Statutes.

2.5 "Recall Petition" means the initial petition containing the name of the Board member sought to be recalled, the statement of grounds for recall, and the requisite number of verified signatures, as prescribed by Section 190.0071(4), Florida Statutes.

2.6 "Recall Referendum Petition" means the petition circulated after preparation of the Record of Recall Proceedings seeking authorization to hold a referendum on whether the Board member should be recalled, as prescribed by Section 190.0071(6), Florida Statutes.

2.7 "Record of Recall Proceedings" means the document prepared by the Clerk that includes the recall petition, the determination of the Supervisor of Elections regarding verified and valid signatures, and the rebuttal statement (if any) of the Board member subject to recall.

2.8 "Supervisor of Elections" means the Supervisor of Elections for Orange County, Florida.

SECTION 3 GROUNDS FOR RECALL

3.1 Exclusive Statutory Grounds. The grounds for removal of elected Board members are limited exclusively to the following reasons and must be contained in the recall petition:

- (a) Malfeasance;
- (b) Misfeasance;
- (c) Neglect of duty;
- (d) Drunkenness;
- (e) Incompetence;
- (f) Permanent inability to perform official duties; or
- (g) Conviction of a felony involving moral turpitude.

3.2 Legal Sufficiency Standard. A recall petition must allege conduct constituting a valid ground for removal. The mere recital of a statutory ground, without supporting factual allegations describing conduct that fulfills that ground, is legally insufficient to require a recall election.

SECTION 4 RECALL PETITION REQUIREMENTS

4.1 Petition Content. A recall petition must contain:

- (a) The name of the Board member sought to be recalled;
- (b) A factual statement of grounds for recall, limited solely to those specified in Section 3.1.
- (c) Designation of the recall committee;
- (d) Designation of a specific person as chair of the recall committee, who shall act on behalf of the committee; and
- (e) If more than one Board member is sought to be recalled, a separate recall petition must be prepared for each Board member.

4.2 Requisite Number of Signatures. The recall petition must be signed by at least ten percent (10%) of the total number of qualified electors of the District.

4.3 Signature Requirements. Each qualified elector signing the recall petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;

- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the elector's social security number; and
- (h) Date signed.

4.4 Eligibility to Sign. Only qualified electors of the District are eligible to sign the recall petition.

4.5 Time Limit for Collecting Signatures. All signatures must be obtained and the signed petition must be filed with the Clerk no later than thirty-five (35) days after the date on which the first signature is obtained on the recall petition.

4.6 Prohibition on Amendment. The recall petition may not be amended after it is filed with the Clerk, except as provided in Section 5.7.

SECTION 5 FILING AND PROCESSING OF RECALL PETITION

5.1 Filing with Clerk. The recall petition and its accompanying signature pages must be filed by the chair of the recall committee with the Clerk within the time period specified in Section 4.5.

5.2 Clerk's Initial Notification. Within seven (7) days of receipt of the recall petition, the Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall petition has been filed, and shall provide a copy of such petition to each.

5.3 Submission to Supervisor of Elections. No more than sixty (60) days after the date on which the recall petition is filed, the Clerk shall submit the recall petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained.

5.4 Payment of Verification Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of signature verification.

5.5 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall petition does not contain the requisite number of verified and valid signatures, the recall proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action. Any recall petition deemed insufficient may not be used in any other proceeding.

5.6 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent and the recall committee of the recall petition sufficiency determination, and shall serve upon the Board member sought to be recalled, by certified mail, notice of such certification and a request that the Board member submit a rebuttal statement to the Clerk within thirty (30) days after receipt of the request.

5.7 Removal of Name from Petition. A qualified elector may have his or her name removed from the recall petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the Clerk determines that the number of current verified and valid signatures falls below the threshold required by Section 4.2, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 6 RECORD OF RECALL PROCEEDINGS

6.1 Preparation of Record. If the Supervisor of Elections determines that a recall petition has the requisite number of verified and valid signatures, and within thirty (30) days after the date of receipt of the rebuttal statement or after the last date a rebuttal statement could have been filed, the Clerk must prepare a document entitled "Record of Recall Proceedings."

6.2 Contents of Record. The Record of Recall Proceedings must include:

- (a) The recall petition;
- (b) The determination of the Supervisor of Elections regarding the number of verified and valid signatures; and
- (c) The rebuttal statement, if provided, or, if no rebuttal statement was received, an indication that none was received.

6.3 Distribution of Record. The Record of Recall Proceedings must be sent by certified mail to the District's registered agent, the Board member subject to recall, and the chair of the recall committee.

6.4 Public Posting. The District shall post the Record of Recall Proceedings on its website within fourteen (14) days after receipt. The District shall redact from such posting any personal information which is exempt under Fla. Stat. §119.071, including, without limitation, information which depicts an individual's social security number, driver's license number or Florida identification number.

SECTION 7 RECALL REFERENDUM PETITION

7.1 Authorization to Circulate. Upon receipt of the Record of Recall Proceedings, the recall committee may circulate a petition on whether a referendum to recall the Board member should be held.

7.2 Petition Content. A recall referendum petition must contain:

- (a) The name of the person sought to be recalled; and
- (b) A copy of the Record of Recall Proceedings.

7.3 Requisite Number of Signatures. The signed recall referendum petition must be signed by at least fifteen percent (15%) of the qualified electors of the District or subdistrict, as applicable.

7.4 Signature Requirements. Each qualified elector signing the recall referendum petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;
- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the qualified elector's social security number; and
- (h) Date signed.

7.5 Eligibility to Sign. All qualified electors of the District are eligible to sign the recall referendum petition.

7.6 Filing Deadline. The signed recall referendum petition and its accompanying signature pages must be filed with the Clerk no later than sixty (60) days after the chair of the recall committee's receipt of the Record of Recall Proceedings.

7.7 Clerk's Notification. The Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall referendum petition has been filed, and provide a copy of such petition, within seven (7) days after receipt of the recall referendum petition.

7.8 Verification of Signatures. No more than thirty (30) days after the date on which the recall referendum petition is filed, the Clerk shall submit the recall referendum petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained. The recall committee must pay in advance to the Supervisor of Elections the actual cost of such signature verification.

7.9 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition does not contain the requisite number of verified and valid signatures, the recall vote proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall vote proceedings to the registered agent of the District, the Board member subject to recall, and the recall committee without taking further action. Any recall referendum petition deemed insufficient may not be used in any other proceeding.

7.10 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent, the Board member sought to be recalled, and the recall committee of the recall referendum petition sufficiency determination and the date, time, and location of the recall referendum.

7.11 Removal of Name from Recall Referendum Petition. A qualified elector may have his or her name removed from the recall referendum petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall referendum petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the number of current verified and valid signatures falls below the threshold required by Section 7.3, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 8 RECALL REFERENDUM PROCEDURES

8.1 Fixing Date of Referendum. Upon confirmation that the recall referendum petition has the requisite number of verified and valid signatures, the Supervisor of Elections shall fix a day for holding the recall referendum. The Supervisor of Elections shall administer such referendum in accordance with Section 190.006(3)(d), Florida Statutes.

8.2 Timing of Referendum. Any recall election must be held not less than thirty (30) days or more than ninety (90) days after the certification, and at the same time as any other general or special election held within such period; but if no such election is to be held within that period, the referendum must be conducted at a special election to be held within the period aforesaid.

8.3 Payment of Referendum Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of holding the recall referendum.

8.4 Notice by Publication. Notice of the recall referendum shall be published by the District in a newspaper of general circulation in the area of the District at least fourteen (14) days in advance of such referendum.

8.5 Notice by Mail. Notice of the recall referendum shall also be mailed to each qualified elector at his or her last known address at least fourteen (14) days in advance of such referendum. The Board shall use and rely upon the official records maintained by the Supervisor of Elections and property appraiser or tax collector in each county in determining such addresses.

8.6 Content of Notices. The notices required by Sections 8.4 and 8.5 shall contain:

- (a) The date, time, and location of the referendum; and
- (b) A statement that the Record of Recall Proceedings is available for review on the District's website.

8.7 Payment of Notice Costs. The recall committee must pay in advance to the District the actual cost of the recall referendum notices, including the publication and mailing thereof and the staff costs incurred by the District during the notification process.

8.8 Ballot Format. The ballots at the recall referendum must conform to the following:

With respect to each person whose removal is sought, the question must be submitted:

"Shall [NAME OF PERSON] be removed as a member of the board of supervisors of the STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT by recall?"

Immediately following each question there must be printed on the ballots the two propositions in the following order:

"[NAME OF PERSON] should be removed from office."

"[NAME OF PERSON] should not be removed from office."

8.9 Cancellation of Referendum for Resignation. A recall referendum authorized by this Rule must be canceled by the Supervisor of Elections if the Board member subject to the recall submits his or her resignation, which is irrevocable, within twenty (20) days after notice is sent via certified mail pursuant to Section 7.7. The District shall promptly provide the Clerk and the Supervisor of Elections with a copy of any such resignation, but no more than seven (7) days after receipt of such resignation. Such resignation shall become immediately effective without further action from the District's Board of Supervisors.

SECTION 9 RESULTS AND FILLING OF VACANCIES

9.1 Recall Approved. If a majority of the qualified electors of the District voting in the recall referendum approves the recall of the Board member in the recall referendum, as determined by the Supervisor of Elections, the Board member subject to the recall immediately ceases to hold office.

9.2 Filling Vacancy After Recall. The vacancy created by the recall must be filled by the Board of Supervisors pursuant to Section 190.006(4), Florida Statutes, except that, if three or more Board members are recalled at the same referendum, the Governor must fill the vacancy pursuant to Section 114.04, Florida Statutes.

9.3 Recall Not Approved. If a majority of the qualified electors of the District or subdistrict voting in the recall referendum do not approve the recall, the recall proceedings are terminated.

SECTION 10 RESTRICTIONS AND PROHIBITIONS

10.1 Restriction on Board Appointment. A person who is removed by a recall pursuant to this Rule, or who resigns after a petition has been filed against him or her, is not eligible to be appointed to the District's Board of Supervisors within a period of two (2) years after the date of such recall or resignation.

10.2 District Neutrality. The Board of Supervisors of the District shall not advocate for or against the recall of a Supervisor whose recall is sought under this Rule. Without limitation, the Board may not make or publish official statements regarding the merit of a recall petition or rebuttal statement and shall not provide funds for any of the activities which are part of the recall petition process, other than the required costs of notice which are reimbursed in advance pursuant to Section 8.7 and the cost, if any, of posting to the District's website. Nothing in this Section 10.2 shall prohibit an individual Supervisor of the District, acting in his/her individual capacity, from executing petitions or voting as described in this Rule; however, such Supervisor shall not utilize District funds to advocate a particular position, shall not communicate such position by official District email or other District communication methods and shall not utilize or reference that Supervisor's title or position while making any statement regarding the recall process.

SECTION 11.0 EFFECTIVE DATE

11.1 Effective Date. This Rule shall be effective on this date of its adoption by the Board of Supervisors and shall apply to all recall petitions filed on or after such date.

SECTION C

SECTION 1

Stoneybrook West

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

<i>Date:</i>	<i>check #'s:</i>	<i>Amount:</i>
May 2026	229 - 235	\$58,385.68
Jun 2026	236 - 242	\$51,904.27
TOTAL		\$110,289.95

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/14/26	00009	5/14/26 05142026	202605 300-20700-10000	TAX RECEIPTS TRANSFER	*	35,120.81	
				STONEYBROOK WEST CDD SERIES 2018-A2			35,120.81 000229
5/14/26	00025	5/14/26 TAX REC	202605 300-20700-10000	TAX RECEIPTS TRANSFER	*	4,082.70	
				STONEYBROOK WEST CDD SERIES 2018-A1			4,082.70 000230
5/21/26	00028	5/01/26 203675	202605 320-53800-46200	MAY 26 - LANDSCAPE MAINT	*	4,500.00	
				BLADE RUNNERS COMMERCIAL			4,500.00 000231
5/21/26	00005	5/01/26 19425	202604 310-51300-31500	APR 26 - LEGAL SERVICES	*	260.00	
				CLARK & ALBAUGH, LLP			260.00 000232
5/21/26	00001	5/01/26 84	202605 320-53800-34000	MAY 26 - FIELD MANAGEMENT	*	1,351.92	
		5/01/26 85	202605 310-51300-34000	MAY 26 - MANAGEMENT FEES	*	3,379.67	
		5/01/26 85	202605 310-51300-35200	MAY 26 - WEBSITE ADMIN	*	103.00	
		5/01/26 85	202605 310-51300-35100	MAY 26 - INFO TECHNOLOGY	*	154.50	
				GMS-CF, LLC			4,989.09 000233
5/21/26	00004	4/30/26 10984-B	202604 320-53800-46300	APR 26 - FOGGING SERVICES	*	3,809.28	
		5/01/26 10986-B	202605 320-53800-47000	MAY 26 - LAKE \$ WATERWAYS	*	3,255.00	
		5/01/26 10986-B	202605 320-53800-46900	MAY 26 - MIDGE FLY LARVIC	*	2,205.00	
		5/01/26 10986-B	202605 320-53800-49000	MAY 26 - FUEL SURCHARGE	*	163.80	
				SITEX AQUATICS, LLC			9,433.08 000234
5/21/26	00031	5/15/26 28416	202604 310-51300-31500	APR 26 - LEGAL SERVICE	*	396.50	
		5/15/26 28416	202604 310-51300-31500	APR 26 - LEGAL SERVICE	V	396.50-	
				STRALEY ROBIN VERICKER			.00 000235
6/29/26	00028	6/01/26 210633	202606 320-53800-46200	JUN 26 - LANDSCAPE MAINT	*	4,250.00	
				BLADE RUNNERS COMMERCIAL			4,250.00 000236

SBWS STONEYBROOK WS SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/29/26	00005	6/01/26 19447 MAY 26	202605 310-51300-31500 - LEGAL SERVICES	CLARK & ALBAUGH, LLP	*	5,102.50	5,102.50 000237
6/29/26	00001	6/01/26 86 JUN 26	202606 320-53800-34000 - FIELD MANAGEMENT		*	1,351.92	
		6/01/26 87 JUN 26	202606 310-51300-34000 - MANAGEMENT FEES		*	3,379.67	
		6/01/26 87 JUN 26	202606 310-51300-35200 - WEBSITE ADMIN		*	103.00	
		6/01/26 87 JUN 26	202606 310-51300-35100 - INFO TECHNOLOGY		*	154.50	
		6/01/26 87 JUN 26	202606 310-51300-42500 - COPIES		*	48.60	
			GMS-CF, LLC				5,037.69 000238
6/29/26	00002	6/10/26 5296447 MAY 26	202605 310-51300-31100 - ENGINEERING SVCS	HANSON WALTER & ASSOCIATES INC	*	1,200.00	1,200.00 000239
6/29/26	00032	6/15/26 S-INV013 RESRVE STUDY RETAINER PMT	202606 320-53800-49000 RESERVE ADVISORS		*	1,950.00	1,950.00 000240
6/29/26	00004	5/31/26 11099-B MAY 26	202605 320-53800-46300 - FOGGING SERVICES		*	3,065.28	
		6/01/26 11106-B JUN 26	202606 320-53800-47000 - LAKE \$ WATERWAYS		*	3,255.00	
		6/01/26 11106-B JUN 26	202606 320-53800-46900 - MIDGE FLY LARVIC		*	2,205.00	
		6/01/26 11106-B JUN 26	202606 320-53800-49000 - FUEL SURCHARGE		*	163.80	
			SITEX AQUATICS, LLC				8,689.08 000241
6/29/26	00024	6/16/26 22938 WEIR VOID FLOWABLE FILL	202606 320-53800-60000	TERRY ROBERTS SITE WORK, INC	*	25,675.00	25,675.00 000242
TOTAL FOR BANK A						110,289.95	
TOTAL FOR REGISTER						110,289.95	

SBWS STONEYBROOK WS SNEER00A

SECTION 2

Stoneybrook West
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
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6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Stoneybrook West
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account - Truist	\$ 65,117	\$ -	\$ -	\$ 65,117
Due from General Fund	-	11,083	-	11,083
<u>Investments:</u>				
Money Market Account - Surplus	765,706	-	343,282	1,108,989
<u>Series 2018</u>				
Reserve Fund (A-1)	-	12,957	-	12,957
Reserve Fund (A-2)	-	111,465	-	111,465
Revenue Fund (A-1)	-	23,790	-	23,790
Revenue Fund (A-2)	-	125,737	-	125,737
Total Assets	\$ 830,823	\$ 285,032	\$ 343,282	\$ 1,459,137
Liabilities:				
Accounts Payable	\$ 9,668	\$ -	\$ -	\$ 9,668
Due to Debt Service	11,083	-	-	11,083
Total Liabilities	\$ 20,751	\$ -	\$ -	\$ 20,751
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 285,032	\$ -	\$ 285,032
Assigned for:				
Operating Reserves	125,779	-	-	125,779
Reserve - Emergency	27,346	-	-	27,346
Reserve - Ponds	77,600	-	-	77,600
Capital Reserve Fund	-	-	343,282	343,282
Unassigned	579,346	-	-	579,346
Total Fund Balances	\$ 810,071	\$ 285,032	\$ 343,282	\$ 1,438,385
Total Liabilities & Fund Balance	\$ 830,823	\$ 285,032	\$ 343,282	\$ 1,459,137

Stoneybrook West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 494,754	\$ 494,754	\$ 486,654	\$ (8,101)
Interest Income	14,000	10,500	17,696	7,196

Total Revenues	\$ 508,754	\$ 505,254	\$ 504,350	\$ (905)
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ 2,400	\$ 2,400	\$ -
PR-FICA	383	184	184	-
Engineering	10,000	7,500	3,180	4,320
Attorney	23,000	17,250	19,980	(2,730)
Management Fees	40,556	30,417	30,417	0
Assessment Administration	5,408	5,408	5,408	(1)
Trustee Fees	7,686	7,686	7,704	(18)
Annual Audit	3,900	3,900	3,900	-
Website Maintenance	1,236	927	927	-
Postage & Delivery	300	225	1	224
Insurance General Liability	7,228	7,228	6,554	674
Printing & Binding	1,000	750	80	670
Legal Advertising	1,400	1,050	-	1,050
Information Technology	1,854	1,391	1,391	-
Office Supplies	2,231	1,673	0	1,673
Other Current Charges	700	525	1,074	(549)
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	5,250	-	-	-

Total General & Administrative	\$ 117,306	\$ 88,688	\$ 83,374	\$ 5,314
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Stoneybrook West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 16,223	\$ 12,167	\$ 12,167	\$ (0)
Insurance Property	996	996	576	420
Landscape - Contract	54,000	40,500	40,250	250
Landscape - Other	5,000	3,750	366	3,384
Pest Control	65,500	49,125	48,117	1,008
Lake and Wetland	39,060	29,295	29,295	-
Fountain - Contract	4,200	3,150	2,100	1,050
Fountain - R&M	5,000	3,750	4,005	(255)
General Maintenance	10,000	7,500	6,615	885
Utility - Electric	13,125	9,844	9,934	(90)
Stormwater Drainage Maintenance	2,680	2,010	2,010	-
Misc - Contingency	19,004	14,253	7,376	6,877
Capital Outlay	60,000	25,675	25,675	-
Total Field Expenditures	\$ 294,788	\$ 202,015	\$ 188,486	\$ 13,528
Total Expenditures	\$ 412,094	\$ 290,703	\$ 271,860	\$ 18,842
Excess (Deficiency) of Revenues over Expenditures	\$ 96,661	\$ 214,552	\$ 232,489	\$ 17,938
<u>Other Financing Sources/(Uses):</u>				
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)	\$ 104,052	\$ 121,989	\$ 17,938
Fund Balance - Beginning	\$ 13,839		\$ 688,082	
Fund Balance - Ending	\$ -		\$ 579,346	

Stoneybrook West
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ 4,500	\$ 3,375	\$ 6,576	\$ 3,201
Total Revenues	\$ 4,500	\$ 3,375	\$ 6,576	\$ 3,201
<u>Expenditures:</u>				
Bank Charges	\$ 600	\$ 450	\$ 450	\$ -
Total Expenditures	\$ 600	\$ 450	\$ 450	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,900	\$ 2,925	\$ 6,126	\$ 3,201
<u>Other Financing Sources/(Uses)</u>				
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	\$ 113,425	\$ 116,626	\$ 3,201
Fund Balance - Beginning	\$ 226,068		\$ 226,657	
Fund Balance - Ending	\$ 340,468		\$ 343,282	

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 June 30, 2026

	Adopted Budget	Prorated Budge Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 497,688	\$ 497,688	\$ 489,539	\$ (8,149)
Interest Income	5,000	3,750	8,842	5,092
Total Revenues	\$ 502,688	\$ 501,438	\$ 498,381	\$ (3,057)
Expenditures:				
Interest A1 - 11/1 & 5/1	\$ 15,688	\$ 15,688	\$ 15,688	\$ -
Interest A2 - 11/1 & 5/1	98,220	98,220	98,220	-
Principal A1 - 5/1	36,000	36,000	36,000	-
Principal A2 - 5/1	353,000	353,000	353,000	-
Total Expenditures	\$ 502,909	\$ 502,909	\$ 502,909	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (221)	\$ (1,471)	\$ (4,528)	\$ (3,057)
Net Change in Fund Balance	\$ (221)	\$ (1,471)	\$ (4,528)	\$ (3,057)
Fund Balance - Beginning	\$ 150,848		\$ 289,559	
Fund Balance - Ending	\$ 150,627		\$ 285,032	

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	\$ 15,002	\$ 16,813	\$ -	\$ -	\$ -	\$ 486,654
Interest Income	1,783	1,668	1,756	1,856	1,681	2,400	2,263	2,181	2,109	-	-	-	17,696
Total Revenues	\$ 1,783	\$ 18,919	\$ 76,067	\$ 26,753	\$ 301,087	\$ 14,903	\$ 28,732	\$ 17,182	\$ 18,922	\$ -	\$ -	\$ -	\$ 504,350

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	-	61	-	-	-	61	-	-	61	-	-	-	184
Engineering	-	330	300	-	-	1,350	-	1,200	-	-	-	-	3,180
Attorney	910	5,290	2,113	195	5,850	260	260	5,103	-	-	-	-	19,980
Management Fees	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	-	-	-	30,417
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	103	103	-	-	-	927
Postage & Delivery	1	-	-	-	-	-	-	-	-	-	-	-	1
Insurance General Liability	6,554	-	-	-	-	-	-	-	-	-	-	-	6,554
Printing & Binding	-	-	30	-	-	-	1	-	49	-	-	-	80
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	155	155	155	155	155	155	155	155	155	-	-	-	1,391
Other Current Charges	-	134	133	139	131	135	137	134	132	-	-	-	1,074
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	\$ 4,035	\$ 10,073	\$ 4,679	\$ -	\$ -	\$ -	\$ 83,374

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ 12,167
Insurance Property	576	-	-	-	-	-	-	-	-	-	-	-	576
Landscape - Contract	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,250	-	-	-	40,250
Landscape - Other	-	-	366	-	-	-	-	-	-	-	-	-	366
Pest Control	5,925	5,181	5,925	5,181	5,181	5,181	5,181	5,181	5,181	-	-	-	48,117
Lake and Wetland	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	-	-	-	29,295
Fountain - Contract	700	-	-	700	-	-	700	-	-	-	-	-	2,100
Fountain - R&M	-	2,441	-	-	-	1,564	-	-	-	-	-	-	4,005
General Maintenance	-	-	-	-	-	-	2,205	2,205	2,205	-	-	-	6,615
Utility - Electric	1,298	1,051	1,208	1,398	1,094	1,013	1,068	803	1,000	-	-	-	9,934
Stormwater Drainage Maintenance	670	-	-	670	-	-	670	-	-	-	-	-	2,010
Misc - Contingency	2,431	-	2,505	-	-	-	163	164	2,114	-	-	-	7,376
Capital Outlay	-	-	-	-	-	-	-	-	25,675	-	-	-	25,675
Total Field Expenditures	\$ 20,707	\$ 17,780	\$ 19,111	\$ 17,056	\$ 15,381	\$ 16,865	\$ 19,094	\$ 17,460	\$ 45,032	\$ -	\$ -	\$ -	\$ 188,486
Total Expenditures	\$ 37,392	\$ 35,736	\$ 29,224	\$ 21,028	\$ 24,999	\$ 23,108	\$ 23,130	\$ 27,533	\$ 49,711	\$ -	\$ -	\$ -	\$ 271,860
Excess (Deficiency) of Revenues over Exper	\$ (35,609)	\$ (16,816)	\$ 46,843	\$ 5,725	\$ 276,088	\$ (8,205)	\$ 5,603	\$ (10,350)	\$ (30,789)	\$ -	\$ -	\$ -	\$ 232,489
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	\$ (8,205)	\$ (104,897)	\$ (10,350)	\$ (30,789)	\$ -	\$ -	\$ -	\$ 121,989

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)
Less: Principal Payment - 5/1/26			(36,000)
Current Bonds Outstanding		\$	395,000

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)
Less: Principal Payment - 5/1/26			(353,000)
Current Bonds Outstanding		\$	2,406,000

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%
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2018 Debt Service A-1</i>	<i>2018 Debt Service A-2</i>	<i>Total</i>	
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	
05/15/26	31,085	992	-	-	30,092	15,002	1,572	13,519	30,092	
06/15/26	32,724	571	-	-	32,153	16,029	1,679	14,445	32,153	
06/16/26	-	-	-	1,572	1,572	784	82	706	1,572	
TOTAL	\$ 1,014,467	\$ 39,586	\$ 3,165	\$ 4,477	\$ 976,193	\$ 486,654	\$ 50,981	\$ 438,558	\$ 976,193	

96%	Percent Collected
\$ 41,323	Balance Remaining to Collect

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES FOR
THE STONEYBROOK WEST COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2027**

The Board of Supervisors of the Stoneybrook West Community Development District will hold their regular meeting for the Fiscal Year 2027 at Towne Center, 1201 Black Lake Blvd., Winter Garden, FL 34787 at 6:30 P.M. unless otherwise indicated as follows:

November 18, 2026

February 24, 2027

May 26, 2027

July 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at that meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Governmental Management Services-
Central Florida, LLC

SECTION 4

SECTION a

Stoneybrook West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Stoneybrook West Community Development District

District Manager:_____

Date:_____

Print Name:_____

Stoneybrook West Community Development District

SECTION b

Stoneybrook West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

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Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

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Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Stoneybrook West Community Development District

District Manager:_____

Date:_____

Print Name:_____

Stoneybrook West Community Development District

SECTION D



Stoneybrook West CDD

Field Management Report



July 29, 2026

Rob Szozda

Field Manager

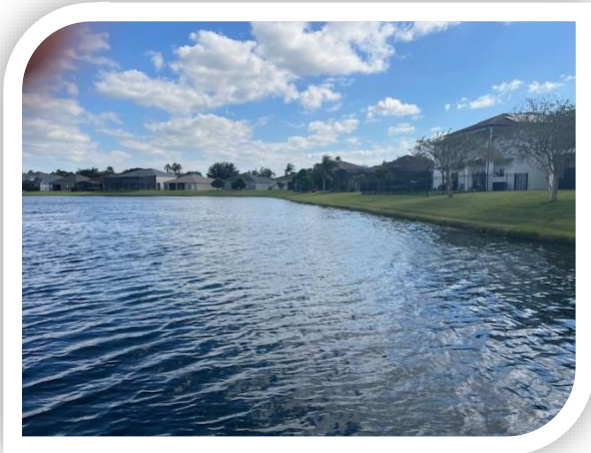
GMS

Status / Information

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, typical growth for this time of year.



3. Stormwater grates replaced and rip rap adjusted near 1941 Black Lake Drive. Engineering to evaluate any further needs.



4. Tree from Conservation Area full onto property at 2656 Slagrove Ct. Resident notified of responsibilities by the HOA. Will evaluate after resident has removed the tree.



Potential Issues

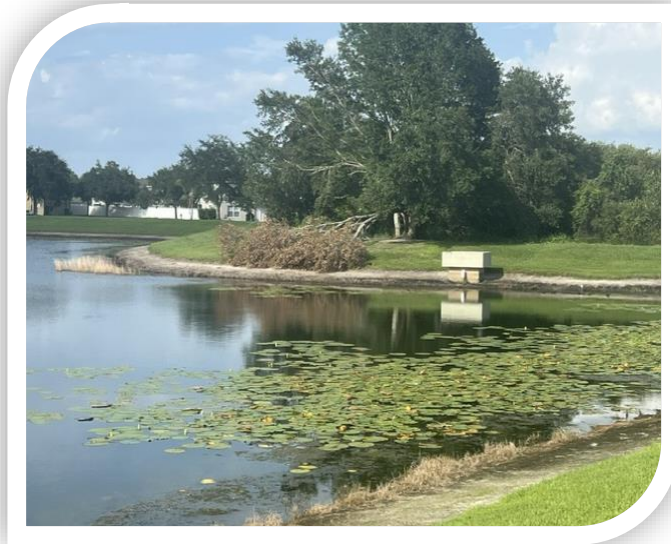
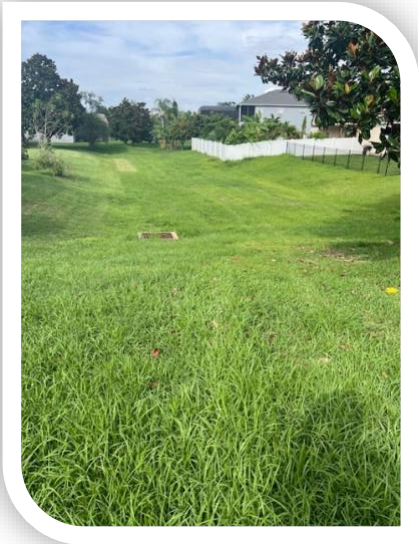
- Potential drainage issues for Pond 1 & 2 and area on Fox Glove. Areas will be monitored during heavy rain events.
- Sepage from Control Structure in Pond 26 – Pending directive from District Engineer.
- District Engineer investigating stormwater structure and condition of lake bank at 1941 Black Lake Drive



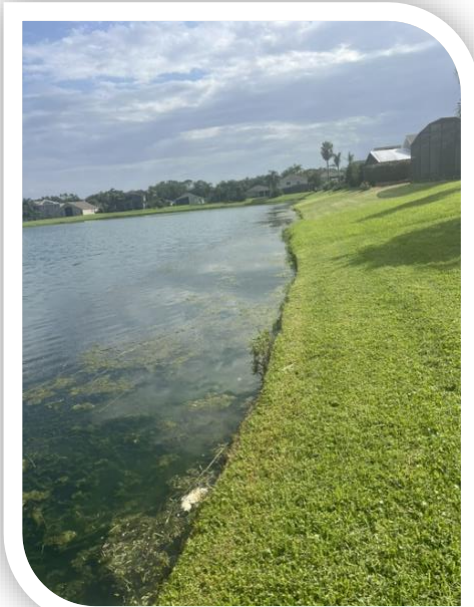
Site Items

Landscape Maintenance

- Bladerunners/United continue to do a good job of maintaining assigned areas
- Experience a couple extended periods between mowings as a result of rain and equipment issues.
- All areas mowed on 7-22-26
- Large tree limb down near Pond 25 – Bladerunners to provide an estimate



Aquatic Maintenance

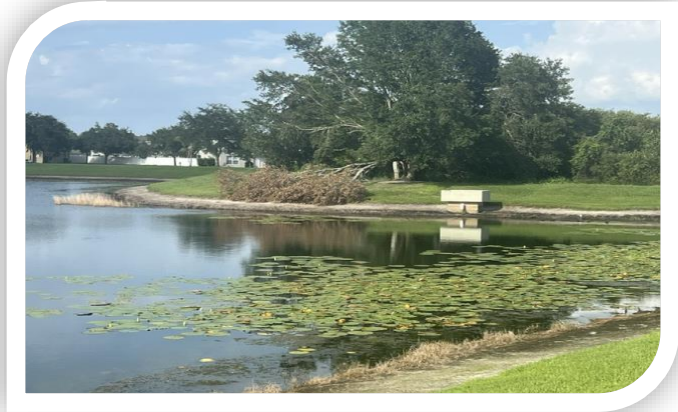


- ✚ Algae and plant growth has been effectively controlled
- ✚ No calls on condition of the ponds
- ✚ All Aerators are fully functional, to include Pond 16
- ✚ Pond 27 was treated with Sonar – Pond remains in acceptable condition.
- ✚ All Ponds experiencing increase noticeable growth as expected in mid-summer
- ✚ Trash removed from all 27 ponds



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 2, 7, 16, 18, 25
- + 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
- + Lilley growth will be evaluated and treated to ensure reasonable growth.

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 – **Complete**
- Access to the outfall structure for Wetland B (Tract F) has become overgrown with vegetation preventing inspections and maintenance. **Complete**
- There are two depressions at the top of bank on the south side of Pond 24 (behind 1560 Sherbourne St.) These depressions should be filled with soil and monitored for further settling. – **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. **WO Submitted**
- 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. **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. **WO Submitted**
- 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. **WO Submitted**
- 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. 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@gmscfi.com. Thank you.

Respectfully,

Rob Szozda

SECTION 1

[illegible]

SECTION 2

RESOLUTION NO. 2019-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING STORMWATER MANAGEMENT PONDS FISHING POLICY; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Stoneybrook West Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Orange County; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Stormwater Management Ponds Fishing Policy attached hereto as **Exhibit “A”** for immediate use and application; and

WHEREAS, on this date, the Board of Supervisors of the District conducted a public hearing as required to consider the proposed Stormwater Management Ponds Fishing Policy, and has otherwise complied with applicable Florida law concerning rule development and adoption of the Fishing Policy as a rule of the District.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ADOPTION OF RULES. The attached Stormwater Management Ponds Fishing Policy is hereby adopted pursuant to this Resolution. This Stormwater Management Ponds Fishing Policy shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapters 120 and 190, Florida Statutes.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Stoneybrook West Community Development District this 28th day of November, 2018.

Attest:



Secretary

**STONEYBROOK WEST
COMMUNITY DEVELOPMENT
DISTRICT**



Chairman

Exhibit “A”

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT
STORMWATER MANAGEMENT PONDS FISHING POLICY

The Stoneybrook West Community Development District, a local unit of special purpose government established under the Uniform Community Development District Act of 1990, Ch. 190, Fla. Stat. ("District"), is the owner of certain stormwater tracts/ponds/lakes within the boundaries of the District ("Ponds"). The Ponds are part of the master stormwater management system for Stoneybrook West, which the District is responsible for operating and maintaining under applicable permits. The purpose of the Ponds is to provide untreated, temporary storage for stormwater runoff and overflow. As such, the Ponds capture many pollutants, such as fertilizers, pesticides, motor oil and heavy metals that wash off lawns, sidewalks, roads and parking lots, which might otherwise flow to wetlands and waterways.

It is the policy of the District to allow residents of the District and their guests to fish from the Ponds, subject to the following restrictions:

1. All fishing from Ponds shall occur during daylight hours.
2. Fishing in the Ponds is AT YOUR OWN RISK. The District is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the Ponds.
3. Each resident or guest fishing from the Ponds is responsible for complying with the State of Florida licensing requirements and other laws for fishing.
4. A resident of the District or guest must be twelve (12) years of age or older in order to fish from the Ponds unsupervised. Children under the age of twelve (12) must be supervised by an adult at all times.
5. While it is the District's policy to permit fishing from the Ponds subject to these restrictions, all residents of the District also have a reasonable expectation of privacy and security. Therefore:
 - a. Access to the Ponds shall only be through the proper access points, and no one shall fish in the area between a Pond and a private residence (the "Restricted Area"), except for persons residing in that private residence or invitees of persons residing in that private residence.
 - b. The District shall have the authority to post "No Trespassing" signs on portions of the Ponds banks where fishing is prohibited. Whether such a sign is placed or not, persons who violate this rule by fishing in a Restricted Area, or by gaining access to any of the Ponds through a Restricted Area, are guilty of trespassing and are subject to legal action.

c. The District has provided local law enforcement authorities information on areas in which trespassing on District property can be enforced, including the Restricted Area.

d. A homeowner or resident finding someone fishing behind their residence without permission should contact local law enforcement, using the non-emergency phone number, and ask to have those persons trespassed.

6. The District has a “CATCH AND RELEASE” policy for all fish caught in the Ponds. All fish must be returned all to the same Pond in which they were caught.

7. No watercraft of any kind are allowed in the Ponds. Any violation of this policy will be reported to the local authorities and may subject the offender to use of the trespass remedies provided for in these rules.

8. Swimming and wading is prohibited in the Ponds.

9. Do not leave fishing poles, lines, equipment or bait unattended. Persons fishing in the Ponds shall remove and properly dispose of all garbage, fishing line, hooks and all other materials/supplies.

10. Do not feed wildlife in or around the Ponds.

