

*Stoneybrook South  
Community Development District*

*Agenda*

*December 7, 2020*

# AGENDA

# *Stoneybrook South*

## *Community Development District*

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

November 30, 2020

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, December 7, 2020 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oath(s) of Office to Newly Elected Board Member(s)
  - B. Appointment of Individual in Seat #1
  - C. Election of Officers
  - D. Consideration of Resolution 2021-03 Electing Officers
4. Business Administration
  - A. Approval of Minutes of the October 5, 2020 Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
5. Business Items
  - A. Consideration of Resolution 2021-04 Amending the Fiscal Year 2020 Budget
  - B. Discussion and Consideration of Installation of Fountains in District Ponds
6. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Field Manager
7. Supervisor's Requests
8. 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 the Organizational Matters. Section A is the administration of the Oath(s) of Office to the newly elected supervisor(s) and Section B is the appointment of an individual in vacant Seat #1. There is no back-up material. Section C is the election of officers

and Section D is the consideration of Resolution 2021-03 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is Business Administration. Section A is the approval of the minutes of the October 5, 2020 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 fifth order of business is the Business Items. Section A is the consideration of Resolution 2021-04 amending the Fiscal Year 2020 budget. A copy of the Resolution and amended budget are enclosed for your review. Section B is the discussion and consideration of proposals for installation of fountains in District ponds. Copies of the proposals and map of the ponds are enclosed for your review.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

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

Enclosures



## SECTION III

## SECTION D

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
STONEBROOK SOUTH COMMUNITY DEVELOPMENT  
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of December, 2020.

**ATTEST:**

**STONEBROOK  
COMMUNITY  
DISTRICT**

**SOUTH  
DEVELOPMENT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

## SECTION IV

# SECTION A

MINUTES OF MEETING  
STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, October 5, 2020 at 10:00 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order, all four Board members were present via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on anything on the agenda they would like to bring to the Board's attention. If you do have public comment, we ask that you state your name and address and try to limit your comments to three minutes. Is there any public comment at this time? I am not seeing or hearing any so we will move onto organizational matters.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020**

Mr. Flint: We do have a vacancy on the Board created by a resignation. One of the Board members moved into Stoneybrook South at ChampionsGate and had to resign from this Board.

Any time there is a vacancy created during a term of office, the remaining board members appoint the replacement. This seat does have a term that expires in November. Effective the second Tuesday after the election this seat will expire. If you were to appoint someone today, you would end up having to appoint that same person or someone else again after the November election. Are there any nominations at this time for the vacancy?

Mr. Nembirkow: I would like to nominate Mr. Terry Siron if he is present.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Appointment of Terry Siron to Fulfill the Board Vacancy with a Term Ending November 2020, was accepted.

**B. Administration of the Oath of Office to Newly Appointed Board Member**

Mr. Flint: Mr. Siron, since we are conducting this meeting via Zoom, I cannot swear you in over the Zoom call. Although you have been appointed, you won't be able to actually vote but you may participate in the discussions. Effective the second Tuesday after the election next month, your term expires. The Board will either have to reappoint you or appoint someone else. In the meantime, we will send you the paperwork and everything that you will need. Any Notary can administer the oath or if you want to wait until the next meeting, I can do it. The Executive Order that allows the Zoom meetings is supposed to expire at the end of this month, and I don't anticipate that it will be extended again. If we meet in November it will be in person, but it will be too early because it will be before your term expires.

**C. Consideration of Resolution 2021-01 Electing Assistant Secretary**

Mr. Flint: Resolution 2021-01 appoints the new Board member as an Assistant Secretary. If you want to leave him in the same seat that his predecessor was in, you can adopt this resolution or you can reconsider officers. You are going to need to reconsider officers after the election. The Statutes require you to elect officers every two years. Although, you are appointing him as an Assistant Secretary if you adopt this, the Board will be reconsidering officers again after the election. Do you want to go ahead and appoint him as assistant secretary?

On MOTION by Ms. Nembirkow, seconded by Ms. Newberry, with all in favor, Resolution 2021-01 Electing Terry Siron as Assistant Secretary, was adopted.

**FOURTH ORDER OF BUSINESS****Business Administration****A. Approval of Minutes of the August 3, 2020 Meeting**

Mr. Flint: We've got approval of the minutes from the August 3, 2020 meeting. Did the Board have any comments or corrections of the August minutes? Hearing none,

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Minutes of the August 3, 2020 Board Meeting, were approved.

**B. Consideration of Check Register**

Mr. Flint: You have approval of the Check Register from July 27, 2020 through August 29, 2020. You have it for the general fund; checks 447-467 totaling \$90,029.78, and the payroll totaling \$738.80. The detailed register behind the summary. If the Board has any questions, we can discuss those. Otherwise, I'd ask for a motion to approve the check register.

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

**C. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through August 31, 2020. There is no action required by the Board, but if you have any questions, we can discuss those. We are basically 100% collected on our assessments which were all on roll on the tax roll. Our total expenditures are about \$20,000 higher than our prorated at this time, but that does include \$50,000 in capital outlay part or all of which was the instillation of two fountains earlier in the fiscal year. Any questions on the financials? Hearing none,

**FOURTH ORDER OF BUSINESS****Business Items****A. Consideration of Proposals for Installation of Fountains in District Ponds**

Mr. Flint: We had a request from a resident who is also on the Resident Advisory Committee for the Homeowners Association. He submitted some information and pricing to install additional fountains within the CDD. Is anyone on the phone to present the request? If not, I will turn it over to Alan to lead the discussion.

Mr. Scheerer: In the agenda is a map outlining pond 7, 8, 9, and 10. The only fountains that would pertain to the Stonybrook South CDD are the fountain request for pond #7 and pond #8. Pond #9 is the golf course. Included in your agenda package is two proposals from Lake



Fountain & Aeration, which was the same company that installed the fountains on 15 and 16. It is the same horsepower, 7 ½ horsepower. The pond #7 proposal is \$25,289.45 and the pond #8 fountain is \$27,777.20. This is a request from Mr. Roberts who, I believe, is president of the RAC (Resident Advisory Council). He asked that these be included for consideration by the Board at today's meeting.

Mr. Flint: Any discussion from the Board on the request? As you know we did install two, as Alan mentioned, earlier this year. Those were unbudgeted and these would also be unbudgeted if the Board chose to take any action. There was a similar presentation made to the Stoneybrook South at ChampionsGate CDD but because those items were not budgeted, they did defer any action on those until the Budget for Fiscal Year 2022, so they took no action at this point on the ones that would be installed there.

John (member of RAC): George, this is John. I don't think that Neil or Peter could attend. I had the understanding that those holes on the fountains that were discussed are actually on the front 9 which is a separate CDD. I had thought that the proposal for this CDD was for a fountain on the lake on the 18<sup>th</sup> hole.

Mr. Scheerer: That's correct. These are for the fountains on the 18<sup>th</sup> tee and the 18<sup>th</sup> green which are the Stoneybrook South CDD. As George mentioned, Stoneybrook South at ChampionsGate had their meeting, that had some additional fountains which were the ones you described. The #9 on the pond map is golf course owned and maintained. That would be something we would think the golf course would want to look at doing.

Mr. Flint: Alan, do we have the right proposals in this agenda?

Mr. Scheerer: The way they are listed, yes.

Mr. Manjourides: Is that across the street?

Mr. Scheerer: No, it is right outside the Oasis Club and Westside Blvd., turn left, it's that first pond there on your left. It is not across the street. It is in the same vicinity that we put the sidewalk, down off of Dove Valley.

Mr. DiCocco: I think we need a little more clarity in exactly what ponds we are talking about and who is responsible, with a map. So we are not confused about pond #7. I just want to make sure that is our responsibility.

Mr. Manjourides: One of the things I want to bring up, especially on hole 15, the electrical boxes that are in front of that pond are behind somebody's house. There should be

some kind of hedging or something in front of them. You never saw those before and now all of a sudden you have these big electrical boxes; it takes away from the sightlines.

Mr. Scheerer: That's a minor correction. We can screen those with a Podocarpus hedge or something. I will get with Down to Earth today and see about getting that happening.

Mr. Flint: What is the Board's preference? Do you want to defer action until next meeting?

Mr. DiCocco: I make a motion to defer to the next meeting so we can research it a little further.

On MOTION by Mr. DiCocco, seconded by Mr. Manjourides, with all in favor, Deferring Action on Proposals for Installation of Fountains in District Ponds, was approved.

#### **B. Consideration of Resolution 2021-02 Declaring Vacancies in Certain Seats**

Mr. Flint: As I mentioned, we do have a vacancy and it was the seat that Mr. Siron was appointed to. No one qualified to run for that seat. There were two seats up for election, but only one had someone qualify to run. The Board needs to declare that seat vacant as of the second Tuesday after the election in November. What will happen at that point, the incumbent in that seat can either carry over for a period of time until you appoint somebody else, you can re-appoint the incumbent in that seat, or you can appoint someone other than the incumbent. Part of the statutory requirement, because no one qualified to run for that seat, you have to declare it vacant. And that is what this resolution does. Any questions on the resolution? If not do we have a motion to approve Resolution 2021-02?

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Resolution 2021-02 Declaring Vacancies in Certain Seats, was approved.

#### **C. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank**

Mr. Flint: You all went through a bidding process per the statutes and you selected Berger Toombs to perform the annual independent audit for the District. You entered into engagement letters annually with them. This is for Fiscal Year 2020 which ended on September 30<sup>th</sup>. It is for a not to exceed fee of \$3,475. That is consistent with what they bid when you selected them and it is also consistent with your budget. Are there any questions on your engagement letter? If not is there a motion to approve?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Agreement with Berger, Toombs, Elam, Gains & Frank to Provide Auditing Services for the Fiscal Year 2020, was approved.

**D. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: The District is required to perform a calculation indicating we are not earning more interest than we are paying, making sure there are no arbitrage issues. You've engaged LLS Tax Solutions to perform that calculation on behalf of the District. You can see that we have a cumulative negative rebate requirement of \$1.7 million. So there are no arbitrage issues for the Series 2014 bonds. Any questions in the report? Is there a motion to accept the report?

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

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

Mr. Flint: Vivek do you have anything for the Board?

Mr. Babbar: No, but I am happy to answer any questions if there are any.

Mr. Flint: Are there any questions for District Counsel? Hearing none,

**B. District Engineer**

Mr. Flint: Dave Reid, do you have anything for the board?

Mr. Reid: I don't have anything to report this week.

Mr. Flint: Okay, are there any questions for the Engineer? Hearing none,

**C. District Manager**

Mr. Flint: We've already covered the financials. We indicated that you would need to reappoint or appoint someone to seat #1 after the election.

**D. Field Manager**

Mr. Scheerer: Included in the agenda was the Field Manager's Report for today's meeting. Architectural fountains, the lights in the fountains are working well. Irrigation inspections and repairs are being made as needed. We did have a request to remove the raised piece of concrete that we had shaved down last month that was causing some headaches for

golfcarts. We went ahead and had several pieces removed. You can see, there were a couple good sized tree roots underneath some of the cart path on 13 to 14 so that was removed and redone. We had the archway lighting at all the entrances checked. They were working as of this report. Also, the lake fountains are all working. Mulch installation is complete on most all CDD areas as of this report. We continue to meet with Down to Earth on a regular basis. We are monitoring all the sidewalks. The two palm trees on Double Eagle that were diseased were removed. The fert and pest team with Down to Earth has treated all the turf for turf weeds. The detail crews are working on removing tree suckers, trimming hedges, and lemming up street trees. They are going to start cleaning up all the Robellinis within that community and are getting ready to apply their fall granular fertilizer. They will be replacing annual next month but do not have an exact day for you. Non-specialty palms were trimmed in August and September. We have the entry monuments schedule for pressure washing later this month. I can try to answer any questions you all might have.

Mr. Nembirkow: A resident is concerned for the long run about the supporting timbers on the ponds 2, 9, 15, and 18. Maintenance and then if they go bad, is money being put aside?

Mr. Scheerer: I believe those are golf course. I talked to Chris Russel about that three weeks ago and I believe the retaining walls are there to support the golf holes and that would be something golf would be budgeting for, according to Chris.

Mr. Nembirkow: His question was is there a budget item set aside, because they could be kind of expensive if they went. What is the story with Westside Boulevard? What is the planning for it to go to four lanes? And if it does, will the county be responsible for a second tunnel underneath for the golf carts?

Mr. Reid: The county will determine when Westside Boulevard is widened. When they do their traffic studies or if there are other developments, they'll decide when it needs to be four lanes and the county will construct the additional two lanes. They will also extend the tunnel to accommodate those extra two lanes.

Mr. Nembirkow: That won't be any cost to us or the golf course?

Mr. Reid: No, because it is not required for our traffic.

Mr. Nembirkow: There is no date for that?

Mr. Reid: No date that I am aware of.

Mr. Manjourides: I have a couple of questions for Alan. One is, on the entrance of Dove Valley they replaced some of the sidewalk. I'm not sure if they are finished, but the rubber needs to be replaced there also.

Mr. Scheerer: Yes, the truncated domes on both of those locations will be replaced. We ordered them as soon as the work was done.

Mr. Manjourides: The other thing is, if you go over there and you are looking at Dove Valley from Oasis Boulevard, on the left side behind the bush they left three or four big pieces of concrete. They need to clean that up.

Mr. Scheerer: We'll have that taken care of.

Mr. Manjourides: Also, as you are coming down Double Eagle towards Oasis Boulevard, on the right there are areas of trees that they put mulch. The grass is growing through the mulch. They did not spray for the grass and they didn't put very much mulch. If you can get Down to Earth to look at those spots.

Mr. Nembirkow: I just got a text message about the trees. Missing palm trees on 27, where are we on that?

Mr. Scheerer: They did the ornamental palms back in June and July and they just finished up the Washingtonians, I will have to follow up where we are on the next palm tree trimming.

Mr. Nembirkow: I think it's the replacement trees. Where are we with that?

Mr. Scheerer: We are nowhere with that right now because as I stated before, we are not going to be able to replace any of the missing palm trees with palm trees because of the lethal yellowing disease that is in there. At previous meetings I have stated to the Board that that's not going to be possible because we would have to virtually dig up an entire area out there and replace all the soil to make that happen. So, there is currently no plan based on the protocols laid out because you can't do that anymore because of the disease without replacing all the earth underneath. We may not be replacing anymore palm trees as they die due to this disease.

Mr. Nembirkow: Thank you.

Mr. Flint: We talked about possibly looking at alternatives but there is not a good alternative that will have the effect that a palm tree would have. Maybe a Japanese blueberry or a magnolia.

Mr. Nembirkow: Maybe at the next meeting or two we can discuss what alternatives are available and what would add to the aesthetic rather than detracting from it. The entry is the focal

point and we don't want to have something put in its place that doesn't contribute to the overall aesthetics of that.

Mr. Flint: We will definitely add that to the next agenda. Any other discussion for field management?

Mr. Manjourides: I have one more thing for Alan. The fountain as you are coming in from 27 on the right, it keeps going off. Is there something wrong with the braker?

Mr. Scheerer: That I don't know, I have only found it off once since the last meeting. I will get someone out here to service it. We will get a service call out on that fountain.

Mr. Nembirkow: while we're on that fountain over there. It seems that the backside lighting on that fountain when you enter is being blocked by the shrub. I guess Down to Earth can take a look at it and see what can be done.

Mr. Scheerer: Alright.

Mr. Flint: Anything else? We will schedule a discussion of the ponds for the next meeting. We will clarify the map, proposals, and ownership. We will add proposals for alternative landscaping to the ponds that have been removed. Alan will follow up on the fountain that seems to be tripping and also the vegetation in front of the lighting and monument.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Flint: Any other Supervisor's requests? We do have another opportunity for audience comment as well. Are there any audience comments before the Board adjourns? I'm not seeing any audience comments.

## **EIGHTH ORDER OF BUSINESS**

### **Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION B

# Stoneybrook South Community Development District

## Summary of Checks

September 29, 2020 to November 30, 2020

Bank	Date	Check #	Amount
General Fund	9/30/20	468	\$ 264.54
	10/8/20	469	\$ 4,064.16
	10/9/20	470-474	\$ 3,966.00
	10/22/20	475-476	\$ 23,565.60
	10/23/20	477	\$ 1,628.00
	11/3/20	478	\$ 240.00
	11/5/20	479	\$ 4,111.47
	11/13/20	480-482	\$ 23,869.24
	11/20/20	483-486	\$ 242,378.87
			<hr/>
			\$ 304,087.88
Payroll Fund	<u>October 2020</u>		
	Basan Newbirkow	50014	\$ 184.70
	Chris Manjourides	50015	\$ 184.70
	Patricia Newberry	50016	\$ 184.70
	Robert DiCocco	50017	\$ 184.70
			<hr/>
			\$ 738.80
			<hr/>
			<b>\$ 304,826.68</b>



\*\*\* CHECK DATES 09/29/2020 - 11/30/2020 \*\*\*

STONEBROOK SOUTH GENERAL FUND

BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/30/20	00038	9/19/20 2470	202008 320-53800-46100	SRVC CALL ENTRY LIGHTS	*	264.54	
HERITAGE SERVICE SOLUTIONS LLC							264.54 000468
10/08/20	00001	10/01/20 102	202010 310-51300-34000	MANAGEMENT FEES OCT20	*	2,708.33	
		10/01/20 102	202010 310-51300-35100	INFORMATION TECH OCT20	*	100.00	
		10/01/20 102	202010 310-51300-51000	OFFICE SUPPLIES	*	.33	
		10/01/20 102	202010 310-51300-42000	POSTAGE	*	5.50	
		10/01/20 103	202010 320-53800-12000	FIELD MANAGEMENT OCT20	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,064.16 000469
10/09/20	00013	10/01/20 83222	202010 310-51300-54000	FY21 SPECIAL DISTRICT FEE	*	175.00	
DEPARTMENT OF ECONOMIC OPPORTUNITY,							175.00 000470
10/09/20	00035	9/28/20 6	202010 310-51300-31300	REV AMORT SCHED 2014AREA2	*	100.00	
DISCLOSURE SERVICES LLC							100.00 000471
10/09/20	00020	9/25/20 22020A	202009 320-53800-47100	FOUNTAIN CLEAN ROUNDABOUT	*	240.00	
FOUNTAIN DESIGN GROUP, INC.							240.00 000472
10/09/20	00038	9/26/20 2485	202009 320-53800-54000	RMV/INST CONCRETE/ROOTS	*	3,288.00	
HERITAGE SERVICE SOLUTIONS LLC							3,288.00 000473
10/09/20	00012	10/01/20 532100	202010 320-53800-47000	WATER MGMT SERVICES OCT20	*	163.00	
THE LAKE DOCTORS, INC.							163.00 000474
10/22/20	00003	10/09/20 78300	202010 320-53800-46700	RPR VALVE RPL CONTROLLER1	*	749.38	
		10/09/20 78300	202010 320-53800-46700	CTRL1 - RPLC DECODER/NOZZ	*	739.96	
		10/10/20 77288	202010 320-53800-46200	MAINTENANCE SERVICE OCT20	*	21,290.00	
DOWN TO EARTH LAWNCARE II, INC.							22,779.34 000475
10/22/20	00002	9/30/20 25886664	202009 310-51300-48000	NOT FY21 MEETING DATES	*	256.25	

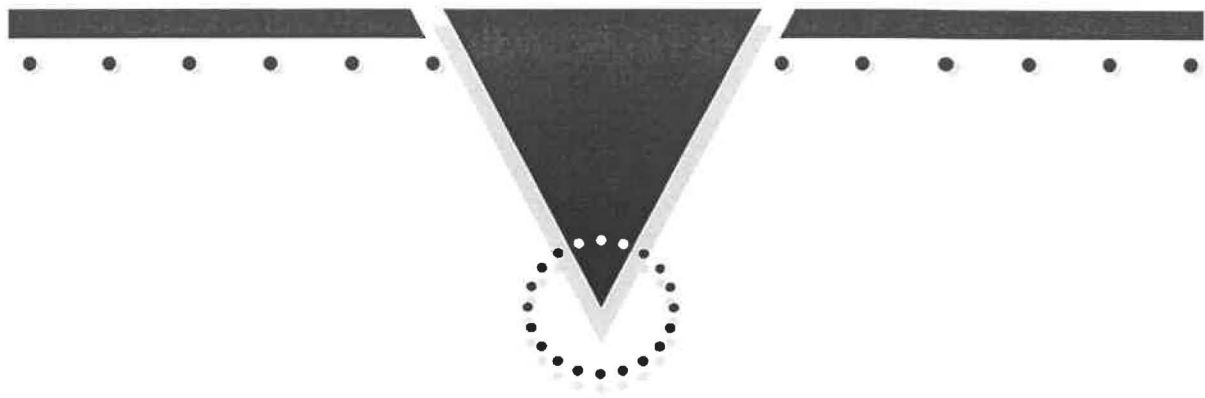
SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/30/20 25886664	202009 310-51300-48000		*	530.01	
		NOT. SUP. MTG 10/05/20					
				ORLANDO SENTINEL			786.26 000476
10/23/20	00003	8/19/20 73871	202008 320-53800-46700		*	1,628.00	
		OASIS BLVD RPLC CNTRLR C					
				DOWN TO EARTH LAWN CARE II, INC.			1,628.00 000477
11/03/20	00020	10/26/20 22277A	202010 320-53800-47100		*	240.00	
		FOUNTAIN CLEAN ROUNDABOUT					
				FOUNTAIN DESIGN GROUP, INC.			240.00 000478
11/05/20	00001	11/01/20 104	202011 310-51300-34000		*	2,708.33	
		MANAGEMENT FEES NOV20					
		11/01/20 104	202011 310-51300-35100		*	100.00	
		INFORMATION TECH NOV20					
		11/01/20 104	202011 310-51300-51000		*	.51	
		OFFICE SUPPLIES					
		11/01/20 104	202011 310-51300-42000		*	8.38	
		POSTAGE					
		11/01/20 104	202011 310-51300-42500		*	44.25	
		COPIES					
		11/01/20 105	202011 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT NOV20					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,111.47 000479
11/13/20	00037	11/01/20 R312527-	202011 310-51300-49100		*	1.44	
		2020 PROPERTY TAX 1PJ40					
				BRUCE VICKERS, TAX COLLECTOR			1.44 000480
11/13/20	00003	11/10/20 79974	202011 320-53800-46200		*	21,290.00	
		LANDSCAPE MAINTENANCE NOV					
		11/13/20 80387	202011 320-53800-46700		*	2,414.80	
		REPLC HUNTER CONTROLLERS					
				DOWN TO EARTH LAWN CARE II, INC.			23,704.80 000481
11/13/20	00012	11/01/20 538423	202011 320-53800-47000		*	163.00	
		WATER MGMT SERVICES NOV20					
				THE LAKE DOCTORS, INC.			163.00 000482
11/20/20	00032	11/19/20 11192020	202011 300-20700-10000		*	5,323.47	
		FY20 DEBT SERV SER 2013					
				STONEYBROOK SOUTH CDD C/O USBANK			5,323.47 000483
11/20/20	00032	11/19/20 11192020	202011 300-20700-10100		*	7,325.08	
		FY20 DEBT SERV SER 2014					
				STONEYBROOK SOUTH CDD C/O USBANK			7,325.08 000484
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/20/20	00032	11/20/20 11202020	202011 300-20700-10000 FY21 DEBT SERV SER 2013	STONEBROOK SOUTH CDD C/O USBANK	*	95,995.57	
							95,995.57 000485
11/20/20	00032	11/20/20 11202020	202011 300-20700-10100 FY21 DEBT SERV SER 2014	STONEBROOK SOUTH CDD C/O USBANK	*	133,734.75	
							133,734.75 000486
				TOTAL FOR BANK A		304,087.88	
				TOTAL FOR REGISTER		304,087.88	

SSTH STONE SOUTH TVISCARRA

## SECTION C



# **Stoneybrook South**

## **Community Development District**

**Unaudited Financial Reporting**  
**October 31, 2020**



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6	<u>FY21 Assessment Receipt Schedule</u>

**Stoneybrook South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**October 31, 2020**

	General Fund	Debt Service Fund	Totals 2021
<b><u>ASSETS:</u></b>			
<b><u>CASH</u></b>			
OPERATING ACCOUNT - SUNTRUST	\$1,454,886	---	\$1,454,886
<b><u>INVESTMENTS</u></b>			
SERIES 2013			
RESERVE	---	\$734,309	\$734,309
REVENUE	---	\$402,131	\$402,131
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$600,018	\$600,018
REVENUE	---	\$924,351	\$924,351
PREPAYMENT	---	\$27	\$27
DUE FROM GENERAL FUND	---	\$12,649	\$12,649
<b>TOTAL ASSETS</b>	<b>\$1,454,886</b>	<b>\$2,673,490</b>	<b>\$4,128,375</b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$240	---	\$240
DUE TO DEBT SERVICE 2013	\$5,323	---	\$5,323
DUE TO DEBT SERVICE 2014	\$7,325	---	\$7,325
<b><u>FUND EQUITY:</u></b>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,141,768	\$1,141,768
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,531,721	\$1,531,721
UNASSIGNED	\$1,441,997	---	\$1,441,997
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$1,454,886</b>	<b>\$2,673,490</b>	<b>\$4,128,375</b>

**Stoneybrook South**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**  
**Statement of Revenues & Expenditures**  
For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$845,101	\$845,101	\$0	(\$845,101)
<b>TOTAL REVENUES</b>	<b>\$845,101</b>	<b>\$845,101</b>	<b>\$0</b>	<b>(\$845,101)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$8,000	\$1,000	\$800	\$200
FICA EXPENSE	\$612	\$77	\$61	\$15
ENGINEERING	\$15,000	\$1,250	\$0	\$1,250
ATTORNEY	\$15,000	\$1,250	\$0	\$1,250
ARBITRAGE	\$1,100	\$0	\$0	\$0
DISSEMINATION	\$6,500	\$542	\$100	\$442
ANNUAL AUDIT	\$3,475	\$0	\$0	\$0
TRUSTEE FEES	\$8,300	\$6,223	\$6,223	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$2,708	\$2,708	\$0
INFORMATION TECHNOLOGY	\$1,200	\$100	\$100	\$0
TELEPHONE	\$50	\$4	\$0	\$4
INSURANCE	\$3,057	\$3,057	\$5,569	(\$2,512)
POSTAGE	\$200	\$17	\$6	\$11
PRINTING & BINDING	\$400	\$33	\$0	\$33
LEGAL ADVERTISING	\$2,500	\$208	\$0	\$208
CONTINGENCY	\$350	\$29	\$0	\$29
OFFICE SUPPLIES	\$75	\$6	\$0	\$6
PROPERTY APPRAISER	\$545	\$0	\$0	\$0
PROPERTY TAXES	\$5	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$1,250	\$1,250	\$0
ELECTRIC	\$35,000	\$2,917	\$3,624	(\$707)
STREETLIGHTS	\$177,000	\$14,750	\$14,141	\$609
RECLAIMED WATER	\$300,000	\$25,000	\$7,739	\$17,261
PROPERTY INSURANCE	\$13,750	\$13,750	\$10,678	\$3,072
ENTRY & WALLS MAINTENANCE	\$15,000	\$1,250	\$0	\$1,250
LANDSCAPE MAINTENANCE	\$255,480	\$21,290	\$21,290	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$3,333	\$0	\$3,333
TREE TRIMMING	\$10,000	\$10,000	\$0	\$10,000
IRRIGATION REPAIRS	\$10,000	\$833	\$1,489	(\$656)
AQUATIC MAINTENANCE	\$10,000	\$833	\$163	\$670
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$625	\$240	\$385
WETLAND MONITORING & MAINTENANCE	\$6,500	\$542	\$0	\$542
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$417	\$0	\$417
PRESSURE WASHING	\$5,000	\$417	\$0	\$417
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$833	\$0	\$833
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$417	\$0	\$417
CONTINGENCY	\$10,000	\$833	\$0	\$833
CAPITAL OUTLAY	\$15,000	\$1,250	\$0	\$1,250
<b>TOTAL EXPENDITURES</b>	<b>\$1,049,274</b>	<b>\$122,219</b>	<b>\$81,356</b>	<b>\$40,863</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$204,173)</b>		<b>(\$81,356)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$204,173</b>		<b>\$1,523,354</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$1,441,997</b>	



# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2013

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$746,885	\$0	\$0	\$0
INTEREST	\$10,000	\$833	\$34	(\$800)
<b>TOTAL REVENUES</b>	<b>\$756,885</b>	<b>\$833</b>	<b>\$34</b>	<b>(\$800)</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$252,775	\$0	\$0	\$0
PRINCIPAL - 05/1	\$225,000	\$0	\$0	\$0
INTEREST - 05/1	\$252,775	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$730,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$26,335</b>		<b>\$34</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$402,130</b>		<b>\$1,141,735</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$428,465</b>		<b>\$1,141,768</b>	

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2014

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$0	\$0	\$0
INTEREST	\$10,000	\$833	\$45	(\$788)
<b>TOTAL REVENUES</b>	<b>\$1,050,511</b>	<b>\$833</b>	<b>\$45</b>	<b>(\$788)</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$358,413	\$0	\$0	\$0
PRINCIPAL - 11/1	\$280,000	\$0	\$0	\$0
INTEREST - 05/1	\$351,763	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$990,175</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$60,336</b>		<b>\$45</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$917,646</b>		<b>\$1,531,676</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$977,982</b>		<b>\$1,531,721</b>	

**Stoneybrook South**  
**Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$6,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,223
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708
INFORMATION TECHNOLOGY	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$5,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,569
POSTAGE	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
ELECTRIC	\$3,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,624
STREETLIGHTS	\$14,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,141
RECLAIMED WATER	\$7,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,739
PROPERTY INSURANCE	\$10,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,678
ENTRY & WALLS MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$21,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,290
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TREE TRIMMING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,489
AQUATIC MAINTENANCE	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163
FOUNTAIN REPAIR & MAINTENANCE	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIDEWALK REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$81,356</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$81,356</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$81,356)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$81,356)</b>

**STONEBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

							GROSS ASSESSMENTS	\$	2,800,529	\$	899,044	\$	794,558	\$	1,106,927		
							NET ASSESSMENTS	\$	2,632,497	\$	845,101	\$	746,885	\$	1,040,511		
											2013		2014				
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 32.10%	DEBT SERVICE 28.37%	DEBT SERVICE 39.53%	TOTAL 100%							
11/6/20	ACH	\$ 25,416.04	\$ 1,196.46	\$ 484.39	\$ -	\$ 23,735.19	\$ 7,619.62	\$ 6,734.08	\$ 9,381.48	\$ 23,735.19							
11/20/20	ACH	\$ 334,411.46	\$ 13,376.50	\$ 6,420.71	\$ -	\$ 314,614.25	\$ 100,999.49	\$ 89,261.49	\$ 124,353.27	\$ 314,614.25							
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## SECTION V

# SECTION A

**RESOLUTION 2021-04**

**A RESOLUTION AMENDING THE STONEYBROOK  
SOUTH COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET FOR FISCAL YEAR 2020**

WHEREAS, the Board of Supervisors of the Stoneybrook South Community Development District adopted a General Fund Budget for Fiscal Year 2020; and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

WHEREAS, the Board has sixty (60) days after the Fiscal Year has ended to approve additional budget amendments.

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

1. The General Fund Budget for Fiscal Year 2020 is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 7<sup>th</sup> day of December, 2020 and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

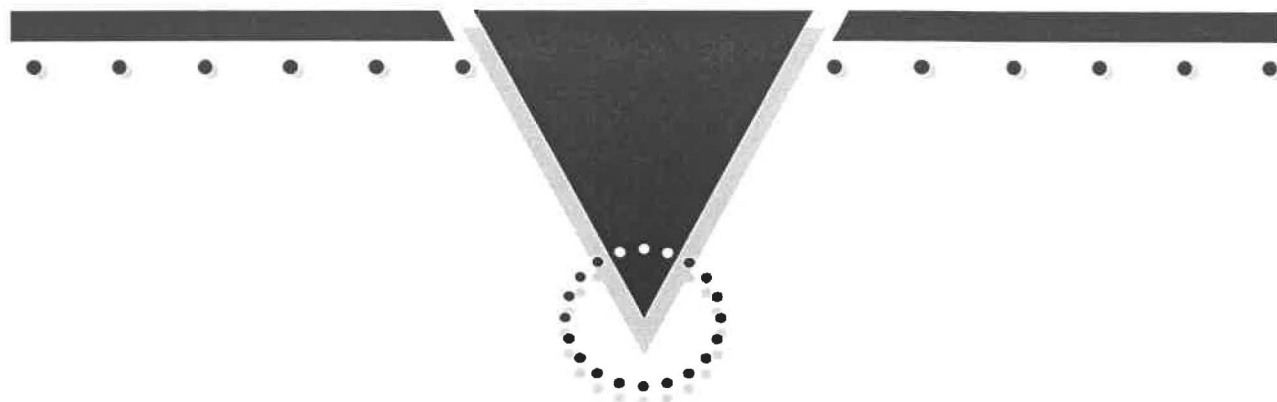
Adopted this 7<sup>th</sup> day of December, 2020.

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Secretary/ Assistant Secretary

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Chairman/Vice Chairman



**Stoneybrook South  
Community Development District**

**Amended Budget  
FY 2020**





# Stoneybrook South

## Community Development District

Fiscal Year 2021  
General Fund

Description	Adopted Budget FY2020	Increase/ (Decrease)	Amended Budget FY2020	Actuals Thru 9/30/20
<b>Revenues</b>				
Special Assessments - Tax Roll	\$845,101	\$0	\$845,101	\$861,792
Carry Forward Surplus	\$78,431	\$37,182	\$115,613	\$72,678
<b>Total Revenues</b>	<b>\$923,532</b>	<b>\$37,182</b>	<b>\$960,714</b>	<b>\$934,470</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisors Fees	\$4,800	\$0	\$4,800	\$4,800
FICA Expense	\$0	\$214	\$214	\$214
Engineering	\$15,000	(\$12,000)	\$3,000	\$2,803
Attorney	\$15,000	(\$12,000)	\$3,000	\$2,681
Arbitrage	\$1,150	\$0	\$1,150	\$1,100
Dissemination	\$6,500	\$0	\$6,500	\$6,500
Annual Audit	\$4,200	(\$725)	\$3,475	\$3,475
Trustee Fees	\$7,550	\$1,000	\$8,550	\$8,297
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$0	\$32,500	\$32,500
Information Technology	\$2,400	(\$1,200)	\$1,200	\$1,200
Telephone	\$50	(\$50)	\$0	\$0
Postage	\$150	\$300	\$450	\$413
Printing & Binding	\$250	\$125	\$375	\$360
Insurance	\$3,057	\$2,268	\$5,325	\$5,304
Legal Advertising	\$2,500	\$300	\$2,800	\$2,696
Other Current Charges	\$500	(\$450)	\$50	\$18
Office Supplies	\$75	\$25	\$100	\$86
Property Taxes	\$5	\$0	\$5	\$1
Property Appraiser	\$545	\$0	\$545	\$405
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$101,407</b>	<b>(\$22,193)</b>	<b>\$79,214</b>	<b>\$78,028</b>
<u>Operation &amp; Maintenance</u>				
Field Services	\$15,000	\$0	\$15,000	\$15,000
Electric	\$35,000	(\$5,000)	\$30,000	\$28,251
Streetlights	\$177,000	\$0	\$177,000	\$168,813
Reclaimed Water	\$180,000	\$95,000	\$275,000	\$271,928
Property Insurance	\$13,750	(\$3,750)	\$10,000	\$9,596
Entry & Walls Maintenance	\$15,000	\$0	\$15,000	\$13,596
Landscape Maintenance	\$252,375	\$7,625	\$260,000	\$255,480
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	(\$35,000)	\$5,000	\$2,813
Annual Mulching	\$15,000	(\$15,000)	\$0	\$0
Tree Trimming	\$10,000	(\$8,000)	\$2,000	\$1,140
Irrigation Repairs	\$10,000	\$2,000	\$12,000	\$11,374
Aquatic Maintenance	\$10,000	(\$2,000)	\$8,000	\$7,306
Fountain Repair & Maintenance	\$7,500	\$3,000	\$10,500	\$10,166
Wetland Monitoring & Maintenance	\$6,500	(\$6,500)	\$0	\$0
Miscellaneous - Stormwater Control	\$5,000	(\$5,000)	\$0	\$0
Pressuring Washing	\$5,000	(\$2,000)	\$3,000	\$2,800
Sidewalk Repair & Maintenance	\$10,000	(\$2,000)	\$8,000	\$7,409
Roadway Repair & Maintenance - Storm Gutters	\$5,000	(\$5,000)	\$0	\$0
Contingency	\$10,000	(\$9,500)	\$500	\$350
Capital Outlay	\$0	\$50,500	\$50,500	\$50,420
<b>Operation &amp; Maintenance Expenses</b>	<b>\$822,125</b>	<b>\$59,375</b>	<b>\$881,500</b>	<b>\$856,442</b>
<b>Total Expenditures</b>	<b>\$923,532</b>	<b>\$37,182</b>	<b>\$960,714</b>	<b>\$934,470</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>

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

## SECTION B

# Order Number B32643

Order Date 11/11/20 Bid Expiration Date (45 DAYS)

## LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

### Bill To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771

### Ship To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771  
POND 7

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.	
537724	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS		
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount %	Tax	
1	0	LF7500PRP	EA	11/11/20	10995.00		8246.25
		7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN			25.000	N	
		PACKAGE W/CONTROL					
150	0	4-4	FT	11/11/20	0.00		0.00
		4-4 SEOWA CABLE INCLUDED WITH FOUNTAINS				N	
100	0	4-4	FT	11/11/20	9.95		746.25
		4-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT			25.000	N	
		TOTAL					
1	0	LK40-4		11/11/20	5795.00		4346.25
		4-40 WATT 120V LED LIGHT PKG			25.000	N	
150	0	14-3	FT	11/11/20	0.00		0.00
		14-3 SEOWA CABLE INCLUDED WITH LIGHTS				N	
100	0	14-3	FT	11/11/20	1.95		146.25
		14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT			25.000	N	
		TOTAL					
1	0	ELECTSUB		11/11/20	9800.00		9800.00
		ELECTRICAL SUBCONTRACTOR				N	
Approved by: _____ (Date)							
Name _____ (Date)							

(Continued)

Customer Original

Page 1

# Order Number B32643

Order Date 11/11/20 Bid Expiration Date (45 DAYS)

## LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

### Bill To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771

### Ship To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771  
POND 7

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537724	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	11/11/20	350.00 N	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						Non Taxable Subtotal 23635.00 Taxable Subtotal 0.00 Tax 0.00 Total Order 23635.00

# Order Number B32644

Order Date 11/11/20 Bid Expiration Date (45 DAYS)

## LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

### Bill To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771

### Ship To:

STONYBROOK SOUTH CDD  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771  
POND 8

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537724	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	11/11/20	10995.00 25.000 N	8246.25
150	0	6-4 6-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	11/11/20	0.00 N	0.00
75	0	6-4 6-4 SEOWA CABLE ADDITIONAL PUMP CABLE 225FT TOTAL	FT	11/11/20	7.25 25.000 N	407.81
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		11/11/20	5795.00 25.000 N	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	11/11/20	0.00 N	0.00
75	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 225FT TOTAL	FT	11/11/20	1.95 25.000 N	109.69
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		11/11/20	12500.00 N	12500.00
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

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Customer Original

Page 1

# Order Number B32644

Order Date 11/11/20 Bid Expiration Date (45 DAYS)

## LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

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1408 HAMLIN AVE  
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ST. CLOUD, FL 34771  
POND 8

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537724	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	11/11/20	350.00 N	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						Non Taxable Subtotal 25960.00 Taxable Subtotal 0.00 Tax 0.00 Total Order 25960.00





## SECTION VI



## SECTION D

# Stoneybrook South

## Community Development District



December 7, 2020

Alan Scheerer - Field Services Manager

GMS

# Completed Items

## Stoneybrook South Community Development District

### Field Management Report

December 7, 2020

To: George Flint  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- December 7, 2020

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 working.



## Irrigation Repairs

✚ Irrigation Inspections ongoing. Repairs made as needed.





# Completed Items

## Archway lighting

- ✚ The Archway and landscaping lights were tested.  
All working as of this report



## Lake Fountains

- ✚ All lake fountains are working as of this report.



# Completed Items

## Mulch

+ Mulch installation is complete for CDD areas.



# Conclusion

Staff continues to meet with DTE to review the property and all landscape and irrigation.

DTE working on getting irrigation to the new fountain control boxes on 15 and 16. We cannot add any plants until we can install irrigation.

Staff met with DTE regarding the mulch on Double Eagle Dr as well as the weeds. Additional mulch was installed.

Staff met with DTE to discuss the options for replacing the dead palm trees that were removed due to disease. I hope to have this information available by the meeting. DTE said they are close to having the information completed.

DTE's F&P team are treating turf weeds.

DTE detail crews working on removing tree suckers, trimming hedges, liming up street trees.

DTE continues to apply the fall granular fertilizer on shrubs.

DTE will be replacing annuals next month.

All four fountains are working as of this report. We had the fountain contractor out to look at the fountains on HWY 27. They could not find any issues with the fountains that would cause the breakers to trip. As of this report the fountains are working.

The monument lighting for the HWY 27 entrance is being raised to better shine on the entry sign.

Sidewalk contractor removed any excess concrete from behind the shrubs. The truncated domes should be in soon.

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](mailto:ascheerer@gmscfl.com) Thank you.

Respectfully,

Alan Scheerer