Stoneybrook South Community Development District

Agenda

October 7, 2019

AGENDA

Stoneybrook South Community Development District

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

September 30, 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**, **October 7**, **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:

- 1. Roll Call
- 2. Public Comment Period
- 3. Business Administration
 - A. Approval of Minutes of the August 5, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the August 5, 2019 Audit Committee Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
- 4. Business Items
 - A. Consideration of Agreement with Down to Earth Landscape to Provide Landscape Maintenance Services
 - B. Consideration of Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services
 - C. Presentation of Arbitrage Rebate Calculation Report
- 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 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 August 5, 2019 Board of Supervisors meeting and acceptance of the minutes of the August 5, 2019 Audit Committee 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 balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

-77C-

George S. Flint District Manager

Cc: Jan Carpenter, District Counsel David Reid, District Engineer

Enclosures

SECTION III

SECTION A

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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, August 5, 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
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Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Nora Schuster	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, all five members of the Board were present.

SECOND ORDER OF BUSNESS Public Comment Period

Mr. Flint: Are there any comments from the public on anything on the agenda or not on the

agenda? Hearing none,

THIRD ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the June 3, 2019 Minutes

Mr. Flint: Are there any additions, corrections or deletions? Hearing none,

On MOTION by Ms. Newberry seconded by Mr. Wilson with all in favor, the Minutes of the June 3, 2019 Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: Included in your agenda is the summary for May 27th through July 29th. The checks total \$180,678.72. The detailed register is behind the summary. Are there any questions? Hearing none,

On MOTION by Ms. Newberry seconded by Mr. Manjourides 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. If you have any questions we can discuss those.

Mr. Wilson: Under liabilities, due to debt services, what is that?

Mr. Flint: There's a lag between the time we get in checks from the county and the time we transfer it to the Trustee. If it's still in transit from the CDD to the Trustee, we show it as a due to.

Mr. Wilson: Why is it for 2013 and 2014?

Mr. Flint: That's when the bonds were issued. It will always be Series 2014. We have the money in our operating account to be transferred to the Trustee, it has not been transferred yet.

Mr. Manjourides: Under the mulching, they were supposed to change that 20 to 15.

Mr. Scheerer: I spoke with Teresa in the accounting office and she was supposed to make that change.

Mr. Flint: These are actuals through June 30th. That adjustment should be reflected in a subsequent financial statement. Are there any other questions? Hearing none,

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Recommendation of Landscape RFP Evaluation Committee and Selection of Vendor to Provide Landscape Maintenance Services

Mr. Flint: We let you all know at a prior meeting that we were going to do a joint RFP with both CDD's and the Master Association. The committee was assisted by Mark Yahn with Sunscape Consulting, he was retained by the Master Association to review the scope of work, help prepare the RFP documents, and assist in evaluating the responses. We issued the RFP and I have provided a copy of that. The RFP was issued on June 21st, and we had a mandatory pre bid conference and the actual proposals were due no later than July 22nd. We had 11 companies pull copies of the bid document, we had 9 attend the pre bid conference, and we received 8 responses. It was a sealed

August 5, 2019

Stoneybrook South CDD

bid process because in this District your projected maintenance costs exceed \$200,000 which is the bidding threshold. The other entities went along with that even though they are not obligated to do the sealed bid process. The evaluation committee met on July 26th and reviewed the responses. As a result, they narrowed it down to three companies; Yellowstone, Floralawn, Down to Earth. They were shortlisted for purposes of interviews, and those took place the following week on July 31st. As a result of the interviews and the review and rankings, we provided you with the recommended evaluation committee review and ranking sheet. Again, there is criteria that was set in the RFP that is similar to the Audit Committee. The criteria includes personnel, experience, understanding of scope, the financial capability of the company, and price. Price was broken out into two pieces; ten of the fifteen points was based on the lowest bidder and the highest got zero. Five points of the fifteen deal with reasonableness of their unit pricing. There was a lot of variation in some of the areas, some companies choose to put things in general services where others break them out into another category. Mark Yahn put together a bid comparison of the pricing based on the fee summaries that were provided in the bid package. We used that in our evaluation. The evaluation committee was comprised of myself and Alan, on behalf of the HOA Elvis, Michelle Barr from Lennar, and Mark Yahn. After reviewing, the evaluation committee ended up scoring Down to Earth #1 with 88 points, Floralawn #2 with 76 points, and Yellowstone #3 with 74 points. You can see the other 5 companies rankings below that as well. Some of these other companies are qualified to do the work, but for other reasons we ranked them lower. For example, Sunrise was the highest price on just about every fee summary. As a result of that, they got 0 points on pricing. You can see on some of the other criteria they were ranked fairly high. This is the recommendation from the evaluation committee, they don't make the final decision though, the Board does. The goal is that hopefully all the entities would be using the same company. Alan, could you give them a price perspective?

Mr. Scheerer: The current contract amount is \$245,034. However, there is a line item in the budget for \$15,000 for mulch that was included in the RFP process so you will no longer have that. If you add those together, it's roughly \$260,000 and their bid was \$255,000. We won't get a separate bill for mulch, instead we will get a monthly invoice. Wherever annuals are, that invoice will increase by the annuals. Wherever the mulch is at the end of the year, it will reflect in that month of the billing. You won't see it the rest of the year.

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Mr. Flint: The price is fairly close for Stoneybrook South. At Stoneybrook South at ChampionsGate it was slightly lower. It varies from each entity.

Ms. Newberry: Does this include the growth?

Mr. Flint: For Stoneybrook South, you are built out. So yes, this includes everything. For Stoneybrook South at ChampionsGate, we only included on the map what we are currently maintaining so it does not include Whistling Straights and the Baxter Tract. It did include Parcel K.

Mr. Scheerer: They also increased their detail rotation from 12 a year to 17, so it will be around every three weeks. That will take care of some of the problems that were discussed this morning.

Ms. Newberry: I have some pictures from yesterday, and there were major problems on one street. The rest of the development looked fine. I don't know if it was an issue of not knowing if the golf course was responsible. I would like to make a recommendation, the next time that you have an evaluation, can the committee or the representative that was handling the RFP go out and do an onsite inspection of different work that each company is doing? Basically a performance review. They can put a lot in a proposal, but I'd like to see work they have actually done.

Mr. Flint: With Down to Earth, we have at least a half dozen communities that we manage that use them. Solivita and Arlington Ridge uses Floralawn. Yellowstone does Reunion, Bonnet Creek Resort.

Ms. Newberry: So you have a good idea of their work?

Mr. Flint: Yes. We have experience with all three of those companies. We have experience with Sunrise and some of the others as well. For Down to Earth, there is a 30 day termination provision in the contract. There's nothing to prevent us from making a change in 3 months if the Board is not satisfied with their performance.

Ms. Newberry: I don't have a problem with the work they do. There was just one street that I had an issue with and it happened to be mine and Buzz's. I don't want any special consideration, I just want it to look like that rest of the community.

Mr. Flint: One of the things that was looked at during the evaluation process, is having a customer complaint tracking system or ticket system. They do have a system in place, but maybe the HOA could get that information out better. You can go online and enter your complaint or concern and then track the progress.

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Mr. Scheerer: The every 3 week detail will clean up a lot of the issues we've had. Michelle asked Mark Yahn, the consultant, to stick around for 90 to help make sure everything was implemented in the correct way. You can always email me and I can get it to Andrew, your onsite guy.

Mr. Nembirkow: Is there anyone here from the companies?

Mr. Flint: No, we did not ask them to attend.

Mr. Nembirkow: It might be a good idea for a representative from Down to Earth to be here every other month or so to answer questions we have.

Mr. Flint: Also, this contract would go into effect on October 1st.

Mr. Manjourides: For how long?

Mr. Flint: It's 1 year, with two 1 year renewal options.

Mr. Nembirkow: How does the renewal work?

Mr. Flint: They are by mutual written consent of the parties. Typically, they would hold their price. If they propose an increase we would bring it back to you. The two renewals are just options, the Board has to approve them on an annual basis.

Mr. Nembirkow: Okay.

Mr. Wilson: That sounds good.

On MOTION by Ms. Newberry seconded by Mr. DiCocco with all in favor, the Recommendation of Landscape RFP Evaluation Committee and Selection of Down To Earth to Provide Landscape Services, was approved.

B. Public Hearing

Mr. Flint: We need a motion to open the public hearing to consider adoption of the Fiscal Year 2020 annual budget. The Board previously approved a proposed budget. You set today as the date, place, and time for the public hearing to consider its final adoption.

On MOTION by Ms. Newberry seconded by Mr. Nembirkow with all in favor, the Public Hearing was opened.

i. Consideration of Resolution 2019-03 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations

Mr. Flint: Are there any members of the public that would like to provide comment or testimony to the Board regarding the budget for 2020?

Resident (Unidentified): I was reading through it, in the narrative section the Engineer needs to be updated.

Mr. Flint: Thank you, we will update the Engineer in the narrative. As far as the budget goes, on landscape maintenance we have not incorporated the new numbers based on the bid document. I would ask the Board to approve it subject to us revising the landscape maintenance numbers to coincide with the new bid amount. We would balance it against the contingency line to the extent we need to.

On MOTION by Ms. Newberry seconded by Mr. Nembirkow with all in favor, Revising the Budget Regarding Landscape Maintenance Amount to Coincide with Down to Earth Bid Amount, was approved.

Mr. Flint: The special assessment per unit amounts have not changed. The total assessment revenue has changed slightly, based on the fact that we've cleaned up the Assessment Roll according to the final development. The per unit amount is not changing.

Ms. Newberry: I like that.

Mr. Flint: Are there any questions on the proposed budget? Hearing none,

On MOTION by Ms. Newberry seconded by Mr. Nembirkow with all in favor, , Resolution 2019-03 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

ii. Consideration of Resolution 2019-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Resolution 2019-04 is part of the public hearing; this resolution would impose the Operating and Maintenance Assessments. You reimpose those annually with the adoption of each budget. Two exhibits are attached to the resolution, one is the budget and the other is the Assessment Roll. The Assessment Roll includes each property within the District and the amount of the Operating and Maintenance and Debt Assessment. Are there any questions on the resolution? Hearing none,

On MOTION by Ms. Newberry seconded by Mr. Wilson with all in favor, Resolution 2019-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor, the Public Hearing was closed.

C. Consideration/Discussion of Proposals

i. Entrance Wall Repairs

Mr. Flint: There was discussion at the last meeting about trying to make some improvements to some areas.

Mr. Scheerer: I met with three contractors. At the last meeting we presented a proposal to repair the EIFS and the Board decided to try to find a better approach. We received a couple recommendations, and the strongest recommendation was to pull down all eight of the EIFS columns off the pedestrian shelters and replace them with 2x4 plywood, cement board, and stucco. When we inspected the pedestrian shelter, we noticed there were several cracks on the tower and it would probably benefit the tower to fix them and repair them, prime them, and paint them. You can see Dehlinger's proposal for \$10,800. They also gave the option to paint the two walls. I spoke with Dehlinger and they sent me a breakdown that says their repair cost was \$8,640 and their paint costs for both towers is \$2,160. Heritage Solution Group gave us a price to repair all eight with 2x4 and plywood for \$5,385. They gave me a price of \$6,598.54 to do the paint, so their total is \$11,983. I got Dehlinger's recommendation from Elvis Martinez, the HOA manager. I don't have a problem with either one of these. UCC Group priced themselves out with their \$19,000 proposal.

On MOTION by Mr. DiCocco seconded by Ms. Newberry with all in favor, Entrance Wall Repairs Proposal from Dehlinger Construction totaling \$10,800, was approved.

ii. Wall Cleaning and Painting

Mr. Scheerer: Now we will discuss painting the wall on the 13th fairway. There is paint chipping on about six sections of that 13th fairway. Again, I spoke with Dehlinger and Heritage and George recommended Superior Painting. The first approach is to deal with the six panels that are chipping and flaking. Dehlinger was extremely high at \$4,500, Heritage was at \$1,245, and Superior was \$1,050. Superior did not supply a price to paint the entire wall, because he is out of town and dealing with this. Heritage Solution sent me a price if you want to do the whole length of the 13th fairway for \$7,845. Dehlinger was \$11,400 for the whole wall. I think my recommendation would be the Superior Paint quote. George has experience with them. They're \$200 cheaper than Heritage.

On MOTION by Mr. Wilson seconded by Mr. DiCocco with all in favor, the Wall Cleaning and Painting proposal from Superior Painting Service totaling \$1,050, was approved.

iii. Dove Valley Easement

Mr. Flint: Before we start talking about proposals, let me explain. It is designated as a drainage tract in between the two homes. The CDD owns that piece. From my understanding in talking with the Engineer is that there is actually a sewer line that runs from that cul de sac between those two houses across the golf course to Westside Boulevard. That tract doesn't serve a purpose from a drainage perspective. The question becomes should the sidewalk be a CDD cost. We don't own the road, the cul de sac, or the cart path that it's tying into. Should the CDD give an easement to the homeowners association or the golf course? The golf course would treat that as an extension of their cart path or the HOA treat is as an extension of the sidewalk.

Mr. DiCocco: Either proposal, I see some reluctance on both parties about finding funding to do that. Being part of the community, we want to enhance the community any way we can. We have the money to pay for it. That would create a lot of good will in the community.

Ms. Newberry: Could we legally do that?

Mr. Babbar: Is that an easement or is that a tract?

Mr. Flint: It's a tract that we own. It's designated as a drainage tract, but it's not actually a drainage tract there is a wastewater line that goes between those two house.

Ms. Newberry: So legally, we have the right to put it in.

Mr. Babbar: Yes, so it would be appropriate if the Board would like to spend money on that. It would be something you would want to maintain in a regular fashion and get inspected like any other infrastructure you own.

Mr. Scheerer: If the sanitary sewer line that runs through there were to fail, they would have to rip out all of our improvements.

Mr. DiCocco: That happens.

Ms. Newberry: Do you have an idea of how long it will take?

Mr. Flint: From start to finish, two weeks.

Mr. Scheerer: Once he gets here, yes, two weeks. We'll have to clear the schedule. We will have a premeeting as well to go over the neighbors irrigation, property, clean up, etc.

Mr. Flint: We don't own the property all the way to the sidewalk on the cul de sac, and we don't own all the way to the cart path. If you look at the map in the agenda book, you can see where our property stops. There's a gap between the two. The golf course is either going to construct or pay for the portion that is on their property.

Mr. DiCocco: How many feet is that?

Mr. Scheerer: It's about 10 feet, then from the back to the golf cart path there's about 25-

30 feet.

Mr. Flint: Dave, do you think we need to do a survey?

Mr. Reid: Only to make sure the elevations tied in.

Mr. Flint: Is the sidewalk going to require us to get approval from TOHO?

Mr. Reid: I don't think so.

Ms. Newberry: Can we confirm that? I hate to approve anything before.

Mr. Flint: Vivek, do you want to look at the easement and see if there are any preclusions?

Mr. Babbar: Yes, I'll take a look at the plat dedication language. Usually if they're going

to put some restrictions on it they'll put it on at that stage.

On MOTION by Mr. DiCocco seconded by Mr. Nembirkow with all in favor, the Proposal for a Cart Path from Heritage Service Solutions, was approved.

D. Consideration of Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services

Mr. Flint: This is the agreement with LLS Tax Solution to provide arbitrage services. Are

there any questions? Hearing none,

On MOTION by Mr. Nembirkow seconded by Mr. Manjourides, with all in favor, the Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for the Series 2013 bonds, was approved.

E. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: This is for the Series 2013 Bonds. We have a negative rebatable arbitrage of

\$249,000. There were no arbitrage issues. Are the any questions? Hearing none,

On MOTION by Ms. Newberry seconded by Mr. DiCocco, with all in favor, the Arbitrage Rebate Calculation Report was accepted.

F. Ratification of Professional Engineering Agreement with Hamilton Engineering & Surveying, Inc.

Mr. Flint: You went through the bidding process to select a District Engineer. Hamilton was selected and they have been serving as the Engineer. We're bringing the form of the agreement back to you for final approval.

On MOTION by Ms. Newberry seconded by Mr. DiCocco with all in favor, the Professional Engineering Agreement with Hamilton Engineering & Surveying, Inc., was ratified.

G. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services

Mr. Flint: The Board sat as the Audit Committee just prior to the Board meeting, and you

ranked Berger, Toombs, Elam, Gaines & Frank as the #1 firm.

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor, accepting the Audit Committee Recommendation and Selection of Berger, Toombs, Elam, Gaines & Frank as the #1 Ranked Firm to Provide Auditing Services, was approved.

H. Consideration of SFWMD Permit Application

Mr. Flint: At the intersection of Westside Boulevard and Bella Citta, on the Southwest corner there is a dry pond there. The Water Management District Permit indicates that Stoneybrook South CDD is the maintenance entity for that pond. My understand is there are certain modifications that need to be made to that pond. Sandra Bowling is here with KPM Franklin, I will let her explain.

Ms. Bowling: What we are doing is, on the other side of the street the Stoneybrook South Fox property is being developed. With that, we were required to put in turn lanes at the intersection of Westside and Bella Citta. The existing pond that is highlighted in yellow is going to take the water that drains into there. It has already been designed and there are no modifications to that pond. All we are doing is adding turn lanes. The pond itself will not change.

Mr. Manjourides: The water from the storm drains is going to come in here?

Ms. Bowling: Yes, you can see the inlets that are existing. There are pipes already stubbed across the road, we're going to tap to those pipes.

Ms. Newberry: Do you know the time frame?

Ms. Bowling: I do not know. It's part of the requirement of the additional development to the north.

Mr. Manjourides: Who does this? The State or County?

Ms. Bowling: No, Lennar is the developer of it. They do not know which contractor they will be using yet.

Mr. Wilson: Is there a projected start and end date?

Ms. Bowling: They have the permit approval for this, we had to do a SFWMD permit but we got permits through the county. We've still got TWA permits. They've already started clearing on the North side already, but I'm guessing in a month at the latest they will start. They are wanting to move forward. I don't know the contractor's schedule, but they are allowed to start. I need somebody from the Board to sign my application so I can send it to South Florida.

Mr. Manjourides: Does the CDD own any of this land?

Mr. Flint: No, the road itself is County and the right of way is County.

On MOTION by Ms. Newberry seconded by Mr. DiCocco with all in favor, the SFWMD Permit Application, was approved.

I. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint: Each year the Board is required to approve an annual meeting notice. We've prepared a schedule assuming you will continue to meet on the first Monday of the month at 10:00 a.m. for the months of October, December, February, April, June, and August. You can change this if you'd like or keep these dates.

Ms. Newberry: I like the schedule we have.

Mr. Nembirkow: George, do you think that is enough meetings?

Mr. Flint: Yes, I think it has worked well here. We have some districts that meet 4 times a year and some that meet 24 times a year. For what this District is responsible for, I think 6 times a year is plenty. You always have the option to schedule a special meeting if something comes up. You just have to give 7 days' notice in the newspaper.

On MOTION by Ms. Newberry seconded by Mr. Manjourides with all in favor, the Fiscal Year 2020 Meeting Schedule, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar: I don't have a formal report, I chimed in on the agenda items. If you have any questions I can address those.

Mr. Flint: Any questions for Counsel? Hearing none,

B. District Engineer

Mr. Reid: I have nothing in addition to what we already discussed.

C. District Manager

Mr. Flint: I have nothing further.

D. Field Manager

Mr. Scheerer: The most recent field report was included in your agenda package. The architectural fountain is working well. The irrigation inspections are ongoing. We did have a report of a possible lightning strike by Westside Boulevard that took out one of our controllers, and we went ahead and had that controller replaced. They are evaluating some of the valves and locations throughout the property to see if there is any other damage. I will keep you updated on that. Down to Earth removed the pipes off the berm on Westside Boulevard as requested at the last meeting. The leaderboard monument light was repaired. Summer annuals were installed. From the lightning strike, we had a wire cut that controlled power to the monument lights and the ChampionsGate lights. It has been repaired and all lights should be working. That's all I have.

Mr. Manjourides: The fountain on 27 isn't working.

Mr. Scheerer: I will check that out today. It's probably just a breaker.

Mr. Manjourides: When the lightning hit the palm tree near the guardhouse on 27, they cut the palm tree down. Are they going to replace that or leave it like that?

Mr. Scheerer: If it's at the guardhouse it's not CDD.

Mr. Manjourides: Who's property is that?

Mr. Scheerer: The HOA. They have the guardhouses.

Mr. Manjourides: Well, it's on that road.

Mr. Scheerer: I will take a look at that too. If it's the desire of the Board to have that tree reinstalled we will make that happen.

SIXTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Flint: Are there any supervisor's requests or audience comments? Hearing none,

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Flint adjourned the meeting at 11:15 a.m.

On MOTION by Ms. Newberry seconded by Mr. Wilson with all in favor the meeting was adjourned at 11:15 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



MINUTES OF MEETING STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Stoneybrook South Community Development District was held Monday, August 5, 2019 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., Championsgate, Florida 33896.

Present were:

Patricia Newberry Basan Nembirkow Robert DiCocco Mike Wilson Chris Manjourides George Flint Vivek Babbar Chair

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSNESS

Mr. Flint: Is there any public comment? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 3, 2019 Meeting

Mr. Flint: Are there any changes, corrections, or comments on the June 3rd Audit Committee meeting minutes? Hearing none,

On MOTION by Mr. Nembirkow seconded by Mr. DiCocco with all in favor, the Minutes of the June 3, 2019 Meeting were approved.

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Member Rankings and Selection of an Auditor

Mr. Flint: At the prior Audit Committee meeting you approved the form of the notice and selection criteria for the selection of an auditor. We advertised those, and as a result we received three responses. The respondents and a tally sheet is included in your agenda under Tab 5 along with the evaluation criteria and the points assigned to each one. We received responses from Berger

Public Comment Period

Toombs, Carr Riggs, and Grau & Associates. The criteria you need to review are the ability of their personnel, their experience, their understanding of the scope, the ability to furnish the services, and the price. Each criteria is evenly weighted at 20 points. We asked them for pricing for five years, and that is included in the responses. You can see Berger Toombs is the low bidder on price, Grau & Associates is second, and Car Riggs was third. All three of the firms are qualified to do the work. There are about 5 or 6 firms in Florida that do 90% or more of the CDD audits, and these are three of the 5. From a perspective of ability of personnel, proposers experience, and understanding of scope and ability to provide services, there is not a significant difference between the three firms. Price is the only variation. We need to have one scoring sheet showing consensus of the Board unless the Board members would like to individually fill them out.

Mr. Wilson: Who is the incumbent?

Mr. Flint: Carr, Riggs & Ingram is the current incumbent.

Mr. Nembirkow: That's way higher than the others.

Mr. Wilson: They're the incumbent but they are the highest. I propose we go with Berger Toombs if they are equally qualified.

Mr. Flint: All of these firms are qualified.

Ms. Newberry: You would have no problem with either of these three?

Mr. Flint: No, I would not. They are all qualified to do the job.

Mr. Nembirkow: Would you give 20's to all three firms in the other categories?

Mr. Flint: Yes. How do you want to assign price?

Mr. Nembirkow: 20 points for Berger Toombs, 15 for Grau & Associates, and 5 for Carr

Riggs.

Mr. Flint: That puts Berger with 100 points, Carr Riggs at 85, and Grau as 95.

On MOTION by Mr. Wilson seconded by Mr. DiCocco with all in favor, the Tally of Audit Committee Member Rankings and Selection of Berger Toombs as the #1 Ranked Firm, was approved.

FOURTH ORDER OF BUSINESS Adjournment

Mr. Flint adjourned the meeting at 10:07 a.m.

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor the meeting was adjourned at 10:07 a.m.

SECTION B

Stoneybrook South Community Development District

Summary of Checks

July 29, 2019 to September 30, 2019

Bank	Date	Check #		Amount
General Fund	7/30/19	286	\$	565.00
	8/1/19	287-289	\$	21,194.48
	8/8/19	290-300	\$	25,176.21
	8/12/19	301	\$	4,175.81
	8/15/19	302	\$	20,419.48
	8/22/19	303	\$	1,057.50
	8/30/19	304-306	\$	2,373.14
	9/6/19	307-308	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	698.00
	9/9/19	309	\$	4,262.70
	9/10/19	310	\$	4,651.05
	9/11/19	311-313	\$	21,274.93
	9/18/19	314-315	\$	16,482.50
	9/20/19	316	\$	5,000.00
	9/25/19	317	\$ \$ \$ \$	14,900.00
			\$	142,230.80
			\$	142,230.80

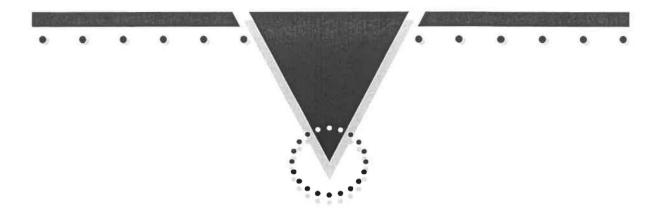
AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAI *** CHECK DATES 07/29/2019 - 09/30/2019 *** STONEYBROOK SOUTH GENERA BANK A GENERAL FUND	LD/COMPUTER CHECK REGISTER AL FUND	RUN 9/30/19	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AME STATUS	AMOUNT	CHECK AMOUNT #
7/30/19 00027 12/06/18 121419 201811 310-51300-31100 ATTEND OASIS CLUB MEETING	*	400.00	
1/03/19 121462 201812 310-51300-31100 PREP/CALL IN TO BOARD MTG	*	165.00	
KPM FRANKLIN			565.00 000286
8701719 00004 8701719 1908332 201908 320-53800-47000 WATER MGMT TREATMENT AUG	*	535.00	
AMERICAN ECOSYSTEMS,			535.00 000287
8/01/19 00003 7/10/19 40541 201907 320-53800-46200 MAINTENANCE SERVICE JUL19	*	20,419.48	
DOWN TO EARTH LAWNCAP	RE II, INC.		20,419.48 000288
8/01/19 00020 7/25/19 18726A 201907 320-53800-47100 FOUNTAIN CLEAN ROUNDABOUT	*	240.00	
FOUNTAIN CHEAN ROUNDADOUT FOUNTAIN DESIGN GROUP	P, INC.		240.00 000289
8/08/19 00015 8/05/19 BN080519 201908 310-51300-11000 SUPERVISOR FEES 08/05/19	*	200.00	
			200.00 000290
8/08/19 00040 8/05/19 CM080519 201908 310-51300-11000	*	200.00	
SUPERVISOR FEES 08/05/19 CHRIS J. MANJOURIDES			200.00 000291
8/08/19 00003 4/24/19 34194 201904 320-53800-46400	****	7,095.00	
INSTALL SPRING ANNUALS 4/24/19 34218 201904 320-53800-46400	*	1,708.50	
INSTALL/REPLACE ANNUALS 4/24/19 34218A 201812 320-53800-46700	*	371.50-	
INVOICE #23220 - CREDIT 7/26/19 42362 201907 320-53800-46400	*	5,940.00	
INSTALL SUMMER ANNUALS DOWN TO EARTH LAWNCAP	RE II, INC.		14,372.00 000292
8/08/19 00012 8/01/19 447304 201908 320-53800-47000	*	163.00	
WATER MGMT SERVICES AUG19 THE LAKE DOCTORS, INC	3.		163.00 000293
8/08/19 00036 8/05/19 MW080519 201908 310-51300-11000	c. *	200.00	
SUPERVISOR FEES 08/05/19			200 00 000204
MICHAEL B WILSON 8/08/19 00034 8/05/19 PN080519 201908 310-51300-11000			200.00 000294
SUPERVISOR FEES 08/05/19	-		
PATRICIA G NEWBERRY			200.00 000295

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER C *** CHECK DATES 07/29/2019 - 09/30/2019 *** STONEYBROOK SOUTH GENERAL FUND BANK A GENERAL FUND	CHECK REGISTER	RUN 9/30/19	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	AMOUNT #
8/08/19 00026 8/05/19 RD080519 201908 310-51300-11000	*	200.00	
ROBERT HENRY DICOCCO			200.00 000296
8/08/19 00026 8/05/19 RD080519 201908 310-51300-11000 SUPERVISOR FEES 08/05/19 ROBERT HENRY DICOCCO 8/08/19 00011 7/29/19 17269 201906 310-51300-31500 REV.AUDIT REQ/PREP.DRAFT	*	314.45	
STRALEY, ROBIN & VERICKER			314.45 000297
8/08/19 00030 7/25/19 5435704 201907 310-51300-32300 TRUSTEEFEES7/1/19-6/30/20	*	1,037.10	
7/25/19 5435704 201907 300-15500-10000 TRUSTEEFEES7/1/19-6/30/20	*	3,111.28	
7/25/19 5435878 201907 310-51300-32300	*	1,037.10	
TRUSTEEFEES7/1/19-6/30/20 7/25/19 5435878 201907 300-15500-10000 TRUSTEEFEES7/1/19-6/30/20	*	3,111.28	
TRUSTEEFEES//1/19-6/30/20 USBANK 8/08/19 00046 7/10/19 58823 201906 310-51300-31100			8,296.76 000298
8/08/19 00046 7/10/19 58823 201906 310-51300-31100 ATTEND BOS MEETINGS JUN19	*	380.00	
HAMILTON ENGINEERING & SURVEYING			380.00 000299
8/08/19 00029 8/06/19 1780 201907 310-51300-31200	*	650.00	
SERIES 2014 ARBITRAGE LLS TAX SOLUTIONS INC.			650.00 000300
8/12/19 00001 8/01/19 69 201908 310-51300-34000		2,708.33	
MANAGMENT FEES-AUG19 8/01/19 69 201908 310-51300-35100	*	104.17	
INFORMATION TECH-AUG19 8/01/19 69 201908 310-51300-51000	*	.36	
OFFICE SUPPLIES 8/01/19 69 201908 310-51300-42000	*	6.00	
POSTAGE 8/01/19 69 201908 310-51300-42500	*	106.95	
COPIES 8/01/19 70 201908 320-53800-12000	*	1,250.00	
FIELD MANAGEMENT-AUG19 GOVERNMENTAL MANAGEMENT SERVICES-	-CF		4,175.81 000301
8/15/19 00003 8/10/19 43469 201908 320-53800-46200		20,419,48	
MAINTENANCE SERVICE AUG19			20 419 48 000302
DOWN TO EARTH LAWNCARE II, INC.			
8/22/19 00002 7/31/19 83601560 201907 310-51300-48000 NOT.PUB.HEAR.FY19/20 BDGT	*	605.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK 1 *** CHECK DATES 07/29/2019 - 09/30/2019 *** STONEYBROOK SOUTH GENERAL FUND BANK A GENERAL FUND	REGISTER RUN	9/30/19	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	ATUS	AMOUNT	AMOUNT #
7/31/19 83601560 201907 310-51300-48000 RFP-ANNUAL AUDIT SERVICES	*	230.00	
7/31/19 83601560 201907 310-51300-48000 NOT. LNDSCP RFP EVAL. MTG	*	222.50	
ORLANDO SENTINEL			1,057.50 000303
8/30/19 00003 8/26/19 44559 201907 320-53800-46700	*	127.39	
IRRG.RPR-CONTROLLER 1 8/26/19 44559 201907 320-53800-46700	*	412.65	
IRRG.RPR-CONTROLLER A 8/26/19 44559 201907 320-53800-46700 IRRG.RPR-CONTROLLER C	*	322.52	
8/26/19 44559 201907 320-53800-46700 IRRG.RPR-CONTROLLER E	*	243.77	
8/26/19 44559 201907 320-53800-46700 IRRG.RPR-CTRL J ZONE 49	*	376.89	
8/26/19 44559 201907 320-53800-46700 IRRG.RPR-CONTROLLER J	*	464.92	
DOWN TO EARTH LAWNCARE II, INC.			1,948.14 000304
8/30/19 00020	*	240.00	
FOUNTAIN CLEAN ROUNDABOUT FOUNTAIN DESIGN GROUP, INC.			240.00 000305
	*	185.00	
HERITAGE SERVICE SOLUTIONS LLC			185.00 000306
9/06/19 00004 9/01/19 1909346 201909 320-53800-47000 WATER MGMT TREATMENT SEP	*	535.00	
AMERICAN ECOSYSTEMS, INC.			535.00 000307
9/06/19 00012 9/01/19 453409 201909 320-53800-47000 WATER MGMT SERVICES SEP19		163.00	
THE LAKE DOCTORS, INC.			163.00 000308
9/09/19 00001 9/01/19 71 201909 310-51300-34000 MANAGEMENT FEES-SEP19		2,708.33	
9/01/19 71 201909 310-51300-35100 INFORMATION TECH-SEP19	*	104.17	
9/01/19 71 201909 310-51300-51000 OFFICE SUPPLIES	*	6.11	
9/01/19 71 201909 310-51300-42000 POSTAGE	*	92.54	
9/01/19 71 201909 310-51300-42500 COPIES	*	101.55	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 07/29/2019 - 09/30/2019 *** STONEYBROOK SOUTH GENERAL FUND BANK A GENERAL FUND	CK REGISTER	RUN 9/30/19	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/01/19 72 201909 320-53800-12000 FIELD MANAGEMENT-SEP19	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF			4,262.70 000309
9/10/19 00032 9/10/19 09102019 201909 300-20700-10000 FY19 DIRECT ASSESSMENTS	*	4,651.05	
STONEYBROOK SOUTH CDD C/O USBANK			4,651.05 000310
9/11/19 00003 9/10/19 45654 201909 320-53800-46200 MAINTENANCE SERVICE SEP19	*	20,419.48	
DOWN TO EARTH LAWNCARE II, INC.			20,419.48 000311
9/11/19 00044 8/30/19 14536 201908 320-53800-47100 BURNT WIRE/TIGHTEN LUGS	*		
LAKE FOUNTAINS AND AERATION, INC.			180.00 000312
9/11/19 00011 8/29/19 17445 201908 310-51300-31500 PREPARE/ATTEND BOARD MTG	*	675.45	
STRALEY, ROBIN & VERICKER			675.45 000313
9/18/19 00038 9/09/19 1487 201909 320-53800-49000 RMV SOIL/CART PATH/CLEAN	*	16,060.00	
9/11/19 1516 201909 320-53800-46100 INST.PHOTOCELL/LED BULB	*	185.00	
HERITAGE SERVICE SOLUTIONS LLC			16,245.00 000314
9/18/19 00046 9/12/19 59230 201908 310-51300-31100 REVIEW AGENDA/BOS MEETING	*	237.50	
REVIEW AGENDATION MEETING HAMILTON ENGINEERING & SURVEYING			237.50 000315
9/20/19 00001 9/15/19 73 201909 300-15500-10000 FY20 ASSESSMENT ROLL CERT	*	5,000.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF			5,000.00 000316
9/25/19 00047 9/25/19 9893 201909 300-15500-10000 FY20 PROPERTY INSURANCE	*	9,596.00	
9/25/19 9893 201919 300-15500-10000 FY20 GEN.LIAB/PUBLIC OFFC	*	5,304.00	
EGIS INSURANCE & RISK ADVISORS			14,900.00 000317
TOTAL FOR BANK A		142,230.80	
	-		
TOTAL FOR REGIST	EK	142,230.80	

SECTION C



Community Development District

Unaudited Financial Reporting August 31, 2019

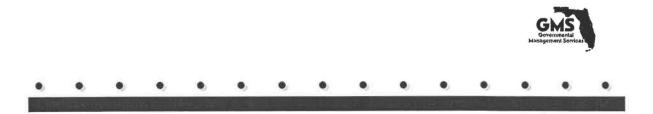


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1	Balance Sheet
2	General Fund Income Statement
3	Debt Service Income Statement Series 2013
4	Debt Service Income Statement Series 2014
5	Month to Month
6-8	FY19 Assessment Receipt Schedule

COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET August 31, 2019

	General Fund	Debt Service Fund	Totals 2019
ASSETS:			
CASH			
OPERATING ACCOUNT - SUNTRUST	\$1,684,759		\$1,684,759
INVESTMENTS			
SERIES 2013			
RESERVE		\$741,283	\$741,283
REVENUE		\$342,568	\$342,568
PREPAYMENT		\$5	\$5
SERIES 2014			
RESERVE		\$605,716	\$605,716
REVENUE		\$839,670	\$839,670
INTEREST		\$0	\$0
PREPAYMENT	•	\$27	\$27
DEPOSIT	\$50,759		\$50,759
PREPAID EXPENSES	\$6,223		\$6,223
DUE FROM GENERAL FUND		\$1,860	\$1,860
TOTAL ASSETS	\$1,741,740	\$2,531,130	\$4,272,870
LIABILITIES:			
ACCOUNTS PAYABLE	\$855		\$855
DUE TO DEBT SERVICE 2013	\$1,860		\$1,860
FUND EQUITY:			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013		\$1,085,716	\$1,085,716
RESTRICTED FOR DEBT SERVICE 2014		\$1,445,413	\$1,445,413
UNASSIGNED	\$1,739,024		\$1,739,024
TOTAL LIABILITIES & FUND EQUITY	\$1,741,740	\$2,531,130	\$4,272,870

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED	PRORATED BUDGET	ACTUAL	
REVENUES:	BUDGET	THRU 8/31/19	THRU 8/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$835,367	\$835,367	6043 750	\$8,391
ASSESSMENTS - TAX ROLL ASSESSMENTS - DIRECT BILLED	\$21,922	\$655,567 \$7,142	\$843,758 \$4,907	(\$2,235)
ASSISSIVENTS - DIRECT BILLED	<i>¥</i> £1, <i>3</i> £2	2772	100,40	(22,23)
TOTAL REVENUES	\$857,289	\$842,509	\$848,665	\$6,156
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$4,800	\$4,400	\$4,800	(\$400)
ENGINEERING	\$15,000	\$13,750	\$16,576	(\$2,826)
ATTORNEY	\$15,000	\$13,750	\$2,895	\$10,855
ARBITRAGE	\$1,150	\$1,150	\$1,300	(\$150)
DISSEMINATION	\$6,500	\$6,500	\$6,650	(\$150)
ANNUALAUDIT	\$4,200	\$4,200	\$4,200	\$0
TRUSTEE FEES	\$7,550	\$7,550	\$7,731	(\$181)
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$29,792	\$29,792	\$0
INFORMATION TECHNOLOGY	\$1,250	\$1,146	\$1,146	(\$0)
TELEPHONE	\$50	\$46	\$27	\$18
INSURANCE	\$3,057	\$3,057	\$2,354	\$703
POSTAGE	\$150	\$138	\$85	\$52
PRINTING & BINDING	\$250	\$229	\$267	(\$38)
LEGAL ADVERTISING	\$2,500	\$2,292	\$2,256	\$36
CONTINGENCY	\$500	\$458	\$253	\$205
OFFICE SUPPLIES	\$50	\$46	\$31	\$15
PROPERTY APPRAISER	\$575	\$575	\$477	\$98
PROPERTY TAXES	\$0	\$0	\$1	(\$1)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$13,750	\$13,750	\$0
ELECTRIC	\$35,000	\$32,083	\$26,096	\$5,988
STREETLIGHTS	\$177,000	\$162,250	\$156,144	\$6,106
RECLAIMED WATER	\$165,000	\$151,250	\$164,790	(\$13,540)
PROPERTY INSURANCE	\$13,750	\$13,750	\$12,329	\$1,421
ENTRY & WALLS MAINTENANCE	\$10,000	\$9,167	\$4,750	\$4,417
LANDSCAPE MAINTENANCE	\$245,034	\$224,615	\$224,614	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$50,000	\$45,833	\$34,292	\$11,542
ANNUAL MULCHING	\$15,000	\$15,000	\$20,000	(\$5,000)
TREE TRIMMING	\$6,500	\$6,500	\$9,260	(\$2,760)
IRRIGATION REPAIRS	\$5,000	\$4,583	\$6,179	(\$1,596)
AQUATIC MAINTENANCE	\$8,340	\$7,645	\$7,654	(\$9)
FOUNTAIN REPAIR & MAINTENANCE	\$6,000	\$5,500	\$9,237	(\$3,737)
WETLAND MONITORING & MAINTENANCE	\$6,500	\$5,958	\$0	\$5,958
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$4,583	\$0	\$4,583
SIDEWALK REPAIR & MAINTENANCE	\$5,000	\$4,583	\$9,350	(\$4,767)
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$2,500	\$2,292	\$0	\$2,292
CONTINGENCY	\$10,000	\$9,167	\$650	\$8,517
TOTAL EXPENDITURES	\$880,881	\$812,762	\$785,111	\$27,651
EXCESS REVENUES (EXPENDITURES)	(\$23,592)		\$63,554	
FUND BALANCE - BEGINNING	\$23,592		\$1,675,470	
FUND BALANCE - ENDING	\$0		\$1,739,024	
	2			

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013 DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

Г	ADO PTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$685,417	\$685,417	\$691,772	\$6,355
ASSESSMENTS - DIRECT BILLED	\$44,835	\$44,835	\$49,412	\$4,577
INTEREST	\$0	\$0	\$23,254	\$23,254
TOTAL REVENUES	\$730,252	\$730,252	\$764,439	\$34,187
EXPENDITURES:				
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)		\$25,626	
FUND BALANCE - BEGINNING	\$316,267		\$1,060,090	
FUND BALANCE - ENDING	\$312,544		\$1,085,716	

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$1,040,511	\$1,050,159	\$9,648
INTEREST	\$0	\$0	\$28,162	\$28,162
TOTAL REVENUES	\$1,040,511	\$1,040,511	\$1,078,321	\$37,810
EXPENDITURES:				
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)
	\$991,219	\$991,219	\$1,001,219	(\$10,000)
EXCESS REVENUES (EXPENDITURES)	\$49,292		\$77,103	
FUND BALANCE - BEGINNING	\$752,812		\$1,368,311	
FUND BALANCE - ENDING	\$802,104		\$1,445,413	

Community Development District													
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun	lut	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL ASSESSMENTS - DIRECT BILLED	\$0 \$0	\$163,216 \$0	\$500,228 \$1,153	\$28,646 \$0	\$42,898 \$1,153	\$18,563 \$0	\$33,930 \$989	\$13,893 \$0	\$41,699 \$1,290	\$40 \$322	\$645 \$0	\$0 \$0	\$843,758 \$4,907
TOTAL REVENUES	\$0	\$163,216	\$501,382	\$28,646	\$44,051	\$18,563	\$34,919	\$13,893	\$42,989	\$363	\$645	\$0	\$848,665
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$4,800
ENGINEERING FEES	\$300	\$400	\$165	\$0	\$0	\$0	\$6,551	\$6,120	\$3,040	\$0	\$0	\$0	\$16,576
ATTORNEY	\$267	\$0	\$708	\$135	\$75	\$0	\$30	\$0	\$1,004	\$0	\$675	\$0	\$2,895
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$650	\$650	\$0	\$0	\$1,300
DISSEMINATION	\$6,550	\$0	\$0	\$0	\$0	\$100	\$0	\$D	\$0	\$0	\$0	\$0	\$6,650
ANNUAL AUDIT	\$0	\$0	\$3,950	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$4,200
TRUSTEE FEES	\$5,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,074	\$0	\$0	\$7,731
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$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	\$2,708	\$2,708	\$0	\$29,792
INFORMATION TECHNOLOGY	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$1,146
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	\$6	\$6	\$0	\$85
PRINTING & BINDING	\$17	\$1	\$11	\$12	\$12	\$0	\$30	\$3	\$61	\$14	\$107	\$0	\$267
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$659	\$539	\$1,058	\$D	\$0	\$2,256
CONTINGENCY	\$128	\$0	\$25	\$40	\$0	\$0	\$25	\$D	\$0	\$35	\$0	\$0	\$253
OFFICE SUPPLIES	\$13	\$0	\$0	\$0	\$0	\$0	\$15	\$D	\$0	SO	\$0	\$0	\$31
PROPERTY APPRAISER	\$0	\$0	\$0	\$477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477
PROPERTY TAXES	\$0	\$1	\$0	\$0	\$0	\$D	\$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	\$1,250	\$1,250	\$0	\$13,750
ELECTRIC	\$2,403	\$2,466	\$2,725	\$2,216	\$2,189	\$2,318	\$2,235	\$2,182	\$1,746	\$2,665	\$2,950	\$0	\$26,096
STREETLIGHTS	\$14,182	\$14,939	\$13,439	\$14,223	\$14,205	\$14,204	\$14,200	\$14,200	\$13,558	\$14,792	\$14,200	\$0	\$156,144
RECLAIMED WATER	\$12,551	\$8,940	\$19,446	\$25,835	\$0	\$12,528	\$13,262	\$16,729	\$17,710	\$21,692	\$16,097	\$0	\$164,790
PROPERTY INSURANCE	\$12,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,329
ENTRY & WALLS MAINTENANCE	\$0	\$3,200	\$0	\$500	\$0	\$0	\$0	\$185	\$0	\$865	\$0	\$D	\$4,750
LANDSCAPE MAINTENANCE	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$20,419	\$0	\$224,614
LANDSCAPE REPLACEMENT	\$9,257	\$692	\$0	\$0	\$0	\$8,250	\$10,154	\$0	\$0	\$5,940	\$0	\$0	\$34,292
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	\$D	\$9,260
IRRIGATION REPAIRS	\$0	\$1,420	\$1,133	\$0	\$1,084	\$0	\$D	\$0	\$0	\$2,543	\$0	\$0	\$6,179
AQUATIC MAINTENANCE	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$698	\$698	\$698	\$0	\$7,654
FOUNTAIN REPAIR & MAINTENANCE	\$1,410	\$240	\$240	\$240	\$384	\$240	\$240	\$5,344	\$240	\$240	\$420	\$0	\$9,237
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTRO	D \$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	\$67,502	\$69,382	\$68,866	\$43,132	\$62,824	\$72,930	\$70,618	\$64,985	\$77,755	\$60,636	\$0	\$785,111
EXCESS REVENUES/(EXPENDITURES)	(\$126,482)	\$95,714	\$432,000	(\$40,220)	\$920	(\$44,261)	(\$38,012)	(\$56,725)	(\$21,996)	(\$77,392)	(\$59,991)	\$0	\$63,554

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

								ASSESSMENTS ASSESSMENTS		2,724,782 2,561,295	\$	888,689 835,367	\$ \$	729,167 685,417 2013	\$	1,106,927 1,040,511 2014	
DATE		GRO	SS ASSESSMENTS	5 D	ISCOUNTS/	ca	MMISSIONS	INTEREST	- II	NET AMOUNT	GE	ENERAL FUND	D	EBT SERVICE	C	DEBT SERVICE	TOTAL
RECEIVED	DIST.	-	RECEIVED	-	PENALTIES		PAID	INCOME		RECEIVED		32.62%		26.76%		40.62%	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	\$ 121	\$	481.57	\$	157.06	\$	128.87	\$	195.63	\$ 481.57
2/13/19	ACH	\$	136,734.22	\$	3,012.97	\$	2,674.42	\$ 6	\$	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	\$	145	\$	•	\$	-	\$ 124.04	\$	124.04	\$	40.45	\$	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 MEADO	ENTENNIAL MEADOWS, LLC			\$46,195.83			\$3,295.35		\$42,900.48		
DATE RECEIVED	DUE DATE			NET ASSESSED	AMOUNT			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 BARANOW	SKI			\$1,252.59				\$322.38		\$930.21	
DATE	DUE	CHECK	-	NET	-	AMOUNT	-	GENERAL	-	SERIES	
RECEIVED	DATE	NO.		ASSESSED		RECEIVED		FUND	_	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	DUE	CHECK		NET		AMOUNT	_	GENERAL		SERIES	
RECEIVED	DATE	NO.	_	ASSESSED		RECEIVED		FUND		2013	
	8/1/19	181	\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.21	
6/27/19	-, -,										

AVID PRIVETT								\$322.38		\$930.21
DATE	DUE DATE	CHECK NO.		NET ASSESSED		AMOUNT		GENERAL FUND		SERIES 2013
6/27/19	8/1/19	489	\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.2
			\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.2
IARC FLEISHMAN				\$1,252.59				\$322.38		\$930.21
DATE	DUE	CHECK		NET		AMOUNT		GENERAL		SERIES
6/27/19	DATE 8/1/19	NO. 1100307782	\$	1,252.59	\$	1,252.59	\$	FUND 322.38	\$	2013 930.1
			\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.
NCHAEL TYMS				\$1,252.59				\$322.38		\$930.21
DATE	DUE	CHECK	-	NET	-	AMOUNT	-	GENERAL	-	SERIES
7/10/19	DATE 8/1/19	NO. 104	\$	ASSESSED 1,252.59	\$	RECEIVED 1,252.59	\$	FUND 322.38	\$	2013 930.
			\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.2
VONNE PEREZ				\$1,252.59				\$322.38		\$930.21
DATE	DUE	CHECK	-	NET	-	AMOUNT		GENERAL	-	SERIES
RECEIVED 8/1/19	DATE 8/1/19	NO. 2077	\$	ASSESSED 1,252.59	\$	RECEIVED 1,252.59	\$	FUND 322.38	\$	2013 930.
			\$	1,252.59	\$	1,252.59	\$	322.38	\$	930.2
MARIE MONTGOMERY			\$	1,252.59 \$1,252.59	\$	1,252.59	\$	322.38 \$322.38	\$	930.: \$930.21
DATE	DUE	СНЕСК	\$	\$1,252.59 NET	\$	AMOUNT	\$	\$322.38 GENERAL	\$	\$930.21 SERIES
	DUE DATE 8/1/19	CHECK NO. 27746497	\$	\$1,252.59	\$ \$		\$	\$322.38	\$	\$930.21
DATE RECEIVED	DATE	NO.		\$1,252.59 NET ASSESSED		AMOUNT RECEIVED		\$322.38 GENERAL FUND		\$930.21 SERIES 2013 930.3
DATE RECEIVED	DATE	NO.	\$	\$1,252.59 NET ASSESSED 1,252.59	\$	AMOUNT RECEIVED 1,252.59	\$	\$322.38 GENERAL FUND 322.38	\$	\$930.21 SERIES 2013 930.3
DATE RECEIVED 8/1/19 RYAN JARDIN DATE	DATE 8/1/19 DUE	NO. 27746497 CHECK	\$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 NET	\$	AMOUNT RECEIVED 1,252.59 1,252.59 AMOUNT	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL	\$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES
DATE RECEIVED 8/1/19 RYAN JARDIN	DATE 8/1/19	NO. 27746497	\$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59	\$	AMOUNT RECEIVED 1,252.59 1,252.59	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38	\$	\$930.21 SERIES 2013 930. 930. \$930.21
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED	DATE 8/1/19 DUE DATE	NO. 27746497 CHECK NO.	\$ \$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 \$1,252.59 NET ASSESSED	\$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 AMOUNT RECEIVED	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND	\$ \$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED	DATE 8/1/19 DUE DATE	NO. 27746497 CHECK NO.	\$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 NET ASSESSED 1,252.59	\$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 AMOUNT RECEIVED 1,252.59	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38	\$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930.
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ DATE	DATE 8/1/19 DUE DATE 8/1/19 DUE	NO. 27746497 CHECK NO. 1190 CHECK	\$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 NET ASSESSED 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 NET	\$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 AMOUNT	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 322.38 322.38 6ENERAL \$322.38	\$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930. 930. \$930.21 SERIES
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ	DATE 8/1/19 DUE DATE 8/1/19	NO. 27746497 CHECK NO. 1190 CHECK NO. 25747840877/	\$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 \$1,252.59	\$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 AMOUNT RECEIVED 1,252.59 1,252.59	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 322.38 \$322.38	\$	\$930.21 SERIES 2013 930. \$930.21 SERIES 2013 930. 930. \$930.21
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ DATE RECEIVED	DATE 8/1/19 DUE DATE 8/1/19 DUE DATE	NO. 27746497 CHECK NO. 1190 CHECK NO.	\$ \$ \$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 NET ASSESSED 1,252.59 1,252.59 1,252.59 1,252.59 NET ASSESSED	\$ \$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 AMOUNT RECEIVED 1,252.59 1,252.59 AMOUNT RECEIVED	\$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 322.38 \$322.38	\$ \$ \$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930.
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ DATE RECEIVED	DATE 8/1/19 DUE DATE 8/1/19 DUE DATE	NO. 27746497 CHECK NO. 1190 CHECK NO. 25747840877/	\$ \$ \$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 ASSESSED 1,252.59 1,252.59 \$1,252.59 \$1,252.59 NET ASSESSED 1,252.59	\$ \$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 AMOUNT RECEIVED 1,252.59	\$ \$ \$ \$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 \$322.38 \$322.38 \$322.38	\$ \$ \$ \$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930.21
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ DATE RECEIVED 8/21/19 AFAEL ROSARIO DATE	DATE 8/1/19 DUE DATE 8/1/19 DUE DATE 8/1/19 DUE	NO. 27746497 CHECK NO. 1190 CHECK NO. 25747840877/ 25747840888	\$ \$ \$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59	\$ \$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59	\$ \$ \$ \$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 \$322.38 GENERAL FUND 322.38 GENERAL FUND 322.38 GENERAL S322.38 GENERAL	\$ \$ \$ \$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930. \$930.21 SERIES 2013 930. \$930.21 \$930.21 \$930.21
DATE RECEIVED 8/1/19 RYAN JARDIN DATE RECEIVED 8/21/19 ARLOS VELAZQUEZ DATE RECEIVED 8/21/19	DATE 8/1/19 DUE DATE 8/1/19 DUE DATE 8/1/19	NO. 27746497 CHECK NO. 1190 CHECK NO. 25747840877/ 25747840888	\$ \$ \$	\$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 ASSESSED 1,252.59 1,252.59 \$1,252.59 NET ASSESSED 1,252.59 1,252.59 \$1,252.59 \$1,252.59	\$ \$ \$	AMOUNT RECEIVED 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 1,252.59 AMOUNT RECEIVED 1,252.59 1,252.59	\$ \$ \$ \$	\$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 322.38 \$322.38 GENERAL FUND 322.38 GENERAL FUND 322.38	\$ \$ \$ \$	\$930.21 SERIES 2013 930. 930. \$930.21 SERIES 2013 930. \$930.21 SERIES 2013 930. \$930.21

SUMMARY	TOTAL	GE	NERAL FUND	s	ERIES 2013	5	SERIES 2014
TAX ROLL ASSESSED AMOUNT DIRECT BILLED AMOUNT	\$ 2,561,295.44 \$47,448.42	\$	835,367.40 \$3,617.73	\$	685,416.84 \$43,830.69	\$	1,040,511.20 \$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	\$	-
PEREZ	\$ 1,252.59	\$	322.38	\$	930.21	\$	-
MONTGOMERY	\$ 1,252.59	\$	322.38	\$	930.21	\$	-
JARDIN	\$ 1,252.59	\$	322.38	\$	930.21	\$	-
VELAZQUEZ	\$ 1,252.59	\$	322.38	\$	930.21	\$	-
ROSARIO	\$ 1,252.59	\$	322.38	\$	930.21	\$	-
DIRECT BILL ASSESSMENTS COLLECTED	\$ 58,721.73	\$	6,519.15	\$	52,202.58	\$	•
VARIANCE	\$ (35,023.19)	\$	(10,647.45)	\$	(14,727.49)	\$	(9,648.25

SECTION IV

1

SECTION A

2

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STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE/GROUNDS MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement") is made and enter into effective as of the _______ day of ______, 2019, between the STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to collectively as "Owner"), whose mailing address is, 135 W. Central Blvd, Suite 320, Orlando, Florida 32801, and SSS DOWN TO EARTH OPCO, LLC (hereinafter referred to as "Contractor"), whose address is 27185 County Road 448A, Mount Dora, Florida 32757.

WITNESSETH:

Subject to, and upon the terms and conditions of, this Agreement, including the terms of the Request for Proposal (the "Proposal") and Definitions section of this Agreement, and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Owner and Contractor agree as follows:

1. <u>DEFINITIONS</u>.

(a) <u>Agreement.</u> The Agreement consists of this Maintenance Services, Agreement, the Scope of Work, the Fee Summaries, the Service Area Map, Form of General Release, and the Work Authorization form. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

(b) <u>Services.</u> The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit 1, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

(b) Any terms not defined herein shall have the meanings set forth in the

Proposal.

2. <u>SCOPE OF WORK</u>.

(a) A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit 1 (attached hereto and incorporated herein by reference).

(b) The following List of Exhibits, all of which are attached hereto and incorporated herein, is applicable to the Services:

- i. Exhibit 1, Scope of Work
- ii. Exhibit 2, Fee Summary

- iii. Exhibit 3, Extra Services Pricing Summary
- iv. Exhibit 4, Service Area Map
- v. Exhibit 5, Work Authorization Form

3. <u>COMMENCEMENT OF SERVICES</u>. Contractor shall commence its Services on October 1, 2019, upon receipt of a Notice to Proceed and shall perform the same in accordance with any schedules set forth in these Agreement documents, including but not limited to schedules set forth within the Scope of Work.

4. <u>DISTRICT MANAGER</u>.

(a) The Owner's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the Owner, which is Governmental Management Services CF, LLC, whose mailing address is 135 W. Central Blvd, Suite 320, Attention: George Flint; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

(a) Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as defined in Section 5(d), the Owner shall pay to Contractor for its Services as set forth in Article 2, a monthly fee based on the amounts reflected in Exhibit 2, plus additional fees for services rendered in connection with Work Authorizations as defined below.

(b) The Contractor shall on the 15th day of each calendar month deliver to the Owner an Application for Payment in such form and with such detail as the Owner requires.

(c) Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the Owner of the Contractor's Application for Payment and of such documentation to verify the amount owned as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any Application for Payment.

(d) Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit 5, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in this article, in accordance with paragraphs b. and c. above. Exhibit 3 provides pricing for additional services ("Extra Services") in the event they are required. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same.

(f) Owner retains the right to reduce any portion of Contractor's Scope of Work as set forth in Article 2, or as amended in any Work Authorization. Should this occur, a revised Scope of Work and Fee Summary will be agreed upon in writing by both Owner and Contractor.

6. **<u>REPRESENTATATIONS, WARRANTIES AND COVENANTS</u>.**

(a) Contractor hereby represents to Owner that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii)it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (v) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the Owner that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the Owner's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in

Contractor's employ, and Contractor shall make all background checks available for Owner's review upon request. Contractor shall enforce strict discipline and good order among its employees on the Owner's premises.

(b) Contractor is an independent contractor and not an employee of the Owner. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the Owner and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the Owner.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the Owner's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the Owner that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the Owner of any such orders or requirements upon receipt of same.

(c) The Owner is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the Owner). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the Owner has undertaken or assumed any part of that responsibility.

(c) Contractor will provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor acknowledges and understands that the Owner is a local unit of special purpose government and as a unit of government is subject to certain requirements under Chapter 119 and Chapter 289, Florida Statutes. Any books, documents, records, correspondence or other information kept or obtained by the Owner or furnished by the Owner to Contractor in connection with the services contemplated herein and/or Owner's facilities and any related records are property of the Owner. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, Florida Statutes. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information are subject to inspection and copying by members of the public pursuant to Chapter 119, Florida Statutes. If Contractor does not comply with a public records request as required by law, that failure to comply shall be considered a default under the Proposal and the Owner may seek to enforce the Proposal accordingly.

Contractor shall keep and maintain public records that ordinarily and (b) necessarily would be required by the Owner in order to perform the Services. Contractor shall provide the public with access to public records on the same terms and conditions that the Owner would provide the records, and a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law. Contractor shall meet all requirements for maintaining public records and transfer, at no cost, to the Owner all public records in Contractor's possession upon termination of this Proposal and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Contractor shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Contractor's defense of any claims by Owner or any third party resulting from Contractor's performance under this Proposal. All records stored electronically shall be provided to the Owner in a format that is compatible with the information technology systems of the Owner so long as Contractor does not incur unreasonable cost or expense in doing so.

11. <u>INSURANCE</u>.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000 and \$2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

(iii) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to Owner and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 11(a)(i) shall name the Owner as an additional insured. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

12. <u>SOVEREIGN IMMUNITY</u>. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the Owner's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. <u>INDEMNIFICATION</u>. Contractor agrees to indemnify, save harmless and defend the Owner, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the Owner, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit 5, which shall consist of additions, deletions or other

modifications to the Agreement.

(b) The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to Owner, as required in the sole discretion of the Owner, to ensure satisfactory performance of the Services provided hereunder.

16. <u>SUSPENSION OR TERMINATION.</u>

(a) Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for Extra Services performed pursuant to Articles 5, through the date of termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract (by reducing, in such as manner as Owner deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

17. <u>SUBCONTRACTORS.</u> If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. <u>TERM</u>. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on September, 30, 2020 (the "Initial Termination Date"). Thereafter, Owner has the option of renewing the contract for a period of not to exceed two (2) years by submitting written notice that Owner said option to Contractor on or before the Initial Termination Date.

19. <u>NOTICE.</u>

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to Owner:	STONEYBROOK DEVELOPMENT DIST	SOUTH RICT	COMMUNITY
	135 W. Central Blvd., Su	ite 320	
	Orlando, FL 32801		
	ATTN: George Flint, Di	strict Manager	
If to Contractor:	SSS DOWN TO EARTH 27185 County Road 448 Mount Dora, FL 32757	,	

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. <u>ATTORNEYS' FEES</u>. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. <u>GOVERNING LAW AND JURISDICTION</u>. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. <u>SEVERABILITY</u>. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. <u>NO WAIVER</u>. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant,

contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. <u>NO MODIFICATION</u>. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by an contract in writing signed by all parties hereto or their respective successors in interest.

25. <u>TIME IS OF THE ESSENCE</u>. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. <u>ARM'S LENGTH TRANSACTION</u>. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. <u>COUNTERPARTS</u>. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

CONTRACTOR: SSS DOWN TO EARTH OPCO, LLC, a Florida limited liability company

OWNER: STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT, a Florida community development District

Print:			
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Print:_____

Title:_____

Date:_____

Title:_____
Date:

EXHIBIT 1 – LENNAR CHAMPIONSGATE SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

SCHEDULE "A" - GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as the primary entrances, clubhouse and pool areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, an HOA and/or CDD representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

- 1. Mowing
 - a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
 - b. St. Augustine and Bahia turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of an HOA and/or CDD representative. Should the number of mowing cycles fall below 40 in any contract year during the term of this agreement, the contractor will reduce the next month's billing by the amount per cycle for each cycle missed. HOA and/or CDD will pay contractor the per cycle amount for each mowing cycle in excess of 42 per contract year when an HOA and/or CDD representative requests additional mowing cycles. This will be invoiced at the contracted price per cycle in the month following the end of the contract period. Bahia turf in power line easements will be mowed eight (8) times per year.
 - c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
 - d. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
 - e. Zoysia turf shall be mowed based on 40 to 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the owner or owner's representative.
 - f. Zoysia turf shall be cut with a reel or high speed rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

- g. Mowing height for Zoysia turf will be set at 2-3". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- h. Bermuda turf shall be mowed based on 104 mowing cycles per 12-month period in the performance of this contract. The frequency will be two times per week year round. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of an HOA and/or CDD representative.
- Bermuda turf shall be cut with reel mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- j. Mowing height for Bermuda turf will be set at ³/₄" to 1". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- k. Contractor shall complete a minimum of two passes along all waterways with a 50" or 60" mower discharging clippings away from the water.
- Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- m. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of an HOA and/or CDD representative. Replacement material will be of similar size to the material being replaced.
- 2. Aeration/Overseeding
 - a. Bermuda turf will be aerated four (4) times per year in the months of February, May, August and November. Aeration is to be performed utilizing a core aerator and dragging the turf upon completion.
 - b. Bermuda turf will be top dressed immediately after two (2) aerations with 3/16" of USGA approved sand as specified in schedule. (May and November)
- 3. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function

- 4. String Trimming
 - a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
 - b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a push type walk behind mower.
 - c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of an HOA and/or CDD representative.

- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.
- 5. Discing

The bottom of all dry ponds will be disced monthly including the removal of all vegetation, debris, and litter and left with a smooth grade.

6. Rib Compounds

All eight rib compound locations will be serviced as part of the detail section they are located in; removing weed growth from inside the fenced in area and trimming the Viburnum plantings, around each location.

7. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

8. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the HOA or CDD homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detail

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the primary entrances, clubhouse and pool areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

- 1. Pruning
 - a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
 - b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by an HOA and/or CDD representative.
 - c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to an HOA and/or CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
 - Provide clearance for pedestrians, vehicles, mowers and buildings.
 - Maintain clearance from shrubs in bed areas.

- Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut one time per year.
- h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by an HOA and/or CDD representative.
- Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.
- 2. Edging
 - a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground.
 - b. Only mechanical edgers will be used for this function. Use of string trimmers or chemicals will not be allowed.
 - c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.
- 3. Weed Control
 - a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
 - b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

C. General

- 1. Policing
 - a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit 3 Extra Services Pricing Summary".

- b. Contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.
- 2. Communication
 - a. Daily, the contractor will communicate with an HOA and/or CDD representative for any landscape issues requiring immediate attention.
 - b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by an HOA and/or CDD representative which details all aspects of the previous week's maintenance activities.
 - c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to an HOA and/or CDD representative by the 5th of each month electronically or via U.S. mail.
 - d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.
 - e. Contractor will be required to maintain an interactive website or a customer service work order system (software) that will allow residents to make direct contact for service requests and/or extra work. The web site also must be set up to alert property management of scheduling commitments and notifications when requests become delinquent.
- 3 Staffing
 - a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate daily with the property's manager and submit a report of the crew's accomplishments at the end of each week to Management. In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of an HOA and/or CDD representative prior to any such change. This will assure Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
 - b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
 - c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. No power equipment operating near homes before 9:00 AM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 4 PM on an as needed basis. Management approval is required.

SCHEDULE "B" - TURF CARE PROGRAM - ST. AUGUSTINE (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Early summer liquid fertilization with Arena and weed control
July:	Summer granular fertilization, insect control and weed control
September:	Late summer fertilization and insect/disease control
November:	Fall granular fertilization and broadleaf weed/disease control

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 5 lbs of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- e. The irrigation system will be fully operational prior to any fertilizer application.
- f. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make up. The results will be provided to

the owner or the owner's representative along with the contractor's recommendation as to any changes in the turf care program based on these results.

- 2. Insect/Disease Control
 - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
 - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- 3. Weed Control
 - a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
 - b. Contractor shall alert owner or owner's representative of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.
 - 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "B" - TURF CARE PROGRAM - BAHIA (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

<u>Month</u>	Application
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

- 1. Fertilization
 - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
 - b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- e. The irrigation system will be fully operational prior to any fertilizer application.
- f. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
- 2. Insect/Disease Control
 - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
 - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- 3. Weed Control
 - a. Weed control will be limited to the broadleaf variety under this program.
 - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
- 4. Warranty

No warranty is provided for Bahia turf.

SCHEDULE "B" - TURF CARE PROGRAM - ZOYSIA

A. Application Schedule - Zoysia

Month	Application
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 20-0-10) with 1lb N to 1lb K, 50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary.
April:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
May:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
June:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary.
July:	Liquid fertilization with .5lb N w/ Iron. Insect/weed/disease control as necessary.
August:	Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.
September:	Fertilization with 14-0-40 or similar. Weed/insect/disease control as necessary.

- October: Liquid Fertilization with .25lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- November: Blanket pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

B. Application Requirements

- 1. Fertilization
 - a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
 - b. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
 - c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
 - d. The irrigation system will be fully operational prior to any fertilizer application.
 - e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
- 2. Insect/Disease Control
 - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
 - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- 3. Weed Control
 - a. Weed control will not be limited to only the broadleaf variety under this program.
 - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
- 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes high traffic areas, drainage problems, or acts of God.

SCHEDULE "B" - TURF CARE PROGRAM (BERMUDA)

A. Application Schedule

Month Application

January:	Fertilization 24-0-11 @ 0.5 lbs. N/1000 Sq. Ft./Disease & Insect Control
February:	Fertilization 18-0-8 Ammonium Sulfate @ 1.0 lbs. N/1000 Sq. Ft. Barricade/Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration
March:	Fertilization 13-3-13 w/ Ronstar @ 1.5 lbs. N/1000 Sq. Ft.
April:	Sedge & Broadleaf Weed Control/Disease & Insect Control Liquid N @ 1.0 lbs./1000 Sq. Ft./Pre-M, Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration/Top Dressing w/ 20% Organic Peat 1/8"
May:	Fertilization 14-0-14 @1.0 lbs. N/1000 Sq. Ft.w/ TopChoice
June:	Fertilization 18-0-8 @1.0 lbs. N/1000 Sq. Ft. Disease & Insect Control as needed.
July:	Fertilization 13-3-13 @ 1.0 lbs. N/1000 Sq. Ft.
August:	Sedge & Broadleaf Weed Control/Disease & Insect Control Fertilization 18-0-8 @ 1.00 lbs. N/1000 Sq. Ft. Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration
September:	Fertilization 13-3-13 @1.0 lbs. N/1000 Sq. Ft./Barricade
October:	Fertilization 24-0-11 @ 0.5 lbs. N/1000 Sq. Ft./Disease & Insect Control Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration Top Dressing w/ 20% Organic Peat 1/8"
November:	Fertilization 18-0-8 @ 1.0 lbs. N/1000 Sq. Ft.
December:	Potash 0-0-62 @ 3.0 lbs./1000 Sq. Ft.

B. Application Requirements

- 1. Fertilization
 - a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
 - b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
 - c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
 - d. The irrigation system will be fully operational prior to any fertilizer application.
 - e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical make up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
- 2. Insect/Disease Control
 - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- c. TopChoice will be applied in early May for insect control.
- 3. Weed Control
 - a. Sedge and Crabgrass control are included as a part of this program.
- 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "C" - TREE/SHRUB CARE PROGRAM (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control. Fertilization as needed.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

- 1. Fertilization
 - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
 - b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
 - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
 - d. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
 - e. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted

trees over 35' in overall height will require special consideration and are therefore excluded from this program.

- f. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- g. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- h. The irrigation system will be fully operational prior to any fertilizer application.
- i. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.
- 2. Insect/Disease Control
 - Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
 - b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
 - c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
 - d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
 - e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.
- 3. Specialty Palms
 - a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation along with OTC injections three (3) times per year.
 - b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.
- 4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to management.

SCHEDULE "D" - SPECIAL SERVICES (If included, see Schedule "F" Fee Summary)

Note: All Special Services work is to be performed by supplemental crews

A. Bedding Plants

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

1. Schedule

- a. All flower beds on the property including urns will be changed out four (4) times per year during the months of January, April, July and October.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 1/2" individual pots.
- d. Contractor will obtain prior approval of plant selection from an HOA and/or CDD representative before installation.
- 2. Installation
 - a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
 - b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.
 - c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
 - d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
 - e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
 - f. All beds should be covered with 1" layer of Pine Fines after planting.
 - g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
 - h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to an HOA and/or CDD representative.
- 3. Maintenance
 - a. Flower beds and urns unique to Lennar Championsgate will be reviewed daily or at each service visit for the following:
 - Removal of all litter and debris.
 - Beds are to remain weed free at all times.
 - · All declining blooms are to be removed immediately.
 - · Inspect for the presence of insect or disease activity and treat immediately.
 - b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in annual beds.
- e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.
- 4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing

- 1. Schedule
 - a. Bed dressing will be replenished in all bed areas according to the month indicated on the Exhibit 2 Fee Summary.
 - b. Application will be completed within a three week time period.
- 2. Installation
 - a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
 - b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
 - c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by an HOA and/or CDD representative.
 - d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

- Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' CT will be trimmed two times per year in June and December. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.
- 2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 3. Washingtonia palms in excess of 12' CT will be trimmed two times per year in the months of February and August.
- 4. All palms other than Washingtonia, in excess 12' CT will be trimmed once per year in the month of August.
- 5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.

- 6. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of an HOA and/or CDD representative.
- 7. When trimming, cut the frond close to the trunk without leaving "stubs"

SCHEDULE "E" - IRRIGATION MAINTENANCE (If included, see Schedule "F" Fee Summary)

- A. Frequency of Service
 - a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.
 - b. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

- 1. Activate each zone of the system.
- 2. Visually check for any damaged heads or heads needing repair.
- 3. Visually check all landscape areas irrigated with drip lines to ensure proper water flow and pressure.
- 4. Clean filters located at each zone valve monthly if applicable.
- 5. Clean, straighten or adjust any heads not functioning properly.
- 6. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- 7. Report any value or value box that may be damaged in any way.
- 8. Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- 10. Contractor will provide a written report of the findings by zone.
- C. Qualifying Statements
 - 1. Repairs
 - a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
 - b. Request for authorization must be submitted to an HOA and/or CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by an HOA and/or CDD representative prior to initiating any work.
 - 2. Service Calls
 - a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 Extra Services Pricing Summary".
 - b. When not an emergency, request for authorization must be submitted in written form to an HOA and/or CDD representative for approval. A description of the problem, its

location and estimated cost should be included. All repairs must be approved by an HOA and/or CDD representative prior to initiating any work.

- Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.
 - a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.
- 4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the HOA or CDD within 24 hours of being detected.
- 5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
- Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
- 7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
- 8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor: Down To Earth

Address: PO Box 738 Tangerine, FL 32777 Phone: 352-385-7227 Email: <u>mmosler@down2earthinc.com</u> Contact: Michael Mosler II Property: Stoneybrook South CDD (Resident Board of Directors) Address: 135 West Central Blvd., Suite 320 Orlando, FL 32801 Phone: 407-242-0501 Email: <u>affint@amscfl.com</u> Contact: George Flint

Dates: 10/1/19 through 9/30/22

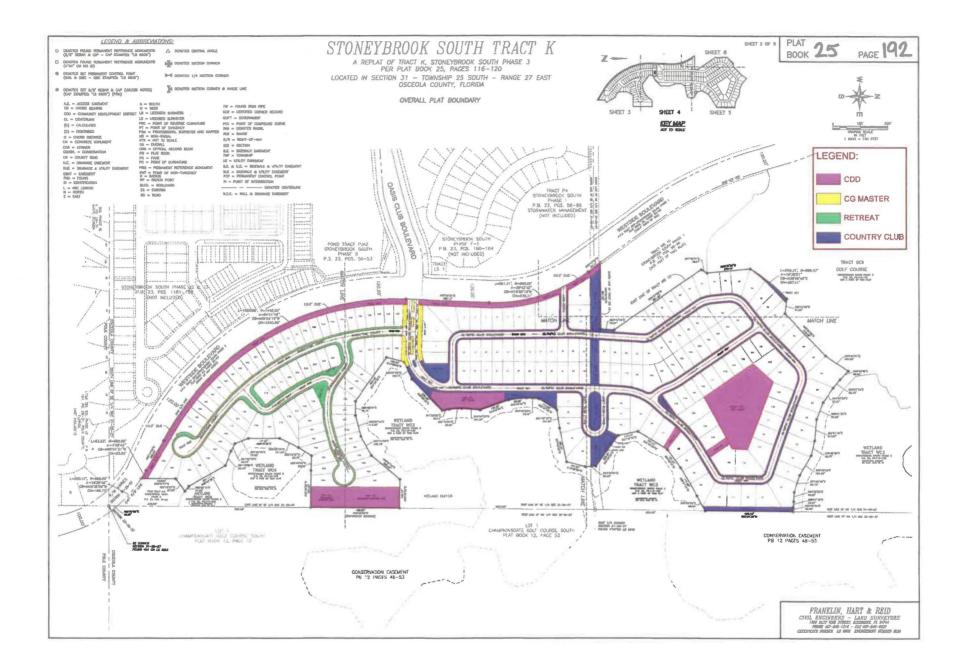
	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES													201
(Schedule A)	9,379	9,379	12,059	12,059	12,059	12,059	12,059	12,059	12,059	12,059	9,379	9,379	\$133,987
TURF CARE	20 A 14 B												
(Schedule B)	1,340	1,340	3,015	1,340	5,359	1,340	3,015	3,015	1,340	1,340	3,015	1,340	\$26,797
TREE/SHRUB CARE													
(Schedule C)	1,179	3,037	1,179	1,179	1,179	1,179	1,179	1,179	1,179	3,037	1,179	1,179	\$17,865
BEDDING PLANTS						-							
(Schedule D)	7,425			7,425			7,425			7,425			\$29,700
5,500 Units Per Rotation								1					
BED DRESSING													
(Schedule D)											17,500		\$17,500
500 Yards of Bed Dressing													
PALM TRIMMING									Î				
(Schedule D) 13 Queen								130					
48 Sabal								480					\$4,790
37 Date						370						370	
172 Washington		1,720						1,720					
IRRIGATION MAINT.													
(Schedule E)	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	\$24,840
138 Number of Zones													
TOTAL FEE PER MONTH:	\$21,393	\$17,546	\$18,323	\$24,073	\$20,667	\$17,018	\$25,748	\$20,653	\$16,648	\$25,931	\$33,143	\$14,338	\$255,479
Flat Fee Schedule	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$255,479
riat ree Scheuule	φ 21,23 0	\$21,230	\$21,230	\$\$1,23U	φ21,230	\$21,230	\$21,230	\$£1,230	921,230	\$£1,230	\$41,230	\$21,230	\$255,479

Initials_____

EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY Project: Lennar ChampionsGate Contractor:

Material	Description	Price
Mulch	Price/yard installed for quantities over 100 cubic yards	<u>\$</u>
	Price/yard installed for quantities under 100 cubic yards	<u>\$</u>
	Price per 3 cubic foot bag of Mulch	<u>\$</u>
	Price per bale of Pine Straw	<u>\$</u>
Hard Materials	Price per bag for Seminole Chips	<u>\$</u>
	Price per ton for Seminole Chips	<u>\$</u>
	Price per ton for 3"-5" River Jack	<u>\$</u>
Seasonal Color	Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.	
	Bed preparation and installation per 4.5" pot	<u>\$</u>
	Bed preparation and installation per 1 gallon pot	<u>\$</u>
	Supply and install 8" to 10" hanging basket	<u>\$</u>
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$</u>
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.	
	Square foot price for quantities less than 1,000 square feet	<u>\$</u>
	Square foot price for quantities between 1,000 and 3,000 squa	are feet <u>\$</u>
	quare foot price for quantities between 3,000 and 10,000 square feet	
	Square foot for price quantities greater than 10,000 square fee	et <u>\$</u>
Irrigation	Irrigation services, which fall outside of the contract, will be provided on a pe hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.	
	Irrigation Technician per hour	<u>\$</u>
	Irrigation Laborer per hour	<u>\$</u>
	PVC parts	List less %
	Non PVC parts	List less %
	Valves, Clocks and any part over \$300.00	List less %
General Labor	Foreman per hour	<u>\$</u>
	Labor per hour	<u>\$</u>
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$</u>

Miscellaneous	Bush hogging per acre @	\$		
The per unit cost for installation of various sizes and quantities of plant material is listed below:				
4 inch Groundcover:	< 50 plants	<u>\$</u>		
	50 - 100 plants	<u>\$</u>		
	100 - 250 plants	<u>\$</u>		
	> 250 plants	<u>\$</u>		
1-gallon Plant Materia	al: < 50 plants	<u>\$</u>		
	50 – 100 plants	<u>\$</u>		
	100 – 250 plants	<u>\$</u>		
	> 250 plants	<u>\$</u>		
3-gallon Plant Materia	al: < 50 plants	<u>\$</u>		
	50 – 100 plants	<u>\$</u>		
	100 – 250 plants	<u>\$</u>		
	> 250 plants	<u>\$</u>		
7-gallon Plant Materia	al: < 50 plants	<u>\$</u>		
	50 – 100 plants	<u>\$</u>		
	100 – 250 plants	<u>\$</u>		
	> 250 plants	<u>\$</u>		
15-gallon Plant Mater	rial: < 25 plants	<u>\$</u>		
	25 – 50 plants	<u>\$</u>		
	50 – 100 plants	<u>\$</u>		
	> 100 plants	<u>\$</u>		
30-gallon Plant Mater	ial: < 25 plants	<u>\$</u>		
	25 – 50 plants	<u>\$</u>		
	> 50 plants	<u>\$</u>		
45-gallon Plant Mater	ial: < 25 plants	<u>\$</u>		
	25 – 50 plants	<u>\$</u>		
	> 50 plants	\$		
65-gallon Plant Mater	ial: < 25 plants	<u>\$</u>		
	25 – 50 plants	<u>\$</u>		
	> 50 plants	<u>\$</u>		



SECTION B



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

August 6, 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.

• \$14,785,000 Stoneybrook South Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2014 (Assessment Area Two-A 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 annual bond year ended June 11, 2020 is \$550, which includes reasonable out-of-pocket expenses. 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.

By:

AGREED AND ACCEPTED: Stoneybrook South Community Development District

	Ву:	
Linda L. Scott	Print Name	
Linda L. Scott, CPA	Title	
	Date:	

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SECTION C

Stoneybrook South Community Development District

\$14,785,000 Stoneybrook South Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2019



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

August 6, 2019

Stoneybrook South Community Development District c/o GMS-CF, LLC 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

Re: \$14,785,000 Stoneybrook South Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2014 (Assessment Area Two-A 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 11, 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 \$(1,569,210.06) at June 11, 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 5.4541%. 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.

Stoneybrook South Community Development District August 6, 2019 \$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) For the period ended June 11, 2019

NOTES AND ASSUMPTIONS

- 1. The issue date of the Bonds is June 12, 2014.
- 2. The end of the first Bond Year for the Bonds is June 11, 2015.
- 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.

Stoneybrook South Community Development District August 6, 2019 \$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) For the period ended June 11, 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 Two-A Bonds are being issued to provide funds to the District that will be used to: (i) pay the costs of certain offsite road way improvements, stormwater management and control facilities, including earthwork and acquisition of certain interest in land, water and wastewater systems, landscaping and irrigation in public rights-of-way, entrance features, and related soft and incidental costs (collectively, the "Assessment Area Two-A Project"), as further described in the Engineering Report for Stoneybrook South Community Development District (the "Engineering Report") prepared by Franklin, Hart and Reid, Inc. (the "District Engineer"), (ii) fund the Assessment Area Two-A Reserve Account of the Reserve Fund in an amount equal to the Assessment Area Two-A Reserve Requirement, (iii) pay interest on the Assessment Area Two-A Bonds through at least November 1, 2014, and (iv) pay the costs of issuance of the Assessment Area Two-A Bonds.

Stoneybrook South Community Development District August 6, 2019 \$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) For the period ended June 11, 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.

Stoneybrook South Community Development District August 6, 2019 \$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) For the period ended June 11, 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

- 5 -

Stoneybrook South Community Development District August 6, 2019 \$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) For the period ended June 11, 2019

DESCRIPTION OF SCHEDULE

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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.

- 6 / 12 / 2014 ISSUE DATE
- 6 / 12 / 2014 BEGINNING OF COMPUTATION PERIOD
- 6 / 11 / 2019 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
6 / 12 / 2014	INITIAL DEPOSIT		0.00	13,734,312.76	17,971,742.38	4,237,429.62
7 / 3 / 2014	ACQUISITION/CONSTRUCTION ACCT		0.00	2.70	3.53	0.83
7 / 3 / 2014	ACQUISITION/CONSTRUCTION ACCT		0.00	7.38	9.63	2.25
8 / 29 / 2014	ACQUISITION/CONSTRUCTION ACCT		0.00	(4,099,209.40)	(5,302,550.95)	(1,203,341.55)
3 / 4 / 2015	ACQUISITION/CONSTRUCTION ACCT		0.00	(889,312.49)	(1,118,999.12)	(229,686.63)
7 / 31 / 2015	ACQUISITION/CONSTRUCTION ACCT		0.00	(8,843.53)	(10,885.76)	(2,042.23)
8 / 24 / 2015	ACQUISITION/CONSTRUCTION ACCT		0.00	(17,633.24)	(21,630.76)	(3,997.52)
10 / 6 / 2015	ACQUISITION/CONSTRUCTION ACCT		0.00	(903,228.20)	(1,101,059.33)	(197,831.13)
11 / 13 / 2015	ACQUISITION/CONSTRUCTION ACCT		0.00	(1,302,023.03)	(1,578,447.06)	(276,424.03)
12 / 30 / 2015	ACQUISITION/CONSTRUCTION ACCT		15.96	0.00	0.00	0.00
1 / 4 / 2016	ACQUISITION/CONSTRUCTION ACCT		262.64	0.00	0.00	0.00
1 / 5 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	24.04	28.91	4.87
2 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		669.04	0.00	0.00	0.00
2 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	61.23	73.36	12.13
2 / 5 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	(700,815.40)	(839,251.08)	(138,435.68)
3 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		701.50	0.00	0.00	0.00
3 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	70.75	84.38	13.63
4 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		805.65	0.00	0.00	0.00
4 / 4 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	82.60	98.05	15.45
5 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		882.19	0.00	0.00	0.00
5 / 3 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	90.43	106.88	16.45
6 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		888.24	0.00	0.00	0.00
6 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	91.04	107.13	16.09
6 / 13 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	(593,138.52)	(696,843.41)	(103,704.89)
6 / 14 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	(9,991.90)	(11,737.14)	(1,745.24)
7 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		934.41	0.00	0.00	0.00
7 / 5 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	102.34	119.83	17.49
8 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		967.50	0.00	0.00	0.00
8 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	110.59	128.98	18.39
9 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		973.15	0.00	0.00	0.00
9 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	111.21	129.12	17.91
10 / 3 / 2016	ACQUISITION/CONSTRUCTION ACCT		922.62	0.00	0.00	0.00
10 / 4 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	105.42	121.81	16.39
10 / 21 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	(479,908.41)	(553,131.29)	(73,222.88)

6	1	12	1	2014	ISSUE DATE
0	1	• ~	4	2017	1000C DATE

- 6 / 12 / 2014 BEGINNING OF COMPUTATION PERIOD
- 6 / 11 / 2019 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
11 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		954.96	0.00	0.00	0.00
11 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	112.70	129.68	16.98
12 / 1 / 2016	ACQUISITION/CONSTRUCTION ACCT		902.26	0.00	0.00	0.00
12 / 2 / 2016	ACQUISITION/CONSTRUCTION ACCT		0.00	113.49	130.00	16.51
12 / 28 / 2016	ACQUISITION/CONSTRUCTION ACCT		29.06	0.00	0.00	0.00
1 / 3 / 2017	ACQUISITION/CONSTRUCTION ACCT		1,290.02	0.00	0.00	0.00
1 / 4 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	162.22	184.95	22.73
1 / 25 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(2,806,380.22)	(3,189,439.04)	(383,058.82)
2 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		1,417.49	0.00	0.00	0.00
2 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	206.00	233.88	27.88
2 / 7 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(22,127.47)	(25,102.70)	(2,975.23)
2 / 7 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(12,833.06)	(14,558.58)	(1,725.52)
3 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		605.31	0.00	0.00	0.00
3 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	188.90	213.50	24.60
3 / 29 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(617,532.38)	(695,141.03)	(77,608.65)
4 / 3 / 2017	ACQUISITION/CONSTRUCTION ACCT		809.95	0.00	0.00	0.00
4 / 4 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	263.33	296.20	32.87
4 / 26 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(7,472.29)	(8,377.49)	(905.20)
5 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	5.12	5.73	0.61
5 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		656.30	0.00	0.00	0.00
5 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	304.29	340.84	36.55
5 / 19 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(323,094.03)	(360,990.97)	(37,896.94)
6 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		623.00	0.00	0.00	0.00
6 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	324.63	362.00	37.37
7 / 3 / 2017	ACQUISITION/CONSTRUCTION ACCT		602.56	0.00	0.00	0.00
7 / 5 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	374.76	415.84	41.08
8 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		701.14	0.00	0.00	0.00
8 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	435.68	481.50	45.82
8 / 29 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(3,912.52)	(4,306.58)	(394.06)
9 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		705.85	0.00	0.00	0.00
9 / 5 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	438.21	481.92	43.71
10 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		689.71	0.00	0.00	0.00
10 / 3 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	429.31	470.15	40.84
10 / 4 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(1,825.84)	(1,999.25)	(173.41)

6	1	12	1	2014	ISSUE DATE
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- 6 / 12 / 2014 BEGINNING OF COMPUTATION PERIOD
- 6 / 11 / 2019 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
11 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT	Sour Stration Bills	736.71	0.00	0.00	0.00
11 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	(957,259.71)	(1,043,952.78)	(86,693.07)
11 / 2 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	458.78	500.25	41.47
12 / 1 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.91	0.00	0.00	0.00
12 / 4 / 2017	ACQUISITION/CONSTRUCTION ACCT		0.00	470.93	511.06	40.13
1 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		1.50	0.00	0.00	0.00
1 / 3 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	550.84	595.19	44.35
1 / 30 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	(1,391.12)	(1,497.05)	(105.93)
2 / 1 / 2018	ACQUISITION/CONSTRUCTION ACCT		2.14	0.00	0.00	0.00
2 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	609.31	655.51	46.20
3 / 1 / 2018	ACQUISITION/CONSTRUCTION ACCT		1.34	0.00	0.00	0.00
3 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	562.54	602.49	39.95
4 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		2.35	0.00	0.00	0.00
4 / 3 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	707.69	754.45	46.76
5 / 1 / 2018	ACQUISITION/CONSTRUCTION ACCT		3.34	0.00	0.00	0.00
5 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	746.56	792.44	45.88
6 / 1 / 2018	ACQUISITION/CONSTRUCTION ACCT		4.59	0.00	0.00	0.00
6 / 4 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	794.96	839.79	44.83
7 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		5.77	0.00	0.00	0.00
7 / 3 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	821.75	864.34	42.59
8 / 1 / 2018	ACQUISITION/CONSTRUCTION ACCT		7.49	0.00	0.00	0.00
8 / 2 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	886.92	928.84	41.92
9 / 4 / 2018	ACQUISITION/CONSTRUCTION ACCT		9.06	0.00	0.00	0.00
9 / 5 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	906.59	944.77	38.18
9 / 20 / 2018	ACQUISITION/CONSTRUCTION ACCT		0.00	(6,900.98)	(7,175.52)	(274.54)
		0.00	18,785.72	(18,785.72)	1,397,412.42	1,416,198.14
6 / 12 / 2014	INITIAL DEPOSIT		0.00	176,800.00	231,347.87	54,547.87
6 / 12 / 2014	COST OF ISSUANCE		0.00	(5,200.00)	(6,804.35)	(1,604.35)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(60,000.00)	(78,511.72)	(18,511.72)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(3,800.00)	(4,972.41)	(1,172.41)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(37,000.00)	(48,415.56)	(11,415.56)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(25,000.00)	(32,713.22)	(7,713.22)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(5,731.25)	(7,499.51)	(1,768.26)
6 / 12 / 2014	COST OF ISSUANCE		0.00	(36,500.00)	(47,761.30)	(11,261.30)

- 6 / 12 / 2014 ISSUE DATE
- 6 / 12 / 2014 BEGINNING OF COMPUTATION PERIOD
- 6 / 11 / 2019 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
7 / 7 / 2014	COST OF ISSUANCE		0.00	(1,400.00)	(1,825.11)	(425.11)
12 / 30 / 2015	COST OF ISSUANCE		0.00	0.01	0.01	0.00
1 / 4 / 2016	COST OF ISSUANCE		0.09	0.00	0.00	0.00
2 / 1 / 2016	COST OF ISSUANCE		0.22	0.00	0.00	0.00
3 / 1 / 2016	COST OF ISSUANCE		0.26	0.00	0.00	0.00
4 / 1 / 2016	COST OF ISSUANCE		0.30	0.00	0.00	0.00
5 / 2 / 2016	COST OF ISSUANCE		0.33	0.00	0.00	0.00
6 / 1 / 2016	COST OF ISSUANCE		0.33	0.00	0.00	0.00
7 / 1 / 2016	COST OF ISSUANCE		0.37	0.00	0.00	0.00
8 / 1 / 2016	COST OF ISSUANCE		0.40	0.00	0.00	0.00
9 / 1 / 2016	COST OF ISSUANCE		0.40	0.00	0.00	0.00
10 / 3 / 2016	COST OF ISSUANCE		0.38	0.00	0.00	0.00
11 / 1 / 2016	COST OF ISSUANCE		0.41	0.00	0.00	0.00
12 / 1 / 2016	COST OF ISSUANCE		0.41	0.00	0.00	0.00
12 / 25 / 2016	COST OF ISSUANCE		0.00	0.01	0.01	0.00
1 / 3 / 2017	COST OF ISSUANCE		0.59	0.00	0.00	0.00
2 / 1 / 2017	COST OF ISSUANCE		0.75	0.00	0.00	0.00
3 / 1 / 2017	COST OF ISSUANCE		0.69	0.00	0.00	0.00
4 / 3 / 2017	COST OF ISSUANCE		0.96	0.00	0.00	0.00
5 / 1 / 2017	COST OF ISSUANCE		1.11	0.00	0.00	0.00
5 / 10 / 2017	COST OF ISSUANCE		0.00	(2,176.77)	(2,435.37)	(258.60)
6 / 1 / 2017	COST OF ISSUANCE		0.34	0.00	0.00	0.00
6 / 2 / 2017	COST OF ISSUANCE		0.00	(0.34)	(0.38)	(0.04)
		0.00	8.34	(8.34)	408.96	417.30
6 / 12 / 2014	INITIAL DEPOSIT		0.00	600,000.00	785,117.22	185,117.22
12 / 30 / 2015	RESERVE ACCOUNT		1.47	0.00	0.00	0.00
1 / 4 / 2016	RESERVE ACCOUNT		24.19	0.00	0.00	0.00
1 / 5 / 2016	RESERVE ACCOUNT		0.00	(24.19)	(29.10)	(4.91)
2 / 1 / 2016	RESERVE ACCOUNT		61.62	0.00	0.00	0.00
2 / 2 / 2016	RESERVE ACCOUNT		0.00	(61.62)	(73.83)	(12.21)
3 / 1 / 2016	RESERVE ACCOUNT		71.20	0.00	0.00	0.00
3 / 2 / 2016	RESERVE ACCOUNT		0.00	(71.20)	(84.92)	(13.72)
4 / 1 / 2016	RESERVE ACCOUNT		83.13	0.00	0.00	0.00
4 / 4 / 2016	RESERVE ACCOUNT		0.00	(83.13)	(98.68)	(15.55)

- 6 / 12 / 2014 ISSUE DATE
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- 6 / 11 / 2019 COMPUTATION DATE

	INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
5 / 2 / 2016 RESERVE ACCOUNT		91.01	0.00	0.00	0.00
5 / 3 / 2016 RESERVE ACCOUNT		0.00	(91.01)	(107.56)	(16.55)
6 / 1 / 2016 RESERVE ACCOUNT		91.62	0.00	0.00	0.00
6 / 2 / 2016 RESERVE ACCOUNT		0.00	(91.62)	(107.82)	(16.20)
7 / 1 / 2016 RESERVE ACCOUNT		102.99	0.00	0.00	0.00
7 / 5 / 2016 RESERVE ACCOUNT		0.00	(102.99)	(120.60)	(17.61)
8 / 1 / 2016 RESERVE ACCOUNT		111.30	0.00	0.00	0.00
8 / 2 / 2016 RESERVE ACCOUNT		0.00	(111.30)	(129.81)	(18.51)
9 / 1 / 2016 RESERVE ACCOUNT		111.92	0.00	0.00	0.00
9 / 2 / 2016 RESERVE ACCOUNT		0.00	(111.92)	(129.94)	(18.02)
10 / 3 / 2016 RESERVE ACCOUNT		106.09	0.00	0.00	0.00
10 / 4 / 2016 RESERVE ACCOUNT		0.00	(106.09)	(122.59)	(16.50)
11 / 1 / 2016 RESERVE ACCOUNT		113.42	0.00	0.00	0.00
11 / 2 / 2016 RESERVE ACCOUNT		0.00	(113.42)	(130.51)	(17.09)
12 / 1 / 2016 RESERVE ACCOUNT		114.21	0.00	0.00	0.00
12 / 2 / 2016 RESERVE ACCOUNT		0.00	(114.21)	(130.83)	(16.62)
12 / 28 / 2016 RESERVE ACCOUNT		0.00	3.68	4.20	0.52
1 / 3 / 2017 RESERVE ACCOUNT		163.26	0.00	0.00	0.00
1 / 4 / 2017 RESERVE ACCOUNT		0.00	(163.26)	(186.13)	(22.87)
2 / 1 / 2017 RESERVE ACCOUNT		207.32	0.00	0.00	0.00
2 / 2 / 2017 RESERVE ACCOUNT		0.00	(207.32)	(235.37)	(28.05)
3 / 1 / 2017 RESERVE ACCOUNT		190.11	0.00	0.00	0.00
3 / 2 / 2017 RESERVE ACCOUNT		0.00	(190.11)	(214.87)	(24.76)
4 / 3 / 2017 RESERVE ACCOUNT		265.01	0.00	0.00	0.00
4 / 4 / 2017 RESERVE ACCOUNT		0.00	(265.01)	(298.09)	(33.08)
5 / 1 / 2017 RESERVE ACCOUNT		0.00	(5.15)	(5.77)	(0.62)
5 / 1 / 2017 RESERVE ACCOUNT		306.23	0.00	0.00	0.00
5 / 2 / 2017 RESERVE ACCOUNT		0.00	(306.23)	(343.02)	(36.79)
6 / 1 / 2017 RESERVE ACCOUNT		326.70	0.00	0.00	0.00
6 / 2 / 2017 RESERVE ACCOUNT		0.00	(326.70)	(364.31)	(37.61)
7 / 3 / 2017 RESERVE ACCOUNT		377.15	0.00	0.00	0.00
7 / 5 / 2017 RESERVE ACCOUNT		0.00	(377.15)	(418.50)	(41.35)
8 / 1 / 2017 RESERVE ACCOUNT		438.46	0.00	0.00	0.00
8 / 2 / 2017 RESERVE ACCOUNT		0.00	(438.46)	(484.57)	(46.11)

- 6 / 12 / 2014 ISSUE DATE
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- 6 / 11 / 2019 COMPUTATION DATE

	INVESTMENT	EARNINGS	OTHER	FUTURE VALUE	
	VALUE AT	ON	DEPOSITS	AT BOND YIELD	ALLOWABLE
DATE FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
9 / 1 / 2017 RESERVE ACCOUNT		441.01	0.00	0.00	0.00
9 / 5 / 2017 RESERVE ACCOUNT		0.00	(441.01)	(484.99)	(43.98)
10 / 2 / 2017 RESERVE ACCOUNT		432.50	0.00	0.00	0.00
10 / 3 / 2017 RESERVE ACCOUNT		0.00	(432.50)	(473.65)	(41.15)
11 / 1 / 2017 RESERVE ACCOUNT		461.71	0.00	0.00	0.00
11 / 2 / 2017 RESERVE ACCOUNT		0.00	(461.71)	(503.45)	(41.74)
12 / 1 / 2017 RESERVE ACCOUNT		473.94	0.00	0.00	0.00
12 / 4 / 2017 RESERVE ACCOUNT		0.00	(473.94)	(514.32)	(40.38)
1 / 2 / 2018 RESERVE ACCOUNT		554.36	0.00	0.00	0.00
1 / 3 / 2018 RESERVE ACCOUNT		0.00	(554.36)	(598.99)	(44.63)
2 / 1 / 2018 RESERVE ACCOUNT		613.20	0.00	0.00	0.00
2 / 2 / 2018 RESERVE ACCOUNT		0.00	(613.20)	(659.70)	(46.50)
3 / 1 / 2018 RESERVE ACCOUNT		566.13	0.00	0.00	0.00
3 / 2 / 2018 RESERVE ACCOUNT		0.00	(566.13)	(606.33)	(40.20)
4 / 2 / 2018 RESERVE ACCOUNT		712.21	0.00	0.00	0.00
4 / 3 / 2018 RESERVE ACCOUNT		0.00	(712.21)	(759.26)	(47.05)
5 / 1 / 2018 RESERVE ACCOUNT		751.33	0.00	0.00	0.00
5 / 2 / 2018 RESERVE ACCOUNT		0.00	(751.33)	(797.50)	(46.17)
6 / 1 / 2018 RESERVE ACCOUNT		800.04	0.00	0.00	0.00
6 / 4 / 2018 RESERVE ACCOUNT		0.00	(800.04)	(845.15)	(45.11)
7 / 2 / 2018 RESERVE ACCOUNT		827.00	0.00	0.00	0.00
7 / 3 / 2018 RESERVE ACCOUNT		0.00	(827.00)	(869.86)	(42.86)
8 / 1 / 2018 RESERVE ACCOUNT		892.58	0.00	0.00	0.00
8 / 2 / 2018 RESERVE ACCOUNT		0.00	(892.58)	(934.77)	(42.19)
9 / 4 / 2018 RESERVE ACCOUNT		912.38	0.00	0.00	0.00
9 / 5 / 2018 RESERVE ACCOUNT		0.00	(912.38)	(950.81)	(38.43)
10 / 1 / 2018 RESERVE ACCOUNT		918.55	0.00	0.00	0.00
11 / 1 / 2018 RESERVE ACCOUNT		1,042.86	0.00	0.00	0.00
12 / 3 / 2018 RESERVE ACCOUNT		1,038.54	0.00	0.00	0.00
1 / 2 / 2019 RESERVE ACCOUNT		1,122.97	0.00	0.00	0.00
2 / 1 / 2019 RESERVE ACCOUNT		1,175.77	0.00	0.00	0.00
3 / 1 / 2019 RESERVE ACCOUNT		1,054.83	0.00	0.00	0.00
3 / 19 / 2019 RESERVE ACCOUNT		0.00	(6,353.52)	(6,431.87)	(78.35)
4 / 1 / 2019 RESERVE ACCOUNT		1,174.52	0.00	0.00	0.00

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- 6 / 12 / 2014 ISSUE DATE
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- 6 / 11 / 2019 COMPUTATION DATE

		INVESTMENT	EARNINGS	OTHER	FUTURE VALUE	
		VALUE AT	ON	DEPOSITS	AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	5.4541%	EARNINGS
5 / 1 / 2019	RESERVE ACCOUNT		1,138.38	0.00	0.00	0.00
6 / 3 / 2019	RESERVE ACCOUNT		1,163.06	0.00	0.00	0.00
6 / 11 / 2019	INTEREST ACCRUAL		401.89	0.00	0.00	0.00
		603,877.85	22,028.17	581,849.68	765,873.95	184,024.27
		603,877.85	40,822.24	563,055.62	2,163,695.33	1,600,639.71
	ACTUAL EARNINGS		40,822.24			
	ALLOWABLE EARNINGS		1,600,639.71			
	REBATE REQUIREMENT		(1,559,817.48)			
	FUTURE VALUE OF 6/11/2015 COMPUTATION	ON DATE CREDIT	(2,046.27)			
	FUTURE VALUE OF 6/11/2016 COMPUTATION	ON DATE CREDIT	(1,962.57)			
	FUTURE VALUE OF 6/11/2017 COMPUTATION DATE CREDIT FUTURE VALUE OF 6/11/2018 COMPUTATION DATE CREDIT		(1,859.76)			
			(1,793.98)			
	COMPUTATION DATE CREDIT		(1,730.00)			
	CUMULATIVE REBATE REQUIREMENT		(1,569,210.06)			

SECTION V

SECTION D

Stoneybrook South Community Development District



October 5, 2019 Alan Scheerer - Field Services Manager GMS

Stoneybrook South Community Development District

Field Management Report October 5, 2019

To: George Flint

District Manager

From: Alan Scheerer

Field Services Manager

RE: Stoneybrook South CDD- October 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. All fountains were turned off for the Hurricane.

Irrigation Repairs

Irrigation Inspections ongoing. Repairs made as needed.



Dove Valley Cart Path is complete.



Additional Items

Mickelson Monument

Photo Cell Replace on Mickelson Monument.



Pine Tree and shrubs Struck by Lightning Will Be removed.

Annuals to be replaced in the month of October.





Pending items

Wall on 13th Fairway wall needs paint





Staff provided the contractor with an approved proposal. Work is scheduled to begin September 30th.

Bella Citta Monument



We have provided Dehlinger with the agreement. We are waiting for them to send the signed agreement back.

Pending Items

Palm Tree lethal Bronzing

DTE informed us of a potential issue with a palm tree. The tree will be monitored and removed if necessary



CHAMPIG

Conclusion

Staff continues to meet with DTE to review the property. On Tuesday October 1, 2019 we will meet with DTE and the landscape consultant to review the new contract and the new scope of services.

It appears we had a lightning strike that hit a palm tree. We will be removing the palm tree asap.

The sidewalk panel across from the comfort station on Oasis Blvd will be replaced as soon as contractor returns.

Staff met with contractors prior to the hurricane. Fountains and irrigation were shut off and turned back on once we knew Central Florida would not be hit.

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