

*Stoneybrook South  
Community Development District*

*Agenda*

*October 3, 2022*

# 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

September 26, 2022

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 3, 2022 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

### Call-in Information for Members of Public:

**Dial-in Number: (267) 930-4000**

**Participate Code: 876-571**

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Julia Dan Tu
  - B. Appointment of Individual to Fulfill the Board Vacancy in Seat #2 with a Term Ending November 2024
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Election of Officers
  - E. Consideration of Resolution 2023-02 Electing Officers
4. Business Administration
  - A. Approval of Minutes of the August 1, 2022 Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
5. Business Items
  - A. Consideration Resolution 2023-01 Declaring Vacancies in Certain Seats on the Board of Supervisors
  - B. Presentation of Arbitrage Rebate Calculation Report for the Series 2013 Bonds
6. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Field Manager
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Vivek Babbar, District Counsel  
David Reid, District Engineer  
Alan Scheerer, Field Manager

Enclosures

## SECTION III

# SECTION A

**From:** Stacie Vanderbilt [svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com)  
**Subject:** Fwd: Resignation Notice  
**Date:** September 26, 2022 at 6:10 PM  
**To:**

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Begin forwarded message:

**From:** Julia Dan <[juliadanccd@gmail.com](mailto:juliadanccd@gmail.com)>  
**Subject:** Resignation Notice  
**Date:** August 3, 2022 at 11:55:22 AM EDT  
**To:** George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>, Basan Nembirkow <[basan1424@gmail.com](mailto:basan1424@gmail.com)>

Dear George and Buzz,

It has been a great pleasure working you both and the rest of the Board since early 2021. Due to my relocation to Aruba, I would like to resign my current position as Assistant Secretary of the Stoneybrook South Community Development District Board, effective immediately. Should you have any question, please feel free to email to me at [juliadanccd@gmail.com](mailto:juliadanccd@gmail.com) or call my cell (617) 365-9079.

Thank you and best wishes,

Julia

Julia Dan Tu  
Email: [juliadanccd@gmail.com](mailto:juliadanccd@gmail.com)  
Phone: (617) 365-9079

# SECTION E



**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK 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 3<sup>rd</sup> day of October, 2022.

**ATTEST:**

**STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

## SECTION IV

# SECTION A

MINUTES OF MEETING  
STONEBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, August 1, 2022 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Bason Nembirkow	Chairman
Robert DiCocco	Vice Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Julia Dan Tu	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar <i>by phone</i>	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Five Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is public comment period. Hearing none, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the April 4, 2022 Meeting**

Mr. Flint: We've got the approval of the minutes from your April 4, 2022 meeting. Were there any comments or corrections to those minutes? If not, is there a motion to approve them?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Minutes of the April 4, 2022 Meeting, were approved as presented.
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**B. Consideration of Check Registers**

Mr. Flint: Next, we have the check register for March 28<sup>th</sup> through May 31<sup>st</sup>, and that totals \$144,548.69. The detail is behind the summary. We also have from June 1<sup>st</sup> to July 25<sup>th</sup> totaling \$123,060.11. If there are any questions, we can discuss those. If not, I'd ask for a motion to approve the check registers.

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, the Check Registers for March 28, 2022 through May 31, 2022 and for June 1, 2022 through July 25, 2022, were approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through June 30<sup>th</sup>. There's no action required by the Board. If you have questions, we can discuss those. We are over 100% collected on our on roll assessments and our expenses are under our prorated budget at this point. We have made the transfer out to the capital reserve as well. You'll see that reflected to open up that capital reserve account. Any questions on the financials? Hearing none, we'll move on to business items.

**FOURTH ORDER OF BUSINESS****Business Items****A. Review and Acceptance of Fiscal Year 2021 Audit Report**

Mr. Flint: The CDD as a government entity, is required to have an annual independent audit performed and you selected Berger Toombs to conduct that audit. This audit has been transmitted to the state of Florida. It was required to be transmitted by June 30<sup>th</sup>, and we did send it to the state by that due date. We're asking for the Board's acceptance of the report and ratification of its transmittal. If you turn to the last couple of pages starting on Page 33, this is the management letter and if there were any findings or recommendations, they'd be indicated there. You can see there are no current or prior year findings or recommendations. They have determined we've complied with the provisions of the Auditor General of the State of Florida that they are required to review. If there are any questions on the audit, we can discuss those. Otherwise, I'd ask for a motion to accept it and ratify its transmittal to the State.

On MOTION by Mr. Siron, seconded by Ms. Dan Tu, with all in favor, Accepting the Fiscal Year 2021 Audit Report and Ratifying the Transmittal, was approved.

**B. Consideration of Proposal from All Terrain Tractor Service for Storm Drain Repair Services**

Mr. Flint: Next is a proposal from All-Terrain Tractor Service for storm drain repair. This actually should be on a different agenda I believe.

Mr. Scheerer: Yeah, the Board can just ignore this. It made it on the wrong agenda. My apologies, this is actually for the other Stoneybrook South at ChampionsGate agenda.

**C. Public Hearing**

Mr. Flint: Next is the public hearing to consider adoption of the Fiscal Year 2023 budget, which starts on October 1, 2022. The Board previously approved a proposed budget and you set the public hearing for today for its final consideration. I'll start by asking for motion open the public hearing.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint: The public hearing is open. Is there any public comment on the budget? Hearing none, we'll bring it back to the Board then. You have two resolutions. The first resolution approves the budget for Fiscal Year 2023, and then the second resolution imposes the operating and maintenance assessments that are associated with that budget. The assessments are not proposed to change. They will remain the same as they are in the current year. For the proposed budget, you can see the on-roll assessments are the same as prior year at \$845,101. The admin expenses are slightly higher, about \$2,500 higher. Part of that is we had asked for a 5% increase in our management fee and then the insurance has gone up slightly. Those are the primary changes. Under operations, we've reduced reclaimed water slightly. We had increased it because we had a high year, so for the current year we had increased that amount. We've gotten the reclaimed water usage back under control. As a result, we're able to bring that back down. Landscape maintenance has a slight increase, and we're seeing that everywhere as a result of the current inflation that is going on. There's a transfer out of \$93,981 as well into your capital reserve fund. The table at the bottom of Page 1 shows the per-unit assessment amounts and they're proposed to be the same next year as in the current year.

Mr. Nembirkow: Going back to reclaim water. Do the rates change? Does Toho change their rates periodically?

Mr. Flint: They do but I don't know of any changes in this budget.

Mr. Nembirkow: Just curious as to what causes the changes for them?

Mr. Flint: A few years ago they changed their rate structure.

Mr. Nembirkow: That I remember.

Mr. Flint: That causes increases for us. They changed the way they were billing reclaimed water to try to promote conservation. They are a government entity, they're not regulated by the Public Service Commission, so they can do rate studies and increase rates periodically.

Mr. Nembirkow: If they increase the rates, it's for all of the service area of Toho or could it be specified for certain communities and things like that?

Mr. Flint: I'm assuming they could have subservice areas but generally, when they have rate increases, it's system wide. They did acquire some systems where I think there might have been differential rates but over time, I believe they've equalized those.

Mr. Nembirkow: Because I know we paid less than Polk County for water. That's what people are telling me anyway.

Mr. Flint: Polk County, the utility that serves Polk County close to here is actually the county. Polk County has their own utilities, that's why. Toho is probably a larger system; they've got economies of scale and they're able to produce water and treat sewer a little more cost-effective in Polk County.

Mr. Nembirkow: Thank you.

Mr. Flint: Any other questions on the proposed budget?

Mr. Siron: I understand that the HOA may be changing lawn service companies. How would that affect the budget?

Mr. Flint: It won't affect the budget unless you all decide to do that as well. We did get communication from the HOA that they were going to be bidding out landscaping. The last time that landscaping was bid out, we actually did a joint RFP between both CDDs and the HOA. We issued one RFP for landscaping. Our cost sheets were broken out by entity, but we did do a joint RFP because these areas are mowing are right next to each other. Ideally, you don't want two different contractors in here mowing because there may be mowing on different days. They may have trucks in here and trailers on different days. We did mention that to the HOA. I think it was bid in 2021.

Mr. Scheerer: 2020.

Mr. Flint: In 2020, two years ago.

Mr. Flint: As a result of that bid, I think we probably had at least five responses and Down To Earth was ranked #1 and retained. We're struggling with Down To Earth right now but most of the landscape contractors, we're finding similar situations. I don't know that bidding out is going to save anything. It actually may increase your costs, but you may have a better level of service by bidding it out, because right now we're beating up on them weekly. I'm seeing things that are not great, from a level of service perspective.

Mr. Manjourides: I think that's why the HOA wants to change, it's not the cost.

Mr. DiCocco: The times we're in, #1, they can't get help just like anybody else. We better take a long hard look at it, because Down To Earth isn't the only company that can't get help. To arbitrarily bid out or to change for the sake of changing without weighing all of this. I'm not satisfied right now with how my yard looks. But I'm going with the flow because I understand the help situation in this country right now. It's not just ChampionsGate, it's the whole country. Hopefully, we're prudent in our decisions because this HOA we have right now seems to think that all we have to do is change something and it's going to get better. Well, this first service company has proven otherwise.

Mr. Manjourides: Yes.

Mr. DiCocco: What are they going to do, change again now? I'm just saying, I think we have to act on the side of caution. Just my opinion.

Mr. Nembirkow: We need to coordinate this.

Mr. DiCocco: Yes.

Mr. Nembirkow: We need to have someone on our Board talking to the HOA so we don't go off helter skelter and ruin the whole economy of scale. We all look at Facebook and things like that and local people here are complaining like crazy. But when you look at the dates those people move in, they're all brand new people. First homeowners.

Mr. DiCocco: They complain about everything.

Mr. Nembirkow: Everything, they think it should be perfect. It's not going to be. I got a little annoyed, I never write anything on there, but they're complain about picking the weeds. Just walk around the house, pull the weeds. It's good exercise. They didn't think it was funny.

Mr. DiCocco: Well, I've never had an issue with Down to Earth that I didn't get on the portal and send the email and the very next day, get a result. Never. These people that are on this



social media crap, they bitch just for the sake of bitching instead of following the protocol. The protocol is go on the portal, pledge your complaint, they'll answer it.

Mr. Nembirkow: It's not even that, they're complaining about the weeds and they're complaining about the grass and the blowers. How else are they going to move it? Just common-sense dictates that.

Mr. DiCocco: One of them complained about the size of the blower that they were blowing stuff in their pool. After nearly eight years, I've never had anything blown in my pool. It just annoys me. That's why I say we better act on the side of caution before we jump in with the HOA and say, "Yeah, let's change."

Mr. Nembirkow: Well, I had curbing put in all around on my house. First day they came, they broke it. I didn't go crazy. They chipped it, the lawnmower hit it. Now I complained to the guy and so now they weed eat around it. So, it's fine. I could have gotten irate about it and started complaining and demanding they come in and fix it.

Mr. Scheerer: I'll stay aggressive on them. We meet with them every week. Every week we're out there.

Mr. Nembirkow: The other company is cutting all of the palm trees now right in front of my house.

Mr. Scheerer: Good. I know they did the CDD trees and stuff in the entry to this.

Mr. DiCocco: All these services we get, you talk about economies to scale. Where I came from in Georgia, I was paying three times as much for the stuff we get here. To have to go out and get a lawn guy, an alarm guy, a phone guy, and internet guy. People don't understand that.

Mr. Nembirkow: Fertilizer guy.

Mr. DiCocco: Yeah. Two times a year trim my hedges, two times a year put pine straw down. You start adding that up and my God, you're spending a fortune.

Mr. Nembirkow: That's why I said these are new people who have never owned a home before that are doing most of the bitching.

Mr. DiCocco: You know I say this to everybody that bitches. We don't live in a million, well, they're getting close, but we don't live in a million-dollar community. The amenities we have are consistent with a \$300,000-500,000 community. If they want million-dollar amenities move to a million-dollar community. The million-dollar communities have million-dollar problems also. I'm done ranting.

Mr. Flint: It sounds like you don't want us to move forward with anything right now but monitor it.

Mr. Nembirkow: That's all. Just monitor it.

Mr. Flint: Okay. We will continue to manage the contract the best we can and see if we can get improvement on level of service.

Mr. DiCocco: I think that based on past service; I think there are labor issues just like the whole country does.

Mr. Scheerer: We'll keep an eye on them for y'all.

Mr. Flint: Okay. Then we were scheduled to bid them out next spring anyways.

Mr. Nembirkow: Yeah. Just keeps everybody on their toes.

Mr. DiCocco: Buzz, I think that's the message you will communicate to the HOA. We've got to bid them out next year anyway, so hold on.

Mr. Flint: Yeah. The strange thing is they're bidding them out but they don't have maps.

Mr. Scheerer: Yeah.

Mr. Flint: We have the landscape contractors calling us asking me if we have maps.

Mr. DiCocco: Well, that's because that's the way they do things.

Mr. Flint: I don't know what kind of bids they're going to get but that's all I'm going to say.

Mr. Scheerer: As far as I know is I think they're due sometime in August.

Mr. Nembirkow: They're reacting to random complaints rather than anything organized. Instead of going out there and checking to see if these complaints are legitimate, have some value, they're just reacting. Yeah, and the golf course is a whole lot of situations that's all going back-and-forth to the circle. I'm trying to extricate myself from being involved with everything slowly as I get older and older.

Mr. Flint: Any other comments or discussion related to the budget? Hearing none,

**i. Consideration of Resolution 2022-03 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint: Then is there a motion to approve Resolution 2022-03?

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Resolution 2022-03 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

**ii. Consideration of Resolution 2022-04 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The the next part of the public hearing is the assessment resolution, the budget you just approved is attached to that as well as the assessment role which lists all the properties within the District and the per-unit assessment amounts and this would be sent to the county for inclusion on the tax bill. As I indicated, those assessments are not changing as a result of this. You're just basically taking an action to impose the assessment related to the budget you already approved. Any questions on the resolution? If not, is there a motion to approve resolution 2022-04?

On MOTION by Mr. DiCocco, seconded by Mr. Manjourides, with all in favor, Resolution 2022-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Closing the Public Hearing, was approved.

**D. Presentation of Number of Registered Voters – 986**

Mr. Flint: Item D is the number of registered voters. We're required each year to announce the number of registered voters as of April 15<sup>th</sup>, and you can see the letter from the Supervisor of Elections indicates there are 986. The reason this requirement is in place is the 250 registered voter requirement for transition of the Board. You met that a long time ago and the Board has been fully transitioned to general election, but we continue to have the requirement that we have to announce.

Mr. DiCocco: Is that capacity, George? The number 986?

Mr. Flint: 986 is as of April 15<sup>th</sup>, the number of registered voters.

Mr. DiCocco: Right. That's one per address, right?

Mr. Flint: It could be multiple.

Mr. Nembirkow: Multiple, yeah. Anybody who's registered.

Mr. Flint: Anyone who is registered with an address.

Mr. Manjourides: It's only in our District?

Mr. Flint: Correct. This is just in Stoneybrook South CDD. There's no action required on that.

**E. Presentation of Arbitrage Rebate Calculation Report for Series 2014 Bonds**

Mr. Flint: Next is the Arbitrage Rebate Calculation Report for your Series 2014 bonds. Under the IRS rules, we have to have a calculation prepared to make sure we're not earning more interests, then we're paying on our bond issue. That typically is not an issue with interest rates the

way they've been. You can see, based on the report, we have a negative cumulative rebate requirement of \$1.9 million so there's no arbitrage issues related to the Series 2014 bonds. Any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Siron, seconded by Ms. Dan Tu, with all in favor, the Arbitrage Rebate Calculation Report for Series 2014 Bonds, was approved.

**F. Consideration of Proposal from LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for Series 2013 Bonds**

Mr. Flint: Next is a proposal from LLS Tax Solutions to prepare the calculation for the Series 2013 bonds and their proposal is \$550 a year. It's for five years.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Proposal from LLS Tax Solutions to Provide Arbitrage Rebate Calculation for Series 2013 Bonds, was approved.

**G. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: Each year the Board is required to approve an annual meeting schedule, and in the past you've met six times a year. October, December, February, April, June, and August. Typically, your proposed budget would be approved at your April meeting and then your public hearing for your budget adoption would be at your August meeting. We've kept the same months and the first Monday of the month, and it would be at 10:00 a.m. in this location. Is the Board okay keeping the same frequency and location and time?

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

**H. Consideration of Weekly Fountain Maintenance Proposal from Fountain Design Group – Added**

Mr. Scheerer: Fountain Design Group, or Cascade Fountains, they do the maintenance and the cleaning of the architectural fountain. They call it the clock and bull fountain. They haven't had an increase in their contract in a while. The budget currently contemplates \$7,500 for this year and next year because they do have some maintenance that goes along with that. There's a little cushion in there for any maintenance items, but they're requesting an increase of about \$15 a month in their cleaning service, that would take the annual amount from \$2,880 to \$3,060 per year.

Mr. DiCocco: Starting?

Mr. Scheerer: Starting October 1<sup>st</sup> in the next fiscal year budget, and that's in your budget for next year. They do a really good job.

Mr. DiCocco: Good to know that.

Mr. Manjourides: When they clean the fountain, is it just the water area?

Mr. Scheerer: Yeah. We're projecting to do some additional maintenance on that tower next year but also, they're cleaning the filters, they are checking the pumps, they are checking the strainer baskets, they are making sure the pools clean. Just on the inside of the fountain, the water itself. It's like a pool contractor for fountains. They have been here since before I was hired and they seem to be doing a really good job. I've never had any issues with them. We would support the increase. It is funded in your budget for 2023.

Mr. Flint: Any questions on the proposal? If not, is there a motion to approve it?

On MOTION by Mr. DiCocco, seconded by Ms. Dan Tu, with all in favor, the Weekly Fountain Maintenance Proposal from Fountain Design Group, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Flint: Vivek, anything from counsel?

Mr. Babbar: I haven't had anything since the last Board meeting, but I'm happy to answer any questions.

**B. District Engineer**

Mr. Flint: District Engineer, Dave, anything else?

Mr. Reid: I want to mention that in June we did our storm water report from the state and finished all of that. We are well under budget. This is one of the biggest CDDs so we probably had more hours on this one than the other ones. I think we had \$7,500 not to exceed budget but we were quite under that. Amanda Udstad from our office, she's new and she did the report. She'll be coming to some of the meetings and coming in place of me to some of the meetings. That's all I have.

**C. District Manager**

Mr. Flint: I don't have anything other than what we have on the agenda.

**D. Field Manager**

Mr. Flint: Alan, your Field Manager's report.

Mr. Scheerer: Included in your Field Manager's Report, is Chris continuously proving me wrong. I'll get to that. Architectural Review fountain is working, it's in good shape. Lights are all working. We have been doing irrigation inspections and repairing as needed. The archway lights. For some reason I come out 5:30 in the morning last Monday. Everything's looking, I put it in a report. Chris brings me a picture that the entry sign is out, so we'll take a look at that again as far as the archway lights go. But other than that all the lights are working, and I'm also aware that the Entrance to the Plaza monument has a light that's out. Last meeting we changed the light and we changed the photocell. Now I'm being told that the wiring within the fixture itself is bad, so hopefully that's in today. If not Friday, I'll follow up with my vendor, but we'll get that knocked out as well. Highway 27 fountains. I don't know if we took a strike or a power surge or something there, but the northside fountain is out. They've determined it was a motor. They're also going to be checking the problem with the southside fountain. It will not reset as of today. Last week we reset, it seemed to work fine. But we're having issues with both those fountains, we'll continue to pursue that. I don't know if I reported this at the last meeting, but we run the process of pressure washing all the neighborhood monuments, that was completed. Palm trees throughout the CDD have been trimmed. I noticed the diskier is actually here today, so he must have missed a day at the end of last month. He's making up the first of this month, but he's here. We continue to meet with Down to Earth each week. Detail crews will be trimming hedges. I hope today they're pulling the Texas sage around the architectural fountain. We had talked about that at the last meeting to pull it, it's overgrown. I'll get a hold of DTE whenever the day is done today.

Mr. Nembirkow: The pressure washing. Somebody complained to me that runners and then over by the entryway on the 13<sup>th</sup> hole. Because of the trees and everything else, that's all slick. In the morning when they run when it's damp.

Mr. Scheerer: I don't know the hole numbers.

Mr. Nembirkow: Well. When you come into the main entryway of 27.

Mr. Scheerer: I got you.

Mr. Nembirkow: Right hand side.

Mr. Scheerer: Okay. Well, the sidewalks are not ours.

Mr. Nembirkow: Okay.

Mr. Scheerer: I can try to get with Wanda. I guess that's the new girl's name. Wanda Texas.

Mr. Nembirkow: Yeah.

Mr. Scheerer: I'll send her some information on that. But the CDD doesn't own the sidewalks. We didn't install the sidewalks, but some of the sidewalks do go through tracts that are maintained by the district. Those are really the only ones that if we have an issue with, we'll take care of because it actually falls on property identified as CDD. But I'll get with her and I'll point that out to her when you come in off it.

Mr. Nembirkow: I've been here so long. They come and bother me. My wife is jogging in the morning and it's slippery out there. I said jog in the afternoon when the sun beats on it a little bit.

Mr. Scheerer: I got you.

Mr. Nembirkow: But that figured I'd mentioned you know.

Mr. Scheerer: I appreciate it. Yes, sir.

Mr. Scheerer: We talked about the fountains at 27. We're still evaluating. We evaluated all the monument lights and came up with the problem that Buzz pointed out to me over at the Plaza. New annuals are scheduled to be installed. I believe they're already in.

Mr. Nembirkow: As you're building that entryway to the new public shopping center right in front of us. Is there going to be some sort of a way that you can drive a golf cart out there? Because people keep asking me, they want to go shopping driving a golf cart. There's no sidewalk down our other side. They're building the new entryway and they're going to put a pretty wide sidewalk when I looked at it the other day. Is that the case or am I wrong?

Mr. Siron: Where's this?

Mr. DiCocco: Out to 27, going out 27. Our sidewalk and the turn that transitions on to 27, the county put the new sidewalk in but there's the piece missing the turn. Is Lennar responsible to finish that out?

Mr. Reid: You have thought they would have done it.

Mr. Scheerer: I'm not sure.

Mr. Reid: I don't know either. But if that sidewalk were there and you're building our sidewalks we would have tied into that, but there was no sidewalk there.

Mr. DiCocco: The turn's missing.

Mr. Nembirkow: Little right-hand, 90 degree that should be there. A number of people want to be able to drive their golf carts to the shopping mall over there. Even though it's illegal to drive on the sidewalk, but that's okay.

Mr. Scheerer: I really don't have an answer but I know exactly where you're talking about. They're doing a bunch of work out there.

Mr. Nembirkow: I was just curious.

Mr. Scheerer: Maybe it'll pop in.

Mr. Nembirkow: Bob and I looked at it before, how you would drive your golf cart.

Mr. Scheerer: You need to trade your golf cart in for four-wheel drive Kubota.

Mr. DiCocco: We've been trying to access through the golf course.

Mr. Nembirkow: It didn't work.

Mr. DiCocco: Onto the motel parking lot but there's no way to do that.

Mr. Manjourides: Well, I think there's going to have to be a handicap provision to cross the road.

Mr. DiCocco: I think Lennar is responsible for that piece to tell you the truth.

Mr. Flint: We'll look at it.

Mr. Nembirkow: Take a look at it.

Mr. DiCocco: County wouldn't have stopped where they stopped. You know what I'm saying? On the straight away.

Mr. Scheerer: I don't know that we own that property though out there.

Mr. DiCocco: There's probably an easement there.

Mr. Manjourides: It's going to need to have one of those handicap ramps?

Mr. Nembirkow: You'd think so.

Mr. Manjourides: Then it's probably going to need lines.

Mr. Nembirkow: But you can't cross the road, there's obviously no handicap access to cross 27, six lanes of it.

Mr. DiCocco: Not 27.

Mr. Manjourides: No, just to go around the corner.

Mr. Nembirkow: Yeah. It has to be some of a handicap access.

Mr. Scheerer: We'll take a look.



Mr. Nembirkow: You don't want it ending up with counties here, we're here, and there's a dead spot in the middle. That's all we're looking at. I don't know how many feet it is, but it's not a big distance.

Mr. Flint: We'll look into that then.

Mr. Manjourides: One other thing I wanted to ask. We are not responsible for any of the roads, right? We're not responsible for repairing the roads.

Mr. Flint: No, we maintain some of the landscaping but own any roads.

Mr. Manjourides: Because I notice in the budget there was a line item for road repair.

Mr. Flint: That would probably be sidewalk.

Mr. Manjourides: There is a line item for sidewalk. There was the line item for road repair. I'm saying what roads?

Mr. Scheerer: Well we do have a small portion of the road coming in off the Bella Citta if I'm not mistaken. I think that apron right there is in the name of the District.

Mr. Nembirkow: The whole thing was questionable as to who owned it? The entryway and everything else on Bella Citta because we discussed that a couple of times, remember?

Mr. Scheerer: I know that's being discussed; I believe by George.

Mr. Nembirkow: CDD is responsible for that, the maintaining that monument and everything else. Still don't know the answer to that one yet.

Mr. Scheerer: Well, we're maintaining all three of the master monuments and all the interior monuments here.

Mr. Flint: There was some inconsistencies in some of the plats and the other CDD and we're working on trying to get that cleaned up so that they're consistent.

Mr. Manjourides: Now that we own that little pond area, that dry pond, do we do the maintenance on that?

Mr. Scheerer: Which one?

Mr. Manjourides: Right behind the plaza?

Mr. Scheerer: Well, that's the only one. That's always been part of the maintenance. it's all grass. It's been that way forever. Yeah, it's a being mowed by the contractor. That's always been in the name of the District, so when that came up, it was like revelation, there's a pond there. That's HOA. Well, it's not HOA it's actually been CDD from day one.

Mr. Reid: They sodded it by mistake.

Mr. Scheerer: Yeah. It shouldn't be sodded.

Mr. DiCocco: Because it's just a dry wash.

Mr. Scheerer: It's not really hurting anything.

Mr. DiCocco: In fact, the fact that they did sod that it enhances there, it looks nice.

Mr. Reid: Well, our problem was does it work?

Mr. Scheerer: I've never seen water in that pond.

Mr. DiCocco: But whoever did the engineering on this whole community, very good job. I've never seen standing water anywhere.

Mr. Nembirkow: That golf course is the driest golf, if it rains and then an hour later you go out there. I mean, you go to Celebration and it's a mud pit.

Mr. DiCocco: I've never played on a golf course that wasn't a hard path only at some time.

Mr. Manjourides: Yeah, exactly.

Mr. DiCocco: As long as we've been here, we've never been cart path.

Mr. Flint: I didn't mention it in my report, but you do have three seats in November. Buzz qualified unopposed for his seat and no one qualified for the other two, Chris' and Bob's seats. What will happen is at the October meeting the Board will adopt a resolution declaring them vacant as of the second Tuesday after the election. Then the Board can appoint, and if the incumbents are interested in continuing to serve, you could appoint them or if they're not, you can appoint someone else.

Mr. DiCocco: Has the deadline passed for that?

Mr. Flint: Yeah, it was in June.

Mr. Nembirkow: It's a two-week period. I thought you were always the one that kept track of that.

Mr. DiCocco: I know, I've sent mine in.

Mr. Nembirkow: You had a senior moment, Bob.

Mr. Flint: We had it on the April agenda to remind everybody.

Mr. Nembirkow: You've got to drive all the way up to the end of the world to the county office.

Mr. DiCocco: I used to just mail my check in.

Mr. Nembirkow: Yeah, you could do that, but I wanted to check it out.

Mr. Flint: The other thing, and I apologize, I usually have a list but make sure you filed your Form 1, because they were all due by July 1. If you filed that, no worries.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Flint: Are there any other items the Board wanted to discuss that was not on the agenda?

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: If there is nothing else, is there a motion to adjourn?

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

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION B

# Stoneybrook South Community Development District

## Summary of Checks

July 26, 2022 to September 26, 2022

Bank	Date	Check #	Amount
General Fund	7/27/22	682	\$ 550.00
	8/3/22	683-684	\$ 8,536.76
	8/8/22	685	\$ 4,707.37
	8/16/22	686-687	\$ 21,872.50
	8/25/22	688	\$ 326.00
	9/1/22	689-692	\$ 20,079.00
	9/8/22	693	\$ 228.00
	9/13/22	694	\$ 4,663.05
	9/15/22	695-699	\$ 29,463.16
	9/22/22	700-701	\$ 4,004.00
			\$ 94,429.84
Payroll Fund	<u>August 2022</u>		
	Basan Nembirkow	50062	\$ 184.70
	Chris Manjourides	50063	\$ 184.70
	Julia Dan Tu	50064	\$ 184.70
	Robert DiCocco	50065	\$ 184.70
	Terry Siron	50066	\$ 109.70
			\$ 848.50
			\$ 95,278.34

\*\*\* CHECK DATES 07/26/2022 - 09/26/2022 \*\*\*  
 GENERAL FUND  
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE	INVOICE	INVOICE	INVOICE									AMOUNT
7/27/22	00029	7/21/22 2738	202207 310-51300-31200						ILLS TAX SOLUTIONS INC.	*	550.00	550.00 000682
		SERIES 2014 ARBITRAGE										
8/03/22	00020	7/25/22 27594A	202207 320-53800-47100						ILLS TAX SOLUTIONS INC.	*	240.00	240.00 000682
		FOUNTAIN CLEAN ROUNDABOUT										
8/03/22	00030	7/25/22 6610024	202207 310-51300-32300						FOUNTAIN DESIGN GROUP, INC.	*	4,148.38	240.00 000683
		TRUST FEES SERIES 2014										
		7/25/22 6610027	202207 310-51300-32300							*	4,148.38	
		TRUST FEES SERIES 2013										
		USBANK										
8/08/22	00001	8/01/22 153	202208 310-51300-34000							*	2,789.58	8,296.76 000684
		MANAGEMENT FEES AUG22										
		8/01/22 153	202208 310-51300-35200							*	50.00	
		WEBSITE ADMIN AUG22										
		8/01/22 153	202208 310-51300-35100							*	87.50	
		INFORMATION TECH AUG22										
		8/01/22 153	202208 310-51300-31300							*	416.67	
		DISSEMINATION FEE AUG22										
		8/01/22 153	202208 310-51300-51000							*	.18	
		OFFICE SUPPLIES										
		8/01/22 153	202208 310-51300-42000							*	9.19	
		POSTAGE										
		8/01/22 153	202208 310-51300-42500							*	66.75	
		COPIES										
		8/01/22 154	202208 320-53800-12000							*	1,287.50	
		FIELD MANAGEMENT AUG22										
		GOVERNMENTAL MANAGEMENT SERVICES										
8/16/22	00003	8/01/22 132222	202208 320-53800-46200							*	21,290.00	4,707.37 000685
		MAINTENANCE SERVICE AUG22										
8/16/22	00002	7/18/22 58011624	202207 310-51300-48000						DOWN TO EARTH LAWCARE II, INC.	*	582.50	21,290.00 000686
		NOT.FY23 BGT/MTG 08/01/22										
		ORLANDO SENTINEL										
8/25/22	00012	8/17/22 21985B	202206 320-53800-47000							*	163.00	582.50 000687
		WATER MGMT SERVICES JUN22										
		8/17/22 21986B	202207 320-53800-47000							*	163.00	
		WATER MGMT SERVICES JUL22										
		THE LAKE DOCTORS, INC.										
		326.00 000688										

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\*\*\* CHECK DATES 07/26/2022 - 09/26/2022 \*\*\*  
 GENERAL FUND  
 BANK A GENERAL FUND

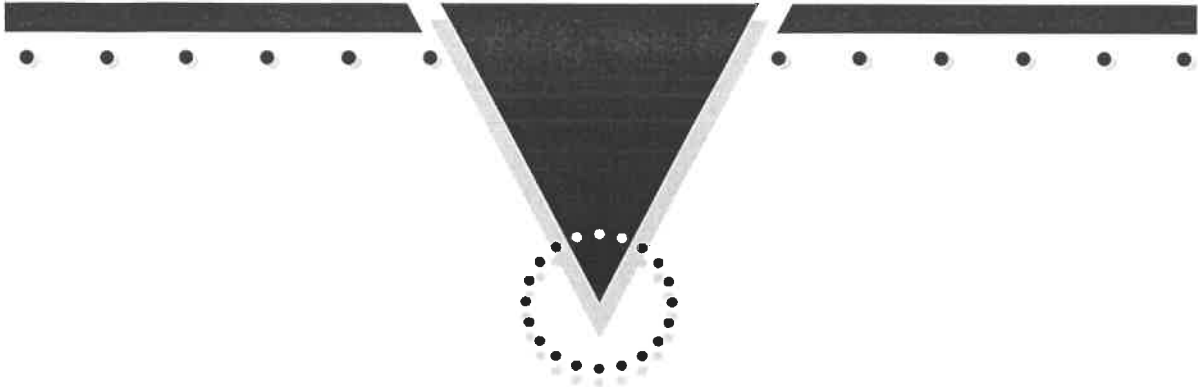
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
9/01/22	00052	8/20/22	5091	202208	320-53800-46100		BERRY CONSTRUCTION INC	*	935.00	935.00 000689
					RPLC LED LGHT BULBS/ENT					
9/01/22	00047	8/31/22	16502	202209	300-15500-10000			*	6,196.00	
					FY23 GEN.LIAB/PUBLIC OFFC					
8/31/22	16502	202209	300-15500-10000					*	12,545.00	
					FY23 PROPERTY INSURANCE					
9/01/22	00020	8/25/22	27820A	202208	320-53800-47100		EGIS INSURANCE & RISK ADVISORS	*	18,741.00	000690
					FOUNTAIN CLEAN ROUNDABOUT				240.00	
9/01/22	00012	8/23/22	1682466	202208	320-53800-47000		FOUNTAIN DESIGN GROUP, INC.	*	163.00	240.00 000691
					WATER MGMT SERVICES AUG22					
9/08/22	00011	9/07/22	22029	202208	310-51300-31500		THE LAKE DOCTORS, INC.	*	228.00	163.00 000692
					PRP/ATTEND PHONE MEETING					
9/13/22	00001	9/01/22	155	202209	310-51300-34000		STRALEY, ROBIN & VERICKER	*	2,789.58	228.00 000693
					MANAGEMENT FEES SEP22					
9/01/22	155	202209	310-51300-35200					*	50.00	
					WEBSITE ADMIN SEP22					
9/01/22	155	202209	310-51300-35100					*	87.50	
					INFORMATION TECH SEP22					
9/01/22	155	202209	310-51300-31300					*	416.67	
					DISSEMINATION FEE SEP22					
9/01/22	155	202209	310-51300-51000					*	.30	
					OFFICE SUPPLIES					
9/01/22	155	202209	310-51300-42000					*	5.70	
					POSTAGE					
9/01/22	155	202209	310-51300-42500					*	25.80	
					COPIES					
9/01/22	156	202209	320-53800-12000					*	1,287.50	
					FIELD MANAGEMENT SEP22					
9/15/22	00001	9/15/22	157	202209	300-15500-10000		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	4,663.05 000694
					FY23 ASSESSMENT ROLL CERT					
9/15/22	00003	8/31/22	134201	202208	320-53800-46700		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	5,000.00 000695
					RPLC 2CONNECTORS/DECODER					

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# SECTION C



**Stoneybrook South  
Community Development District**

**Unaudited Financial Reporting  
August 31, 2022**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Reserve Fund Income Statement</u>
4	<u>Debt Service Income Statement Series 2013</u>
5	<u>Debt Service Income Statement Series 2014</u>
6	<u>Month to Month</u>
7	<u>FY22 Assessment Receipt Schedule</u>

**Stoneybrook South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**August 31, 2022**

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2022
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT - SUNTRUST	\$327,004	\$25,002	---	\$352,006
STATE BOARD OF ADMINISTRATION	\$229,422	\$1,135,623	---	\$1,365,045
PREPAID EXPENSES	\$6,223	---	---	\$6,223
<b><u>INVESTMENTS</u></b>				
SERIES 2013				
RESERVE	---	---	\$735,415	\$735,415
REVENUE	---	---	\$456,748	\$456,748
PREPAYMENT	---	---	\$5	\$5
SERIES 2014				
RESERVE	---	---	\$601,663	\$601,663
REVENUE	---	---	\$1,054,255	\$1,054,255
<b>TOTAL ASSETS</b>	<b>\$562,649</b>	<b>\$1,160,625</b>	<b>\$2,848,086</b>	<b>\$4,571,360</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$4,576	---	---	\$4,576
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
ASSIGNED	---	\$1,160,625	---	\$1,160,625
RESTRICTED FOR DEBT SERVICE 2013	---	---	\$1,192,168	\$1,192,168
RESTRICTED FOR DEBT SERVICE 2014	---	---	\$1,655,918	\$1,655,918
UNASSIGNED	\$558,073	---	---	\$558,073
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$562,649</b>	<b>\$1,160,625</b>	<b>\$2,848,086</b>	<b>\$4,571,360</b>

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$845,101	\$845,101	\$850,969	\$5,868
INTEREST	\$100	\$92	\$1,645	\$1,554
<b>TOTAL REVENUES</b>	<b>\$845,201</b>	<b>\$845,193</b>	<b>\$852,614</b>	<b>\$7,422</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$8,000	\$7,333	\$4,800	\$2,533
FICA EXPENSE	\$612	\$561	\$367	\$194
ENGINEERING	\$15,000	\$13,750	\$6,455	\$7,295
ATTORNEY	\$15,000	\$13,750	\$3,215	\$10,535
ARBITRAGE	\$1,100	\$550	\$550	\$0
DISSEMINATION	\$5,000	\$4,583	\$4,583	(\$0)
ANNUAL AUDIT	\$3,650	\$3,650	\$3,650	\$0
TRUSTEE FEES	\$8,300	\$8,300	\$8,297	\$3
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$33,475	\$30,685	\$30,685	\$0
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE ADMINISTRATION	\$600	\$550	\$550	\$0
TELEPHONE	\$50	\$46	\$0	\$46
INSURANCE	\$6,200	\$6,200	\$5,764	\$436
POSTAGE	\$500	\$458	\$124	\$334
PRINTING & BINDING	\$400	\$367	\$170	\$197
LEGAL ADVERTISING	\$2,500	\$2,292	\$783	\$1,509
CONTINGENCY	\$300	\$275	\$453	(\$178)
OFFICE SUPPLIES	\$100	\$92	\$3	\$88
PROPERTY APPRAISER	\$545	\$545	\$612	(\$67)
PROPERTY TAXES	\$5	\$5	\$1	\$3
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,450	\$14,163	\$14,163	\$0
ELECTRIC	\$55,000	\$50,417	\$45,259	\$5,158
STREETLIGHTS	\$177,000	\$162,250	\$171,181	(\$8,931)
RECLAIMED WATER	\$250,000	\$229,167	\$164,872	\$64,295
PROPERTY INSURANCE	\$11,750	\$11,750	\$11,403	\$347
ENTRY & WALLS MAINTENANCE	\$15,000	\$13,750	\$5,283	\$8,467
LANDSCAPE MAINTENANCE	\$255,480	\$234,190	\$234,190	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$36,667	\$1,520	\$35,147
TREE TRIMMING	\$5,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$15,000	\$13,750	\$6,010	\$7,740
AQUATIC MAINTENANCE	\$10,000	\$9,167	\$1,793	\$7,374
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$6,875	\$5,046	\$1,829
WETLAND MONITORING & MAINTENANCE	\$6,500	\$5,958	\$0	\$5,958
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$4,583	\$0	\$4,583
PRESSURE WASHING	\$5,000	\$4,583	\$4,500	\$83
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$9,167	\$0	\$9,167
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$4,583	\$0	\$4,583
CONTINGENCY	\$10,000	\$9,167	\$0	\$9,167
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TRANSFER OUT - CAPITAL RESERVE	\$1,153,696	\$1,153,696	\$1,153,696	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,159,938</b>	<b>\$2,079,011</b>	<b>\$1,896,116</b>	<b>\$182,895</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,314,737)</b>		<b>(\$1,043,502)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$1,314,737</b>		<b>\$1,601,574</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$558,073</b>	

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

**CAPITAL RESERVE FUND**  
**Statement of Revenues & Expenditures**  
For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$1,153,696	\$1,153,696	\$1,153,696	\$0
INTEREST	\$1,000	\$917	\$6,929	\$6,012
<b>TOTAL REVENUES</b>	<b>\$1,154,696</b>	<b>\$1,154,613</b>	<b>\$1,160,625</b>	<b>\$6,012</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$25,000	\$22,917	\$0	\$22,917
<b>TOTAL EXPENDITURES</b>	<b>\$25,000</b>	<b>\$22,917</b>	<b>\$0</b>	<b>\$22,917</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,129,696</b>		<b>\$1,160,625</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$1,129,696</b>		<b>\$1,160,625</b>	

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2013

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$746,885	\$746,885	\$752,071	\$5,186
INTEREST	\$200	\$183	\$2,542	\$2,358
<b>TOTAL REVENUES</b>	<b>\$747,085</b>	<b>\$747,068</b>	<b>\$754,612</b>	<b>\$7,544</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 11/1	\$246,588	\$246,588	\$246,588	\$0
PRINCIPAL - 05/1	\$240,000	\$240,000	\$240,000	\$0
INTEREST - 05/1	\$246,588	\$246,588	\$246,588	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$733,175</b>	<b>\$733,175</b>	<b>\$733,175</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,910</b>		<b>\$21,437</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$430,943</b>		<b>\$1,170,731</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$444,853</b>		<b>\$1,192,168</b>	

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2014

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$1,040,511	\$1,047,366	\$7,225
INTEREST	\$250	\$229	\$4,688	\$4,459
<b>TOTAL REVENUES</b>	<b>\$1,040,761</b>	<b>\$1,040,740</b>	<b>\$1,052,054</b>	<b>\$11,683</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$351,625	\$351,625	\$351,625	\$0
PRINCIPAL - 11/1	\$295,000	\$295,000	\$295,000	\$0
INTEREST - 05/1	\$344,619	\$344,619	\$344,619	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$991,244</b>	<b>\$991,244</b>	<b>\$991,244</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$49,517</b>		<b>\$61,180</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$987,070</b>		<b>\$1,594,738</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$1,036,587</b>		<b>\$1,655,918</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	\$128,093	\$590,554	\$25,125	\$24,771	\$16,129	\$74,677	\$12,230	\$28,391	\$0	\$0	\$0	\$850,969
INTEREST	\$118	\$116	\$25	\$28	\$77	\$57	\$85	\$164	\$235	\$350	\$440	\$0	\$1,645
<b>TOTAL REVENUES</b>	<b>\$118</b>	<b>\$128,209</b>	<b>\$590,579</b>	<b>\$25,152</b>	<b>\$24,798</b>	<b>\$16,186</b>	<b>\$74,762</b>	<b>\$12,394</b>	<b>\$28,625</b>	<b>\$350</b>	<b>\$440</b>	<b>\$0</b>	<b>\$852,614</b>
<b>EXPENDITURES:</b>													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$0	\$1,000	\$0	\$800	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$4,800
FICA EXPENSE	\$77	\$0	\$77	\$0	\$61	\$0	\$77	\$0	\$0	\$0	\$77	\$0	\$367
ENGINEERING FEES	\$190	\$0	\$95	\$0	\$570	\$0	\$0	\$380	\$4,790	\$0	\$490	\$0	\$6,455
ATTORNEY	\$314	\$0	\$314	\$0	\$1,311	\$0	\$992	\$57	\$0	\$0	\$228	\$0	\$3,215
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$550
DISSEMINATION	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$4,583
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$3,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,650
TRUSTEE FEES	\$6,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,074	\$0	\$0	\$8,297
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$2,790	\$0	\$30,685
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$863
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$5,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,764
POSTAGE	\$5	\$6	\$5	\$40	\$14	\$4	\$4	\$12	\$16	\$10	\$9	\$0	\$124
PRINTING & BINDING	\$47	\$5	\$0	\$44	\$5	\$3	\$5	\$0	\$0	\$0	\$67	\$0	\$170
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$583	\$0	\$0	\$783
CONTINGENCY	\$41	\$51	\$44	\$54	\$38	\$31	\$39	\$39	\$39	\$39	\$38	\$0	\$453
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$612	\$0	\$0	\$0	\$0	\$0	\$0	\$612
PROPERTY TAXES	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$14,163
ELECTRIC	\$3,849	\$2,004	\$4,225	\$4,528	\$4,519	\$4,480	\$9,406	\$5,007	\$4,685	\$4,401	\$4,155	\$0	\$45,259
STREETLIGHTS	\$13,486	\$13,488	\$14,513	\$10,994	\$19,026	\$16,886	\$14,182	\$17,729	\$17,439	\$16,337	\$17,080	\$0	\$171,181
RECLAIMED WATER	\$11,469	\$12,199	\$23,755	\$57	\$22,251	\$14,356	\$6,598	\$13,325	\$15,992	\$21,120	\$25,588	\$0	\$164,672
PROPERTY INSURANCE	\$11,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,403
ENTRY & WALLS MAINTENANCE	\$618	\$0	\$0	\$0	\$0	\$1,675	\$0	\$0	\$2,055	\$0	\$985	\$0	\$5,283
LANDSCAPE MAINTENANCE	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$0	\$234,190
LANDSCAPE REPLACEMENT	\$0	\$0	\$1,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520
TREE TRIMMING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$2,391	\$0	\$0	\$0	\$0	\$1,988	\$0	\$0	\$1,506	\$0	\$525	\$0	\$6,000
AQUATIC MAINTENANCE	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$0	\$1,793
FOUNTAIN REPAIR & MAINTENANCE	\$356	\$240	\$240	\$240	\$240	\$618	\$2,052	\$240	\$240	\$240	\$240	\$0	\$5,046
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
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$1,153,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,153,696
<b>TOTAL EXPENDITURES</b>	<b>\$88,501</b>	<b>\$54,078</b>	<b>\$1,225,567</b>	<b>\$42,141</b>	<b>\$74,915</b>	<b>\$56,518</b>	<b>\$58,090</b>	<b>\$67,574</b>	<b>\$70,847</b>	<b>\$71,438</b>	<b>\$76,447</b>	<b>\$0</b>	<b>\$1,896,116</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$88,383)</b>	<b>\$74,131</b>	<b>(\$63,988)</b>	<b>(\$16,989)</b>	<b>(\$50,117)</b>	<b>(\$50,332)</b>	<b>(\$39,328)</b>	<b>(\$55,179)</b>	<b>(\$41,213)</b>	<b>(\$71,088)</b>	<b>(\$76,001)</b>	<b>\$0</b>	<b>(\$1,043,502)</b>



# SECTION V

# SECTION A

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #4 AND #5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, on Tuesday, November 8, 2022, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

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

**WHEREAS**, at the close of the qualifying period only one (1) Qualified Elector qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the remaining seats (Seats #4 & #5) vacant, effective the second Tuesday following the general election; and

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

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

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

**1. DECLARATION OF VACANCY.** The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #4 (currently held by Chris Manjourides)

Seat #5 (currently held by Robert DiCocco)

**EXISTING BOARD SUPERVISORS REMAIN.** Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

**2. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**STONEBROOK SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

# SECTION B



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

September 22, 2022

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

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

Dear Ms. Viscarra:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 17, 2022 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 17, 2022.

The next annual arbitrage rebate calculation date is June 17, 2023. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

*Linda L. Scott*  
Linda L. Scott, CPA



***Stoneybrook South  
Community Development  
District***

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

*For the period ended June 17, 2022*



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

September 22, 2022

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

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

Stoneybrook South Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 17, 2022 ("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 \$(446,000.82) at June 17, 2022. As such, no amount must be on deposit in the Rebate Fund.

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

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

*LLS Tax Solutions Inc.*

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

Stoneybrook South Community Development District  
September 22, 2022  
\$9,300,000 (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013  
(Assessment Area One Project)  
For the period ended June 17, 2022

**NOTES AND ASSUMPTIONS**

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

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

Stoneybrook South Community Development District

September 22, 2022

\$9,300,000 (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013

(Assessment Area One Project)

For the period ended June 17, 2022

**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 Bonds were issued to provide funds to the District that will be used, along with other legally available moneys, to: (i) currently refund \$3,825,000 of the District's Special Assessment Revenue Bonds, Series 2007A, originally issued in the aggregate principal amount of \$9,220,000; (ii) currently refund \$5,465,000 of the District's Special Assessment Revenue Bonds, Series 2007B, originally issued in the aggregate principal amount of \$39,250,000; (iii) pay interest on the Assessment Area One Bonds through at least November 1, 2013, (iv) fund the Assessment Area One Reserve Account in an amount equal to the Assessment Area One Reserve Requirement; and (v) pay the costs of issuance of the Assessment Area One Bonds.

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

Stoneybrook South Community Development District  
September 22, 2022  
\$9,300,000 (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013  
(Assessment Area One Project)  
For the period ended June 17, 2022

**DEFINITIONS**

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

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

Stoneybrook South Community Development District  
September 22, 2022  
\$9,300,000 (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013  
(Assessment Area One Project)  
For the period ended June 17, 2022

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

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

Stoneybrook South Community Development District

September 22, 2022

\$9,300,000 (Osceola County, Florida) Special Assessment Refunding Bonds, Series 2013

(Assessment Area One Project)

For the period ended June 17, 2022

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE REQUIREMENT CALCULATION**

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

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

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 18 / 2013	ISSUE DATE		INVESTMENT	EARNINGS	OTHER	FUTURE VALUE	ALLOWABLE
6 / 18 / 2018	BEGINNING OF COMPUTATION PERIOD		VALUE AT	ON	DEPOSITS	AT BOND YIELD	EARNINGS
6 / 17 / 2022	COMPUTATION DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	6.3726%	
		BEGINNING BALANCE		0.00			210,228.37
		INTEREST ACCRUAL REVERSAL		(592.09)			0.00
		RESERVE ACCOUNT		1,015.79			0.00
		RESERVE ACCOUNT		1,097.90			0.00
		RESERVE ACCOUNT		1,123.97			0.00
		RESERVE ACCOUNT		1,133.13			0.00
		RESERVE ACCOUNT		1,286.73			0.00
		RESERVE ACCOUNT		1,281.40			0.00
		RESERVE ACCOUNT		0.00	(6,020.51)	(7,506.57)	(1,486.06)
		RESERVE ACCOUNT		1,377.88			0.00
		RESERVE ACCOUNT		1,438.98			0.00
		RESERVE ACCOUNT		1,290.97			0.00
		RESERVE ACCOUNT		0.00	(7,809.09)	(9,571.77)	(1,762.68)
		RESERVE ACCOUNT		1,437.43			0.00
		RESERVE ACCOUNT		1,383.16			0.00
		RESERVE ACCOUNT		1,423.37			0.00
		RESERVE ACCOUNT		1,352.29			0.00
		RESERVE ACCOUNT		1,389.05			0.00
		RESERVE ACCOUNT		1,255.00			0.00
		RESERVE ACCOUNT		0.00	(8,250.30)	(9,788.36)	(1,538.06)
		RESERVE ACCOUNT		1,194.23			0.00
		RESERVE ACCOUNT		1,085.32			0.00
		RESERVE ACCOUNT		947.33			0.00
		RESERVE ACCOUNT		939.51			0.00
		RESERVE ACCOUNT		918.72			0.00
		RESERVE ACCOUNT		858.44			0.00
		RESERVE ACCOUNT		0.00	(5,943.55)	(6,840.96)	(897.43)
		RESERVE ACCOUNT		473.83			0.00
		RESERVE ACCOUNT		97.81			0.00
		RESERVE ACCOUNT		49.11			0.00
		RESERVE ACCOUNT		34.77			0.00
		RESERVE ACCOUNT		37.45			0.00
		RESERVE ACCOUNT		33.79			0.00
		RESERVE ACCOUNT		0.00	(726.76)	(810.52)	(83.76)
		RESERVE ACCOUNT		21.73			0.00
		RESERVE ACCOUNT		21.45			0.00
		RESERVE ACCOUNT		15.70			0.00



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

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.3726%	ALLOWABLE EARNINGS
6 / 18 / 2013	ISSUE DATE					
6 / 18 / 2018	BEGINNING OF COMPUTATION PERIOD					
6 / 17 / 2022	COMPUTATION DATE					
1 / 4 / 2021	RESERVE ACCOUNT		16.22	0.00	0.00	0.00
2 / 1 / 2021	RESERVE ACCOUNT		16.21	0.00	0.00	0.00
3 / 1 / 2021	RESERVE ACCOUNT		16.35	0.00	0.00	0.00
4 / 1 / 2021	RESERVE ACCOUNT		18.07	0.00	0.00	0.00
5 / 3 / 2021	RESERVE ACCOUNT		11.47	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(107.66)	(115.49)	(7.83)
6 / 1 / 2021	RESERVE ACCOUNT		6.60	0.00	0.00	0.00
7 / 1 / 2021	RESERVE ACCOUNT		6.04	0.00	0.00	0.00
8 / 2 / 2021	RESERVE ACCOUNT		6.24	0.00	0.00	0.00
9 / 1 / 2021	RESERVE ACCOUNT		6.24	0.00	0.00	0.00
10 / 1 / 2021	RESERVE ACCOUNT		6.04	0.00	0.00	0.00
11 / 1 / 2021	RESERVE ACCOUNT		0.00	(54.66)	(56.86)	(2.20)
11 / 1 / 2021	RESERVE ACCOUNT		6.24	0.00	0.00	0.00
12 / 1 / 2021	RESERVE ACCOUNT		6.03	0.00	0.00	0.00
12 / 29 / 2021	RESERVE ACCOUNT		0.07	0.00	0.00	0.00
1 / 3 / 2022	RESERVE ACCOUNT		6.24	0.00	0.00	0.00
2 / 1 / 2022	RESERVE ACCOUNT		6.24	0.00	0.00	0.00
3 / 1 / 2022	RESERVE ACCOUNT		5.63	0.00	0.00	0.00
4 / 1 / 2022	RESERVE ACCOUNT		55.41	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT		135.15	0.00	0.00	0.00
5 / 5 / 2022	RESERVE ACCOUNT		0.00	(36.49)	(36.76)	(0.27)
6 / 1 / 2022	RESERVE ACCOUNT		351.08	0.00	0.00	0.00
6 / 17 / 2022	INTEREST ACCRUAL		413.51	0.00	0.00	0.00
		<u>735,242.65</u>	<u>26,529.24</u>	<u>708,713.42</u>	<u>913,163.50</u>	<u>204,450.08</u>
	ACTUAL EARNINGS		26,529.24			
	ALLOWABLE EARNINGS		<u>204,450.08</u>			
	REBATE REQUIREMENT		(177,920.85)			
	FUTURE VALUE OF 6/17/2018 CUMULATIVE REBATE REQUIREMENT		(260,271.23)			
	FUTURE VALUE OF 6/17/2019 COMPUTATION DATE CREDIT		(2,088.23)			
	FUTURE VALUE OF 6/17/2020 COMPUTATION DATE CREDIT		(1,995.27)			
	FUTURE VALUE OF 6/17/2021 COMPUTATION DATE CREDIT		(1,895.24)			
	COMPUTATION DATE CREDIT		<u>(1,830.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(446,000.82)</u>			

# SECTION VI

# SECTION D

# Stoneybrook South Community Development District



October 3, 2022

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South  
Community Development District

Field Management Report

October 3, 2022

To: George Flint  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- October 3, 2022

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 as of this report.




# Completed Items

## Irrigation Repairs

 Irrigation Inspections ongoing. Repairs made as needed.



 Archway lights are working. We will continue to review and repair any that are not working.



# Completed Items

## Lake Fountains



All fountains working as of this report. We will be shutting them off during the hurricane.



Dry ponds scheduled to be disked by end of the month.



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

Repairs to irrigation system completed as approved.

The detail crew will be trimming hedges and pulling weeds as well as removing suckers from trees.

F&P crews continue to work on turf and plants.

Selective weed control on St. Augustine property wide.

Ant mounds treated as needed.

The Hwy 27 fountain had a bad motor. We had this replaced and all fountains working as of this report.

We will be shutting off all fountains until the hurricane passes.

Staff evaluating all monument lights and will repair as needed. Breaker was tripped at Bella Citta so we reset it lights are working,

Dry Ponds will be disked by the end of the month.

The Texas sage plants around the architectural fountain were replaced.

Damaged irrigation clock replaced.

We did have some irrigation issues. TOHO had a plant shut down for a while as they made repairs. Irrigation is up and running

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