Stoneybrook West
Community Development District

Agenda

November 18, 2026

AGENDA

Stoneybrook West
Community Development District

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

Wednesday
November 18, 2026
6:30 PM

Towne Center
1201 Black Lake Blvd.
Winter Garden, FL

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Appointment of Individuals to Fulfill Board Vacancies in Seats 1 & 2
    B. Administration of Oaths to Newly Elected Supervisors
    C. Election of Officers
    D. Consideration of Resolution 2027-01 Electing Officers
4. Public Hearing
    A. Public Comment Period
    B. Consideration of Resolution 2027-02 Enacting Rule Pertaining to Recall Petition Proceedings
5. Approval of Minutes of the July 29, 2026 Board of Supervisors Meeting
6. Presentation of Reserve Study Report and Financial Implications
7. Consideration of Audit Engagement Letter
8. Ratification of Non-Ad Valorem Agreement with Orange County
9. Consideration of Agreement with PayGov.US for Electronic Payment Processing
10. Consideration of Proposal for Repair of Pond 1 Fountain
11. Staff Reports
    A. Attorney
        i. Presentation of Memorandum on Stormwater Analysis
    B. Engineer
        i. Presentation of Engineer's Report
    C. District Manager
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement

D. Field Manager

i. Review of Complaint Log

ii. Review of Updated Landscaping Contract

iii. Discussion of Aquatic Vendors

iv. Consideration of Proposal for Bush Hogging of Ponds 5 & 6

v. Ratification of Proposal for Fish Clean Up

12. Other Business
13. Supervisors Requests
14. Adjournment

SECTION III

SECTION D

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR 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, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. George Flint is elected Secretary.

Section 4. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Katie O'Rourke is elected Assistant Secretary.

Tricia Adams is elected Assistant Secretary.

Section 5. Jill Burns is elected Treasurer.

Section 6. Patti Powers is elected Assistant Treasurer.

Section 7. Darrin Mossing, Sr. is elected Assistant Treasurer.

Section 8. Katie Costa is elected Assistant Treasurer.

Section 9. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

SECTION IV

SECTION B

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES PERTAINING TO RECALL OF ELECTED SUPERVISORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook West Community Development District ("District") is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, Ch. 190, Fla. Stat., and Ordinance No. 99-60, adopted by the City of Winter Garden, Florida on November 11, 1999;

WHEREAS, the State of Florida enacted Chapter 2026-164, Laws of Florida, having an effective date of July 1, 2026, creating Fla. Stat. §190.0071, which provides a process whereby elected members of community development districts boards of supervisors might be removed from office in a recall election;

WHEREAS, the District desires to provide certain guidelines and procedures to implement recall processes under Fla. Stat. §190.0071 and to govern payment of costs and other aspects of such processes;

WHEREAS, in accordance with Chapters 120 and 190, Fla. Stat., the District is authorized to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation, and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, the Board finds that the adoption of rules pertaining to recall elections is necessary to the efficient and effective operation of the District, and is in the best interests of the District and its residents; and

WHEREAS, the Board on this date conducted a public hearing as required to consider the proposed rules pertaining to recall elections and has otherwise complied with applicable Florida law concerning rule development and adoption of the User Fees.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

2. The District hereby adopts RULE 2.0 RECALL ELECTION PROCEEDINGS attached hereto as Attachment A, as part of the **RULES OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT**

3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 18th day of November, 2026.

Secretary/Assistant Secretary	Chair/Vice Chair

ATTACHMENT A

STONEYBROOK 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.

11.2 Conflict with Statute. In the event this Rule conflicts with Fla. Stat. §190.0071 ("Statute"), the Statute shall control. In the event of a change in the Statute or the ruling of a court having jurisdiction over the District that a portion of this Rule is not controlling, such change in the Statute or the ruling of such court shall control.

MINUTES

MINUTES OF MEETING
STONEYBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, **July 29, 2026,** at 6:30 p.m. at 1201 Black Lake Blvd., Winter Garden, Florida.

Present and constituting a quorum:

Tom Alexander	Chairman
Tiffany Acireale	Vice Chair
Lori Naegele *joined late*	Assistant Secretary
Eli Gray	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 6:30 p.m. Three Board members were present in person constituting a quorum and Ms. Naegele joined at 6:56 p.m.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. O'Rourke opened the public comment period. Resident (Diane Buelhler) expressed concerns regarding increased midge activity near the pond on the north end of the community and requested additional treatment. Staff advised that treatments are conducted monthly and agreed to follow up on the area of concern. There were no additional public comments in person or via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 27, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the meeting minutes of May 27, 2026. With no corrections or edits from the Board, Ms. O'Rourke asked for a motion to approve the minutes of the May 27, 2026, meeting.

> On MOTION by Mr. Gray, seconded by Ms. Acireale, with all in favor, the Minutes of the May 27, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing**

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

Ms. O'Rourke presented Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to Annual Appropriations. Ms. O'Rourke asked for a motion to open the public hearing.

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

Ms. O'Rourke noted that the budget had been previously reviewed and approved by the Board, with no substantive changes other than updates to the actual expenditures through June 30, 2026. She further noted that the proposed budget included no increase in assessments.

With no comments from the public in person or via Zoom, Ms. O'Rourke asked for a motion to close the public hearing.

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

Ms. O'Rourke asked for a motion to approve Resolution 2026-04.

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

B. Consideration of Resolution 20206-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. O'Rourke presented Resolution 2026-05, imposing the operations and maintenance special assessments and certifying the assessment roll for collection through the Orange County tax bill. She explained that both debt service and operations and maintenance assessments are collected as non-ad valorem assessments. The Board discussed the assessment methodology, noting that assessments are calculated based on lot size and impervious surface area in accordance with the District's adopted methodology.

> On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Declaring Board Vacancies**

Ms. O'Rourke presented Resolution 2026-06, declaring Board vacancies for Seats 1 and 2, currently held by Mr. Alexander and Ms. Odom, respectively, as no candidates qualified during the qualifying period for the November 2026 general election. She explained that the vacancies would become effective November 17, 2026, and that adoption of the resolution would not remove the current Supervisors prior to that date. Following the election, the Board may appoint individuals to fill the vacancies, including the current Supervisors if they wish to continue serving.

> On MOTION by Ms. Acireale, seconded by Mr. Gray, with all in favor, Resolution 2026-06, Declaring Board Vacancies for Seats 1 and 2, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Additional Services Order with Sitex**

A representative from Sitex discussed the condition of the entrance fountain motor, noting that metal fragments were discovered during inspection and that replacement was recommended. The Board discussed replacement costs, previously paid repair expenses, warranty coverage, and concerns regarding fishing activity and lightning damage. The replacement motor was estimated

at $4,500, with an additional $1,500 for a five-year warranty. A motion was made and seconded to ratify the previously incurred repair expense of $1,032.

> On MOTION by Mr. Gray, seconded by Ms. Acireale, with all in favor, the Additional Services Order with Sitex in the amount of $1,032, was ratified.

A motion was made and seconded to approve the purchase of a replacement fountain motor and warranty on pond one for an amount not to exceed $6,000.

> On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, the Purchase of a Replacement Fountain Motor and warranty with a NTE $6,000, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Update on Spending Authorization Resolution

Mr. Clark presented an update on the Spending Authorization Resolution. Following discussion, the Board approved the proposed revisions.

> On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, the Proposed Revisions to the Spending Authorization Resolution, were approved.

ii. Legislative Update and Proposed Recall Rule Language

Mr. Clark discussed proposed legislation regarding the recall of CDD Supervisors and reviewed the proposed recall procedures, including petition requirements, grounds for recall, associated costs, and special elections. The Board also discussed maintaining District neutrality during recall proceedings and the distinction between Supervisors acting in their official and individual capacities. Following discussion, the Board agreed to consider adopting the proposed recall provisions into the District's rules of procedure at a public hearing during the November meeting.

On MOTION by Mr. Gray, seconded by Mr. Alexander, with all in favor, Adopting the Proposed Recall Provisions into the District's Rules of Procedure at a Public Hearing During the November Meeting, was approved.

Mr. Clark also provided a legislative update regarding proposed increases to sovereign immunity liability limits, noting that the legislation was vetoed by the Governor. He discussed proposed constitutional amendments concerning ad valorem tax exemptions and explained that the District's assessment structure would not be impacted.

Lastly, Mr. Clark provided an update on the stormwater memorandum of understanding with neighboring associations. He reported that the Master Association had signed the agreement, while the Westbrook Association had not yet provided a signed copy despite multiple follow-up requests. Stone Creek would not be participating. The Board confirmed that the District had previously approved the agreement, with implementation anticipated for October 1, 2026.

B. Engineer

Mr. Glasscock stated he had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register for May 1 through June 30, 2026, totaling $130,289.95.

On MOTION by Ms. Acireale, seconded by Mr. Gray, with all in favor, the Check Register Totaling $130,289.95, was approved.

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financial statements through June 30, 2026. No Board action was required.

iii. Consideration of Fiscal Year 2027 Meeting Schedule

Ms. O'Rourke presented the proposed Fiscal Year 2027 meeting schedule, consisting of four quarterly meetings at 6:30 p.m. at the current meeting location, beginning in November 2026. The Board discussed the schedule and expressed appreciation for the outgoing Chairman.

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

iv. Goals and Objectives

a. Adoption of Fiscal year 2027 Goals and Objectives

Ms. O'Rourke reviewed the proposed Fiscal Year 2027 Goals and Objectives, which establish the District's performance measures and standards for the upcoming fiscal year. The goals and objectives are intended to provide a framework for evaluating the District's administrative responsibilities, financial management, and operational performance in accordance with state reporting requirements. Following review, the Board adopted the Fiscal Year 2027 Goals and Objectives.

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

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

Ms. O'Rourke reviewed the Fiscal Year 2026 Goals and Objectives and the District's performance in meeting the established measures and standards. The annual review provides documentation of the District's accomplishments and compliance with applicable reporting requirements. The Board considered the final report and authorized the Chairman to execute the completed document.

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

Ms. O'Rourke presented the District's previously adopted 2019 stormwater pond fishing policy, which permits public access and fishing within the stormwater ponds. Staff explained that a resident in the Stone Creek community had reported an individual repeatedly fishing near her residence and making her uncomfortable. The resident had contacted law enforcement on several occasions and requested permission to install additional no-trespassing signage near the pond. Staff noted that the existing policy directs residents to contact law enforcement when individuals violate

District rules and requested Board guidance regarding possible changes to the policy or additional signage.

The Board discussed the existing fishing policy, the distinction between stormwater retention ponds and recreational fishing lakes, and the District's authority to regulate access to its property. Counsel explained that the ponds serve an essential stormwater management function and that the District could consider designating specific fishing areas or installing no-trespassing signage where appropriate. However, concerns were raised that restricting access to certain ponds could simply relocate the activity without resolving the underlying issue.

Board members also discussed fishing activity throughout the community, including ponds accessible from outside the gated areas, and whether the reported incident represented an isolated concern or a broader community issue. Several members expressed support for maintaining recreational fishing opportunities for residents and their families while addressing legitimate safety and trespassing concerns. The Board also discussed the potential impact of additional signage on residents and the importance of obtaining community feedback before implementing restrictions.

Following discussion, the Board agreed that no changes to the existing fishing policy or additional signage were approved at this time.

D. Field Manager

i. Review of Complaint Log

ii. Discussion of Additional Pond Signage

Mr. Szozda provided an update on pond maintenance, including improvements in landscaping services, removal of invasive vegetation, and potential relocation of healthy lilies to other ponds. The Board also discussed erosion concerns and additional maintenance needs. Mr. Szozda reported concerns regarding the control structure at Pond 5.6, including seepage through a crack in the concrete and repairs needed to the upper and lower portions of the structure. A contractor was scheduled to inspect the structure and provide an estimate. The Board discussed the timing of the repairs, noting that the structure did not pose an immediate danger but that completing the work while water levels were lower could reduce costs. The estimated repair cost was not expected to exceed $5,000.

On MOTION by Mr. Gray, seconded by Ms. Acireale, with all in favor, Repairs to the Control Structure in an Amount NTE $5,000, was approved.

Mr. Szozda reviewed the complaint log, including concerns regarding aerator operation, trespassing, and potential landscaping encroachments. The Board discussed a property on Black Lake where improvements appeared to extend beyond the property boundary. Staff will obtain measurements and follow up on the matter.

The Board also discussed overgrown vegetation near Hole 13 of the former golf course, including maintenance responsibilities and potential fire hazards. The Field Manager will obtain a proposal for clearing the area and present it to the Board for further consideration.

On MOTION by Ms. Acireale, seconded by Mr. Gray, with all in favor, Blade Runners to Clear the Area on 2402 Balforn Tower Way with a NTE $1,500, was approved.

EIGHTH ORDER OF BUSINESS Other Business

Ms. O'Rourke opened another public comment period.

A member of the public asked for clarification regarding the District's responsibility for stormwater drainage infrastructure in Westbrook. Staff explained that the District would be responsible for maintaining underground drainage pipes, while the associations would remain responsible for street inlets and drainage structures. It was further clarified that the associations would handle routine inlet cleaning, while blockages within the underground pipes would be addressed by the District.

The resident also expressed concerns regarding unauthorized access, trash accumulation, and a damaged fence near a pond. The resident noted that although the gate remained closed, individuals continued entering through the damaged portion of the fence. Staff acknowledged the concerns and the need for fence repairs. Rob was going to look into the fence issues for repair.

NINTH ORDER OF BUSINESS Supervisor's Request

Supervisor Alexander expressed his appreciation for the opportunity to serve the community over the past eight years. He thanked his fellow Board members, District staff, and

maintenance teams for their dedication and contributions to the community. He reflected on the Board's accomplishments, including addressing longstanding issues and establishing reserves, and encouraged continued community involvement.

TENTH ORDER OF BUSINESS **Adjournment**

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

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

_____ _____

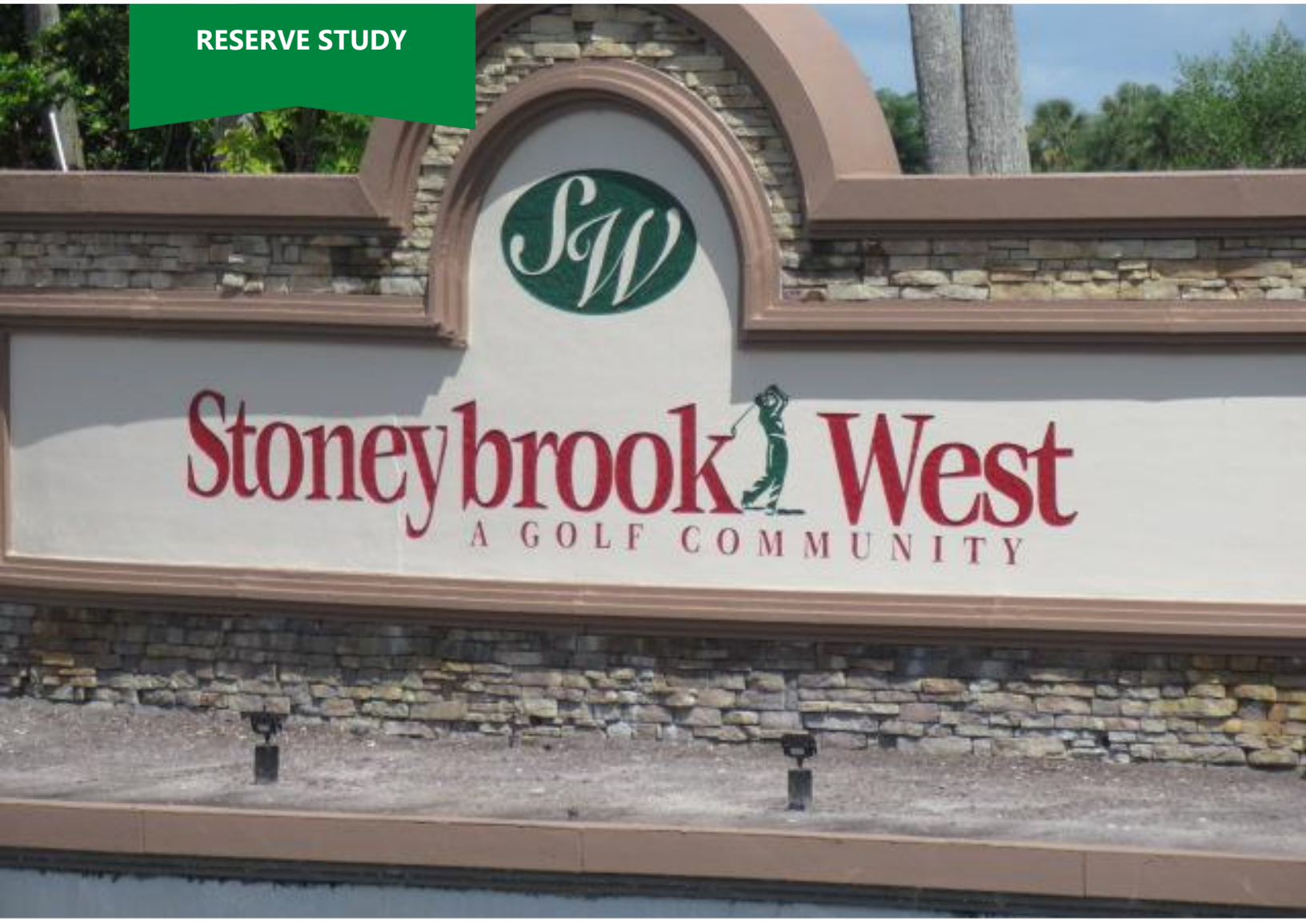
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VI

Stoneybrook West Community Development District

Inspected: August 12, 2026 • Revised on: October 29, 2026
Winter Garden, FL

RESERVE STUDY



RESERVE ADVISORS™
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RESERVE ADVISORS
Long-term thinking. Everyday commitment.

Corporate Office
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Stoneybrook West Community Development District
Winter Garden, Florida

Dear Management of Stoneybrook West Community Development District:

At the direction of the District Management Team that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Stoneybrook West Community Development District in Winter Garden, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 12, 2026.

This *Reserve Study exceeds* the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Management Team and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the District budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Stoneybrook West Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on October 29, 2026 by

Reserve Advisors, LLC

Visual Inspection and Report by: Jared W. Kelley, RS[1]
Review by: Kevin Hayes, Regional Engineering Manager
Alan M. Ebert, RS, PRA[2], Director of Quality Assurance



[1] RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

[2] PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at http://www.apra-usa.com.

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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Stoneybrook West Community Development District (Stoneybrook West)
Location: Winter Garden, Florida
Reference: 211056

Property Basics: Stoneybrook West Community Development District is responsible for the drainage elements shared by 2,259 units. The District was developed from 1999 to 2009.

Reserve Components Identified: Seven Reserve Components.

Inspection Date: August 12, 2026. We conducted the original inspection on January 18, 2022.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan does not recognize a threshold funding year in the next 30 years, the end of this study's Cash Flow Analysis. Rather, the Reserve Funding Plan recommends 2056 year end accumulated reserves of approximately $373,900. We judge this amount of accumulated reserves in 2056 necessary to fund the continued partial replacement of the storm water drainage pipes after 2056. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2056 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.6% anticipated annual rate of return on invested reserves
- 3.2% future Inflation Rate for estimating Future Replacement Costs

Sources for *Local* Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- $341,459 as of April 30, 2026 (The Fiscal Year (FY 2026) for Stoneybrook West begins October 1, 2025 and ends September 30, 2026. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2025-2026 is FY 2026 or simply 2026)
- 2026 budgeted Reserve Contributions of $110,500 ($0 is remaining as of April 30, 2026)
- 2027 budgeted Reserve Contributions of $113,500

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the ***Reserve Expenditures*** tables and include a ***Five-Year Outlook*** table following the ***Reserve Funding Plan*** in Section 3.

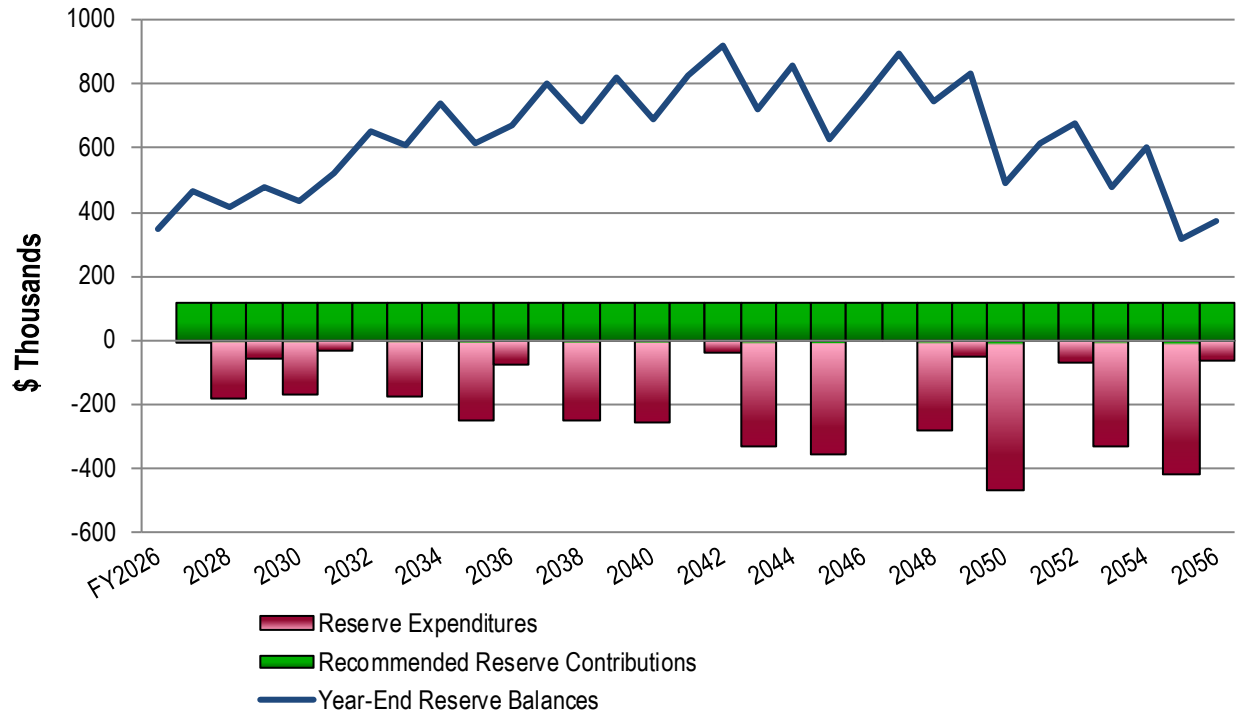
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- We recommend the District adopt a reserve budget of $113,500 in 2028
- Stable contributions of $113,500 from 2028 through 2056
- 2028 Reserve Contribution of $113,500 is equivalent to an average annual contribution of $50.24 per Resident.

Stoneybrook West

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2027	113,500 (Budgeted)	467,854	2037	113,500	802,812	2047	113,500	894,633
2028	113,500	412,719	2038	113,500	685,796	2048	113,500	747,152
2029	113,500	478,302	2039	113,500	818,602	2049	113,500	831,382
2030	113,500	433,935	2040	113,500	691,143	2050	113,500	490,119
2031	113,500	524,619	2041	113,500	824,088	2051	113,500	617,838
2032	113,500	653,235	2042	113,500	920,246	2052	113,500	679,949
2033	113,500	607,063	2043	113,500	721,619	2053	113,500	478,150
2034	113,500	737,822	2044	113,500	855,357	2054	113,500	605,557
2035	113,500	614,411	2045	113,500	628,581	2055	113,500	313,282
2036	113,500	670,406	2046	113,500	759,900	2056	113,500	373,855



2. RESERVE STUDY REPORT

At the direction of Management that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Stoneybrook West Community Development District

Winter Garden, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 12, 2026. We conducted the original inspection on January 18, 2022.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property -** Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures -** Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan -** Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook -** Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail -** Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future Management team members
- **Methodology -** Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions -** Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions -** Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps the management team understand whether reserves, the operating budget or others fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management. These classes of property include:

- Reserve Components
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Others

We advise Management to conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- District responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Stoneybrook West
Community Development District
Winter Garden, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than $8,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Drainage Swales and Berms at CDD Common Areas
- Landscape, CDD Property
- Manholes and Manhole Covers, Stormwater Management (Excl. Covers at Roadway Catch Basins)[1]
- Signage
- Wetland Maintenance

[1] District Management informs us that the Association (Or the City of Winter Garden in the Stone Creek neighborhood) will repair any damage to stormwater management manhole covers caused by vehicles/use/repair of roadway

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We do not identify any Long-Lived Components at this time.

Excluded Components

for
Stoneybrook West
Community Development District
Winter Garden, Florida

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Community Entrances Including the Gate Houses, Entrance Monuments and Perimeter Fences[1]
- Drainage Swales and Berms at Association Common Areas[1]
- Golf Course, Clubhouse and Maintenance Facilities[2]
- Homes and Lots[3]
- Irrigation System[1]
- Lift Stations[4]
- Light Poles and Fixtures[1]
- Parks and Green Spaces[5]
- Potable Water Distribution System[4]
- Street Systems, Stone Creek Community (Incl. Curbs, Gutters, Catch Basins & Associated Manhole Covers)[4]
- Street Systems, Stoneybrook West Community (Incl. Curbs, Gutters, Catch Basins & Associated Manhole Covers)[1]
- Street Systems, Stoneybrook West Parkway (Incl. Curbs, Gutters, Catch Basins & Associated Manhole Covers)[4]
- Town Center Clubhouse and Amenities[1]
- Water Reclamation System[1]

[1] Master Association

[2] Stoneybrook Joint Venture (Management informs us that the Golf Club permanently closed in 2018. Residents of Stoneybrook West Homeowners Association approved the purchase of the Golf Club in 2021 from the City of Winter Garden and plan to sign a lease with a course management company.)

[3] Homeowners

[4] City of Winter Garden

[5] Stone Creek Homeowners Association

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
  - useful life
  - remaining useful life
- 2026 local cost of replacement
  - Per unit
  - Per phase
  - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Years 2026 to 2041

RESERVE EXPENDITURES

Stoneybrook West
Community Development District
Winter Garden, Florida

Explanatory Notes:
1) **3.2%** is the estimated Inflation Rate for estimating Future Replacement Costs.
2) **FY2026** is Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Costs, $ Unit (2026)	Per Phase (2026)	Total (2026)	Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
4.700	5	3	Each	Aerators, Diffuser Systems, Ponds 2, 3, 4, 7 & 9, Phased	2028	5 to 7	2 to 3	8,000.00	24,000	40,000	**9.3%**			25,561	26,379						31,866	32,886						
4.703	3	3	Each	Aerators, Fountains, Ponds 1, 18 & 23	2029	5 to 7	3	10,000.00	30,000	30,000	**4.9%**				32,973							41,107						
4.704	3	3	Each	Aerators, Fountains, Ponds 14, 16 & 17	2031	5 to 7	5	10,000.00	30,000	30,000	**5.2%**						35,117							43,780				
4.712	30	15	Each	Control and Discharge Structures, Concrete, Inspections and Capital Repairs, Phased (Near-Term is Planned)	2027	to 10	1 to 9	1,200.00	18,000	36,000	**4.4%**		1,238								23,900					27,976	
4.715	35,900	11,970	Linear Feet	Erosion Control, Grassy Shorelines, Partial	2028	to 5	2 to 30+	9.00	107,730	323,100	**27.3%**			114,735					134,306					157,215			
4.718	2,700	680	Linear Feet	Erosion Control, Wooded and Heavily Vegetated Shorelines, Partial	2028	to 5	2 to 30+	49.00	33,320	132,300	**8.4%**			35,487					41,540					48,625			
4.721	65,340	650	Linear Feet	Pipes, Subsurface Storm Water Drainage, Partial	2030	to 85+	4 to 30+	230.00	149,500	15,028,200	**40.4%**					169,574					198,499					232,358	
	1	1	Allowance	Reserve Study Update with Site Visit	2028	2	2	3,900.00	3,900	3,900	**0.1%**			4,154													
				Anticipated Expenditures, By Year ($3,872,335 over 30 years)								0	1,238	179,936	59,352	169,574	35,117	0	175,845	0	254,265	73,993	0	249,620	0	260,334	0

RESERVE EXPENDITURES

Stoneybrook West
Community Development District
Winter Garden, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Costs, $ Unit (2026)	Per Phase (2026)	Total (2026)	Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
4.700	5	3	Each	Aerators, Diffuser Systems, Ponds 2, 3, 4, 7 & 9, Phased	2028	5 to 7	2 to 3	8,000.00	24,000	40,000	**9.3%**	39,727	40,998						49,527	51,112						61,745
4.703	3	3	Each	Aerators, Fountains, Ponds 1, 18 & 23	2029	5 to 7	3	10,000.00	30,000	30,000	**4.9%**		51,248							63,890						
4.704	3	3	Each	Aerators, Fountains, Ponds 14, 16 & 17	2031	5 to 7	5	10,000.00	30,000	30,000	**5.2%**				54,580							68,045				
4.712	30	15	Each	Control and Discharge Structures, Concrete, Inspections and Capital Repairs, Phased (Near-Term is Planned)	2027	to 10	1 to 9	1,200.00	18,000	36,000	**4.4%**				32,748					38,334					44,873	
4.715	35,900	11,970	Linear Feet	Erosion Control, Grassy Shorelines, Partial	2028	to 5	2 to 30+	9.00	107,730	323,100	**27.3%**		184,031					215,422					252,167			
4.718	2,700	680	Linear Feet	Erosion Control, Wooded and Heavily Vegetated Shorelines, Partial	2028	to 5	2 to 30+	49.00	33,320	132,300	**8.4%**		56,919					66,628					77,993			
4.721	65,340	650	Linear Feet	Pipes, Subsurface Storm Water Drainage, Partial	2030	to 85+	4 to 30+	230.00	149,500	15,028,200	**40.4%**				271,992					318,386					372,694	
	1	1	Allowance	Reserve Study Update with Site Visit	2028	2	2	3,900.00	3,900	3,900	**0.1%**															
				Anticipated Expenditures, By Year ($3,872,335 over 30 years)								39,727	333,197	0	359,320	0	0	282,050	49,527	471,722	0	68,045	330,160	0	417,567	61,745

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Stoneybrook West
Community Development District
Winter Garden, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserves at Beginning of Year	*(Note 1)*	341,459	345,158	467,854	412,719	478,302	433,935	524,619	653,235	607,063	737,822	614,411	670,406	802,812	685,796	818,602	691,143
Total Recommended Reserve Contributions	*(Note 2)*	**0**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**
Estimated Interest Earned, During Year	*(Note 3)*	3,699	10,434	11,301	11,435	11,707	12,301	15,116	16,174	17,259	17,353	16,488	18,906	19,104	19,306	19,375	19,445
Anticipated Expenditures, By Year		0	(1,238)	(179,936)	(59,352)	(169,574)	(35,117)	0	(175,845)	0	(254,265)	(73,993)	0	(249,620)	0	(260,334)	0
Anticipated Reserves at Year End		$345,158	$467,854	$412,719	$478,302	$433,935	$524,619	$653,235	$607,063	$737,822	$614,411	$670,406	$802,812	$685,796	$818,602	$691,143	$824,088

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year	824,088	920,246	721,619	855,357	628,581	759,900	894,633	747,152	831,382	490,119	617,838	679,949	478,150	605,557	313,282
Total Recommended Reserve Contributions	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**	**113,500**
Estimated Interest Earned, During Year	22,385	21,070	20,238	19,044	17,819	21,233	21,069	20,258	16,959	14,219	16,655	14,862	13,907	11,792	8,818
Anticipated Expenditures, By Year	(39,727)	(333,197)	0	(359,320)	0	0	(282,050)	(49,527)	(471,722)	0	(68,045)	(330,160)	0	(417,567)	(61,745)
Anticipated Reserves at Year End	$920,246	$721,619	$855,357	$628,581	$759,900	$894,633	$747,152	$831,382	$490,119	$617,838	$679,949	$478,150	$605,557	$313,282	$373,855
															(NOTE 4)

Explanatory Notes:

1) Year 2026 ending reserves are as of April 30, 2026; FY2026 starts October 1, 2025 and ends September 30, 2026.

2) 2028 is the first year of recommended contributions.

3) **2.6%** is the estimated annual rate of return on invested reserves; 2026 is a partial year of interest earned.

4) Accumulated year 2056 ending reserves consider the need to fund for continued partial replacement of the storm water drainage pipes shortly after 2056, and the age, size, overall condition and complexity of the property.

*Refer to the Reserve Expenditures pages for the full list of reserve elements

FIVE-YEAR OUTLOOK

Stoneybrook West
Community Development District
Winter Garden, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
4.700	Aerators, Diffuser Systems, Ponds 2, 3, 4, 7 & 9, Phased			25,561	26,379		
4.703	Aerators, Fountains, Ponds 1, 18 & 23				32,973		
4.704	Aerators, Fountains, Ponds 14, 16 & 17						35,117
4.712	Control and Discharge Structures, Concrete, Inspections and Capital Repairs, Phased (Near-Term is Planned)		1,238				
4.715	Erosion Control, Grassy Shorelines, Partial			114,735			
4.718	Erosion Control, Wooded and Heavily Vegetated Shorelines, Partial			35,487			
4.721	Pipes, Subsurface Storm Water Drainage, Partial					169,574	
	Reserve Study Update with Site Visit			4,154			
	Anticipated Expenditures, By Year ($445,217 over 5 years)	0	1,238	179,936	59,352	169,574	35,117

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future Management team members. We advise the Management team to use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service*.

Pond Elements

The District is responsible for the stormwater infrastructure relating to the ponds depicted in the following graphic:



Aerators

Line Items: 4.700, 4.703 and 4.704

Quantity and History: Eight ponds throughout the community originally utilized aeration systems. Seven ponds originally utilized fountain style aerators, before the District replaced the majority of the fountains with diffusers to better control mosquito and midge fly populations between 2020 and 2022. The District did not install diffuser aeration systems at the two ponds near the main property entrance for aesthetic purposes, and instead replaced the fountains in 2022. The age of the fountain aerator at pond 18 was unavailable at the time of our inspection. An additional three aerators were installed at ponds 14, 16 & 17 in 2024. The current aeration system includes five diffuser systems at ponds 2, 3, 4, 7 & 9 and six aerators at ponds 1, 14, 16, 17, 18 & 23

Condition: Reported satisfactory



Pond diffuser



Pond diffuser



Pond fountain aerator



Pond fountain aerator



Pond fountain aerator electrical equipment



Pond diffuser system electronic equipment



Pond fountain aerator electrical equipment



Pond diffuser aeration system

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Control and Discharge Structures, Concrete

Line Item: 4.712

Quantity: Approximately 30 control and discharge concrete structures are located at the 26 ponds and wetland areas throughout the community. These structures convey water, control the direction or rate of flow, and maintain desired water surface elevations.

History: Largely original with the benefit of minor repairs performed on an as-needed basis

Condition: Good to fair overall with no significant deterioration evident



Pond control structure



Pond control structure

Useful Life: The useful life of control and discharge structures is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 10 years.

Component Detail Notes: Maintenance is necessary for a storm water pond or wetland to operate as designed on a long-term basis. The pollutant removal, channel protection, and flood control capabilities of ponds and wetlands will decrease if:

- Sediment accumulates reducing the storage volume
- Debris blocks the outlet structure
- Pipes or the riser are damaged
- Invasive plants take over and out-compete the planted vegetation
- Slope stabilizing vegetation is lost
- The structural integrity of the embankment, weir, or riser is compromised

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair any settlement and collar cracks
  - Ensure proper drainage and inlets are free of debris
  - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the District plan for inspections and capital repairs of up to fifty percent (50%) of the structures per event.

Erosion Control

Line Items: 4.715 and 4.718

Quantity: The majority of the ponds have grassy shorelines and are surrounded by the golf course and/or residential homes. Portions of the shorelines at six ponds (Ponds 6, 12, 15, 19, 20 and 21) have wooded or heavily vegetated shorelines. The following chart identifies the surface area and shoreline quantities by pond:

Ponds	Surface Area (Square Yards)	Grassy Shorelines (Linear Feet)	Wooded/Heavy Vegetated Shorelines (Linear Feet)
1	33,100	3,530	
2	22,000	1,800	
3	12,950	1,550	
4	16,600	1,620	
5	13,450	1,400	
6	1,950	685	250
7	19,100	1,810	
8	4,300	1,090	
9	32,050	2,240	
10	7,150	1,095	
11	10,450	1,380	
12	4,900	615	300
13	5,600	885	
14	21,650	1,665	
15	13,000	865	750
16	11,500	1,420	
17	9,150	1,480	
18	15,250	1,665	
19	20,100	1,925	400
20	8,650	570	500
21	1,850	125	500
22	6,750	1,100	
23	3,350	770	
24	16,700	1,710	
25	12,450	1,830	
26	7,150	1,075	
TOTAL	**331,150**	**35,900**	**2,700**

History: Largely original with the benefit of minor erosion remediation performed on an as-needed basis

Condition: Good to fair overall with steep shorelines evident



Pond eight overview with steep shorelines



Pond three overview



Pond seven overview



Pond 18 overview



Pond two overview



Pond 23 overview

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation

and/or stone rip rap along the pond ponds will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority: Defer only upon opinion of independent professional or engineer

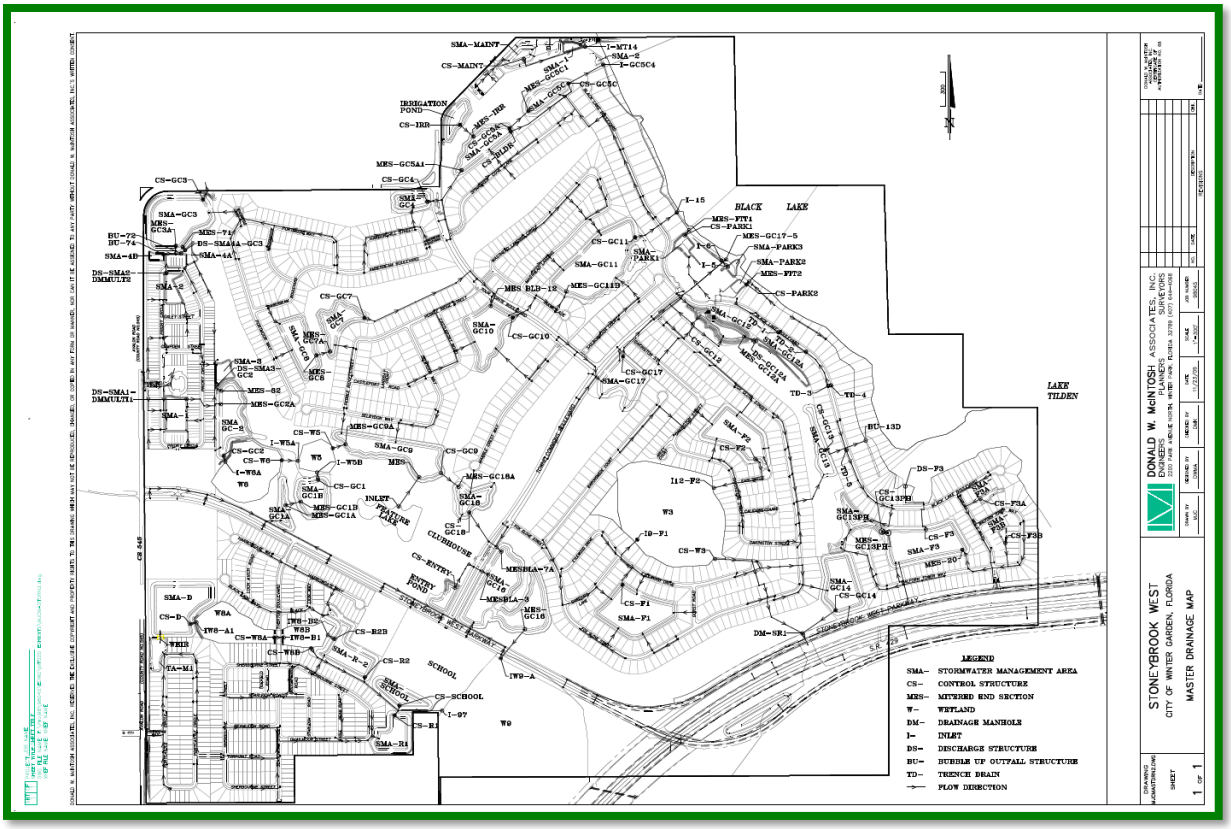
Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the District budget for the following erosion control projects:

- Grassy Shorelines: Regrade, seed and sod around the ponds along 11,970 linear feet, or approximately thirty-three percent (33.3%) of the grassy shoreline per event
- Wooded and Heavily Vegetated Shorelines: Vegetation management to sustain the landscaping as designed and prevent the growth of unwanted species around the ponds along 680 linear feet, or approximately twenty-five percent (25%) of the wooded and heavily vegetated shorelines per event.

Pipes, Subsurface Storm Water Drainage

Line Item: 4.721

Quantity: Based on the layout and configuration of the property and our review of the drainage map provided by the District, we estimate approximately 65,340 linear feet of subsurface storm water drainage pipes throughout the District. This quantity includes pipes along the streets and pipes interconnecting the ponds and wetlands. The drainage map reviewed is depicted for reference below:



History: Largely original with the benefit of isolated repairs performed on an as-needed basis

Condition: Reported satisfactory

Useful Life: Up to and likely beyond 85 years

Component Detail Notes: The District maintains the subsurface storm water drainage utility pipes throughout the property. The exact amounts and locations of the subsurface utility pipes were not verified due to the nature of the underground construction and the non-invasive nature of the inspection.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
    - Video inspect waste pipes for breaks and damaged piping
    - Partially replace damaged section of pipes

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. At this time we do not anticipate replacement of continuous lengths of subsurface pipes. Rather we recommend the District budget for repairs to isolated occurrences of breached pipes. Although it is likely that the times of

replacement and extent of repair costs may vary from the budgetary allowance, the District could budget sufficient reserves for these repairs and have the opportunity to adjust its future reserves up or down to meet any changes to these budgetary estimates. Updates of this Reserve Study would incorporate changes to budgetary costs through a continued historical analysis of the rate of deterioration and actual repairs to budget sufficient reserves.

Reserve Study Update

An ongoing review by the Management team and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Management Team discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the District budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Management Team's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Stoneybrook West can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards[1] set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local[2] costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Winter Garden, Florida at an annual inflation rate[3]. Isolated or regional markets

[1] Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".
[2] See Credentials for additional information on our use of published sources of cost data.
[3] Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Stoneybrook West and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

JARED W. KELLEY
Responsible Advisor



CURRENT CLIENT SERVICES

Jared Kelley, a Mechanical Engineer, is an Advisor for ***Reserve Advisors.*** Mr. Kelley is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Jared Kelley demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

7 Patton Avenue – Located in the heart of downtown Asheville, this North Carolina high rise is home to 54 condominium residences and a luxury hotel. Originally constructed in 1965, the building underwent extensive re-development between 2016 and 2019. The Association is responsible for the plumbing, electrical, and life safety systems as well as the decorative building exterior. The property also features a detached 3-story garage for use by the residents and hotel guests

Clarcona Resort – This co-operative condominium Association in Apopka Florida is responsible for the common elements shared by 792 units. The community contains a recreation hall, a large pool and six comfort station buildings with rest rooms, showers and laundry facilities. The Association also maintains a wastewater treatment facility and provides domestic water service to the residents.

University Downs – This large Condominium Association in Tuscaloosa Alabama is responsible for the common elements shared by 272 units in 13 buildings. The Association maintains an extensive clubhouse and three resort-style pools in conjunction with the neighboring apartment complex.

The Jackson Yacht Club – Located in Ridgeland, Mississippi, this historic Club provides members access to a multi-story clubhouse with a restaurant and bar, an event space and a large competition swimming pool. Founded in 1960 and rebuilt in 2001, the Club also maintains an extensive marina, boat ramps and a youth sailing center on the Ross R. Barnett Reservoir.

Deer Creek Village – This large development is located in Orlando Florida and is responsible for the common elements shared by 553 single family homes. The Association maintains a clubhouse with a kitchen and multiple event spaces, a pool and pool house, tennis and basketball courts, a large playground and multiple common parks and green spaces throughout the community.

PRIOR RELEVANT EXPERIENCE

Before joining ***Reserve Advisors,*** Mr. Kelley earned his Bachelor of Science degree in Mechanical Engineering from The University of Central Florida. His relevant coursework includes mechanical systems, materials science, computer aided design, and HVAC systems engineering.

EDUCATION

University of Central Florida - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida Board of Professional Engineers (FBPE), 2023 - Present
Educated Business Partner (EBP) – Community Associations Institute (CAI), 2023-Present
Reserve Specialist (RS) – Community Associations Institute (CAI), 2026 - present

Kevin Hayes
Regional Engineering Manager



CURRENT CLIENT SERVICES

Kevin Hayes is an Advisor for Reserve Advisors. Mr. Hayes is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Kevin Hayes demonstrating his breadth of experiential knowledge of community associations in construction, remediation procedures and related buildings systems.

Silver Springs Farms Estates Association - Located in Banner Elk, North Carolina, Silver Springs Farms sits upon the foothills of the North Carolina Appalachian mountain range and produces some of the best views that North Carolina has to offer. Silver Springs Farms contains various scenic waterfalls, breathtaking landscapes, mountain-typical winding asphalt roads, and many large retaining walls.

1666 Coffman Condominium Association - Located in Falcon Heights, Minnesota, this distinctive building contains 93 units in a three-story structure. Building service elements include boilers, a chiller, a hydraulic elevator, and various pumps that supply water for building heating/cooling as well as fire suppression.

Robinwood Village Homeowners Association - This development contains a combination of 18 townhome style buildings in Gastonia, North Carolina. The Association maintains shared common elements including asphalt pavement streets, retaining walls and walking paths.

Oldenburg Homeowners Association - This development contains 128 single family homes in Waxhaw, North Carolina. The Association maintains shared common elements including asphalt pavement streets, walking paths, sport courts, clubhouse and pool.

Stowe Creek Homeowners Association - This development contains 396 single family homes in Charlotte, North Carolina. The Association maintains shared common elements including asphalt pavement streets, playground equipment, clubhouse and pool.

IronGate Farms Homeowners Association - This development contains 30 single family homes in Clover, South Carolina. The Association maintains shared common elements including asphalt pavement streets, walking paths, ponds, and perimeter fences.

PRIOR RELEVANT EXPERIENCE

Mr. Hayes attended North Carolina State University at Charlotte in Charlotte, North Carolina where he attained his Bachelor of Science degree in Electrical Engineering Technology. He then worked as a manufacturing engineer for Continental Automotive Systems where he maintained the electrical, mechanical, hydraulic, and pneumatic control systems of various production equipment. Mr. Hayes also developed PLC logic as well as vision system solutions to ensure a high standard of quality within the production processes of his responsibility. Mr. Hayes later managed a department of 5 engineers and over 20 technicians that were responsible for the entire final assembly of state-of-the-art automotive safety technology before joining Reserve Advisors as a Regional Engineering Manager of the Southeast Region.

EDUCATION

University of North Carolina at Charlotte - B.S. Electrical Engineering Technology

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES:



Alan M. Ebert is the Director of Quality Assurance at Reserve Advisors and a direct, accessible resource to client boards, community managers, and stakeholders. Since entering the reserve study industry in 2007, he has conducted or personally reviewed approximately 20,000 reserve studies across the United States and internationally. He continues to perform hands-on technical reviews while leading the firm's Quality Assurance Engineers and production team to ensure accurate, consistent, and timely delivery of reports. Clients rely on Mr. Ebert for clear explanations, practical recommendations, and ongoing support before, during, and after report delivery.

SCOPE OF EXPERIENCE:

Mr. Ebert's background in geological engineering includes analysis of foundations, retaining walls, and slope stability—critical components that inform his assessment of building systems and site infrastructure. He has directed and reviewed reserve studies for a wide range of properties and building systems, including:

- High-rise and mid-rise condominium buildings with complex façades, balconies, structured parking, elevators, and life-safety systems
- Garden-style condominiums and townhome communities with extensive roofing portfolios, exterior cladding, and common-area infrastructure
- Master-planned and large-scale HOAs with private roadways, stormwater systems, lakes and water features, irrigation networks, and recreational amenities (pools, clubhouses, courts, fitness facilities)
- Historic and legacy properties with specialized envelope, structural and accessibility
- Coastal and cold-climate communities subject to salt exposure, wind-driven rain, and freeze-thaw durability demands
- Properties with on-site utilities and site structures, such as septic and wastewater systems, retaining walls, slope stabilization, bridges, and extensive hardscapes
- Mixed-use and commercial association components, including central HVAC plants and building automation systems

LEADERSHIP, QUALITY ASSURANCE, AND CLIENT SERVICE

- Oversees Quality Assurance Engineers and the Production Team to align standards, workflows, and schedules for on-time, high-quality reserve study reports
- Conducts in-depth technical reviews; standardizes methodologies, cost databases, and component life modeling to drive consistency and accuracy
- Serves as a personal resource to clients—available for planning discussions, board presentations, and Q&A to ensure clarity of findings and funding recommendations
- Tailors analyses to community goals, governing documents, and statutory requirements; collaborates with clients on phasing strategies and budget alignment

EDUCATION

- University of Wisconsin–Madison, B.S., Geological Engineering

LICENSES AND CREDENTIALS

- Licensed Professional Engineer (PE): Illinois, Colorado, North Carolina, Wisconsin (since 2012)
- Reserve Specialist (RS), Community Associations Institute (CAI)
- Professional Reserve Analyst (PRA), Association of Professional Reserve Analysts (APRA)

RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh. (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Condition Assessment – Reserve Advisors defines component conditions as follows:

- **Good** – The component is in new or like-new condition, with no notable deficiencies. No repairs or replacements are anticipated in the near term.
- **Good to Fair** – The component is in generally good condition with minor wear or isolated deficiencies typical for its age. Routine maintenance may be required, but no significant repairs are anticipated in the near term.
- **Fair** – The component is serviceable but exhibits moderate wear or deterioration. Adverse conditions are becoming more frequent, and repairs or increased maintenance may be required in the near term.
- **Fair to Poor** – The component shows significant wear or recurring deficiencies. Major repairs or partial replacement are anticipated in the near term to maintain functionality or safety.
- **Poor** – The component is in advanced deterioration or failure condition. Systemic deficiencies or safety hazards are present, and immediate or near-term replacement is recommended.
- **Satisfactory** – Applicable to discretionary or mechanical components. The component is aesthetically acceptable and/or functionally operational at the time of inspection.
- **Unsatisfactory** – Applicable to discretionary or mechanical components. The component is aesthetically unacceptable and/or not functionally operational, and corrective action or replacement is required.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Stoneybrook West responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Stoneybrook West responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in ***Reserve Expenditures*** that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

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

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

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

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made

by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

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

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

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

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

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

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

Version:	v7.0
Association Name:	Stoneybrook West Community Development District
City:	Winter Garden
State:	Florida
Reference Number:	211056
Length of Study (Years):	30
Number of Units:	2259
Number of Buildings:	2259
Date of Inspection:	8/12/26
Current Fiscal Year:	2026
Fiscal Year Beginning:	10/1/25
First Year of Recommendation:	2028
Remaining Budgeted Intervals:	0
Remaining Budgeted Months of Interest:	5
Beginning Reserve Balance Date:	4/30/26
Reserve Balance Projected:	No
Near Term Inflation:	3.20%
Last Year of Near Term Inflation:	2067
Remaining Study Inflation:	3.20%
Interest:	2.60%
Frequency of Contributions:	1



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RESERVE ADVISORS
Keep Boca Building. Everyday Leaderboard.

RESERVE EXPENDITURES

Boca Grande West
Community Development District
Draw Scale 1

Explanatory Notes
1) 3.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2026 is Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

Formula = Copy Formula to a blank cell to show an Inflated Cost outside the regular timing intervals defined by columns B through D

Partial Quantity	Frequency of Events	Events Per Phase	Next Full Run	Useful Life	Lane Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis Update Frequency	Remaining	Cost, $ Per Phase (2025)	Cost, $ Per Event (2025)	Total (2025)	Percentage of Future Expenditures	RUL = 0 FY2025	0.0% 1 2027	3.0% 2 2028	3.0% 3 2029	3.0% 4 2030	3.0% 5 2031	3.0% 6 2032	3.0% 7 2033	3.0% 8 2034	3.0% 9 2035	3.0% 10 2036	3.0% 11 2037	3.0% 12 2038	3.0% 13 2039	3.0% 14 2040	3.0% 15 2041	3.0% 16 2042	3.0% 17 2043	3.0% 18 2044	3.0% 19 2045	3.0% 20 2046	3.0% 21 2047	3.0% 22 2048	3.0% 23 2049	3.0% 24 2050	3.0% 25 2051	3.0% 26 2052	3.0% 27 2053	3.0% 28 2054	3.0% 29 2055	3.0% 30 2056	3.0% 31 2057
100%	1	2	2028	7	4.702	6	3 Each	Aerators, Diffuser Systems, Ponds 2, 3, 7 & 9 Phased	2028	3 to 7	2 to 3	8,000.00	24,000	48,000	9.0%				29,997	29,378					31,966	32,966					39,737	40,998															49,427	51,712			61,736
100%	1	1	2029	7	4.703	3	3 Each	Aerators, Fountains, Ponds 1, 16 & 23	2029	3 to 7	3	10,000.00	30,000	30,000	4.0%					32,970						41,197							51,248													63,960			
100%	1	1	2033	7	4.704	3	3 Each	Aerators, Fountains, Ponds 8, 10 & 11	2033	3 to 7	6	10,000.00	30,000	30,000	4.0%								39,317						43,790																		68,545			
100%	6	2	2036	10	4.712	30	15 Each	Control and Discharge Structure, Concrete, Inspections and Capital Repairs, Phased (Near-Term to Planned)	2027	1st 10	1 to 6	1,200.00	18,000	36,000	4.4%	1,236									23,960				27,916					32,736														44,870			
33%	1	1	2028	6	4.710	39,960	11,970 Linear Feet	Erosion Control, Grassy Shorelines, Partial	2028	to 6	2 to 30+	9.00	107,730	323,190	27.3%			110,720				134,356					157,215					184,037							215,422							252,167			
20%	1	1	2028	5	4.719	2,700	660 Linear Feet	Erosion Control, Shoreline and Newly Vegetated Shorelines, Partial	2028	to 5	2 to 30+	45.00	24,300	72,900	6.0%			39,487				41,540					45,436					49,519							54,038							59,040			
1%	1	1	2032	5	4.721	66,540	660 Linear Feet	Pipes, Subsurface Storm Water Drainage, Partial	2032	to 50+	4 to 30+	200.00	149,500	10,029,230	40.4%					169,979						196,499					232,356					271,992							318,366					372,664			
100%	1	1	2026	100			1	1 Allowance	Reserve Study Update with Site Visit	2026	2	2	3,900.00	3,900	3,900	0.1%		4,154																																		
									Anticipated Expenditures, By Year ($5,853,230 over 30 years)				0	1,236	179,658	69,582	169,979	39,317	0	179,645	0	294,260	73,966	0	249,620	0	260,554	0	39,737	222,197	0	399,333	0	0	282,060	49,427	477,722	0	68,545	330,160	0	417,987	61,736

RESERVE FUNDING PLAN

RESERVE ADVISORS
Long Term Building Financial Investment

CASH FLOW ANALYSIS
Stonepicket Blvd
Community Development District
Fiscal Years FY2026 - FY2041

Assumed Inflation Factor for Expenditures: 3.00%

		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Starting & Reserve at Year	Attach 2	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000
Recommended Reserve Contributions		0	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Additional Reserve Funds																	
Additional Assessment																	
Total Recommended Reserve Contributions	Attach 2	0	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Total Funds Available		$91,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000	$102,000
Estimated Interest Income during Year	Attach 2	1,820	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Anticipated Expenditures, Year	Attach 2	0	(1,240)	(179,636)	(91,662)	(189,616)	(28,171)	0	(173,868)	0	(264,249)	(73,643)	0	(228,620)	0	(280,334)	0
Anticipated Reserves at Year End		$92,820	$92,800	$14,204	$12,582	$15,006	$75,875	$104,915	$32,087	$136,127	$11,918	$31,315	$133,355	$6,775	$105,815	$23,521	$125,561

Angle Balcony	Drywall Exterior	Flatting	Mill Flatting	Shrubs	Unit Pavers
Amount $15 $15,000	Amount	Amount $12,500	Amount	Amount	Amount
	Year	Year 2026	Year	Year	Year
		Est Cost 2026	Est Cost		

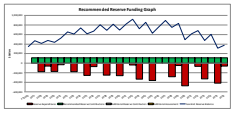
(continued)

Individual Reserve Budgets & Cash Flows for the Next Ten Years - Continued

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Starting & Reserve at Year	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000	$91,000
Recommended Reserve Contributions	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Additional Reserve Funds															
Additional Assessment															
Total Recommended Reserve Contributions	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Total Funds Available	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000
Estimated Interest Income during Year	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Anticipated Expenditures, Year	(41,260)	(47,410)	(97,218)	0	(189,035)	0	0	(264,004)	(85,625)	(471,733)	0	(99,008)	(200,164)	0	(417,940)
Anticipated Reserves at Year End	$62,780	$56,410	$6,822	$8,862	$15,868	$93,908	$104,948	$41,984	$57,999	$27,291	$104,331	$6,373	$93,849	$95,889	$(62,051)

Footnotes Note:
1. Cash and investment reserves are as of April 30, 2026, FY2026 starts October 1, 2025 and ends September 30, 2026.
2. Recommended Reserve Contributions are from Table 2 and Additional Reserve Funds are from Table 3.
3. 2026 - is the estimated amount which will be on hand at reserve inventory 2026 as a partial year of interest earned.
4. Assumed piddell year 2036 ending reserves come for the need to fund for continued partial replacement of the storm water drainage pipes sited to after 2036, and the age, size, overall condition and complexity of the property.
5. Threshold Funding Year (reserves balances at minimum point).

Recommended Reserve Funding Graph



Recommended Reserve Funding Table

Year	Reserve Contributions	Annual Expenditures	Year	Reserve Contributions	Annual Expenditures	Year	Reserve Contributions	Annual Expenditures
2026	$11,000	$179,636	2034	$11,000	($264,249)	2042	$11,000	($41,260)
2027	$11,000	($91,662)	2035	$11,000	($73,643)	2043	$11,000	($47,410)
2028	$11,000	($189,616)	2036	$11,000	$0	2044	$11,000	($97,218)
2029	$11,000	($28,171)	2037	$11,000	$0	2045	$11,000	$0
2030	$11,000	$0	2038	$11,000	($228,620)	2046	$11,000	($189,035)
2031	$11,000	($173,868)	2039	$11,000	$0	2047	$11,000	$0
2032	$11,000	$0	2040	$11,000	($280,334)	2048	$11,000	$0
2033	$11,000	($264,249)	2041	$11,000	$0	2049	$11,000	($264,004)
2034	$11,000	($73,643)	2042	$11,000	($41,260)	2050	$11,000	($85,625)
2035	$11,000	$0	2043	$11,000	($47,410)	2051	$11,000	($471,733)
2036	$11,000	($73,643)	2044	$11,000	($97,218)	2052	$11,000	$0
2037	$11,000	$0	2045	$11,000	$0	2053	$11,000	($99,008)
2038	$11,000	($228,620)	2046	$11,000	($189,035)	2054	$11,000	($200,164)
2039	$11,000	$0	2047	$11,000	$0	2055	$11,000	$0
2040	$11,000	($280,334)	2048	$11,000	$0	2056	$11,000	($417,940)

Funding Plan Analysis

Assumed Inflation Factor	3.00%
Fiscal Year Funding Plan	2026
Beginning Balance ($)	$104,000
Beginning Balance (%)	100.00%
Maximum Balance Projected	Yes
Maximum Year Funds Needed (S)	$104,000
Maximum Year Funds Needed (%)	100.00%
Minimum Fund	$0.00
Minimum Balance Year	2026
Fund Ending Balance/Funds	1.00
Fully Funded Balance	$104,000
% Funded (Ending Balance/Funds)	1.00

Year	FY0016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Additional Debt Medium																															
Additional Debt Short	0	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000
Additional Reserve Cash Medium																															
Additional Reserve Cash Short																															
Reserve Balance	$349,148	$464,958	$454,750	$378,350	$419,538	$436,038	$414,135	$447,968	$747,968	$414,142	$670,196	$484,914	$489,796	$599,848	$491,148	$599,588	$810,146	$772,143	$698,257	$628,923	$758,588	$898,626	$747,451	$664,451	$882,451	$647,451	$678,250	$698,250	$647,257	$643,250	$672,836

Cash Flow Waterfall Summary																															
Project Income	0	-$0	-$709,000	-$699,000	-$689,000	-$679,000	0	-$669,000	-$659,000	-$649,000	0	-$639,000	-$629,000	-$619,000	0	-$609,000	-$599,000	-$589,000	0	-$579,000	-$569,000	-$559,000	0	-$549,000	-$539,000	-$529,000	0	-$519,000	-$509,000	-$499,000	0
Debt	0	-$0	-$709,000	-$699,000	-$689,000	-$679,000	0	-$669,000	-$659,000	-$649,000	0	-$639,000	-$629,000	-$619,000	0	-$609,000	-$599,000	-$589,000	0	-$579,000	-$569,000	-$559,000	0	-$549,000	-$539,000	-$529,000	0	-$519,000	-$509,000	-$499,000	0
Equity	0	-$0	-$709,000	-$699,000	-$689,000	-$679,000	0	-$669,000	-$659,000	-$649,000	0	-$639,000	-$629,000	-$619,000	0	-$609,000	-$599,000	-$589,000	0	-$579,000	-$569,000	-$559,000	0	-$549,000	-$539,000	-$529,000	0	-$519,000	-$509,000	-$499,000	0

		$709,000	$699,000	$689,000	$679,000		$669,000	$659,000	$649,000		$639,000	$629,000	$619,000		$609,000	$599,000	$589,000		$579,000	$569,000	$559,000		$549,000	$539,000	$529,000		$519,000	$509,000	$499,000		
		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		
		$709,000	$699,000	$689,000	$679,000		$669,000	$659,000	$649,000		$639,000	$629,000	$619,000		$609,000	$599,000	$589,000		$579,000	$569,000	$559,000		$549,000	$539,000	$529,000		$519,000	$509,000	$499,000		
		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		

0.00%

SECTION VII

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

Board of Supervisors
Stoneybrook West Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Stoneybrook West Community Development District, City of Winter Garden, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stoneybrook West Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $4,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stoneybrook West Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stoneybrook West Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION VIII

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2026 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Stoneybrook West CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2027.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

   A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2027 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.

   B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.

   C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.

   D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

   E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

   F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.

6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to $0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Stoneybrook West CDD

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

Notices to the Property Appraiser shall be addressed to:

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

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.

12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.

13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed Amy Mercado
AMY MERCADO

Date Sep 11, 2026

STONEYBROOK WEST CDD

Name Katie O'Rourke

Signed Katie O'Rourke

Date 9/10/26

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

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

June 1

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

July 1

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

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

July 15

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

August 4

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

August 24

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

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

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

October

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

Stoneybrook West- Non-Ad Valorem Agreement

Final Audit Report 2026-09-11

Created:	2026-09-11
By:	Michelle Krueger (mkrueger@ocpafl.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZW7JyjEOqcEdlQs7IAfLRFeGoQGR2Kvt

"Stoneybrook West- Non-Ad Valorem Agreement" History

Document created by Michelle Krueger (mkrueger@ocpafl.org)
2026-09-11 - 12:05:17 PM GMT

Document emailed to Amy Mercado (Amy.Mercado@ocpafl.org) for signature
2026-09-11 - 12:06:01 PM GMT

Email viewed by Amy Mercado (Amy.Mercado@ocpafl.org)
2026-09-11 - 12:06:24 PM GMT

Document e-signed by Amy Mercado (Amy.Mercado@ocpafl.org)
Signature Date: 2026-09-11 - 12:06:55 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_IMAGE

Agreement completed.
2026-09-11 - 12:06:55 PM GMT

SECTION IX

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Stoneybrook West Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o GMS—Central Florida, 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Orange County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from 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 in Chapter 119, *Florida Statutes*, or as otherwise 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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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 information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION X

SitexAquatics
LAKE & FOUNTAIN SERVICES

Mailing:
PO Box 917
Parrish, FL 34219

Physical:
11719 31st Ter E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Fountain/Aerator Repair Agreement

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

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

The Following bid is for the repair of fountain in pond 1 @ SBW located in Winter Garden, Florida.

Service	Cost
Pigtail	$376.00
Splice Kit	$160.00
Labor	$300.00
Shipping	$50.00
Total cost	$886.00

Scope: Due to fountain age, pigtail has gone bad allowing water to get in and trip the breaker.

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.

11/17/2026

Accepted By Date

President, Sitex Aquatics llc. Date

Terms & Conditions

Payment

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

Responsibility

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

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

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

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

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

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

SECTION XI

SECTION A

SECTION 1

M E M O R A N D U M

From: Clark & Albaugh, PLLC

To: Stoneybrook West CDD Board of Supervisors

Date: October 23, 2026

Subject: 2027 Statutory Stormwater Needs Analysis Projections

The Florida Legislature enacted section 403.9302, Florida Statutes 2021, effective July 1, 2021, which required each county, municipality, and special district that "provid[es] a stormwater management program or stormwater management system" to develop and submit a "needs analysis for its jurisdiction over the subsequent 20 years." The initial report was required to be submitted by June 30, 2022, and an updated report is required every five years thereafter. Thus, the District is required to submit its updated report by June 30, 2027.

The intent of the requirement, as expressed in 2021, was that the state would compile a database of needed stormwater expenditures, compare it to funding sources and inform state government of funding gaps that needed to be addressed. The information from the first cycle was compiled by the Florida Department of Environmental Regulation and the Florida Office of Economic and Demographic Research. It has been compiled in a publicly accessible database[1] for further study and action. The databased shows identified stormwater capital needs of approximately $69 Billion over a 20-year period. Nearly $800 Million of these needs are in special districts. It is not clear yet what revenue sources will be developed for the projected funding gap, but the information will continue to be used for purpose of state budgeting and grant formulation. Some cities and counties have already begun to use the data to increase the assessments levied by those governmental units.

A. Question Presented

What must the District do to comply with Florida's 2027 stormwater needs-analysis requirement?

B. Brief Answer

If the District provides a stormwater management program or stormwater management system, it must prepare a needs analysis covering the next 20 years. The analysis must be completed by June 30, 2027, and submitted, with its methodology and supporting data, to the county in which the largest portion of the District's stormwater program or system is located. Fla. Stat. § 403.9302 (2024).

To comply, the Board should confirm that the requirement applies, assign the engineering and financial work, review and approve the completed analysis, and authorize its timely submission to Orange County ("County").

[1] Available at: https://app.powerbigov.us/view?r=eyJrIjoiZjMwYzIwZmUtNjljOS00MmFmLWFiZTMtYzEwMWY0YTgyN2QwIiwidCI6IjA1MDViYmUzLTk3MjYtNDUxYi04ZjZmLWM3YTcyOWVhZTQ3MCJ9

C. Legal Requirements

Florida law requires each special district that provides a stormwater management program or stormwater management system to prepare a needs analysis every five years. The 2027 analysis must cover the following 20 years and be completed by June 30, 2027.

The analysis must include:

1. A detailed description of the stormwater management program or stormwater management system and its facilities and projects. The statute defines "facilities" as "any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system."
2. The number of *current* and *projected* residents served calculated in 5-year increments.
3. The *current* and *projected* service area for the stormwater management program or stormwater management system.
4. The *current* and *projected* cost of providing services calculated in 5-year increments.
5. The estimated remaining useful life of each facility or its major components.
6. The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
7. The District's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the District expects to close any projected funding gap.

After completing the analysis, the District must submit the following to the County:

- The completed needs analysis.
- The methodology used to prepare it.
- Supporting data necessary to understand the results.

The County must combine the District's submission with other local analyses and file the compiled document with the appropriate state officials by July 31, 2027.

D. District Action Plan

1. Confirm That the Requirement Applies

The Board should confirm whether the District provides a stormwater management program or system. The District does in fact own and operate a stormwater management system and is subject to the requirement to submit the needs analysis.

2. Assign Responsibility

The Board should authorize the following work:

a) The District Engineer or other qualified person or firm should prepare the facility inventory, system description, project list, service-area information, useful-life estimates, and projected maintenance, repair, replacement, and expansion costs.

b) The District Manager and financial staff should compile the five-year capital-account history and prepare the revenue, expenditure, and funding projections.

c) District staff and consultants should use consistent assumptions for population growth, inflation, construction costs, project timing, and the 20-year planning period.

3. Prepare the Required Information

The District should assemble:

a) A current inventory of stormwater facilities and major components.

b) Available inspection reports, maintenance records, permits, plans, and prior engineering reports.

c) Current and projected population and service-area information.

d) Projected stormwater costs at five-year intervals over the 20-year period.

e) Estimated remaining useful lives for the facilities and major components.

f) Five years of capital-account contributions, expenditures, and year-end balances.

g) A list of expected maintenance, rehabilitation, replacement, and expansion projects.

h) Expected revenues and any projected funding shortfall.

i) A practical explanation of how the District expects to address any projected shortfall.

4. Coordinate With the County

The District should contact the County early in the process to confirm that the County is prepared to receive the needs analysis and to determine whether the County has established any special procedures for the information gathering.

E. Review and Approval the Final Analysis

The final analysis should be presented to the Board early enough in June 2027 to allow corrections before the deadline. The Board should:

1. Confirm that all required categories are included.
2. Review the proposed projects, cost assumptions, revenue projections, and funding plan.
3. Approve the final analysis.
4. Authorize the District Manager to submit the analysis, methodology, and supporting data to the County.
5. Direct staff to retain the final submission and proof of delivery in the District's records.

F. Suggested Schedule

The Board should begin the process by late 2026 so that the engineering, financial, and funding information can be completed and approved before the statutory deadline. The District Manager should prepare a schedule of delivery times for various portions of the project so that the statutory deadline can be met.

SECTION B

SECTION 1

HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

June 18, 2026

Ms. Tricia Adams
StoneyBrook West Community Development District
219 E. Livingston Street
Orlando, FL 32801

Re: Consulting Engineer's Report, of the Master Trust Indenture
StoneyBrook West Community Development District
HWA # 5202

Dear Ms. Adams;

Hanson, Walter & Associates, Inc., in accordance with the Master Trust Indenture, has completed our annual review of the portions of the project within the Stoney Brook West Community Development District. We have performed an overall site inspection of District owned facilities and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s), which are also indicated on the attached color aerial map exhibit.

1. Portions of the weir skimmer at the dry pond in Tract A have deformed and have left gaps in between the concrete joints and should be reconnected by maintenance staff.

2. The control structure at the wet pond in Tract A has its grates unseated and should be reseated by maintenance staff.

3. Access to the outfall structure for Wetland B (Tract F) has become overgrown with vegetation preventing inspections and maintenance. This work should be completed by District Staff.

4. 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. This work should be completed by District Staff.

5. 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. This work should be completed by District Staff.

6. Access to the outfall structure for Pond 21 has become overgrown with vegetation preventing inspections and maintenance. This work should be completed by District Staff.

7. Access to the outfall structure for Wetland 5 has become overgrown with vegetation preventing inspections and maintenance. This work should be completed by District Staff.

8. Access to the outfall structure for Pond 15 has become overgrown with vegetation preventing inspections and maintenance. This work should be completed by District Staff.

9. 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. This effort should be completed by District Staff.

10. 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. This effort should be completed by District Staff.

11. The bubble up drainage structure along the edge of the wetland (behind 2419 Black Lake Blvd.) is accessible but is starting to become overgrown with vegetation and should be cleared. This effort should be completed by District Staff.

12. The inlet along the edge of Wetland 3 (behind 13939 Eylewood Dr.) is overgrown with vegetation and should be cleared. This effort should be completed by District Staff.

13. Access to the outfall structure for Wetland 3 (behind 2604 Oakington St.) has become overgrown with vegetation preventing inspections and maintenance. This work should be completed by District Staff.

14. All pond outfall structures need to be cleared of debris and any aquatic vegetation. This effort should be completed by District Staff semi-annually.

HANSON. WALTER & ASSOCIATES. INC.
PROFESSIONAL ENGINEERING. SURVEYING & PLANNING
8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

It is our opinion that the Operations and Maintenance budget for the fiscal year 2026 is sufficient for proper maintenance of the StoneyBrook West Community Development District.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

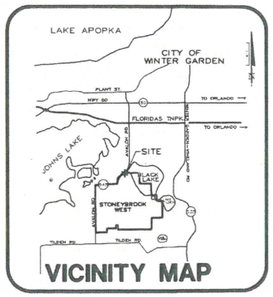
Sincerely,

Ronel S

Ronel Sepulveda,
Project Engineer

HANSON. WALTER & ASSOCIATES. INC.
PROFESSIONAL ENGINEERING. SURVEYING & PLANNING
8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

STONEYBROOK WEST ACREAGE EXHIBIT



Scale: 1" = 300'

STONEYBROOK WEST UNIT 1 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW1	TRACT G-A	GATE	SBW MASTER ASSOCIATION	0.07
SBW1	TRACT G-B	GATE	SBW MASTER ASSOCIATION	0.02
SBW1	TRACT GC-1A	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	1.35
SBW1	TRACT GC-1B	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.90
SBW1	TRACT GC-1C	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	1.11
SBW1	TRACT GC-2	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	4.21
SBW1	TRACT GC-3	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	6.60
SBW1	TRACT GC-4	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	1.52
SBW1	TRACT GC-7	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	2.74
SBW1	TRACT GC-8	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.27
SBW1	TRACT GC-9	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	0.69
SBW1	TRACT GC-10	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.96
SBW1	TRACT GC-18	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.14
SBW1	TRACT KK	PARK/REC	SBW MASTER ASSOCIATION	7.91
SBW1	TRACT N	CONSERV	SBW COMMUNITY DEVELOPMENT DISTRICT	5.23
SBW1	TRACT O	CONSERV	SBW COMMUNITY DEVELOPMENT DISTRICT	1.71
SBW1	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	61.44
SBW1	TRACT R	ROAD	SBW MASTER ASSOCIATION	11.80
SBW1	TRACT R-1	ROAD	SBW MASTER ASSOCIATION	0.87
SBW1	TRACT R-2	ROAD	SBW MASTER ASSOCIATION	3.47
SBW1	TRACT R-4	ROAD	SBW MASTER ASSOCIATION	1.97
SBW1	TRACT GG	LIFT STATION	THE CITY OF WINTER GARDEN	0.06
			TOTAL	161.23

STONEYBROOK WEST UNIT 2 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW2	TRACT A	ACCESS	SBW MASTER ASSOCIATION	0.81
SBW2	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	0.42
SBW2	TRACT R-8	ROAD	SBW MASTER ASSOCIATION	2.43
SBW2	TRACT R-8	ROAD	SBW MASTER ASSOCIATION	1.29
			TOTAL	4.13

STONEYBROOK WEST UNIT 3 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW3	TRACT GC-17	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.30
SBW3	TRACT M1	MITIGATION	SBW COMMUNITY DEVELOPMENT DISTRICT	1.09
SBW3	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	9.24
SBW3	TRACT PP	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	4.86
SBW3	TRACT R-11	ROAD	SBW MASTER ASSOCIATION	2.88
SBW3	TRACT R-12	ROAD	SBW MASTER ASSOCIATION	4.61
SBW3	TRACT V	CONSERV	SBW COMMUNITY DEVELOPMENT DISTRICT	16.56
			TOTAL	42.38

STONEYBROOK WEST UNIT 4 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW4	TRACT GC-1B	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	9.32
SBW4	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	31.79
SBW4	TRACT P-1	GOLF COURSE	STONEYBROOK JOINT VENTURE	1.87
SBW4	TRACT R-9	ROAD	SBW MASTER ASSOCIATION	2.23
SBW4	TRACT S	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	4.16
SBW4	TRACT T	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	5.56
			TOTAL	49.47

STONEYBROOK WEST UNIT 5 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW5	TRACT A	ACCESS	SBW MASTER ASSOCIATION	0.73
SBW5	TRACT EE	ROAT	SBW MASTER ASSOCIATION	0.81
SBW5	TRACT GC-5A	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	3.22
SBW5	TRACT GC-5C	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	2.39
SBW5	TRACT GC-11	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	7.85
SBW5	TRACT GC-IRR	IRRIGATION POND	STONEYBROOK JOINT VENTURE	1.65
SBW5	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	23.74
SBW5	TRACT P-1	GOLF COURSE	STONEYBROOK JOINT VENTURE	2.87
SBW5	TRACT R-5	ROAD	SBW MASTER ASSOCIATION	1.94
SBW5	TRACT R-7	ROAD	SBW MASTER ASSOCIATION	4.50
SBW5	TRACT YY	MA	STONEYBROOK JOINT VENTURE	1.21
			TOTAL	51.32

STONEYBROOK WEST UNIT 6 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW6	TRACT R-13	ROAD	SBW MASTER ASSOCIATION	15.08

STONEYBROOK WEST UNIT 7 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW7	TRACT A	PARK/REC	SBW MASTER ASSOCIATION	8.33
SBW7	TRACT B	SIGN	SBW MASTER ASSOCIATION	0.01
SBW7	TRACT C	OPEN	SBW COMMUNITY DEVELOPMENT DISTRICT	14.90
SBW7	TRACT D	LIFT STATION	THE CITY OF WINTER GARDEN	0.08
SBW7	TRACT E	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	0.40
SBW7	TRACT F	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	4.49
SBW7	TRACT G	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	8.61
SBW7	TRACT GC-12	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	2.10
SBW7	TRACT GC-12A	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	0.89
SBW7	TRACT GC-12	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	1.09
SBW7	TRACT GC-12PH	SMA	SBW COMMUNITY DEVELOPMENT DISTRICT	5.23
SBW7	TRACT H	SIGN	SBW MASTER ASSOCIATION	0.02
SBW7	TRACT P	GOLF COURSE	STONEYBROOK JOINT VENTURE	11.84
SBW7	TRACT R	ROAD	SBW MASTER ASSOCIATION	8.53
			TOTAL	45.54

STONEYBROOK WEST UNIT 8 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SBW8	TRACT A	SMA	WESTBROOK AT SBW HOMEOWNERS ASSOC.	1.41
SBW8	TRACT B	SMA	WESTBROOK AT SBW HOMEOWNERS ASSOC.	6.69
SBW8	TRACT C	SMA	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.14
SBW8	TRACT D	SMA	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.20
SBW8	TRACT E	W/L	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.67
SBW8	TRACT F	W/L	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.04
SBW8	TRACT G	W/L	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.29
SBW8	TRACT H	RECREATION	WESTBROOK AT SBW HOMEOWNERS ASSOC.	1.31
SBW8	TRACT I	PUBLIC R/W	CITY OF WINTER GARDEN	1.07
SBW8	TRACT R	ROAD	WESTBROOK AT SBW HOMEOWNERS ASSOC.	0.10
			TOTAL	10.71

PLAT NAME / PLAT BOOK / PAGE

PLAT NAME	PLAT BOOK / PAGE
STONEYBROOK WEST UNIT 1	44/134–138
STONEYBROOK WEST UNIT 2	46/55–57
STONEYBROOK WEST UNIT 3	47/78–80
STONEYBROOK WEST UNIT 3 REPLAT	51/19
STONEYBROOK WEST UNIT 4	48/46–50
STONEYBROOK WEST UNIT 4 REPLAT	49/121
STONEYBROOK WEST UNIT 5	53/150–152
STONEYBROOK WEST UNIT 6	54/116,117
STONEYBROOK WEST UNIT 7	54/68–71
STONEYBROOK WEST UNIT 8	70/18–20
STONE CREEK UNIT 1	44/131–133
STONE CREEK UNIT 2	48/140,141
STONE CREEK UNIT 3	51/124,125
STONE CREEK UNIT 4	60/122–124

LEGEND

SMA	= STORMWATER MANAGEMENT AREA
CONSERV	= CONSERVATION AREA
PARK	= PARK
PARK/REC	= PARK & RECREATION AREA
PED	= PEDESTRIAN ACCESS
A/D	= ACCESS & DRAINAGE
W/L	= WALL & LANDSCAPE AREA
OPEN	= OPEN SPACE
OPEN/PARK	= OPEN SPACE/PARK
LA	= LANDSCAPE AREAS
DMLW	= DRAINAGE, MAINTENANCE, LANDSCAPE, & WALL TRACT
ROAD	= PRIVATE ROADWAYS
GATE	= GATE HOUSE TRACTS
MITIGATION	= MITIGATION AREA
ACCESS	= ACCESS
BOAT	= BOAT FACILITY
SIGN	= SIGNAGE AND LANDSCAPE
MA	= MAINTENANCE AREA
SBW	= STONEYBROOK WEST

STONEYBROOK JOINT VENTURE

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

STONEYBROOK WEST MASTER ASSOCIATION

STONE CREEK HOMEOWNERS ASSOCIATION

CITY OF WINTER GARDEN

STONEYBROOK WEST TOWNHOME ASSOCIATION

NOTES:

– THIS IS NOT A SURVEY.

– THE OWNERSHIP SET FORTH IN THE TABLES IS BASED ON NOTES FOUND ON SHEET 1 OF EACH OF THE RECORDED PLATS. NO VERIFICATION OF ACTUAL OWNERSHIP HAS BEEN DONE.

STONE CREEK UNIT 1 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SC1	TRACT B	SMA	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	2.94
SC1	TRACT E	CONSERV	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	3.76
SC1	TRACT F	CONSERV	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	1.72
SC1	TRACT G	SMA	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	4.24
SC1	TRACT H	PARK	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	1.71
SC1	TRACT KK	PARK/REC	STONE CREEK HOMEOWNERS ASSOCIATION	0.63
SC1	TRACT ZZ	PED	STONE CREEK HOMEOWNERS ASSOCIATION	0.05
SC1	R/W	PUBLIC	THE CITY OF WINTER GARDEN	28.00
			TOTAL	45.82

STONE CREEK UNIT 2 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SC2	TRACT AA	A/D	SBW COMMUNITY DEVELOPMENT DISTRICT	0.03
SC2	TRACT BB	PED	STONE CREEK HOMEOWNERS ASSOCIATION	0.03
SC2	R/W	PUBLIC	THE CITY OF WINTER GARDEN	2.98
			TOTAL	3.06

STONE CREEK UNIT 3 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SC3	TRACT A	W/L	STONE CREEK HOMEOWNERS ASSOCIATION	0.18
SC3	TRACT B	W/L	STONE CREEK HOMEOWNERS ASSOCIATION	0.19
SC3	TRACT C	OPEN	STONE CREEK HOMEOWNERS ASSOCIATION	3.26
SC3	TRACT D	OPEN	STONE CREEK HOMEOWNERS ASSOCIATION	0.06
SC3	R/W	PUBLIC	THE CITY OF WINTER GARDEN	3.31
			TOTAL	3.98

STONE CREEK UNIT 4 TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SC4	TRACT A	SMA	STONE CREEK COMMUNITY DEVELOPMENT DISTRICT	7.24
SC4	TRACT B	OPEN/PARK	STONE CREEK HOMEOWNERS ASSOCIATION	0.42
SC4	TRACT C	LA	STONE CREEK HOMEOWNERS ASSOCIATION	0.04
SC4	TRACT D	LA	STONE CREEK HOMEOWNERS ASSOCIATION	0.04
SC4	TRACT E	PED	STONE CREEK HOMEOWNERS ASSOCIATION	0.05
SC4	TRACT F	DMLW	STONE CREEK HOMEOWNERS ASSOCIATION	0.11
SC4	TRACT G	DMLW	STONE CREEK HOMEOWNERS ASSOCIATION	0.13
SC4	R/W	PUBLIC	THE CITY OF WINTER GARDEN	4.80
			TOTAL	12.87

NO.	DATE	DESCRIPTION	CHK
3	5/21/08	ADDED UNIT 8 PLAT & REVISED ACREAGE TOTAL FOR UNIT 8	
2	6/1/07	ADDED LOT AND BLOCK NUMBERS, REVISED UNIT 8	
1	1/15/07	ADDED STREET NAMES	

DONALD W. McINTOSH ASSOCIATES, INC.
SURVEYORS
PLANNERS
ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

JOB NUMBER 20099.0025
SCALE 1"=300'
FIELD BOOKS: 670
DRAWN BY: GSC
CHECKED BY: K.R.
DATE: 7-28-08

PREPARED FOR:

STONEYBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT

STONEYBROOK WEST ACREAGE SUMMARY
SECTIONS 33 & 34, T22S, R27E, AND SECTIONS 3 & 4, T23S, R27E, ORANGE COUNTY, FLORIDA.

DRAWING C3D05-494
SHEET 1 OF 1

Printed Wed 17-Jul-2013 – 08:30AM
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SECTION C

SECTION 1

Stoneybrook West

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2027

Check Register

Date:	*check #'s:*	*Amount:*
Jul - Sep 2026	243 - 259	$185,926.13
Oct 2026	260 - 264	$30,426.29
	TOTAL	**$216,352.42**

*** CHECK DATES 07/01/2026 - 10/31/2026 *** STONEYBROOK WEST-GENERAL FUND
BANK A GF-TRUIST #4251

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/18/26	00005	7/01/26	19472	202606	310-51300-31500			*	682.50		
			JUN 26 - LEGAL SERVICES								
		8/01/26	19495	202607	310-51300-31500			*	4,972.50		
			JUL 26 - LEGAL SERVICES								
							CLARK & ALBAUGH, LLP			5,655.00	000243
8/18/26	00001	7/01/26	88	202607	320-53800-34000			*	1,351.92		
			JUL 26 - FIELD MANAGEMENT								
		7/01/26	89	202607	310-51300-34000			*	3,379.67		
			JUL 26 - MANAGEMENT FEES								
		7/01/26	89	202607	310-51300-35200			*	103.00		
			JUL 26 - WEBSITE ADMIN								
		7/01/26	89	202607	310-51300-35100			*	154.50		
			JUL 26 - INFO TECHNOLOGY								
		8/01/26	90	202608	320-53800-34000			*	1,351.92		
			AUG 26 - FIELD SERVICES								
		8/01/26	91	202608	310-51300-34000			*	3,379.67		
			AUG 26 - MANAGEMENT FEES								
		8/01/26	91	202608	310-51300-35200			*	103.00		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	91	202608	310-51300-35100			*	154.50		
			AUG 26 - INFO TECHNOLOGY								
							GMS-CF, LLC			9,978.18	000244
8/18/26	00002	7/21/26	5296724	202606	310-51300-31100			*	2,940.00		
			JUN 26 - ENGINEERING SVCS								
		8/17/26	5296895	202607	310-51300-31100			*	600.00		
			JUL 26 - ENGINEERING SVCS								
							HANSON WALTER & ASSOCIATES INC			3,540.00	000245
8/18/26	00004	7/01/26	11215-B	202607	320-53800-46700			*	700.00		
			QTLY FOUNTN MAINT.- JUL26								
		7/01/26	11216-B	202607	320-53800-47000			*	3,255.00		
			JUL 26 - LAKE $ WATERWAYS								
		7/01/26	11216-B	202607	320-53800-46900			*	2,205.00		
			JUL 26 - MIDGE FLY LARVIC								
		7/01/26	11216-B	202607	320-53800-49000			*	163.80		
			JUL 26 - FUEL SURCHARGE								
		7/01/26	11232-B	202607	320-53800-48000			*	670.00		
			QTLY STORM DRAINAGE-JUL26								
		7/16/26	11312-B	202607	320-53800-46400			*	3,603.00		
			REP. FOUNTAIN COMPRESSOR								
		7/31/26	11318-B	202607	320-53800-46300			*	3,809.28		
			JUL 26 - FOGGING SERVICES								
		8/01/26	11364-B	202608	320-53800-47000			*	3,255.00		
			AUG 26 - LAKE $ WATERWAYS								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	11364-B	202608	320-53800-46900		*	2,205.00		
			AUG 26 - MIDGE FLY LARVIC							
		8/01/26	11364-B	202608	320-53800-49000		*	163.80		
			AUG 26 - FUEL SURCHARGE							
						SITEX AQUATICS, LLC			20,029.88	000246
8/18/26	00009	8/18/26	TAX REC	202608	300-20700-10000		*	28,670.23		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A2			28,670.23	000247
8/18/26	00025	8/18/26	TAX REC	202608	300-20700-10000		*	3,332.83		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A1			3,332.83	000248
8/18/26	00033	7/29/26	217761	202607	320-53800-46200		*	4,250.00		
			JUL 26 - LANDSCAPE MAINT							
		8/01/26	218365	202608	320-53800-46200		*	4,250.00		
			AUG 26 - LANDSCAPE MAINT							
						UNITED LAND SERVICES			8,500.00	000249
8/19/26	00022	8/18/26	BU-TO-TR	202608	300-10100-10000		*	50,000.00		
			XFR BU MMA TO TRUIST GF							
						STONEYBROOK WEST C/O TRUIST			50,000.00	000250
9/14/26	00005	9/01/26	19512	202608	310-51300-31500		*	1,852.50		
			AUG 26 - LEGAL SERVICES							
						CLARK & ALBAUGH, LLP			1,852.50	000251
9/14/26	00001	7/31/26	92	202607	320-53800-49000		*	3,575.00		
			POND TRASH PICK UP							
		7/31/26	93	202607	320-53800-48000		*	550.00		
			INST. STORMWATER GATES							
						GMS-CF, LLC			4,125.00	000252
9/14/26	00004	6/30/26	11206-B	202606	320-53800-46300		*	3,065.28		
			JUN 26 - FOGGING SERVICES							
		8/20/26	11417-B	202608	320-53800-46400		*	4,033.00		
			REPIAR FOUNTAIN IN POND 1							
		8/20/26	11418-B	202608	320-53800-46400		*	5,674.00		
			RPLC FOUNTAIN MOTOR POND1							
		8/31/26	11422-B	202608	320-53800-46300		*	3,065.28		
			AUG 26 - FOGGING SERVICES							
		9/01/26	11475-B	202609	320-53800-47000		*	3,255.00		
			SEP 26 - LAKE $ WATERWAYS							
		9/01/26	11475-B	202609	320-53800-46900		*	2,205.00		
			SEP 26 - MIDGE FLY LARVIC							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	11475-B	202609	320-53800-49000		*	163.80		
			SEP 26 - FUEL SURCHARGE							
						SITEX AQUATICS, LLC			21,461.36	000253
9/14/26	00022	9/11/26	BU-TO-TR	202609	300-10100-10000		*	50,000.00		
			XFR BU MMA TO TRUIST GF							
		9/11/26	BU-TO-TR	202609	300-10100-10000		V	50,000.00-		
			XFR BU MMA TO TRUIST GF							
						STONEYBROOK WEST C/O TRUIST			.00	000254
9/14/26	00033	9/01/26	222860	202609	320-53800-46200		*	4,250.00		
			SEP 26 - LANDSCAPE MAINT							
						UNITED LAND SERVICES			4,250.00	000255
9/22/26	00001	9/01/26	94	202609	320-53800-34000		*	1,351.92		
			SEP 26 - FIELD SERVICES							
		9/01/26	95	202609	310-51300-34000		*	3,379.67		
			SEP 26 - MANAGEMENT FEES							
		9/01/26	95	202609	310-51300-35200		*	103.00		
			SEP 26 - WEBSITE ADMIN							
		9/01/26	95	202609	310-51300-35100		*	154.50		
			SEP 26 - INFO TECHNOLOGY							
						GMS-CF, LLC			4,989.09	000256
9/22/26	00002	9/15/26	5297165	202608	310-51300-31100		*	50.00		
			AUG 26 - ENGINEERING SVCS							
						HANSON WALTER & ASSOCIATES INC			50.00	000257
9/22/26	00009	9/22/26	TAX REC	202609	300-20700-10000		*	17,462.14		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A2			17,462.14	000258
9/22/26	00025	9/22/26	TAX REC	202609	300-20700-10000		*	2,029.92		
			TAX RECEIPTS TRANSFER							
						STONEYBROOK WEST CDD SERIES 2018-A1			2,029.92	000259
10/14/26	00016	10/01/26	94699	202610	310-51300-54000		*	175.00		
			FY27-SPECIAL DISTRICT FEE							
						FLORIDACOMMERCE			175.00	000260
10/14/26	00001	10/01/26	96	202610	310-51300-34000		*	3,548.67		
			OCT 26 - MANAGEMENT FEES							
		10/01/26	96	202610	310-51300-35200		*	108.17		
			OCT 26 - WEBSITE ADMIN							
		10/01/26	96	202610	310-51300-35100		*	162.25		
			OCT 26 - INFO TECHNOLOGY							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/01/26	96	202610	310-51300-51000				*	.06		
			OCT 26 - OFFICE SUPPLIES									
		10/01/26	96	202610	310-51300-42000				*	1.56		
			OCT 26 - POSTAGE									
		10/01/26	97	202610	320-53800-34000				*	1,419.50		
			OCT 26 - FIELD SERVICES									
		10/08/26	98	202610	310-51300-31400				*	5,678.00		
			ASSESSMENT ROLL FY2027									
								GMS-CF, LLC			10,918.21	000261
10/14/26	00032	9/28/26	S-INV016	202609	320-53800-49000				*	1,950.00		
			RESRVE STUDY									
								RESERVE ADVISORS			1,950.00	000262
10/14/26	00004	9/30/26	11524-B	202609	320-53800-46300				*	3,809.28		
			SEP 26 - FOGGING SERVICES									
		9/30/26	11526-B	202609	320-53800-49000				*	1,600.00		
			RMV DEAD FISH POND 18									
		10/01/26	11572-B	202610	320-53800-48000				*	670.00		
			QTLY STORM DRAINAGE-OCT26									
		10/01/26	11581-B	202610	320-53800-46700				*	700.00		
			QTLY FOUNTN MAINT.- OCT26									
		10/01/26	11582-B	202610	320-53800-47000				*	3,255.00		
			OCT 26 - LAKE $ WATERWAYS									
		10/01/26	11582-B	202610	320-53800-46900				*	2,205.00		
			OCT 26 - MIDGE FLY LARVIC									
		10/01/26	11582-B	202610	320-53800-49000				*	163.80		
			OCT 26 - FUEL SURCHARGE									
		10/09/26	11633-B	202610	320-53800-46400				*	730.00		
			REPIAR FOUNTAIN IN PND 18									
								SITEX AQUATICS, LLC			13,133.08	000263
10/14/26	00033	10/01/26	227323	202610	320-53800-46200				*	4,250.00		
			OCT 26 - LANDSCAPE MAINT									
								UNITED LAND SERVICES			4,250.00	000264

TOTAL FOR BANK A 216,352.42

TOTAL FOR REGISTER 216,352.42

SECTION 2

Stoneybrook West

Community Development District

Unaudited Financial Reporting

October 31, 2026

Table of Contents

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

Stoneybrook West
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 85,612	$ -	$ -	$ 85,612
Due from Debt Service	19,209	-	-	19,209
Investments:				
Money Market Account - Surplus	623,746	-	347,079	970,824
Series 2018				
Reserve Fund (A-1)	-	12,957	-	12,957
Reserve Fund (A-2)	-	111,465	-	111,465
Revenue Fund (A-1)	-	29,596	-	29,596
Revenue Fund (A-2)	-	174,758	-	174,758
Total Assets	**$ 728,567**	**$ 328,776**	**$ 347,079**	**$ 1,404,422**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to General Fund	-	19,209	-	19,209
Total Liabilites	**$ -**	**$ 19,209**	**$ -**	**$ 19,209**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 309,567	$ -	$ 309,567
Assigned for:				
Operating Reserves	125,779	-	-	125,779
Reserve - Emergency	27,346	-	-	27,346
Reserve - Ponds	77,600	-	-	77,600
Capital Reserve Fund	-	-	347,079	347,079
Unassigned	497,842	-	-	497,842
Total Fund Balances	**$ 728,567**	**$ 309,567**	**$ 347,079**	**$ 1,385,213**
Total Liabilities & Fund Balance	$ 728,567	$ 328,776	$ 347,079	$ 1,404,422

Stoneybrook West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 494,754	$ -	$ -	$ -
Interest Income	13,851	1,154	1,903	748
Total Revenues	**$ 508,605**	**$ 1,154**	**$ 1,903**	**$ 748**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ -	$ -	$ -
PR-FICA	383	-	-	-
Engineering	10,000	833	-	833
Attorney	23,000	1,917	-	1,917
Management Fees	42,584	3,549	3,549	(0)
Assessment Administration	5,678	5,678	5,678	0
Trustee Fees	7,935	-	-	-
Annual Audit	4,000	-	-	-
Website Maintenance	1,298	108	108	(0)
Postage & Delivery	300	25	2	23
Insurance - General Liability	7,210	-	-	-
Printing & Binding	1,000	83	-	83
Legal Advertising	1,400	117	-	117
Information Technology	1,947	162	162	(0)
Office Supplies	700	58	0	58
Other Current Charges	2,291	191	106	84
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	5,250	-	-	-
Total General & Administrative	**$ 120,150**	**$ 12,897**	**$ 9,780**	**$ 3,116**

Stoneybrook West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 17,034	$ 1,420	$ 1,420	$ 0
Insurance - Property	547	547	-	547
Landscape - Contract	55,620	4,635	4,250	385
Landscape - Other	5,000	417	-	417
Pest Control	67,102	5,592	-	5,592
Lake and Wetland	40,232	3,353	3,255	98
Fountain - Contract	2,884	240	700	(460)
Fountain - R&M	8,000	667	730	(63)
General Maintenance	20,000	1,667	2,205	(538)
Utility - Electric	15,000	1,250	-	1,250
Stormwater Drainage Maintenance - Contract	2,760	230	670	(440)
Misc - Contingency	40,775	3,398	164	3,234
Total Field Expenditures	**$ 274,955**	**$ 23,414**	**$ 13,393**	**$ 10,021**
Total Expenditures	**$ 395,105**	**$ 36,311**	**$ 23,173**	**$ 13,138**
Excess (Deficiency) of Revenues over Expenditures	$ 113,500	$ (35,157)	$ (21,271)	$ 13,886
Other Financing Sources/(Uses):				
Emergency Reserve Funding - Transfer Out	$ (28,500)	$ -	-	$ -
Pond Reserve Funding - Transfer Out	(85,000)	-	-	-
Total Other Financing Sources/(Uses)	**$ (113,500)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**	**$ (35,157)**	**$ (21,271)**	**$ 13,886**
Fund Balance - Beginning	$ -		$ 749,838	
Fund Balance - Ending	$ -		$ 497,842	

Stoneybrook West

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest Income	$ 4,500	$ 375	$ 1,059	$ 684
Total Revenues	**$ 4,500**	**$ 375**	**$ 1,059**	**$ 684**
Expenditures:				
Bank Charges	$ 600	$ 50	$ 50	$ -
Total Expenditures	**$ 600**	**$ 50**	**$ 50**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 3,900**	**$ 325**	**$ 1,009**	**$ 684**
Other Financing Sources/(Uses)				
Emergency Reserve Funding - Transfer In	$ 28,500	$ -	$ -	$ -
Pond Reserve Funding - Transfer In	85,000	-	-	-
Total Other Financing Sources (Uses)	**$ 113,500**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 117,400**	**$ 325**	**$ 1,009**	**$ 684**
Fund Balance - Beginning	$ 389,807		$ 346,070	
Fund Balance - Ending	$ 507,207		$ 347,079	

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 October 31, 2026

	Adopted Budget	Prorated Budge Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 497,688	$ -	$ -	$ -
Interest Income	10,200	850	890	40
Total Revenues	**$ 507,888**	**$ 850**	**$ 890**	**$ 40**
Expenditures:				
Interest A1 - 11/1 & 5/1	$ 14,378	$ -	$ -	$ -
Interest A2 - 11/1 & 5/1	85,654	-	-	-
Principal A1 - 5/1	38,000	-	-	-
Principal A2 - 5/1	366,000	-	-	-
Total Expenditures	**$ 504,032**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,857	$ 850	$ 890	$ 40
Net Change in Fund Balance	**$ 3,857**	**$ 850**	**$ 890**	**$ 40**
Fund Balance - Beginning	$ 171,916		$ 308,677	
Fund Balance - Ending	$ 175,773		$ 309,567	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	1,903	-	-	-	-	-	-	-	-	-	-	-	1,903
Misc. Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 1,903**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,903**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,549	-	-	-	-	-	-	-	-	-	-	-	3,549
Assessment Administration	5,678	-	-	-	-	-	-	-	-	-	-	-	5,678
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	108	-	-	-	-	-	-	-	-	-	-	-	108
Postage & Delivery	2	-	-	-	-	-	-	-	-	-	-	-	2
Insurance - General Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	162	-	-	-	-	-	-	-	-	-	-	-	162
Other Current Charges	106	-	-	-	-	-	-	-	-	-	-	-	106
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 9,780**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,780**

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,420	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,420
Insurance - Property	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - Contract	4,250	-	-	-	-	-	-	-	-	-	-	-	4,250
Landscape - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake and Wetland	3,255	-	-	-	-	-	-	-	-	-	-	-	3,255
Fountain - Contract	700	-	-	-	-	-	-	-	-	-	-	-	700
Fountain - R&M	730	-	-	-	-	-	-	-	-	-	-	-	730
General Maintenance	2,205	-	-	-	-	-	-	-	-	-	-	-	2,205
Utility - Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance - Contract	670	-	-	-	-	-	-	-	-	-	-	-	670
Misc - Contingency	164	-	-	-	-	-	-	-	-	-	-	-	164
Total Field Expenditures	**$ 13,393**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,393**
Total Expenditures	**$ 23,173**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,173**
Excess (Deficiency) of Revenues over Exper	$ (21,271)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (21,271)
Other Financing Sources/(Uses):													
Emergency Reserve Funding - Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Pond Reserve Funding - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (21,271)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (21,271)**

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**

SECTION D

Stoneybrook West CDD

Field Management Report



November 18, 2026

Rob Szozda

Field Manager

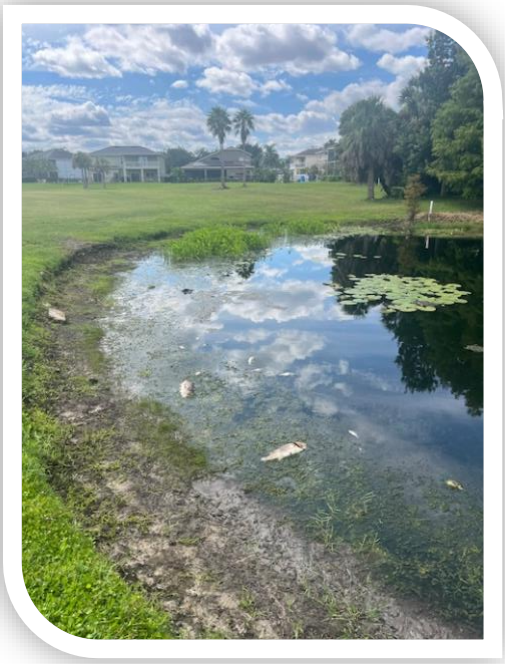
GMS

Completed

1. All fountains are in service.



2. Fish kill in Pond 18 – Several fish kills were reported from surrounding communities, believe to be due to natural cause. Sitex removed and disposed of the dead fish.





3. Overflow spillway on Pond 24 has significant erosion and needs to be backfilled/re-enforced with flowable fill. Pour has been successfully completed.



4. Bubble up structure behind 1941 Black Lake Dr. was missing a grate, was overgrown, and required adjustments to the rip rap.





5. Fence Repaired on Pond 14.





Potential Issues

- Potential drainage issues for Pond 1 & 2 and area on Fox Glove. Areas will be monitored during heavy rain events.
- Sepage from Control Structure in Pond 26 – Pending directive from District Engineer.
- Sitex to complete quarterly control structure inspection and clearing. Pond trash will be picked up at this time as well
- District Engineer investigating stormwater structure and condition of lake bank at 1941 Black Lake Drive
- Complaints in reference to growth around Ponds 5 & 6 /Hole 13 – Bid from United to clean up area
    - Met with Golf Course on overall condition of the area







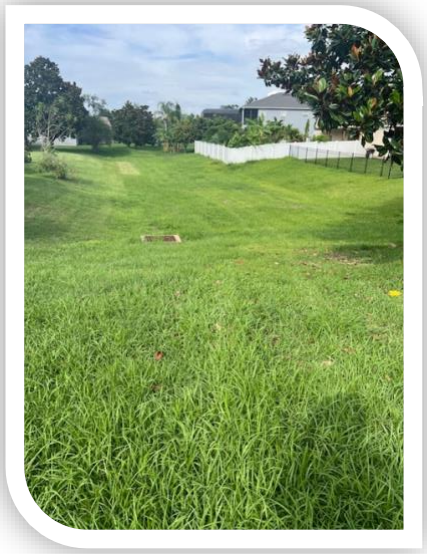


Site Items

Landscape Maintenance

- Bladerunners/United experienced a few disruptions due to weather – Area have been caught up.







Aquatic Maintenance





- Algae and plant growth has been above normal – Weather disrupted regular service
- Received calls on fish kill and over all poor condition of Ponds. All conditions have been relayed to Sitex.
- All pond aerators are currently in service.
- Airmax Aeration System ~ $13,500/unit
- Otterbine Replacement Compressors ~ $1,600 each.

Site Items

Midge Control Services & Pond Maint.

- Plants, Fish, Grass Shrimp. Evaluating ability to plant and maintain water plants in the challenging pond bottoms and shorelines (very hard – limestone)
- Lilies have emerged in Ponds 7, 16, 18, 26





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



Engineer's Report

Action Items from the Engineer's Report:

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

- Access to the outfall structure for Wetland 3 (behind 2604 Oakington St.) has become overgrown with vegetation preventing inspections and maintenance. Complete

- All pond outfall structures need to be cleared of debris and any aquatic vegetation. Complete

Conclusion

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

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

Respectfully,

Rob Szozda

SECTION 1

Date	Resident	Address	Contact Given	Area	Complaint	Assigned To	Resolution	Date Resolved
7/29/2026		2627 Blacklave Blvd			Resident building berm/wall	Rob	Rob investigating and will report back to the board	
8/10/2026	Christine Dassow	2338 Black Lake Blvd		GC13PH	Trash/beach ball/weeds in pond	Rob	Golf course responsibility to clean off bank; proposals to be reviewed at next BOS meeting for cleanup	
9/8/2026	Susan Braunstein	15037 Spinnaker Cove			Trash from golf course/requesting mowing edges	Rob/HOA		
9/24/26	Bruce (HOA)	Pond 23			Pond 23 - Algae and Fountain not Working	Rob	Sent inspection report to Devon Craig/Sitex ealier in the week for the same issues.	
9/28/2026	Sherri HOA)	Pond 18			Dead fish in the Pond	Rob	Inspect pond and remove fish if necessary	
9/28/26	Mary Kay Givens	1227 Castleport Rd		GC10	Concerns about dead fish & pump repairs	Rob	Will get proposal from Sitex to clean asap	
9/29/2026	PJ Rebovich	14041 Fox Glove St		Pond 2	Algae bloom, producing foul odor	Rob	Sitex to treat ponds 2x weekly	
9/29/2026	April Ellis	1935 Black Lake Blvd			General complaint; ponds producing foul odor,dead fish	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
9/29/2026	Kelli Keith				General complaint; ponds producing foul odor,dead fish	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
9/29/2026	Ron Kalish	2026 Black Lake Blvd		GC12	Algae bloom, producing foul odor	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
9/30/2026	Robert Varner	2449 Baronsmeade Ct			General complaint; broken fountains, algae growth, dead fish, foul odor	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
9/30/2026	Greg Wirth	1113 Portmoor Way			General complaint; multiple ponds with algae	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
9/30/2026	Kathi Belich	1132 Hawksdale Ct			General complaint; ponds in poor condition	Rob	Katie responded with sitex information and sent multiple emails to sitex for immediate action	
10/7/2026					Alligator complaint	Rob	Rob spoke to this individual over the phone	
10/22/2026	Andre Rivera-Fields	HOA- Stone Creek		Stone Creek Ponds	Requesting information on treatment	Rob	Last sprayed surface & subsurface 10/14; next treatment scheduled 11/3	

SECTION 2

The Lake Doctors, Inc.
Aquatic Management Services

Winter Springs Office
3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com

Water Management Agreement

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

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

PROPERTY NAME (*Community/Business/Individual*)_____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Twenty-Seven (27) ponds associated with **Stoneybrook West CDD, Orlando FL.**

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

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

1.	Underwater and Floating Vegetation Control Program	$ 3,150.00	**Monthly**
2.	Shoreline Grass and Brush Control Program	$	INCLUDED
3.	Free Callback Service	$	INCLUDED
4.	Monthly Written Service Reports	$	INCLUDED
5.	Additional Treatments, if required	$	INCLUDED
	Total of Services Accepted	$ 3,150.00	**Monthly**

$3,150.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **$3,150.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.

D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **November 12, 2026.**

F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

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

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

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

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

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL: ___ YES ___ NO**

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

REQUESTED START MONTH: _____ | PURCHASE ORDER #:_____

THE LAKE DOCTORS, INC.

Jonathan Bandy - Sales Manager
jonathan.bandy@lakedoctors.com - 407-761-8924

CUSTOMER:

Signed _____ Date _____
Name _____
Title_____

THE LAKE DOCTORS INC.
TERMS AND CONDITIONS

1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
   a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
   b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
   c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
   d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
   e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
   f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
   g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
   h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.

2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.

3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.

4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.

5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.

6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.

7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.

8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.

9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.

10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.

11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).

12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.

13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action

14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.

15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.

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

17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.

18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.

19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



SECTION 3

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT
AGREEMENT

Submitted to: GMS Date: October 22, 2026

Name Stoneybrook West CDD
Address 219 E. Livingston
City Orlando, FL 32801
Phone 865-603-3650

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Stoneybrook West CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 9 months in accordance with the terms and conditions of this Agreement in the following sites:

Twenty-Seven(27) stormwater retention ponds associated with Stoneybrook West CDD
Located near:
15501 Town Commons Blvd.
Winter Garden, FL 34787

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Shoreline grass & brush control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Submersed vegetation control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 01/01/2027 thru 09/30/2027.
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work		
Maintenance Fee	$6,125.00	Due	monthly	as billed x 9.
Total Annual Cost	$55,125.00			

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before November 22, 2026

F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Tally R. Smith Date: 10/22/2026 Accepted Date:

AAM Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

The Lake Doctors, Inc.
Aquatic Management Services

Winter Springs Office
3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com

Fountain / Aeration Maintenance Agreement

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

This Agreement, made this _____ day of _____, 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and the following "Customer"

PROPERTY NAME (*Community/Business/Individual*)_____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____

EMAIL ADDRESS _____**EMAIL INVOICE: YES OR NO**

The parties hereto agree to follows:

A. The Company agrees to manage certain fountains or aeration systems for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Quarterly cleaning and adjustment of Three (3) fountains and One (8) Aerators associated with **Stoneybrook West CDD, Winter Garden FL.**

Includes a minimum of Four (4) inspections and/or cleanings, as necessary, for continued operation, aesthetics, and performance.

B. Customer agrees to pay the Company the following sum for specified fountain & aeration services:

1.	Fountain(s): Cleaning exterior of pump intake screens	$1,100.00	**Quarterly**
2.	Fountain(s): Cleaning of visible surfaces of fountain floats	$	INCLUDED
3.	Fountain(s): Cleaning and adjustment of nozzles and jets as necessary	$	INCLUDED
4.	Fountain(s): Cleaning of light lens(es)	$	INCLUDED
5.	Fountain(s): Checking of anchor lines	$	INCLUDED
6.	Fountain(s): Adjustment of time clocks as necessary	$	INCLUDED
7.	Aerator(s): Change paper filter element 2X yearly	$	INCLUDED
8.	Aerator(s): Balance diffusers and/or remote manifold	$	INCLUDED
10.	Aerator(s): Check cooling fan	$	INCLUDED
11.	Aerator(s): Cleaning of inside and around the enclosure	$	INCLUDED
12.	Written Service Reports	$	INCLUDED
13.	Additional Cleaning Upon Request	$1,100.00	**Per Service**
	Total of Services Accepted	$1,100.00	**Quarterly**

$1,100.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable per quarterly invoices of **$1,100.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. The Company agrees to sell only products with a demonstrated reliability and quality.

D. The Company agrees to commence services within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **November 12, 2026.**

F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

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

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

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

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

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL: ___ YES ___ NO**

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

REQUESTED START MONTH: _____ | PURCHASE ORDER #:_____

THE LAKE DOCTORS, INC.

Jonathan Bandy - Sales Manager
jonathan.bandy@lakedoctors.com - 407-761-8924

CUSTOMER:

Signed _____ Date _____

Name _____

Title_____

THE LAKE DOCTORS INC.
TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.

   The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.

3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.

4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.

5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.

6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.

7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.

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

9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.

10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.

11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.

12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.

13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.

14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.

15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.

16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.

17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.

18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.

® THE LAKE DOCTORS, INC.

SECTION 4

UNITED Land Services

Proposal #245482

Date: 8/11/2026

PO #

Robert Clark

BILL TO

Governmental
Management Service

Property:

Stoneybrook West CDD
Stoney Brook West
Winter Garden, FL 34787

BUSH HOG PROPOSAL FOR AREAS LOCATED BETWEEN POND 5-6

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep — $2,857.56

Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Demo / Debris Removal / Site Prep	4.00	Hr	$78.39	$313.56
Tractor/Skid steer	16.00	Hr	$75.00	$1,200.00
Labor - Maint	28.00	Hr	$48.00	$1,344.00

Sale	$2,857.56
Sales Tax	$0.00
Total	**$2,857.56**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to

Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage,

lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers’ returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller’s resulting expenses and collection costs, including but not limited to attorney’s fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED

YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Robert Clark

Date 8/11/2026

By _____

Date _____

Stoneybrook West CDD

SECTION 5

SitexAquatics
LAKE & FOUNTAIN SERVICES

Mailing:
PO Box 917
Parrish, FL 34219

Physical:
11719 31st Ter E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Fish removal Agreement

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

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

The Following bid is for the removal of dead fish on pond 18 @ SBW located in Winter Garden, Florida.

Service	Cost
Removal of Fish	$1,600.00
Dump fees	Included
Labor	Included
Total cost	$1,600.00

Scope: Removal of dead fish and discarded at landfill.

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.

09/29/2026

Accepted By Date

President, Sitex Aquatics llc. Date

Terms & Conditions

Payment

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

Responsibility

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

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

Scheduling

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

Insurance

Sitex shall maintain the following insurance coverage and limits:

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

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

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