

*Stoneybrook South
Community Development District*

Agenda

August 5, 2019

AGENDA

Stoneybrook South

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 29, 2019

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, August 5, 2019 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 3, 2019 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the June 3, 2019 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Recommendation of Landscape RFP Evaluation Committee and Selection of Vendor to Provide Landscape Maintenance Services
 - B. Public Hearing
 - i. Consideration of Resolution 2019-03 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2019-04 Imposing Special Assessments and Certifying an Assessment Roll
 - C. Consideration/Discussion of Proposals
 - i. Entrance Wall Repairs
 - ii. Wall Cleaning and Painting
 - iii. Dove Valley Easement
 - D. Consideration of Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services
 - E. Presentation of Arbitrage Rebate Calculation Report
 - F. Ratification of Professional Engineering Agreement with Hamilton Engineering & Surveying, Inc.
 - G. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services

- H. Consideration of SFWMD Permit Application
- I. Approval of Fiscal Year 2020 Meeting Schedule
- 5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
- 6. Supervisor's Requests & Audience Comments
- 7. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Committee as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the June 3, 2019 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Business Administration. Section A is the approval of the minutes of the June 3, 2019 meeting. The minutes are enclosed for your review. Section B includes the check register for consideration and Section C includes the balance sheet and income statement for your review.

The fourth order of business is the Business Items. Section A is the consideration of recommendation of the Landscape RFP Review Committee and selection of vendor to provide landscape maintenance services. The bid tabulation will be presented at the meeting. Section B opens the public hearing to adopt the Fiscal Year 2020 budget and assessments. Sub-Section 1 is the consideration of Resolution 2019-03 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Sub-Section 2 is the consideration of Resolution 2019-04 imposing special assessments and certifying an assessment roll. A copy of the Resolution and assessment roll are enclosed for your review. Section C is the consideration of proposals for repair work in the District. The proposals will be provided under separate cover. Section D is the consideration of agreement with LLS Tax Solutions, Inc. to provide arbitrage rebate calculation services. A copy of the agreement is enclosed for your review. Section E is the presentation of the arbitrage rebate calculation report for the Series 2013 bonds. A copy of the report is enclosed for your review. Section F is the ratification of the professional engineering services agreement with Hamilton Engineering & Surveying, Inc. A copy of the agreement is enclosed for your review. Section G is the acceptance of the Audit Committee recommendation and selection of #1 ranked firm to provide auditing services for the Fiscal Year 2019. Section H is the consideration of the SFWMD permit application. A copy of the application and property map is enclosed for your review. Section I is the approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice is enclosed for your review.

The fifth order of business is Staff Reports. Section D includes a copy the Field Manager's Report for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Tracy Robin, District Counsel
David Reid, Interim District Engineer
Alan Scheerer, Field Manager

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Stoneybrook South Community Development District was held Monday, June 3, 2019 at 11:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., Championsgate, Florida 33896.

Present were:

Patricia Newberry	Chair
Basan Nembirkow	
Robert DiCocco	
Mike Wilson	
Chris Manjourides	
George Flint	
Tracy Robin	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: Included in your agenda package are the proposed evaluation criteria. We have changed it to ask for five years of pricing. Historically, we had done three years. It doesn't preclude you from switching companies earlier, but it does lock in the pricing for five years. The evaluation criteria are ability of personnel, experience, understanding the scope of work, ability to provide the services and price. They are all equally weighted at 20 points.

On MOTION by Mr. Nembirkow seconded by Mr. DiCocco with all in favor the Request for Audit Proposals & the Selection Criteria as Presented was approved.
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B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: We have also provided you with a copy of the notice that we will run in the newspaper. We will also mail it to five or six firms that provide audit services.

On MOTION by Mr. Wilson seconded by Mr. Nembirkow with all in favor the Notice of Request for Proposal for Audit Services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: We will publicly announce the opportunity for qualified firms to provide auditing services.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 11:03 a.m.

On MOTION by Mr. Wilson seconded by Mr. DiCocco with all in favor the meeting was adjourned at 11:03 a.m.

Attest

Chair

SECTION IV

Stoneybrook South CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					FY2019 - \$3,475 FY2020 - \$3,475 FY2021 - \$3,650 FY2022 - \$3,650 FY2023 - \$3,650		
Carr, Riggs & Ingram					FY2019 - \$5,000 FY2020 - \$5,100 FY2021 - \$5,250 FY2022 - \$5,350 FY2023 - \$5,500		
Grau & Associates					FY2019 - \$3,600 FY2020 - \$3,700 FY2021 - \$3,800 FY2022 - \$3,900 FY2023 - \$4,000		

**BOARD OF SUPERVISORS
MEETING**

SECTION III

SECTION A

MINUTES OF MEETING
STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, June 3, 2019 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., Championsgate, Florida 33896.

Present and constituting a quorum were:

Basan Nembirkow	Chairman
Robert DiCocco	Vice Chairman
Patricia Newberry	Assistant Secretary
Mike Wilson	Assistant Secretary
Chris Manjourides	Assistant Secretary

Also present were:

George Flint	District Manager
Tracy Robin	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public present, so we will move on to the next item.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 1, 2019 Meeting

Mr. Flint: Are there any additions, corrections or deletions?

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor the minutes of the April 1, 2019 meeting were approved.
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B. Consideration of Check Register

Mr. Flint: Included in your agenda package is a copy of the check register for March 25, 2019 through May 27, 2019 in the amount of \$149,750.91.

On MOTION by Ms. Newberry seconded by Mr. Wilson with all in favor the Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: A copy of the balance sheet and income statement are included for your review.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Proposals for Entrance Wall Repairs

Mr. Scheerer: At the last meeting I received some photos of some damage that was created at the Bella Citta Entrance. As it was stated at the time, it was due to kids and the bus stop being there. I contacted three different companies. One company didn't bid. Another company backed out due to some personal family issues. Included in your agenda package today for your consideration is a proposal from Aaron's Service Solutions. They will fix all of the holes and cracks and make all of the repairs to the mortar and stucco to match the current texture for \$1,145 and then paint the entire entrance for \$6,598.54. I think the concept was if we make all of these repairs and patch everything then it wouldn't match anything that is currently there.

Mr. Manjourides: The areas on the bottom that were damaged was actually not stucco. It is foam stuff. If they just put it back, then someone is going to kick it again. I think we should get a proposal for putting cement there.

Mr. Scheerer: I will come back to the next meeting with some kind of reinforcement mechanism.

Mr. Manjourides: Maybe the construction company can come up with something for it.

Mr. Scheerer: Yes. I am sure they will be able to come up with something.

Mr. Flint: We will get an alternative proposal.

B. Ratification of Interim Engineering Agreement with Hamilton Engineering, Inc.

Mr. Flint: At the last meeting you had made a decision to terminate the prior Engineer and engage Hamilton Engineering, Inc. as the Interim Engineer. This agreement just follows that action. The copy in your agenda package hasn't been signed yet but it is in effect.

On MOTION by Ms. Newberry seconded by Mr. Manjourides with all in favor the Interim Engineering Agreement with Hamilton Engineering, Inc. was ratified.

C. Review of Proposals and Selection of a District Engineer

Mr. Flint: You directed staff to advertise a Request for Qualifications for Engineering Services. In Florida, there is a Consultant's Competitive Negotiation Act and anything over \$30,000 on an annual basis is required to be bid through an RFQ process. We don't know if it is going to be over \$30,000 but you typically select your District Engineer through that process. We advertised in the Orlando Sentinel for the services and as a result, we received two responses; one is from Hamilton Engineering, Inc. and one from Johnson, Mirmiran & Thompson. You have the ranking criteria that is part of the RFQ process. The ranking criteria includes the ability and adequacy of personnel, the consultants past performance, their geographic location, willingness to meet time and budget requirements, certified minority business enterprise, recent and current projected workload and volume of work previously awarded. The criteria add up to 100 points. We will want the Board to develop a consensus ranking. Neither company is a minority business enterprise, so you can check that off the list. In regard to the volume of work previously awarded, I don't believe that JMT has done previous work for the District, so I think you would award them zero on that. The principal with Hamilton is Dave Reid and he is here. He has been the District Engineer with another firm for many years. I think there is a difference there in ranking too. JMT is located in Tampa and Hamilton is in Orlando. I think Hamilton is closer from a geographic standpoint, so there would be a differential there. The ranking sheet is under the first tab. Hamilton is also your current Interim Engineer.

Mr. Nembirkow: For ability and adequacy of personnel I would give Hamilton a 25.

Ms. Newberry: I would give JMT a 25 too because it is a huge organization.

Mr. Nembirkow: But we don't know their ability because we have never used them before.

Mr. Flint: You can only base it on what they are providing you. What about consultants past performance?

Ms. Newberry: The problem with past performance is not having past testimonies from previous clients. They can list a lot of projects, but you don't know how well they have performed on it.

Mr. Flint: You could consider it a wash and score everyone equally on that, as well. So, do you just want to score each one 25?

Ms. Newberry: I have no problem with that.

Mr. Flint: Then for geographic location, you have Tampa versus Orlando.

Ms. Newberry: 20 for Hamilton and 10 for JMT.

Mr. Flint: Next is willingness to meet time and budget requirements. Again, I think that is probably one where you give both the same.

Ms. Newberry: Yes, so both of them get 15.

Mr. Flint: They both get zero for minority business. The next criteria are recent/current and projected workload.

Mr. Nembirkow: Based on the information we have they should both have 5s.

Mr. Flint: Then you have volume of work previously awarded.

Ms. Newberry: Five for Hamilton and zero for JMT.

Mr. Flint: So, 95 points go to Hamilton and 80 points go to JMT.

On MOTION by Mr. DiCocco seconded by Ms. Newberry with all in favor to Rank Hamilton as the #1 Ranked Firm and JMT as the #2 Ranked Firm and Authorize Staff to Negotiate an Agreement, was approved.

D. Consideration of Agreement with Lake Doctors, Inc. to Provide Aquatic Management Services

Mr. Flint: This is an agreement with Lake Doctors, Inc. to provide aquatic management services. You have two agreements in your aquatic management line. One is actually maintenance of wetland areas and the other is for the pond. The pond work has historically been done by Lake Doctors, Inc. You have a proposal for \$163 a month. It is budgeted for.

Mr. Scheerer: It is for the two ponds over here off of Westside Boulevard. I think the increase in the contract was \$3.

On MOTION by Mr. Nembirkow seconded by Mr. DiCocco with all in favor the Agreement with Lake Doctors, Inc. to Provide Aquatic Management Services was approved.

E. Consideration of Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint: Each year the Board is required to approve a proposed budget and set the date, place and time for the public hearing. The proposed budget must be approved by June 15th of each year. The public hearing has to be at least 60 days from the day you approve the proposed budget. We are suggesting August 5, 2019 at 10:00 a.m. at this location for the public hearing. The proposed budget is exhibit A to the resolution. The proposed budget is not binding. If you choose to make any changes you can do that now or even at the public hearing. The only issue would be if you wanted to increase the per unit assessment then that would require additional noticing, which would have to be determined earlier. The recommended budget does not contemplate any increases in the O&M assessments. It is increasing slightly. Most of those increases are mainly due to the age of some of the infrastructure in the community. You will notice the entry wall maintenance is increasing slightly. Pressure washing and sidewalk repair and maintenance are increasing. We are using \$68,730 of your fund balance to balance the budget. We used \$23,000 coming into this year. You have significant reserves, so I would not suggest that you increase your assessments to balance that budget. I would recommend that you just use your fund balance because you have \$1.9M in your operating account right now.

Mr. Manjourides: What is information technology?

Mr. Flint: That is your website.

Mr. Manjourides: Why did that increase so much?

Mr. Flint: We have a proposal in your agenda package, and we will get to that discussion. It deals with ADA requirements for websites. There have been a number of lawsuits in the last year dealing with ADA compliance of websites. It is not just government entities. Some private entities have been sued, as well. It really wasn't on anyone's radar and as a result of that, the insurer that we use, which also insures 300+ other Districts, was defending 18 CDDs that were sued as part of one action. The whole CDD industry has really been entrenched in this issue. Most of the other Districts that we manage have already done this within the last few months.

Mr. Manjourides: Is this cost going to stay every year?

Mr. Flint: Next year it is back down to \$1,250. It may end up being higher because they are suggesting that we have ongoing audits done at least quarterly and there is going to be a cost of doing that. You have \$10,000 in contingency. We will come back to the Board once we decide the best course of action and we may need to amend that line item.

Mr. Manjourides: Why did the mulch go up to \$20,000?

Mr. Scheerer: It is going to be \$15,000. In speaking with the accounting department, it was just mislabeled. The \$5,000 should have went to Stoneybrook South at ChampionsGate. Down to Earth submitted it all on one invoice and we spoke to them and explained they are two different Districts, so we got that taken care of.

Mr. Flint: So, these actuals will need to be adjusted.

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing for August 5, 2019 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, was approved.

F. Presentation of Number of Registered Voters – 789

Mr. Flint: Each year, we are required to announce the number of registered voters within in the District as of April 15th and you can see there are 789.

G. Consideration of Proposal from VGlobalTech to Provide Website Compliance Services – Added

Mr. Flint: We have added this item. This is a proposal from VGlobalTech to take the Districts website and recreate it in a format that is ADA compliant. We are just asking you to approve the \$2,775 one time fee. We met with four different companies that provide this type of service. We were able to negotiate a better pricing arrangement with VGlobalTech. We are using them on all of our other Districts, as well.

On MOTION by Mr. Nembirkow seconded by Ms. Newberry with all in favor the Proposal from VGlobalTech to Provide Website Compliance Services was approved.

H. Discussion of Bidding Landscape Maintenance Services – Added

Mr. Flint: Currently, we have an agreement with Down to Earth to provide landscape maintenance services. The HOA uses Down to Earth. Stoneybrook South at ChampionsGate uses Down to Earth. Lennar has come forward and recommended that we all bid out landscaping. Lennar has gone out and hired a landscape consultant, Mark Yahn, to prepare the scope of work, the cost sheets and the maps that would be used. It is probably not so much a service issue but making sure everyone is being honest with their pricing. The only way to really know about pricing is to have the market check it. We would like the Board to authorize us to work with the HOA and the other CDD, prepare an RFP and solicit proposals to be brought back to you at a future meeting. If there are any savings, then you would be able to reflect that in your budget.

On MOTION by Mr. DiCocco seconded by Ms. Newberry with all in favor to Authorize Staff to Work with the HOA & Stoneybrook South at ChampionsGate CDD to Prepare an RFP for Landscape Services & Solicit Proposals was approved.

I. Appointment of Audit Committee and Chairman

Mr. Flint: The District is required to have an annual independent audit as a governmental entity. You typically bid out for audit services every three years. Historically, the Board has served as the Audit Committee. We do have an Audit Committee meeting advertised for immediately after this meeting.

On MOTION by Ms. Newberry seconded by Mr. Wilson with all in favor the Entire Board to Serve as the Audit Committee & Ms. Newberry to Serve as the Chair of the Audit Committee was approved.

J. Selection of District Records Office within Osceola County

Mr. Flint: Previously, we had the District records at the Engineer's office, so because you terminated your prior Engineer, we need to adjust the local District records office to name this location.

On MOTION by Mr. Nembirkow seconded by Ms. Newberry with all in favor the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL as the District Records Office, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Robin: I would like to provide the Board with a formal update with the legislative session that did conclude. We provided you guys with a few bills that we were monitoring previously. Only a few bills have passed that really impact CDDs. Unfortunately, the one we were really following that would save us money on legal advertising only passed in the House but not the Senate. We are hoping the bill will show up again. Obviously, the newspaper lobby is pretty strong, and it would take a lot of their business away. The one that really impacts residential Board Members is with respect to the Form 1 filing. Normally, you have to file the form every year with the Supervisor of Elections. What they passed this year is you can file your Form 1 documents online. This will take effect in 2022.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Field Manager

Mr. Scheerer: A Field Manager's report was included in your agenda package. The fountain is working. The lights are working. It is extremely hot right now. We are battling some irrigation problems and some hotspots around the community. At the last meeting, the Board went ahead and approved the removal and reduction of the annuals, which has been completed. The Board also approved the repairs to the fountain on 27, which has been completed. The light inside the Nickelson Column was replaced with an LED light. We replaced the photocell, as well. The electrical wire was repaired in advance because it was a safety issue. We will bring back revised quotes with some reinforcement of that cap as opposed to using foam.

Mr. Manjourides: We had spoke at the last meeting about the easement on hole 18 and concreting it so the golfers could get down to the cart path. At the end of Dove Valley there is an easement there that everyone uses and it kills the grass.

Mr. Scheerer: I did not do that. I will take a look and get a bid on it. I will have all of the monument lights checked and we will repair any of them that are out.

Mr. Manjourides: The lights are out at the arch at Westside Boulevard.

Mr. Scheerer: We will take a look at it.

Mr. Manjourides: Even the shrub lights are out, so it must be a breaker. Do we own the shrubs that go along Westside Boulevard? There is a lot of trash and pipes.

Mr. Scheerer: Yes. I know Down to Earth was asked to go out there last week and take a look at that large retention pond that is back there. They are supposed to be doing a whole detail of the boulevard, so I'll get with Andrew after this.

Mr. Manjourides: Down at the end there is a house and they put some kind of patio back there and they threw four big trees there. Maybe we should talk to the homeowner about that. When the wall was cleaned part of the part came off of it. You can see the cement underneath. It is right where you tee off on the 13th hole.

Mr. Scheerer: I will check it out.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Newberry seconded by Mr. Nembirkow with all in favor the meeting was adjourned at 10:59 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

May 27, 2019 to July 29, 2019

Bank	Date	Check #	Amount
General Fund	5/30/19	258	\$ 185.00
	6/6/19	259-261	\$ 1,057.51
	6/11/19	262-266	\$ 1,000.00
	6/12/19	267	\$ 4,128.70
	6/13/19	268-269	\$ 20,813.41
	6/28/19	270-271	\$ 329.25
	7/7/19	272	\$ 4,082.90
	7/12/19	273-279	\$ 15,396.04
	7/18/19	280-281	\$ 685.00
	7/25/19	282-285	\$ 133,000.91
			\$ 180,678.72
			\$ 180,678.72

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB	VENDOR NAME	STATUS	AMOUNT	CHECK #
5/30/19	00038	5/25/19	1270	201905 320-53800-46100	*	185.00	
				INST.PHOTOCELL/LED BULB			
6/06/19	00004	6/01/19	1906368	201906 320-53800-47000	*	535.00	185.00 000258
				HERITAGE SERVICE SOLUTIONS LLC			
				WATER MGMT TREATMENT JUN			
6/06/19	00002	5/19/19	65114880	201905 310-51300-48000	*	492.51	535.00 000259
				AMERICAN ECOSYSTEMS, INC.			
				NOT.COMMITTEE MTG 06/03			
6/06/19	00011	6/01/19	17126	201904 310-51300-31500	*	30.00	492.51 000260
				ORLANDO SENTINEL			
				REV/FWRD ANNUAL/AUDIT RPT			
6/11/19	00015	6/03/19	BN060319	201906 310-51300-11000	*	200.00	30.00 000261
				STRALEY, ROBIN & VERICKER			
				SUPERVISOR FEES 06/03/19			
6/11/19	00040	6/03/19	CM060319	201906 310-51300-11000	*	200.00	200.00 000262
				BASAN N. NEMBIRKOW			
				SUPERVISOR FEES 06/03/19			
6/11/19	00036	6/03/19	MW060319	201906 310-51300-11000	*	200.00	200.00 000263
				CHRIS J. MANJOURIDES			
				SUPERVISOR FEES 06/03/19			
6/11/19	00034	6/03/19	PN060319	201906 310-51300-11000	*	200.00	200.00 000264
				MICHAEL B WILSON			
				SUPERVISOR FEES 06/03/19			
6/11/19	00026	6/03/19	RD060319	201906 310-51300-11000	*	200.00	200.00 000265
				PATRICIA G NEWBERRY			
				SUPERVISOR FEES 06/03/19			
6/12/19	00001	6/01/19	65	201906 310-51300-34000	*	2,708.33	200.00 000266
				ROBERT HENRY DICOCO			
				MANAGEMENT FEES-JUN19			
6/01/19	65	6/01/19	65	201906 310-51300-35100	*	104.17	
				INFORMATION TECH-JUN19			
6/01/19	65	6/01/19	65	201906 310-51300-51000	*	.30	
				OFFICE SUPPLIES			
6/01/19	65	6/01/19	65	201906 310-51300-42000	*	5.00	
				POSTAGE			
6/01/19	65	6/01/19	65	201906 310-51300-42500	*	60.90	
				COPIES			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO.....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
6/13/19	00003	6/01/19	66	201906 320-53800-12000						FIELD MANAGEMENT-JUN19	*	1,250.00		
6/13/19	00020	5/28/19	18252A	201905 320-53800-47100						GOVERNMENTAL MANAGEMENT SERVICES-CF	*	20,419.48	4,128.70	000267
6/13/19	00002	5/28/19	18252A	201905 320-53800-47100						DOWN TO EARTH LAWN CARE II, INC.	*	240.00	20,419.48	000268
6/13/19	00002	5/28/19	18252A	201905 320-53800-47100						PLEATCO/INST.CARTRIDGE	*	153.93		
6/28/19	00012	6/20/19	438734	201906 320-53800-47000						FOUNTAIN DESIGN GROUP, INC.	*	163.00	393.93	000269
6/28/19	00002	6/02/19	68768740	201905 310-51300-48000						THE LAKE DOCTORS, INC.	*	166.25	163.00	000270
7/07/19	00001	7/01/19	67	201907 310-51300-34000						ORLANDO SENTINEL	*	2,708.33	166.25	000271
7/01/19	67	7/01/19	67	201907 310-51300-35100						MANAGEMENT FEES JUL19	*	104.17		
7/01/19	67	7/01/19	67	201907 310-51300-51000						INFORMATION TECH JUL19	*	.45		
7/01/19	67	7/01/19	67	201907 310-51300-42000						OFFICE SUPPLIES JUL19	*	6.30		
7/01/19	67	7/01/19	67	201907 310-51300-42500						POSTAGE JUL19	*	13.65		
7/01/19	68	7/01/19	68	201907 320-53800-12000						COPIES JUL19	*	1,250.00		
7/12/19	00004	7/01/19	1907350	201907 320-53800-47000						GOVERNMENTAL MANAGEMENT SERVICES-CF	*	535.00	4,082.90	000272
7/12/19	00021	1/25/19	16598546	201812 310-51300-32200						AMERICAN ECOSYSTEMS, INC.	*	750.00	535.00	000273
6/28/19	16712055	6/28/19	16712055	201906 310-51300-32200						FY18 AUDIT FINAL PMT	*	250.00		
										FY18 AUDIT SERVICES	*		1,000.00	000274

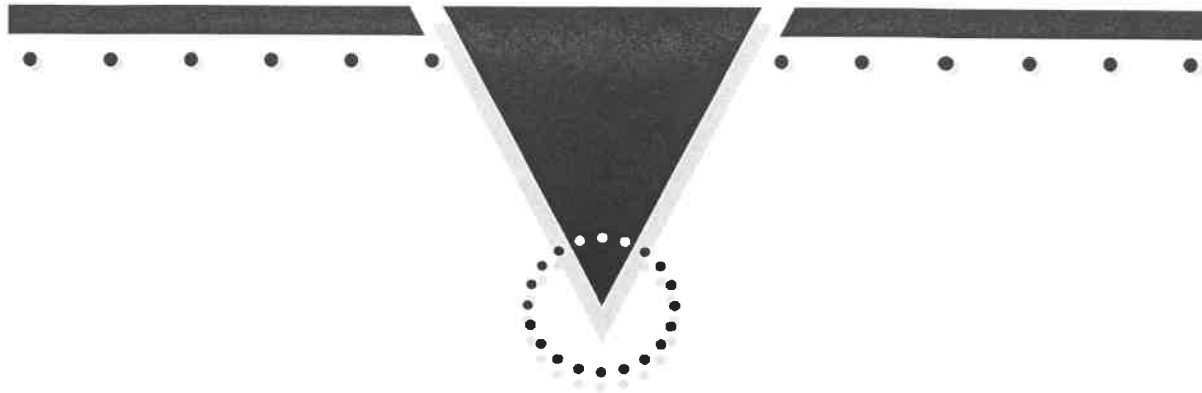
SSTH STONE SOUTH TVISCARRA

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER		RUN		7/29/19		PAGE		
*** CHECK DATES 05/27/2019 - 07/29/2019 ***		STONEBROOK SOUTH GENERAL FUND		BANK A GENERAL FUND				3		
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/12/19	00020	6/25/19	18484A	201906	320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	240.00	
7/12/19	00038	7/09/19	1347	201907	320-53800-46100		FOUNTAIN DESIGN GROUP, INC.	*	680.00	240.00 000275
7/09/19	1348	201907	320-53800-46700				TRACE CIRCUITS/PHOTOCELL	*	595.00	
7/12/19	00012	7/01/19	441154	201907	320-53800-47000		HERITAGE SERVICE SOLUTIONS LLC	*	163.00	1,275.00 000276
7/08/19	17245	201906	310-51300-31500				WATER MGMT SERVICES JUL19	*	690.00	
7/12/19	00011	7/08/19	17245	201906	310-51300-31500		THE LAKE DOCTORS, INC.	*	690.00	163.00 000277
7/12/19	00027	6/25/19	121965	201904	310-51300-31100		STRALEY, ROBIN & VERICKER	*	2,713.04	690.00 000278
6/25/19	121965A	201905	310-51300-31100				REPORTS/BUDGET/RGB/SFWMD	*	6,120.00	
6/25/19	121965B	201906	310-51300-31100				REPORTS/BUDGET/RGB/SFWMD	*	2,660.00	
7/18/19	00029	7/16/19	1766	201906	310-51300-31200		KPM FRANKLIN	*	650.00	11,493.04 000279
7/15/19	00045	7/15/19	1MA19-02	201907	310-51300-49100		LLS TAX SOLUTIONS INC.	*	35.00	650.00 000280
7/25/19	00002	6/30/19	74521540	201906	310-51300-48000		OSCEOLA CTY CODE ENFORCEMENT OFFICE	*	267.50	35.00 000281
6/30/19	74521540	201906	310-51300-48000				NOT.AUDIT COMMITTEE 06/21	*	271.92	
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		ORLANDO SENTINEL	*	45,646.17	539.42 000282
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		FY19 DEBT SERVICE SER2013	*	17,521.19	
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		STONEBROOK SOUTH CDD C/O USBANK	*	45,646.17	45,646.17 000283
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		CENT. MEADOWS LLC SER2013	*	17,521.19	
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		STONEBROOK SOUTH CDD C/O USBANK	*	17,521.19	17,521.19 000284
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		SSTH STONE SOUTH			
7/25/19	00032	7/25/19	07252019	201907	300-20700-10000		TVISCARRA			

AP300R	YEAR-TO-DATE	ACCOUNTS PAYABLE	PREPAID/COMPUTER	CHECK REGISTER	RUN	7/29/19	PAGE
*** CHECK DATES	05/27/2019 - 07/29/2019 ***	STONEBROOK SOUTH GENERAL FUND	STONEBROOK SOUTH GENERAL FUND				4
		BANK A GENERAL FUND					
CHECK VENDOR#	INVOICE.....	EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....	#
DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT	
7/25/19 00032	7/25/19 07252019	201907 300-20700-10100		*	69,294.13		
	FY19 DEBT SERVICE SER2014						
		STONEBROOK SOUTH CDD C/O USBANK				69,294.13	000285
			TOTAL FOR BANK A		180,678.72		
			TOTAL FOR REGISTER		180,678.72		

SSTH STONE SOUTH TVISCARRA

SECTION C



Stoneybrook South

Community Development District

Unaudited Financial Reporting
June 30, 2019



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2	<u>General Fund Income Statement</u>
3	<u>Debt Service Income Statement Series 2013</u>
4	<u>Debt Service Income Statement Series 2014</u>
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6-7	<u>FY19 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2019

	General Fund	Debt Service Fund	Totals 2019
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$1,981,400	---	\$1,981,400
<u>INVESTMENTS</u>			
SERIES 2013			
RESERVE	---	\$738,541	\$738,541
REVENUE	---	\$278,364	\$278,364
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$603,476	\$603,476
REVENUE	---	\$767,523	\$767,523
INTEREST	---	\$0	\$0
PREPAYMENT	---	\$27	\$27
DEPOSIT	\$50,759	---	\$50,759
DUE FROM GENERAL FUND	---	\$131,448	\$131,448
TOTAL ASSETS	\$2,032,159	\$2,519,384	\$4,551,543
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$14,612	---	\$14,612
DUE TO DEBT SERVICE 2013	\$62,204	---	\$62,204
DUE TO DEBT SERVICE 2014	\$69,244	---	\$69,244
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,079,114	\$1,079,114
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,440,270	\$1,440,270
UNASSIGNED	\$1,886,099	---	\$1,886,099
TOTAL LIABILITIES & FUND EQUITY	\$2,032,159	\$2,519,384	\$4,551,543

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$835,367	\$835,367	\$843,073	\$7,706
ASSESSMENTS - DIRECT BILLED	\$21,922	\$7,142	\$4,585	(\$2,558)
TOTAL REVENUES	\$857,289	\$842,509	\$847,658	\$5,148
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$4,800	\$3,600	\$3,800	(\$200)
ENGINEERING	\$15,000	\$11,250	\$15,631	(\$4,381)
ATTORNEY	\$15,000	\$11,250	\$1,905	\$9,345
ARBITRAGE	\$1,150	\$650	\$650	\$0
DISSEMINATION	\$6,500	\$6,500	\$6,650	(\$150)
ANNUAL AUDIT	\$4,200	\$4,200	\$4,200	\$0
TRUSTEE FEES	\$7,550	\$5,657	\$5,657	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$24,375	\$24,375	\$0
INFORMATION TECHNOLOGY	\$1,250	\$938	\$938	(\$0)
TELEPHONE	\$50	\$38	\$27	\$10
INSURANCE	\$3,057	\$3,057	\$2,354	\$703
POSTAGE	\$150	\$113	\$73	\$39
PRINTING & BINDING	\$250	\$188	\$147	\$41
LEGAL ADVERTISING	\$2,500	\$1,875	\$1,198	\$677
CONTINGENCY	\$500	\$375	\$218	\$157
OFFICE SUPPLIES	\$50	\$38	\$30	\$7
PROPERTY APPRAISER	\$575	\$575	\$477	\$98
PROPERTY TAXES	\$0	\$0	\$1	(\$1)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$11,250	\$11,250	\$0
ELECTRIC	\$35,000	\$26,250	\$20,480	\$5,770
STREETLIGHTS	\$177,000	\$132,750	\$127,152	\$5,598
RECLAIMED WATER	\$165,000	\$123,750	\$127,001	(\$3,251)
PROPERTY INSURANCE	\$13,750	\$13,750	\$12,329	\$1,421
ENTRY & WALLS MAINTENANCE	\$10,000	\$7,500	\$3,885	\$3,615
LANDSCAPE MAINTENANCE	\$245,034	\$183,776	\$183,775	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$50,000	\$37,500	\$19,548	\$17,952
ANNUAL MULCHING	\$15,000	\$15,000	\$20,000	(\$5,000)
TREE TRIMMING	\$6,500	\$6,500	\$9,260	(\$2,760)
IRRIGATION REPAIRS	\$5,000	\$3,750	\$4,007	(\$257)
AQUATIC MAINTENANCE	\$8,340	\$6,255	\$6,258	(\$3)
FOUNTAIN REPAIR & MAINTENANCE	\$6,000	\$4,500	\$8,577	(\$4,077)
WETLAND MONITORING & MAINTENANCE	\$6,500	\$4,875	\$0	\$4,875
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$3,750	\$0	\$3,750
SIDEWALK REPAIR & MAINTENANCE	\$5,000	\$3,750	\$9,350	(\$5,600)
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$2,500	\$1,875	\$0	\$1,875
CONTINGENCY	\$10,000	\$7,500	\$650	\$6,850
TOTAL EXPENDITURES	\$880,881	\$674,132	\$637,029	\$37,103
EXCESS REVENUES (EXPENDITURES)	(\$23,592)		\$210,629	
FUND BALANCE - BEGINNING	\$23,592		\$1,675,470	
FUND BALANCE - ENDING	\$0		\$1,886,099	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$685,417	\$685,417	\$695,460	\$10,043
ASSESSMENTS - DIRECT BILLED	\$44,835	\$42,123	\$42,900	\$777
INTEREST	\$0	\$0	\$19,476	\$19,476
TOTAL REVENUES	\$730,252	\$727,540	\$757,837	\$30,297
<u>EXPENDITURES:</u>				
SPECIAL CALL - 11/1	\$0	\$0	\$5,000	(\$5,000)
INTEREST - 11/1	\$264,488	\$264,488	\$264,488	\$0
PRINCIPAL - 05/1	\$205,000	\$205,000	\$205,000	\$0
INTEREST - 05/1	\$264,488	\$264,488	\$264,325	\$163
TOTAL EXPENDITURES	\$733,975	\$733,975	\$738,813	(\$4,838)
EXCESS REVENUES (EXPENDITURES)	(\$3,723)		\$19,024	
FUND BALANCE - BEGINNING	\$316,267		\$1,060,090	
FUND BALANCE - ENDING	\$312,544		\$1,079,114	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$1,040,511	\$1,050,109	\$9,598
INTEREST	\$0	\$0	\$23,069	\$23,069
TOTAL REVENUES	\$1,040,511	\$1,040,511	\$1,073,178	\$32,667
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$371,138	\$371,138	\$371,138	\$0
PRINCIPAL - 11/1	\$255,000	\$255,000	\$255,000	\$0
INTEREST - 05/1	\$365,081	\$365,081	\$365,081	\$0
SPECIAL CALL - 05/1		\$0	\$10,000	(\$10,000)
TOTAL EXPENDITURES	\$991,219	\$991,219	\$1,001,219	(\$10,000)
EXCESS REVENUES (EXPENDITURES)	\$49,292		\$71,959	
FUND BALANCE - BEGINNING	\$752,812		\$1,368,311	
FUND BALANCE - ENDING	\$802,104		\$1,440,270	

Stoneybrook South Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$163,216	\$500,228	\$28,646	\$42,898	\$18,563	\$33,930	\$13,893	\$41,698	\$0	\$0	\$0	\$843,073
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$1,153	\$0	\$1,153	\$0	\$989	\$0	\$1,290	\$0	\$0	\$0	\$4,585
TOTAL REVENUES	\$0	\$163,216	\$501,382	\$28,646	\$44,051	\$18,563	\$34,919	\$13,893	\$42,989	\$0	\$0	\$0	\$847,658
EXPENDITURES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$3,800
ENGINEERING FEES	\$300	\$0	\$0	\$0	\$0	\$0	\$6,551	\$6,120	\$2,660	\$0	\$0	\$0	\$15,631
ATTORNEY	\$267	\$0	\$708	\$135	\$75	\$0	\$30	\$0	\$690	\$0	\$0	\$0	\$1,905
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650	\$0	\$0	\$0	\$650
DISSEMINATION	\$6,550	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$6,650
ANNUAL AUDIT	\$0	\$0	\$9,950	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$4,200
TRUSTEE FEES	\$5,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,657
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$24,375
INFORMATION TECHNOLOGY	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$938
TELEPHONE	\$0	\$6	\$8	\$0	\$0	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$27
INSURANCE	\$2,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,354
POSTAGE	\$3	\$20	\$5	\$10	\$6	\$7	\$12	\$6	\$5	\$0	\$0	\$0	\$73
PRINTING & BINDING	\$17	\$1	\$11	\$12	\$12	\$0	\$30	\$3	\$61	\$0	\$0	\$0	\$147
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$659	\$539	\$0	\$0	\$0	\$1,198
CONTINGENCY	\$128	\$0	\$25	\$40	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$218
OFFICE SUPPLIES	\$13	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$30
PROPERTY APPRAISER	\$0	\$0	\$0	\$477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477
PROPERTY TAXES	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
ELECTRIC	\$2,403	\$2,466	\$2,725	\$2,216	\$2,189	\$2,318	\$2,235	\$2,182	\$1,746	\$0	\$0	\$0	\$20,480
STREETLIGHTS	\$14,182	\$14,939	\$14,439	\$14,223	\$14,205	\$14,204	\$14,200	\$14,200	\$13,558	\$0	\$0	\$0	\$127,152
RECLAIMED WATER	\$12,551	\$8,940	\$19,446	\$25,835	\$0	\$12,528	\$13,262	\$16,779	\$17,710	\$0	\$0	\$0	\$127,001
PROPERTY INSURANCE	\$12,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,339
ENTRY & WALLS MAINTENANCE	\$0	\$3,200	\$0	\$500	\$0	\$0	\$0	\$185	\$0	\$0	\$0	\$0	\$3,885
LANDSCAPE MAINTENANCE	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$0	\$0	\$0	\$183,775
LANDSCAPE REPLACEMENT	\$9,257	\$692	\$0	\$0	\$0	\$8,250	\$1,350	\$0	\$0	\$0	\$0	\$0	\$19,548
ANNUAL MULCHING	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
TREE TRIMMING	\$7,910	\$0	\$1,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,260
IRRIGATION REPAIRS	\$0	\$1,420	\$1,504	\$0	\$1,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,007
AQUATIC MAINTENANCE	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$698	\$0	\$0	\$0	\$6,258
FOUNTAIN REPAIR & MAINTENANCE	\$1,410	\$240	\$240	\$240	\$384	\$240	\$240	\$5,344	\$240	\$0	\$0	\$0	\$8,577
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIDEWALK REPAIR & MAINTENANCE	\$0	\$9,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,350
ROADWAY REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$126,482	\$87,102	\$69,588	\$68,866	\$43,132	\$62,824	\$64,127	\$70,618	\$64,290	\$0	\$0	\$0	\$637,029
EXCESS REVENUES/(EXPENDITURES)	(\$126,482)	\$596,114	\$431,793	(\$40,220)	\$920	(\$44,261)	(\$29,208)	(\$55,725)	(\$21,301)	\$0	\$0	\$0	\$210,629

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

							GROSS ASSESSMENTS	\$	2,724,782	\$	888,689	\$	729,167	\$	1,106,927
							NET ASSESSMENTS	\$	2,561,295		835,367	\$	685,417	\$	1,040,511
											2013		2014		
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED		GENERAL FUND 32.62%		DEBT SERVICE 26.76%		DEBT SERVICE 40.62%		TOTAL 100%	
11/9/18	ACH	\$ 17,825.29	\$ 957.80	\$ 337.35	\$ -	\$ 16,530.14	\$	5,391.31	\$	4,423.56	\$	6,715.27	\$	16,530.14	
11/26/18	ACH	\$ 514,350.41	\$ 20,574.35	\$ 9,875.52	\$ -	\$ 483,900.54	\$	157,824.33	\$	129,494.46	\$	196,581.75	\$	483,900.54	
12/10/18	ACH	\$ 1,538,387.13	\$ 61,536.66	\$ 29,537.01	\$ -	\$ 1,447,313.46	\$	472,041.79	\$	387,309.09	\$	587,962.58	\$	1,447,313.46	
12/12/18	ACH	\$ 2,540.87	\$ 32.84	\$ 50.16	\$ -	\$ 2,457.87	\$	801.64	\$	657.74	\$	998.50	\$	2,457.87	
12/21/18	ACH	\$ 88,776.16	\$ 3,098.21	\$ 1,713.56	\$ -	\$ 83,964.39	\$	27,385.01	\$	22,469.34	\$	34,110.04	\$	83,964.39	
1/11/19	ACH	\$ 81,065.57	\$ 2,431.97	\$ 1,572.70	\$ -	\$ 77,060.90	\$	25,133.44	\$	20,621.92	\$	31,305.54	\$	77,060.90	
1/11/19	ACH	\$ 10,713.68	\$ 251.39	\$ 209.22	\$ -	\$ 10,253.07	\$	3,344.04	\$	2,743.78	\$	4,165.25	\$	10,253.07	
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 517.67	\$ 517.67	\$	168.84	\$	138.53	\$	210.30	\$	517.67	
2/13/19	ACH	\$ 506.59	\$ 15.19	\$ 9.83	\$ -	\$ 481.57	\$	157.06	\$	128.87	\$	195.63	\$	481.57	
2/13/19	ACH	\$ 136,734.22	\$ 3,012.97	\$ 2,674.42	\$ -	\$ 131,046.83	\$	42,740.97	\$	35,068.86	\$	53,237.00	\$	131,046.83	
3/11/19	ACH	\$ 56,915.03	\$ 611.00	\$ 1,126.08	\$ -	\$ 55,177.95	\$	17,996.31	\$	14,765.92	\$	22,415.72	\$	55,177.95	
3/11/19	ACH	\$ 1,772.17	\$ -	\$ 35.44	\$ -	\$ 1,736.73	\$	566.44	\$	464.76	\$	705.54	\$	1,736.73	
4/9/19	ACH	\$ 98,638.68	\$ 46.66	\$ 1,971.83	\$ -	\$ 96,620.19	\$	31,512.71	\$	25,856.10	\$	39,251.38	\$	96,620.19	
4/9/19	ACH	\$ 7,410.61	\$ -	\$ 148.23	\$ -	\$ 7,262.38	\$	2,368.63	\$	1,943.45	\$	2,950.30	\$	7,262.38	
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 148.99	\$ 148.99	\$	48.59	\$	39.87	\$	60.53	\$	148.99	
5/15/19	ACH	\$ 42,306.14	\$ -	\$ 846.11	\$ -	\$ 41,460.03	\$	13,522.20	\$	11,094.93	\$	16,842.89	\$	41,460.03	
5/15/19	ACH	\$ 1,158.94	\$ -	\$ 23.19	\$ -	\$ 1,135.75	\$	370.43	\$	303.93	\$	461.39	\$	1,135.75	
6/14/19	ACH	\$ 21,249.56	\$ -	\$ 424.99	\$ -	\$ 20,824.57	\$	6,791.94	\$	5,572.77	\$	8,459.86	\$	20,824.57	
6/18/19	ACH	\$ 109,212.50	\$ -	\$ 2,184.25	\$ -	\$ 107,028.25	\$	34,907.30	\$	28,641.35	\$	43,479.60	\$	107,028.25	
7/15/19	ACH	\$ -	\$ -	\$ -	\$ 124.04	\$ 124.04	\$	40.46	\$	33.19	\$	50.39	\$	124.04	
TOTALS		\$ 2,729,563.55	\$ 92,569.04	\$ 52,739.89	\$ 790.70	\$ 2,585,045.32	\$	843,113.43	\$	691,772.44	\$	1,050,159.45	\$	2,585,045.32	

DIRECT BILLED ASSESSMENTS

CENTENNIAL MEADOWS, LLC			\$46,195.83		\$3,295.35		\$42,900.48
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
12/18/18	1/1/19	3326	\$ 16,168.54	\$ 16,168.54	\$ 1,153.37	\$ 15,015.17	
2/1/19	2/1/19	3479	\$ 16,168.54	\$ 16,168.54	\$ 1,153.37	\$ 15,015.17	
4/29/19	5/1/19	3653	\$ 13,858.75	\$ 13,858.75	\$ 988.61	\$ 12,870.14	
			\$ 46,195.83	\$ 46,195.83	\$ 3,295.35	\$ 42,900.48	

BRENDA BARANOWSKI			\$1,252.59		\$322.38		\$930.21
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
6/7/19	8/1/19	2100	\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	
			\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	

AIDA BAPTISTE			\$1,252.59		\$322.38		\$930.21
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
6/27/19	8/1/19	181	\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	
			\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	

DAVID PRIVETT			\$1,252.59		\$322.38		\$930.21
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
6/27/19	8/1/19	489	\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	
			\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	

MARC FLEISHMAN			\$1,252.59		\$322.38		\$930.21
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
6/27/19	8/1/19	1100307782	\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	
			\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	

MICHAEL TYMS			\$1,252.59		\$322.38		\$930.21
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2013	
7/10/19	8/1/19	104	\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	
			\$ 1,252.59	\$ 1,252.59	\$ 322.38	\$ 930.21	

SUMMARY			TOTAL	GENERAL FUND	SERIES 2013	SERIES 2014	
TAX ROLL ASSESSED AMOUNT			\$ 2,561,295.44	\$ 835,367.40	\$ 685,416.84	\$ 1,040,511.20	
DIRECT BILLED AMOUNT			\$47,448.42	\$3,617.73	\$43,830.69	\$0.00	
TOTAL			\$ 2,608,743.86	\$ 838,985.13	\$ 729,247.53	\$ 1,040,511.20	
TAX ROLL ASSESSMENTS COLLECTED			\$ 2,585,045.32	\$ 843,113.43	\$ 691,772.44	\$ 1,050,159.45	
CENTENNIAL MEADOWS, LLC			\$ 46,195.83	\$ 3,295.35	\$ 42,900.48	\$ -	
BARANOWSKI			\$ 1,252.59	\$ 322.38	\$ 930.21	\$ -	
BAPTISTE			\$ 1,252.59	\$ 322.38	\$ 930.21	\$ -	
PRIVETT			\$ 1,252.59	\$ 322.38	\$ 930.21	\$ -	
FLEISHMAN			\$ 1,252.59	\$ 322.38	\$ 930.21	\$ -	
TYMS			\$ 1,252.59	\$ 322.38	\$ 930.21	\$ -	
DIRECT BILL ASSESSMENTS COLLECTED			\$ 52,458.78	\$ 4,907.25	\$ 47,551.53	\$ -	
VARIANCE			\$ (28,760.24)	\$ (9,035.55)	\$ (10,076.44)	\$ (9,648.25)	

SECTION IV

SECTION B

SECTION 1

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 5, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Stoneybrook South Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on August 5, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook South Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2013	\$ _____
DEBT SERVICE FUND – SERIES 2014	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

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

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

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

Introduced, considered favorably, and adopted this 5th day of August, 2019.

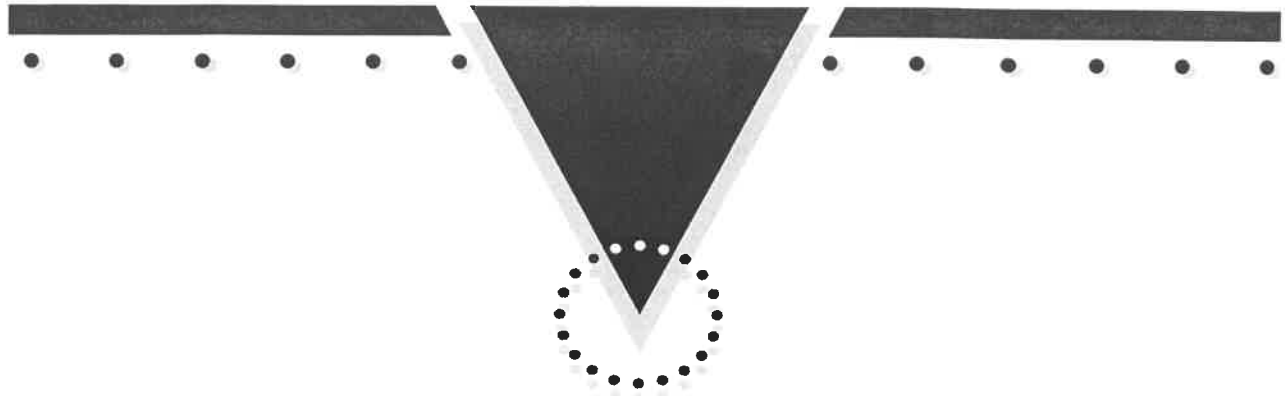
ATTEST:

**STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____



**Stoneybrook South
Community Development District**

Proposed Budget

FY 2020



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Stoneybrook South

Community Development District

Fiscal Year 2020 General Fund

Description	Adopted Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
Revenues					
Special Assessments - Tax Roll	\$857,289	\$847,658	\$322	\$847,980	\$845,101
Carry Forward Surplus	\$23,592	\$81,187	\$0	\$81,187	\$78,431
Total Revenues	\$880,881	\$928,845	\$322	\$929,167	\$923,533
Expenditures					
Administrative					
Supervisors Fees	\$4,800	\$3,800	\$2,000	\$5,800	\$4,800
Engineering	\$15,000	\$15,631	\$1,869	\$17,500	\$15,000
Attorney	\$15,000	\$1,905	\$3,095	\$5,000	\$15,000
Arbitrage	\$1,150	\$650	\$500	\$1,150	\$1,150
Dissemination	\$6,500	\$6,650	\$0	\$6,650	\$6,500
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,200
Trustee Fees	\$7,550	\$5,657	\$1,886	\$7,543	\$7,550
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$32,500
Information Technology	\$1,250	\$938	\$3,088	\$4,025	\$2,400
Telephone	\$50	\$27	\$23	\$50	\$50
Postage	\$150	\$73	\$27	\$100	\$150
Printing & Binding	\$250	\$147	\$53	\$200	\$250
Insurance	\$3,057	\$2,354	\$0	\$2,354	\$3,057
Legal Advertising	\$2,500	\$1,198	\$241	\$1,439	\$2,500
Other Current Charges	\$500	\$218	\$82	\$300	\$500
Office Supplies	\$50	\$30	\$20	\$50	\$75
Property Taxes	\$0	\$1	\$0	\$1	\$5
Property Appraiser	\$575	\$477	\$0	\$477	\$545
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$100,257	\$73,506	\$21,008	\$94,515	\$101,407
Operation & Maintenance					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Electric	\$35,000	\$20,480	\$7,520	\$28,000	\$35,000
Streetlights	\$177,000	\$127,152	\$42,676	\$169,828	\$177,000
Reclaimed Water	\$165,000	\$127,001	\$37,999	\$165,000	\$180,000
Property Insurance	\$13,750	\$12,329	\$0	\$12,329	\$13,750
Entry & Walls Maintenance	\$10,000	\$3,885	\$6,115	\$10,000	\$15,000
Landscape Maintenance	\$245,034	\$183,775	\$61,258	\$245,034	\$252,375
Landscape Replacement - Plants, Shrubs, Trees	\$50,000	\$19,548	\$20,452	\$40,000	\$40,000
Annual Mulching	\$15,000	\$20,000	\$0	\$20,000	\$15,000
Tree Trimming	\$6,500	\$9,260	\$0	\$9,260	\$10,000
Irrigation Repairs	\$5,000	\$4,007	\$1,993	\$6,000	\$10,000
Aquatic Maintenance	\$8,340	\$6,258	\$2,085	\$8,343	\$10,000
Fountain Repair & Maintenance	\$6,000	\$8,577	\$0	\$8,577	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$3,250	\$3,250	\$6,500
Miscellaneous - Stormwater Control	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Pressuring Washing	\$0	\$0	\$0	\$0	\$5,000
Sidewalk Repair & Maintenance	\$5,000	\$9,350	\$0	\$9,350	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$2,500	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$10,000	\$650	\$1,850	\$2,500	\$10,000
Operation & Maintenance Expenses	\$780,624	\$563,523	\$192,698	\$756,221	\$822,125
Total Expenditures	\$880,881	\$637,029	\$213,707	\$850,736	\$923,532
Excess Revenues/(Expenditures)	\$0	\$291,816	(\$213,384)	\$78,431	\$0

Net Assessment	\$845,101
Collection Cost (6%)	\$53,943
Gross Assessment	\$899,044

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on the tax bills.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 3 Supervisors at 8 monthly Board meetings.

Engineering

The District's engineer, KPM Franklin, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Straley, Robin & Vericker, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project. The District has contracted with LLS Tax Solutions, Inc. for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Carr, Riggs & Ingram, LLC for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Stahl Ross and Associates Inc. Stahl Ross and Associates, Inc. specializes in providing insurance coverage to governmental agencies.

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
02594 43466	1300 Stoneybrook Blvd S, Fountain	\$750	\$9,000
22303 31158	100 Double Eagle Dr, Sign/Lighting	\$1,250	\$15,000
30328 57027	1400 Deuce Cir, Entry Monument	\$25	\$300
34187 74421	8900 Leaderboard Ln, Lighting	\$25	\$300
	15511 Oasis Club Blvd, Gatehouse		
39104 86219	Lighting	\$35	\$420
42942 76505	1200 Oasis Club Blvd, Meter B	\$20	\$240
44221 12556	9160 Tri County Rd, Irrigation 1	\$25	\$300
	1500 Rolling Fairway Dr, Entry		
60596 41580	Monument	\$25	\$300
65971 86373	1300 Stoneybrook Blvd S, 000 Blk	\$25	\$300
66516 22094	1400 Stoneybrook Blvd S, Sign	\$25	\$300
68692 27114	15101 Mulligan Blvd, West Entry	\$25	\$300
69594 02456	1500 Flange Dr, Entry Monument Light	\$25	\$300
71314 04162	9100 Iron Drive	\$25	\$300
	1200 Stoneybrook Blvd S, Pump,		
72079 05312	Fountains	\$175	\$2,100
72875 23172	9160 Tri County Rd, Irrigation 2	\$25	\$300
87148 64390	1200 Stoneybrook Blvd S, 000/Meter A	\$75	\$900
90281 90444	14031 Mickelson Ct, Entry Monument	\$25	\$300
	Contingency		\$4,040
Total			\$35,000

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
07257 37351	000 Westside Blvd Lite, Stnbrk S Trc F		
	PH1SL	\$390	\$4,680
08875 69404	000 Westside Blvd Lite, SL	\$750	\$9,000
	000 Oasis Club Blvd, Lite, Tract I-J1		
11752 29410	PH2B SL	\$615	\$7,380
	000 Oasis Club Blvd, Lite, Tract I-J1		
11808 28292	PH2A SL	\$550	\$6,600
14919 28503	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$865	\$10,380
22281 23548	000 Westside Blvd Lite, WS Blvd Ext	\$650	\$7,800
26124 79555	000 Stoneybrook Blvd S Lite, Tract H	\$1,450	\$17,400
	000 Oasis Club Blvd Lite, Tract I-J1		
27410 39423	PH1A SL	\$415	\$4,980
	000 Westside Blvd Lite, Stnbrk S Trc F		
35201 95218	PH2SL	\$930	\$11,160
44390 00276	000 Stoneybrook Blvd S Lite Tract 01	\$455	\$5,460
	000 Oasis Club Blvd Lite, Tract I-J1		
44494 20468	PH1B SL	\$250	\$3,000
	000 Stoneybrook BLVD S Lite, Tract		
64398 26101	G123	\$1,325	\$15,900
66164 22136	1300 Stoneybrook Blvd S, Lite	\$390	\$4,680
70509 49273	000 Stoneybrook Blvd S Lite, Tract C	\$820	\$9,840
78921 66127	000 Oasis Club Blvd Lite, SL	\$1,160	\$13,920
80754 43522	000 Stoneybrook Blvd S Lite, Tract C1B	\$525	\$6,300
	000 Stoneybrook Blvd S, Lite, Tract E1		
88564 50441	SLs	\$365	\$4,380
89880 84491	0 Stoneybrook Blvd S Lite, Lights	\$1,830	\$21,960
91695 13490	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$535	\$6,420
	Contingency		\$5,760
Total			\$177,000

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$2,000	\$24,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$4,600	\$55,200
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,875	\$34,500
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$4,700	\$56,400
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$25	\$300
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$25	\$300
2166394-33016799	1600 Even Moon Valley Drive	\$325	\$3,900
	Contingency		\$5,400
Total			\$180,000

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Stahl Ross and Associates, Inc. Stahl Ross and Associates, Inc. specializes in providing insurance coverage to governmental agencies.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$20,419	\$245,034
3% Increase		\$7,351
Total		\$252,385

Landscape Replacement – Plants, Shrubs, Trees

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Annual Mulching

Represents estimated cost for the annual installation of mulch to areas within the District.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors, Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae. The District has also contracted with American Ecosystem, Inc. for the treatments to control cogon grass within the District's 10 wetland areas.

Description	Monthly	Annual
The Lake Doctors, Inc.	\$163	\$1,956
American Ecosystems, Inc.	\$535	\$6,420
Contingency		\$1,624
Total		\$10,000

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Wetland Monitoring & Maintenance

Represents estimated cost for the nuisance vegetation treatment of nuisance/exotic plant species with the wetland areas within the District. This service is provided by Ecological Consulting Solutions, Inc.

Miscellaneous – Stormwater Control

Represents estimated costs for any unforeseen costs to stormwater system.

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Stoneybrook South

Community Development District

**Fiscal Year 2020
Series 2013
Debt Service Fund**

Adopted Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments - Tax Roll	\$685,417	\$695,460	\$0	\$695,460	\$746,885
Special Assessments - Direct Billed	\$44,835	\$42,900	\$930	\$43,831	\$0
Interest Income	\$0	\$19,476	\$2,024	\$21,500	\$10,000
Carry Forward Surplus	\$316,267	\$319,782	\$0	\$319,782	\$498,723

Total Revenues	\$1,046,519	\$1,077,619	\$2,954	\$1,080,573	\$1,255,608
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Expenses

Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$264,488	\$264,488	\$0	\$264,488	\$258,688
Principal - 5/1	\$205,000	\$205,000	\$0	\$205,000	\$215,000
Interest - 5/1	\$264,488	\$107,363	\$0	\$107,363	\$258,688

Total Expenditures	\$733,975	\$581,850	\$0	\$581,850	\$732,375
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Excess Revenues/(Expenditures)	\$312,544	\$495,769	\$2,954	\$498,723	\$523,233
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Interest - 11/1/2020	<u>\$252,775</u>
Total	<u>\$252,775</u>

Net Assessment	\$746,885
Collection Cost (6%)	<u>\$47,674</u>
Gross Assessment	<u>\$794,558</u>

**Stoneybrook South Community Development District
Series 2013, Special Assessment Revenue Refunding Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 8,145,000	\$ -	\$ 258,687.50	\$ 258,687.50
5/1/20	\$ 8,145,000	\$ 215,000	\$ 258,687.50	\$ -
11/1/20	\$ 7,930,000	\$ -	\$ 252,775.00	\$ 726,462.50
5/1/21	\$ 7,930,000	\$ 225,000	\$ 252,775.00	\$ -
11/1/21	\$ 7,705,000	\$ -	\$ 246,587.50	\$ 724,362.50
5/1/22	\$ 7,705,000	\$ 240,000	\$ 246,587.50	\$ -
11/1/22	\$ 7,465,000	\$ -	\$ 239,987.50	\$ 726,575.00
5/1/23	\$ 7,465,000	\$ 255,000	\$ 239,987.50	\$ -
11/1/23	\$ 7,210,000	\$ -	\$ 232,975.00	\$ 727,962.50
5/1/24	\$ 7,210,000	\$ 270,000	\$ 232,975.00	\$ -
11/1/24	\$ 6,940,000	\$ -	\$ 225,550.00	\$ 728,525.00
5/1/25	\$ 6,940,000	\$ 285,000	\$ 225,550.00	\$ -
11/1/25	\$ 6,655,000	\$ -	\$ 216,287.50	\$ 726,837.50
5/1/26	\$ 6,655,000	\$ 300,000	\$ 216,287.50	\$ -
11/1/26	\$ 6,355,000	\$ -	\$ 206,537.50	\$ 722,825.00
5/1/27	\$ 6,355,000	\$ 320,000	\$ 206,537.50	\$ -
11/1/27	\$ 6,035,000	\$ -	\$ 196,137.50	\$ 722,675.00
5/1/28	\$ 6,035,000	\$ 345,000	\$ 196,137.50	\$ -
11/1/28	\$ 5,690,000	\$ -	\$ 184,925.00	\$ 726,062.50
5/1/29	\$ 5,690,000	\$ 365,000	\$ 184,925.00	\$ -
11/1/29	\$ 5,325,000	\$ -	\$ 173,062.50	\$ 722,987.50
5/1/30	\$ 5,325,000	\$ 390,000	\$ 173,062.50	\$ -
11/1/30	\$ 4,935,000	\$ -	\$ 160,387.50	\$ 723,450.00
5/1/31	\$ 4,935,000	\$ 420,000	\$ 160,387.50	\$ -
11/1/31	\$ 4,515,000	\$ -	\$ 146,737.50	\$ 727,125.00
5/1/32	\$ 4,515,000	\$ 445,000	\$ 146,737.50	\$ -
11/1/32	\$ 4,070,000	\$ -	\$ 132,275.00	\$ 724,012.50
5/1/33	\$ 4,070,000	\$ 475,000	\$ 132,275.00	\$ -
11/1/33	\$ 3,595,000	\$ -	\$ 116,837.50	\$ 724,112.50
5/1/34	\$ 3,595,000	\$ 505,000	\$ 116,837.50	\$ -
11/1/34	\$ 3,090,000	\$ -	\$ 100,425.00	\$ 722,262.50
5/1/35	\$ 3,090,000	\$ 540,000	\$ 100,425.00	\$ -
11/1/35	\$ 2,550,000	\$ -	\$ 82,875.00	\$ 723,300.00
5/1/36	\$ 2,550,000	\$ 580,000	\$ 82,875.00	\$ -
11/1/36	\$ 1,970,000	\$ -	\$ 64,025.00	\$ 726,900.00
5/1/37	\$ 1,970,000	\$ 615,000	\$ 64,025.00	\$ -
11/1/37	\$ 1,355,000	\$ -	\$ 44,037.50	\$ 723,062.50
5/1/38	\$ 1,355,000	\$ 655,000	\$ 44,037.50	\$ -
11/1/38	\$ 700,000	\$ -	\$ 22,750.00	\$ 721,787.50
5/1/39	\$ 700,000	\$ 700,000	\$ 22,750.00	\$ 722,750.00
Totals		\$ 8,145,000	\$ 6,607,725	\$ 14,752,725.00

Stoneybrook South

Community Development District

Fiscal Year 2020 Series 2014 Debt Service Fund

Adopted Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments - Tax Roll	\$1,040,511	\$1,050,109	\$0	\$1,050,109	\$1,040,511
Interest Income	\$0	\$23,069	\$1,931	\$25,000	\$10,000
Carry Forward Surplus	\$752,812	\$768,311	\$0	\$768,311	\$842,201

Total Revenues	\$1,793,323	\$1,841,488	\$1,931	\$1,843,419	\$1,892,712
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Expenses

Interest - 11/1	\$371,138	\$371,138	\$0	\$371,138	\$364,825
Principal - 11/1	\$255,000	\$255,000	\$0	\$255,000	\$270,000
Interest - 5/1	\$365,081	\$365,081	\$0	\$365,081	\$358,413
Special Call - 5/1	\$0	\$10,000	\$0	\$10,000	\$0

Total Expenditures	\$991,219	\$1,001,219	\$0	\$1,001,219	\$993,238
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Excess Revenues/(Expenditures)	\$802,105	\$840,270	\$1,931	\$842,201	\$899,474
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Principal - 11/1/2020	\$280,000
Interest - 11/1/2020	\$358,413
Total	\$638,413

Net Assessment	\$1,040,511
Collection Cost (6%)	\$66,416
Gross Assessment	\$1,106,927

Stoneybrook South Community Development District
Series 2014, Special Assessment Bonds
Assessment Area Two-A Project
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 13,820,000	\$ 270,000	\$ 364,825.00	\$ 634,825.00
5/1/20	\$ 13,550,000	\$ -	\$ 358,412.50	\$ -
11/1/20	\$ 13,550,000	\$ 280,000	\$ 358,412.50	\$ 996,825.00
5/1/21	\$ 13,270,000	\$ -	\$ 351,762.50	\$ -
11/1/21	\$ 13,270,000	\$ 295,000	\$ 351,762.50	\$ 998,525.00
5/1/22	\$ 12,975,000	\$ -	\$ 344,756.25	\$ -
11/1/22	\$ 12,975,000	\$ 310,000	\$ 344,756.25	\$ 999,512.50
5/1/23	\$ 12,665,000	\$ -	\$ 337,393.75	\$ -
11/1/23	\$ 12,665,000	\$ 325,000	\$ 337,393.75	\$ 999,787.50
5/1/24	\$ 12,340,000	\$ -	\$ 329,675.00	\$ -
11/1/24	\$ 12,340,000	\$ 340,000	\$ 329,675.00	\$ 999,350.00
5/1/25	\$ 12,000,000	\$ -	\$ 321,600.00	\$ -
11/1/25	\$ 12,000,000	\$ 355,000	\$ 321,600.00	\$ 998,200.00
5/1/26	\$ 11,645,000	\$ -	\$ 312,503.13	\$ -
11/1/26	\$ 11,645,000	\$ 370,000	\$ 312,503.13	\$ 995,006.25
5/1/27	\$ 11,275,000	\$ -	\$ 303,021.88	\$ -
11/1/27	\$ 11,275,000	\$ 390,000	\$ 303,021.88	\$ 996,043.75
5/1/28	\$ 10,885,000	\$ -	\$ 293,028.13	\$ -
11/1/28	\$ 10,885,000	\$ 410,000	\$ 293,028.13	\$ 996,056.25
5/1/29	\$ 10,475,000	\$ -	\$ 282,521.88	\$ -
11/1/29	\$ 10,475,000	\$ 430,000	\$ 282,521.88	\$ 995,043.75
5/1/30	\$ 10,045,000	\$ -	\$ 271,503.13	\$ -
11/1/30	\$ 10,045,000	\$ 455,000	\$ 271,503.13	\$ 998,006.25
5/1/31	\$ 9,590,000	\$ -	\$ 259,843.75	\$ -
11/1/31	\$ 9,590,000	\$ 480,000	\$ 259,843.75	\$ 999,687.50
5/1/32	\$ 9,110,000	\$ -	\$ 247,543.75	\$ -
11/1/32	\$ 9,110,000	\$ 505,000	\$ 247,543.75	\$ 1,000,087.50
5/1/33	\$ 8,605,000	\$ -	\$ 234,603.13	\$ -
11/1/33	\$ 8,605,000	\$ 530,000	\$ 234,603.13	\$ 999,206.25
5/1/34	\$ 8,075,000	\$ -	\$ 221,021.88	\$ -
11/1/34	\$ 8,075,000	\$ 555,000	\$ 221,021.88	\$ 997,043.75
5/1/35	\$ 7,520,000	\$ -	\$ 206,800.00	\$ -
11/1/35	\$ 7,520,000	\$ 585,000	\$ 206,800.00	\$ 998,600.00
5/1/36	\$ 6,935,000	\$ -	\$ 190,712.50	\$ -
11/1/36	\$ 6,935,000	\$ 615,000	\$ 190,712.50	\$ 996,425.00
5/1/37	\$ 6,320,000	\$ -	\$ 173,800.00	\$ -
11/1/37	\$ 6,320,000	\$ 650,000	\$ 173,800.00	\$ 997,600.00
5/1/38	\$ 5,670,000	\$ -	\$ 155,925.00	\$ -
11/1/38	\$ 5,670,000	\$ 685,000	\$ 155,925.00	\$ 996,850.00
5/1/39	\$ 4,985,000	\$ -	\$ 137,087.50	\$ -
11/1/39	\$ 4,985,000	\$ 725,000	\$ 137,087.50	\$ 999,175.00
5/1/40	\$ 4,260,000	\$ -	\$ 117,150.00	\$ -
11/1/40	\$ 4,260,000	\$ 765,000	\$ 117,150.00	\$ 999,300.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 13,820,000	\$ 11,759,506	\$ 25,579,506.25

SECTION 2

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

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

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

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

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

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook South Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later then November 1, 2019, 25% due no later than February 1, 2020 and

25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2020 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Stoneybrook South Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South Community Development District.

PASSED AND ADOPTED this 5th day of August, 2019.

ATTEST:

**STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

[illegible]

[illegible]

[illegible]

ParcelID	LegalDesc_line1	LegalDesc_line2	Type	Units	O&M	Series 2013 Debt	Series 2014 Debt	Total
31-25-27-5687-0031-3104	CHAMPIONS CLUB A CONDO PH 31 OF	UNIT 3104	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5688-0032-3201	CHAMPIONS CLUB A CONDO PH 32 OF	UNIT 3201	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5688-0032-3202	CHAMPIONS CLUB A CONDO PH 32 OF	UNIT 3202	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5688-0032-3203	CHAMPIONS CLUB A CONDO PH 32 OF	UNIT 3203	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5688-0032-3204	CHAMPIONS CLUB A CONDO PH 32 OF	UNIT 3204	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5689-0033-3301	CHAMPIONS CLUB A CONDO PH 33 OF	UNIT 3301	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5689-0033-3302	CHAMPIONS CLUB A CONDO PH 33 OF	UNIT 3302	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5689-0033-3303	CHAMPIONS CLUB A CONDO PH 33 OF	UNIT 3303	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5689-0033-3304	CHAMPIONS CLUB A CONDO PH 33 OF	UNIT 3304	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5690-0034-3401	CHAMPIONS CLUB A CONDO PH 34 OF	UNIT 3401	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5690-0034-3403	CHAMPIONS CLUB A CONDO PH 34 OF	UNIT 3403	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5690-0034-3404	CHAMPIONS CLUB A CONDO PH 34 OF	UNIT 3404	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5691-0035-3501	CHAMPIONS CLUB A CONDO PH 35 OF	UNIT 3501	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5691-0035-3502	CHAMPIONS CLUB A CONDO PH 35 OF	UNIT 3502	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5691-0035-3503	CHAMPIONS CLUB A CONDO PH 35 OF	UNIT 3503	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5691-0035-3504	CHAMPIONS CLUB A CONDO PH 35 OF	UNIT 3504	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5692-0037-3701	CHAMPIONS CLUB A CONDO PH 37 OF	UNIT 3701	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5692-0037-3702	CHAMPIONS CLUB A CONDO PH 37 OF	UNIT 3702	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5692-0037-3703	CHAMPIONS CLUB A CONDO PH 37 OF	UNIT 3703	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5692-0037-3704	CHAMPIONS CLUB A CONDO PH 37 OF	UNIT 3704	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5693-0038-3801	CHAMPIONS CLUB A CONDO PH 38 OF	UNIT 3801	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5693-0038-3802	CHAMPIONS CLUB A CONDO PH 38 OF	UNIT 3802	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5693-0038-3803	CHAMPIONS CLUB A CONDO PH 38 OF	UNIT 3803	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5693-0038-3804	CHAMPIONS CLUB A CONDO PH 38 OF	UNIT 3804	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5694-0039-3901	CHAMPIONS CLUB A CONDO PH 39 OF	UNIT 3901	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5694-0039-3902	CHAMPIONS CLUB A CONDO PH 39 OF	UNIT 3902	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5694-0039-3903	CHAMPIONS CLUB A CONDO PH 39 OF	UNIT 3903	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5694-0039-3904	CHAMPIONS CLUB A CONDO PH 39 OF	UNIT 3904	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5695-0040-4001	CHAMPIONS CLUB A CONDO PH 40 OF	UNIT 4001	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5695-0040-4002	CHAMPIONS CLUB A CONDO PH 40 OF	UNIT 4002	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5695-0040-4003	CHAMPIONS CLUB A CONDO PH 40 OF	UNIT 4003	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5695-0040-4004	CHAMPIONS CLUB A CONDO PH 40 OF	UNIT 4004	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5696-0041-4101	CHAMPIONS CLUB A CONDO PH 41 OF	UNIT 4101	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5696-0041-4102	CHAMPIONS CLUB A CONDO PH 41 OF	UNIT 4102	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5696-0041-4103	CHAMPIONS CLUB A CONDO PH 41 OF	UNIT 4103	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5696-0041-4104	CHAMPIONS CLUB A CONDO PH 41 OF	UNIT 4104	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5697-0036-3601	CHAMPIONS CLUB A CONDO PH 36 OF	UNIT 3601	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5697-0036-3602	CHAMPIONS CLUB A CONDO PH 36 OF	UNIT 3602	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5697-0036-3603	CHAMPIONS CLUB A CONDO PH 36 OF	UNIT 3603	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5697-0036-3604	CHAMPIONS CLUB A CONDO PH 36 OF	UNIT 3604	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5698-0042-4201	CHAMPIONS CLUB A CONDO PH 42 OF	UNIT 4201	Condo	1	\$685.92	\$1,979.16		\$2,665.08
31-25-27-5698-0042-4202	CHAMPIONS CLUB A CONDO PH 42 OF	UNIT 4202	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5698-0042-4203	CHAMPIONS CLUB A CONDO PH 42 OF	UNIT 4203	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-5698-0042-4204	CHAMPIONS CLUB A CONDO PH 42 OF	UNIT 4204	Condo	1	\$342.96	\$989.58		\$1,332.54
31-25-27-3527-0001-0010	INTEGRA MEADOWS PB 21 PG 138 LOT 1		Apt.	304	\$3,496.00	\$45,600.00		\$49,096.00
Total Gross Enroll					\$903,502.40	\$807,422.99	\$1,106,926.81	\$2,817,852.20
Total Net Enroll				1695	\$849,292.26	\$758,977.61	\$1,040,511.20	\$2,648,781.07

SECTION C

*Items 1-3 will be provided under
separate cover*

SECTION D



LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

July 16, 2019

Stoneybrook South Community Development District
c/o Governmental Management Services-CF LLC
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Stoneybrook South Community Development District ("Client") for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$9,300,000 Stoneybrook South Community Development District (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the bond year ended June 17, 2020, is \$550. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Stoneybrook South Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

SECTION E

***Stoneybrook South
Community Development
District***

*\$9,300,000 Stoneybrook South Community
Development District (Osceola County, Florida) Special
Assessment Refunding Bonds, Series 2013 (Assessment
Area One Project)*

For the period ended June 17, 2019



LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

July 16, 2019

Stoneybrook South Community Development District
c/o Governmental Management Services-CF LLC
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771

Re: \$9,300,000 Stoneybrook South Community Development District (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project) ("Bonds")

Stoneybrook South Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 17, 2019 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(249,185.02) at June 17, 2019. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.3726%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Stoneybrook South Community Development District

July 16, 2019

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2019

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 18, 2013.
2. The end of the first Bond Year for the Bonds is June 17, 2014.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Stoneybrook South Community Development District

July 16, 2019

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2019

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Assessment Area One Bonds are being issued to provide funds to the District that will be used, along with other legally available moneys, to: (i) currently refund \$3,825,000 of the District's Special Assessment Revenue Bonds, Series 2007A, originally issued in the aggregate principal amount of \$9,220,000 and currently outstanding in the aggregate principal amount of \$8,715,000 (the "Series 2007A Bonds"); (ii) currently refund \$5,465,000 of the District's Special Assessment Revenue Bonds, Series 2007B, originally issued in the aggregate principal amount of \$39,250,000, and currently outstanding in the aggregate principal amount of \$37,005,000 (the "Series 2007B Bonds," and with the Series 2007A Bonds, the "Series 2007 Bonds"); (iii) pay interest on the Assessment Area One Bonds through at least November 1, 2013, (iv) fund the Assessment Area One Reserve Account in an amount equal to the Assessment Area One Reserve Requirement; and (v) pay the costs of issuance of the Assessment Area One Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Stoneybrook South Community Development District

July 16, 2019

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2019

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 16, 2019

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2019

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 16, 2019

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2019

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$9,300,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2013 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 18 / 2013 ISSUE DATE
6 / 18 / 2018 BEGINNING OF COMPUTATION PERIOD
6 / 17 / 2019 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.3726%	ALLOWABLE EARNINGS
6 / 18 / 2018	BEGINNING BALANCE		0.00	737,662.44	785,282.78	47,620.34
6 / 18 / 2018	INTEREST ACCRUAL REVERSAL		(592.09)	0.00	0.00	0.00
7 / 2 / 2018	RESERVE ACCOUNT		1,015.79	0.00	0.00	0.00
8 / 1 / 2018	RESERVE ACCOUNT		1,097.90	0.00	0.00	0.00
9 / 4 / 2018	RESERVE ACCOUNT		1,123.97	0.00	0.00	0.00
10 / 1 / 2018	RESERVE ACCOUNT		1,133.13	0.00	0.00	0.00
11 / 1 / 2018	RESERVE ACCOUNT		1,286.73	0.00	0.00	0.00
12 / 3 / 2018	RESERVE ACCOUNT		1,281.40	0.00	0.00	0.00
12 / 11 / 2018	RESERVE ACCOUNT		0.00	(6,020.51)	(6,218.84)	(198.33)
1 / 2 / 2019	RESERVE ACCOUNT		1,377.88	0.00	0.00	0.00
2 / 1 / 2019	RESERVE ACCOUNT		1,438.98	0.00	0.00	0.00
3 / 1 / 2019	RESERVE ACCOUNT		1,290.97	0.00	0.00	0.00
3 / 19 / 2019	RESERVE ACCOUNT		0.00	(7,809.09)	(7,929.76)	(120.67)
4 / 1 / 2019	RESERVE ACCOUNT		1,437.43	0.00	0.00	0.00
5 / 1 / 2019	RESERVE ACCOUNT		1,393.16	0.00	0.00	0.00
6 / 3 / 2019	RESERVE ACCOUNT		1,423.37	0.00	0.00	0.00
6 / 17 / 2019	INTEREST ACCRUAL		760.12	0.00	0.00	0.00
		739,301.58	15,468.74	723,832.84	771,134.18	47,301.34
		739,301.58	15,468.74	723,832.84	771,134.18	47,301.34

ACTUAL EARNINGS
ALLOWABLE EARNINGS

15,468.74
47,301.34

REBATE REQUIREMENT
FUTURE VALUE OF 6/17/2018 CUMULATIVE REBATE REQUIREMENT
COMPUTATION DATE CREDIT

(31,832.60)
(215,622.42)
(1,730.00)

CUMULATIVE REBATE REQUIREMENT

(249,185.02)

SECTION F

**AGREEMENT BETWEEN THE STONEYBROOK SOUTH COMMUNITY
DEVELOPMENT DISTRICT AND HAMILTON ENGINEERING & SURVEYING, INC.
FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AGREEMENT made and entered into this ____ day of _____, 2019, by and between:

Stoneybrook South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida (the "District"); and

Hamilton Engineering & Surveying, Inc., a Florida corporation, with a mailing address of 775 Warner Lane, Orlando, Florida 32803 (the "Engineer").

WHEREAS, the District is a local unit of special-purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Uniform Act"), by ordinance of Osceola County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to

the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
 3. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 2. Processing of contractors' pay estimates.
 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 4. Final inspection and requested certificates for construction including the final certificate of construction.
 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 6. Any other Activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.

Article 3. Compensation. It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit “A.”** The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

Article 4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

Article 5. Term of Contract. It is understood and agreed that the term of this contract will be from the time of execution of this contract by the parties until terminated in accordance with its terms.

Article 6. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

Article 7. Books and Records. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida’s public records law. The District, or

its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

Article 8. Ownership of Documents.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 9. Accounting Records. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 10. Independent Contractor. Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be

considered an employee of the District. Engineer shall not have authority to hire persons as employees of District.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The

Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

Article 16. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*.

Article 17. Public Records. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by

law, the Engineer 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 the Engineer 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 Engineer'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 the Engineer, the Engineer 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 THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES, CENTRAL FLORIDA, 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.

Article 18. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Article 19. Controlling Law; Jurisdiction and Venue. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Osceola County, Florida

Article 20. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:

Stoneybrook South Community Development
District
135 West Central Boulevard, Suite 320
Orlando, Florida 32801

Attn: District Manager

With a copy to:

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606
Attn: Mr. Tracy J. Robin

If to Engineer:

Hamilton Engineering & Surveying, Inc.
775 Warner Lane
Orlando, Florida 32803
Attn: David Reid

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Article 21. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

Article 22. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 23. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Article 23. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Article 24. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

**STONEYBROOK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

**HAMILTON ENGINEERING & SURVEYING,
INC., a Florida corporation**

Witness

By: _____

Its: _____

Exhibit A: Hourly Rate

WORK AUTHORIZATION NUMBER 1

_____, 2019

Stoneybrook South Community Development District
Osceola County, Florida

Subject: **Work Authorization Number 1**
Stoneybrook South Community Development District

Dear Chairman, Board of Supervisors:

Hamilton Engineering & Surveying, Inc., is pleased to submit this work authorization to provide engineering services for the Stoneybrook South Community Development District. We will provide these services pursuant to our current agreement dated _____, 2019 ("Engineering Agreement") as follows:

I. Scope of Work

Stoneybrook South Community Development District will engage the services of Hamilton Engineering & Surveying, Inc., as Engineer to prepare any necessary reports and attend and participate in meetings of the District's Board of Supervisors as requested by the District.

II. Fees

Stoneybrook South Community Development District will compensate Hamilton Engineering & Surveying, Inc., pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Hamilton Engineering & Surveying, Inc., all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Stoneybrook South Community Development District and Hamilton Engineering & Surveying, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Hamilton Engineering & Surveying, Inc. We look forward to working with you.

Sincerely,

David Reid, P.E.
Hamilton Engineering & Surveying, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Stoneybrook South Community Development District

Date: _____

Form

SECTION H

Application for Individual and Conceptual Approval Environmental Resource Permit and Authorization to Use State-Owned Submerged Lands

Florida Department of Environmental Protection/
Water Management Districts

Effective June 1, 2018



Instructions for Use of This Form:

This form is designed to assist you in submitting a complete application. All applications must include Section A-General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbooks Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C., and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

What Sections of the Application Must I Fill Out?

Type of Activity	Section A	Section B	Section C	Section D	Section E	Section F	Section G	Section H
Fill in wetlands or waters for a single family residence?	Y	Y	N	N	N	N	N	N
Docks, shoreline stabilization, seawalls associated with a single family residence?	Y	Y	N	N	N	Y, as needed	N	N
Wetland impacts (other than association with an individual residence)?	Y	N	Y	N	N	N	N	N
Boating facilities, a marina, jetty, reef, or dredging?	Y	N	Y	Y	N	Y, as needed	N	N
Any work on state owned submerged land?	Y	N	Y	N	N	Y	N	N
Construction of a stormwater management system?	Y	N	Y, as needed	N	Y	N	N	N
Constructing a mitigation bank?	Y	N	Y	N	Y, as needed	N	Y	N
Creating a mine?	Y	N	Y, as needed	N	N	N	N	Y

Note- if you are required to provide Section B, then you do not have to provide any other Sections, unless the activities are on state-owned submerged lands. In that case, Section F will also be required.

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

Section A: General Information for All Activities

Part 1: Name, Application Type, Location, and Description of Activity

A. Name of project, including phase if applicable: Stoneybrook South Fox Property

B. This is for (check all that apply):

- ☐ Construction and operation of **new** works, activities, and/ or a stormwater management system
- ☐ **Conceptual Approval** of proposed works, activities and/ or a stormwater management system
- ☒ Modification or alteration of **existing** works, activities, and/or a stormwater management system. Provide the existing DEP or WMD permit #, if known: 49-01682-P Note: Minor modifications do not require completion of this form, and may instead be requested by letter in accordance with section 6.2 of Applicant's Handbook Volume I.
- ☐ **Maintenance or repair** of works, activities, and/ or a stormwater management system previously permitted by the DEP or WMD. Provide existing permit #, if known:
- ☐ Abandonment or removal of works, activities, and/ or a stormwater management system.
Provide existing DEP or WMD permit #, if known:
- ☐ Operation of an **existing unpermitted** work, activity, and/or stormwater management system.
- ☐ Construction of additional phases of a permitted work, activity, or system.
Provide the existing DEP or WMD permit #, if known:

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.** Please also reference Applicant's Handbook Volumes I and II for the type of information that may be needed.

- ☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a General Permit: **Provide the information requested in Section B. Do not complete Section C.**
- ☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual single-family residence). Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, and restoration/enhancement. **Provide the information requested in Section C.**

- ☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
- ☐ Activities that are (or may be) located within, on, or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F.**
- ☒ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**
- ☐ Creation or modification of a Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**
- ☐ Mines (as defined in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**
- ☐ Other, describe: Please contact the Agency to determine which additional sections of the application are needed. See Attachment 2 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: **Modification of an ERP construction and operation of a surface water management system to serve 0.82 acres of Westside Blvd. roadway project south of Bella Citta Blvd.**

E. Project/Activity Street/Road Address or other location (if applicable): **Intersection of Bella Citta Blvd and Westside Blvd.**

City: **Davenport**

County(ies): **Osceola County**

Zip: **33896**

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

F. Project location map and Section, Township, and Range information (use additional sheets if needed):

Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.

Section(s): **30** Township: **25** Range: **27** Land Grant name, if applicable:

G. Latitude (DMS) **N28° 16' 23 "** Longitude (DMS) **W81° 38' 54"** (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource): **Civil 3D software – rectified to State Plane Coordinates.**

H. Tax Parcel Identification Number(s): **31-25-27-5134-0001-0P10**

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

I. Directions to Site (from major roads; include distances and landmarks as applicable): **South of the intersection of Westside Blvd and Bella Citta Blvd (Tri County Road).**

J. Project area or phase area: **0.82 acres**

K. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge: **Project will discharge to an existing dry retention pond**

The following questions (M-O) are not applicable to activities related to an individual single-family residence, including a dock, pier, and/or seawall associated with that residence.

L. Is it part of a larger plan of development or sale? ☒ yes ☐ no

M. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable):

acres or square feet

N. Volume of water the system is capable of impounding (if applicable): **See Stage Storage Data in attached report.**

Normal Pool: acre-feet. Depth ft.

Maximum Pool: acre-feet. Depth ft.

Part 2: Supplemental Information, and Permit History

A. Is this an application to modify an existing Environmental Resource Permit or to construct or implement for part of a multi-phase project, such as a project with a Conceptual Approval permit? ☐ Yes ☐ No (If you answered "yes", please provide permit numbers below):

Agency	Date	Permit/Application No.	Project Name
SFWMD	07-12-06	49-01682-P /051222-25	Stoneybrook South Phase 1
SFWMD	04-07-13	49-01682-9-03/080612-23	Westside Blvd

B. Indicate if there have been any **pre-application meeting(s)** with the DEP, WMD, or delegated local government, or other discussions, meetings, or coordination with other stakeholders or agencies about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

Agency	Date	Location	Meeting Attendees
SFWMD	06/25-19	SFWMD Orlando Office	Mark Daron, Debra Laisure and Sandra Bowling

Agency	Date	Location	Meeting Attendees

- C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.
- D. **Processing Fee: Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Appendix D of Applicant's Handbook Volume I to determine the appropriate fee.

Part 3: Applicant and Associated Parties Information

Instructions: Please complete the following sections. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. Applicant (Entity Must Have Sufficient Real Property Interest)

☒ This is a Contact Person for Additional Information

Last Name: Register	First Name: Lane	Middle Initial:
Title:	Company: Stoneybrook South CDD	
Address: 6750 Forum Drive, Suite 310		
City: Orlando	State: FL	Zip: 32821
Home Telephone:	Work Telephone:	
Cell Phone: 407-448-3361		
E-mail Address: Lane.Register@Lennar.com		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☒

B. Land Owner(S) (If Different or in Addition to Applicant)

☐ Check here if land owner is also a co-applicant

Last Name:	First Name:	Middle Initial:
Title:	Company:	
Address:		
City: Orlando	State: FL	Zip: 32821
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☐

C. Operation and Maintenance Entity(see Applicant's Handbook I, Section 12.3)

Last Name: Register	First Name: Lane	Middle Initial:
Title:	Company: Stoneybrook South Community Development District	
Address: 6750 Forum Drive, Suite		
City: Orlando	State: FL	Zip: 32821
Home Telephone:	Work Telephone:	
Cell Phone: 407-448-3361		
E-mail Address: Lane.Register@Lennar.com		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☒

D. Co-Applicant (If Different or In Addition to Applicant and Owner)

Last Name:	First Name:	Middle Initial:
Title:	Company:	
Address: 12670 Sunnydale Drive		
City: Wellington	State: FL	Zip: 33414
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☐

E. Registered Professional Consultant

Form 62-330.060(1) - Application for Individual and Conceptual Approval Environmental Resource Permit and Authorization to Use

State-Owned Submerged Lands

Incorporated by reference in subsection 62-330.060(1), F.A.C. (June 1, 2018)

Section A, Page 7 of 10

☒ This is a contact person for additional information

Last Name: Bullion	First Name: Murry	Middle Initial:
Title:	Company:	
Address: 1012 Emmett Street		
City: Kissimmee	State: FL	Zip:
Home Telephone:	Work Telephone: 407-846-1216	
Cell Phone:		
E-mail Address: mbullion@kpmfranklin.com		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☐

F. Environmental Consultant

☒ This is a contact person for additional information

Last Name:	First Name:	Middle Initial:
Title:	Company:	
Address:		
City: Orlando	State: FL	Zip: 32803
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☐

G. Agent Authorized to Secure Permit (If Different from Consultant)

Last Name:	First Name:	Middle Initial:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		

Correspondence will be sent via email, unless you check here to receive it via US Mail: ☐

If necessary, please add additional pages for other contacts and property owners related to this project.

H. Real Property Interest

- Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3(d) of Applicant's Handbook Volume I. **Please attach evidence of the applicant's real property interest over the land upon which the activities subject to the application will be conducted, including mitigation areas (if applicable).** Refer to Sections 4.2.3(d)-(e) for sufficient real property interest documentation.
- For activities that require a recorded notice in accordance with rule 62-330.090(7), F.A.C., please provide either the complete legal description of the property or a copy of the pages of the document recorded in the public records that contains the complete legal description. If the land upon which the proposed activities are to occur is not owned by the applicant, the applicant must also provide copies of any right-of-way, leases, easements, or other legal agreement which authorizes the applicant to perform the activities on those lands.

Part 4: Signatures and Authorization to Access Property

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant or
Applicant's Authorized Agent

Signature of Applicant or Applicant's
Authorized Agent

Date

(Corporate Title if applicable)

B. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:

I certify that:

☐ **I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I**, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

☐ I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

Typed/Printed Name

Signature

Date

(Corporate Title if applicable)

C. Designation of Authorized Agent (If Applicable):

I hereby designate and authorize _____ to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

County



Image Not Found

2018 Taxes Property Record Card Tax Collector

Info

Parcel [31.25-27.5134-0001-0020](#)
Owner Name STONEYBROOK SOUTH CDD
Mailing Address 135 W CENTRAL BLVD STE 320
ORLANDO FL 32801
Physical Address WESTSIDE BLVD CHAMPIONS GATE
FL 32795
Property Type RESIDENTIAL COMMON
ELEMENTS-AREA VAC
Tax District 300 DISCEOLA COUNTY
Acres 0.59
Desc. STONEYBROOK SOUTH PH 1 PB 32
PG 58 64 TRACT P1 STORMWATER
MANAGEMENT



SECTION I

**NOTICE OF MEETINGS
STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Stoneybrook South Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2020** at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896, at 10:00 a.m. on the first Monday of the month as follows:

**October 7, 2019
December 2, 2019
February 3, 2020
April 6, 2020
June 1, 2020
August 3, 2020**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager

SECTION V

SECTION D

Stoneybrook South

Community Development District



August 5, 2019

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

August 5, 2019

To: George Flint
District Manager
From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- August 5, 2019

The following is a summary of items related to the field operations and management of the Stoneybrook South Community Development District.

Completed Items

Architectural Fountain

✚ Architectural fountain is working fine. Lights are on.



Irrigation Repairs

✚ Irrigation Inspections ongoing. Repairs made as needed



✚ Irrigation controller at Westside Blvd was replaced due to possible lightning strike.



Completed Items

Irrigation pipes removed

+ DTE Removed the pipes off the berm on Westside Blvd as requested.



+ Leaderboard monument light repaired



+ Summer annuals installed



Pending items

Wall on 13th Fairway wall needs paint



✚ Staff is seeking proposals to clean and paint 6 sections of the wall. The wall is Golf Course

Dove Valley Easement



✚ This easement is being used as cut through for golf carts between the 17th and 18th fairways. Staff is gathering options for repair.

Pending Items

Bella Citta Entrance

✚ Staff providing options
for repairs



Conclusion

The landscaper continues to meet with staff each week to review the property and make corrections as noted.

The possible lightning strike also shorted out a wire to the irrigation controller which was repaired.

The breakers for the entry sign were reset. This took care of the entry sign and landscape lights off of Westside Blvd and Oasis Club.

For any questions or comments regarding the above information, please contact me by phone at 407-398-2890, or by email at ascheerer@gmscfl.com Thank you.

Respectfully,

Alan Scheerer

