

*Stoneybrook South  
Community Development District*

*Agenda*

*December 2, 2019*

# AGENDA

# *Stoneybrook South*

## *Community Development District*

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

November 25, 2019

Board of Supervisors  
Stoneybrook South  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, December 7, 2019 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Business Administration
  - A. Approval of Minutes of the October 7, 2019 Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
4. Business Items
  - A. Consideration of Proposals for Bunker Drive Enhancements
  - B. Consideration of Resolution 2020-01 Amending the Fiscal Year 2020 Budget
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Field Manager
6. Supervisor's Requests & Audience Comments
7. Adjournment

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

The third order of business is Business Administration. Section A is the approval of the minutes of the October 7, 2019 meeting. The minutes are enclosed for your review. Section B includes the check register for consideration and Section C includes the balance sheet and income statement for your review.

The fourth order of business is the Business Items. Section A is the consideration of proposals for Bunker Drive enhancements. One proposal is for the installation of a proposed cart path and the other proposal is for additional landscaping. Both proposals are enclosed for your

review. Section B is the consideration of Resolution 2020-01 amending the Fiscal Year 2019 budget. A copy of the Resolution and amended budget are enclosed for your review.

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

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures



## SECTION III

# SECTION A

MINUTES OF MEETING  
STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, October 7, 2019 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We just have staff and Board members here, so we will move on to business administration.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the August 5, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the August 5, 2019 Audit Committee Meeting**

Mr. Flint: We have approval of the August 5, 2019 Board minutes and acceptance of the August 5, 2019 Audit Committee minutes. Did the Board have any comments on those? If there are no comments is there a motion?

Mr. Nembirkow: I have one comment. At the last meeting we discussed Down to Earth having a representative here. Was there anything done on that?

Mr. Flint: The Project Manager is out, he's on two weeks' vacation right now. We will follow up with him for the next meeting and try to get someone in here.

Mr. Nembirkow: Let's make sure somebody's here. We put a lot of pressure on you to go chasing people down.

Mr. Flint: And they just started a new contract effective October 1<sup>st</sup>. Alan will get into it in his report. There are some irrigation issues that we've got concerns with, but we will work on that for the next meeting.

On MOTION by Mr. Wilson, seconded by Mr. Nembirkow, with all in favor, Approval of the Minutes of the August 5, 2019 Board Meeting and Acceptance of the Minutes of the August 5, 2019 Audit Committee Meeting, were approved.

**B. Consideration of Check Register**

Mr. Flint: You have the check register from July 29<sup>th</sup> through September 30<sup>th</sup>, totaling \$142,230.80. The detailed register is behind the summary. If you have any questions we can discuss those. You will see there's a payment in here from Heritage Service Solution related to the cart path. Our insurance is a one-time payment for the next fiscal year, that's in here as well. There's property insurance and general liability, so that's a one-time expense. There's a couple of one-time expense items in there, but for the most part the rest of it is typical. Any questions on the check register, if not is there a motion to approve it?

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

**C. Balance Sheet and Income Statement**

Mr. Flint: Next you have the unaudited financials through August 31<sup>st</sup>. There is no action required. We are slightly over 100% collected on our on-roll assessments and our actual expenses are under our prorated. We are in good shape. Are there any questions on the financials?

Mr. DiCocco: I have a question, are we finished developing on Stoneybrook CDD? Are our incoming assets complete? In other words, are all the houses and everything done?

Mr. Flint: Is there anything left on the condos?

Mr. Reid: Tract K is not done.

Mr. Flint: That's the other one. They are all paying assessments already and the infrastructure is in for those.

Mr. DiCocco: So, we are basically done with the incoming funding?

Mr. Flint: Correct. Everything is on roll so, there shouldn't be any adjustments on the revenue side. On the expense side, I think there are some clean ups we need to work with District Counsel on. There may be some landscape tracts and things that are intended to be CDD, that we are currently maintaining that haven't officially been conveyed to the District. I know they've got the same issue with some of the tracts that have to go to the HOA as well. There may be some clean up items on conveyances, but for the most part everything we are going to maintain we are maintaining.

Mr. Nembirkow: Speaking of cleanup, it's not exactly our responsibility, but when the new trash cans came they picked up the recycles. Last night, a few of us took a ride around and there's quite a few dumpsters with people's garbage cans dumped in them.

Mr. Flint: The old ones?

Mr. Nembirkow: The old ones. That's going to be a real problem, because everybody here has one or two that they have to get rid of.

Mr. DiCocco: All they did, not to interrupt, but the instructions were just write 'trash' on your old can and put in out next to your can and they took it away. That's what we did.

Ms. Newberry: Yes, that's what I did.

Mr. Nembirkow: I guess I didn't read the instructions.

Mr. DiCocco: But there's still green cans out there with trash in them, and that's more offending than the other. They have the green can out with trash, they are never going to pick it up. They've got to empty that out and put it out there for disposal. If you take your old for trash can just write, "For Trash" they will take it away for you.

Ms. Newberry: On your regular day.

Mr. DiCocco: Yes.

Mr. Flint: The HOA would have some oversight, they can regulate when you have to put it out and pull in and all that kind of stuff, but it was the county that was doing the switching cans.

Mr. DiCocco: I mean they did a great job.

Ms. Newberry: Yeah.

Mr. DiCocco: The transition was seamless. I mean the first night was the recyclables, and then you put your old recyclable out there next to your new one. One truck came and emptied the new one, the other truck came and picked up your old one. The next day was trash, the same thing, they picked up the new one, they hauled your old cans away.

Mr. Nembirkow: I guess I've got to tell my wife to read the instructions. She handles the trash.

Mr. Flint: I'm sure they are going to have some issues with seasonal owners and things like that. The HOA will have to get on that. Alright, any other questions?

Mr. Manjourides: I have one question, we went over this the last time, and it's was supposed to be corrected. On the mulch, it's \$20,000 is supposed to be \$15,000 on that listing.

Mr. Flint: The actual?

Mr. Manjourides: Yes. They said they were going to correct it this time, but it's still \$20,000. I just want to make sure that it wasn't a mistake.

Mr. Flint: Was there a credit Alan?

Mr. Scheerer: There should have been a credit back from the missed account, because what they did is, they charged Tract K to this one.

Mr. Flint: That's right. These are August financials, so it's possible it was corrected in September, but I will make a note to follow up on that again.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. Consideration of Agreement with Down to Earth Landscape to Provide Landscape Maintenance Services**

Mr. Flint: Next is the agreement with Down to Earth to provide landscape services. As you recall we did a joint bid with Stoneybrook South at ChampionsGate CDD and the HOA, and all parties selected Down to Earth to continue providing landscape services for the District. This is just the new agreement that went into effect on October 1<sup>st</sup>. It's really just a ratification of the action you have already taken. The scope of work, and maps, and pricing sheets that are in here are the same as you saw when you selected Down to Earth. So, it's really just putting those on the front end contract agreement, which is the same as the prior agreement. It does have a 30-day

termination provision without cause, so the District can always get out of this agreement without cause if they need to going into the future. Any questions on the agreement?

Mr. Manjourides: Is this basically the same as it was before?

Mr. Flint: No, the scope is different. When we bid it out we did update the scope. The HOA had hired Sunscape Consulting, Mark Yahn, and he prepared an updated scope of work. And so, for example, the frequencies on the detailing are now 17 times a year. Previously, it was 12. Instead of every month, it's every 3 weeks which ends up being 17 times a year. There are some improvements in here. We think it's a tighter, better scope. It's a higher level of service.

Mr. Scheerer: If I could just interject, it's in my manager's report. We did have a meeting last Tuesday with the consultant, and the landscape company, and the HOA and everybody to go over the scope, and the maps in areas, and the frequency and the manpower. Everybody was on the same page last week. As George said earlier, this new scope took effect on October 1<sup>st</sup>. So, we are six days into it right now.

Mr. Flint: Looks like the dollar amounts on the extra services schedule got cut off. But, that will be updated to show the dollar amounts. They provided amounts when they responded to the bid, which will be inserted.

Mr. Scheerer: One of the other scope changes too is instead of doing all the palm trees once a year, they are scattered out throughout the month based on the type of palm trees. So, you will see some specimen palms being trimmed in certain months, and certain ones that are other specimen at another time. That's outlined in the summary you can kind of see where it is, and when it should be billed for it.

Mr. Flint: Any questions on the agreement? Is there a motion to approve it?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Agreement with Down To Earth to Provide Landscape Maintenance Services, was approved.

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

Mr. Flint: This is something the District does annually. The proposal is for \$550. It's an IRS requirement that the District do this. The prices on these range anywhere from \$450 to \$600.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, the Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services, was approved.

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

Mr. Flint: Next is the actual report for the period ending June 11<sup>th</sup> that was prepared. It shows we have a negative rebate requirement of \$1.6 million dollars, so there's no arbitrage issue. Is there a motion to accept the report?

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

**D. Consideration of Agreement with Berger Toombs, Elam, Gaines, & Frank to Provide Auditing Services for the Fiscal Year 2019 - Added**

Mr. Flint: We added a new item 4D. This is the agreement with Berger, Toombs Elam, & Gaines and Frank to perform the audit for Fiscal Year 2019. The Board previously bid out the auditing services and you selected Berger. You actually did it your last meeting I believe. We've asked for five years of pricing. The first year is \$3,475. We enter into annual engagement letters, so this would put the agreement in place for that first year of the five years. Any questions? Hearing none, is there a motion to approve the agreement with Berger Toombs?

On MOTION by Mr. Wilson seconded by Ms. Newberry with all in favor, the Agreement with Berger, Toombs, Elam, Gaines and Frank to Provide Auditing Services for the Fiscal Year 2019, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

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

Mr. Babbar: No formal reports for the Board. If there is anything I need to follow up on let me know.

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

**B. District Engineer**

Mr. Flint: Dave anything new?

Mr. Reid: I have nothing new.



**C. District Manager**

Mr. Flint: I don't have a report other than what's in the agenda, but Alan has a Field Manager's Report.

**D. Field Manager**

Mr. Scheerer: Included in your agenda pack is the Field Manager's Report. The fountain is in good shape, it's working well. We are having continued irrigation inspection repairs as needed. A couple of issues that are going on right now, down at the park the architectural fountain in Dove Valley, I was informed this morning there's a valve there they cannot find. So there's a hot spot there. They are working on wire tracking the tube wire to figure out where this valve is, it's not on any plans. And then also in the report is a pine tree down the road got hit by lightning, and you can see the scarring, there's a photo of it in the manager's report. It took out some hedges, and in the course of doing that we may have lost a couple of decoders on some of the irrigation, which is why you see the discoloring in turf in certain areas down towards the main entrance off of westside boulevard. They are working on that. They have to get a wire guy out here, and it's not difficult to tell if the decoder's bad but if they cannot track between valve and valve there may be a wiring issue as well. So, they are continuing to work on that. The Dove Valley park is complete and it is being well used almost immediately.

Mr. Wilson: Let me interject, and again I want to thank you so much for the speed in which you that accomplished. I was surprised that maybe not even a week later, I'm out there, and I see them working on it.

Mr. Scheerer: I appreciate that, and I will give kudos to the contractors, because I know Barry's guys did a good job. I know there was talk about the cart path area. He had to leave town for a few weeks, but he's back in town and he's going to schedule that. That is on CDD property, so we are going to pull that a couple routes. Just so you know, first investigation on that is between six and eight inches thick. So, it's a big piece of sections of concrete that they are working on over there.

Mr. Wilson: Are the trees likely to survive that?

Mr. Scheerer: Yes we will cut the lateral roots that are affecting, and then he'll form it and pour it level with the existing path.

Mr. Wilson: Is that likely then that same problem will happen again?

Mr. Scheerer: Oh, it will happen again.

Mr. Manjourides: So, should the trees maybe be removed?

Mr. Scheerer: Well I guess that's a decision we can make, the trees have been in there for however many years and its' just now happening, so you might get another ten or so years out of that.

Mr. Manjourides: Fair enough.

Mr. Scheerer: That's just speculation.

Mr. Flint: Or you might get six months.

Mr. Nembirkow: That's been broken for a few years, we just haven't complained about it.

Mr. Wilson: Well, it's noticeably worse than it was.

Mr. Scheerer: But we will get it straightened out for you as quickly as possible. And on full disclosure they are anticipating some rain, thank goodness, for this week, and we need it so. The other item that we were made aware of is the Nicholson monument and the pine tree issue that we just talked about. Down to Earth is onsite today removing all the annuals. The new annuals are scheduled to go in on the 15<sup>th</sup>. It looks like they started the 13<sup>th</sup> fairway wall. I got a call last week from the contractor, and then a call from security about allowing them to use some water to clean the wall. So, he was out last week when I'm done here, I'll go walk the wall and see how far we got, but that should be almost done. The Dellinger contract, as Vivek alluded to earlier, he sent the contract over, we sent it to Dellinger. They didn't like the form of the agreement; they had some concerns with the agreement, so they are currently working on their notes and what they like to see modified in the agreement. I got an email this morning and hopefully I'll get that today, and I can get that over to legal. They can hash out some of the terminology or whatever the concerns were from Dellinger. And then we can get this thing signed, and get that project off our plate as well. But that's where we are, and I've also conveyed that same information to Elvis Martinez with the HOA. I received an email last week, in the manager's report are two palm trees that have been apparently inflicted with lethal bronzing, or lethal yellowing. There's no known cure for any of this. So, within the next 30 days or so, we can see these two trees continue to decline and then we'll just have them removed. If the Board wants us to replace them, I will get some pricing and have that available to you by the next meeting for your consideration. This lethal yellowing and Texas palm decline and all these other

diseases are affecting palm trees statewide. You know, there's really no known cure for them once they get it.

Mr. Manjourides: Is it contagious? Does this spread to the other trees?

Mr. Scheerer: I don't have that answer, and I will get that answer for you. We just have the two palms that are up there that are in close proximity, so it's a good chance that it could be. It could be something maybe some dirty sheers at some point. I'm not sure, I don't want to go that route with the contractor. It's not just these palms, I've got the same issue with properties all over the state of Florida right now. But I will get an answer for you.

Mr. Flint: We should bring the prices back just so the Board has them.

Mr. Scheerer: Yes. So, at the next meeting, if you want to replace them, we'll get you a price to do that.

Mr. Flint: What kind of palms are these? Are they Washingtonians?

Mr. Scheerer: No, I believe these are Medjool palms.

Mr. Flint: Yeah, those are expensive.

Mr. Scheerer: Yeah about \$6/7,000. One of the other things is, I know before we met we had this potential hurricane. I just want to let everybody know that we did meet onsite with staff and we were prepared. You know as far as this CDD goes, and I know Elvis and his team rented a truck to house all the brand-new trash cans you guys all received right before the hurricane that didn't hit us. But at this point, you know that we did initiate hurricane protocol. Happened to be a three-day weekend with the holiday, so when we got back on Tuesday, just grateful it didn't hit us. Just so you know we did go through the hurricane protocol for that storm. That's all I have unless you have any questions?

Ms. Newberry: Question, did you find the depth of the pond?

Mr. Scheerer: No ma'am. I got with Lake Doctors to see if they could help me out. Basically, we would have to get somebody in there and they have to sonar it, maybe. They are deeper than the two out front. The two on 27. You have to put 2 feet of fill on top of the liner, so that means they started out a 6 or 8, then the liner. I'm thinking one was maybe 6 at the most. These here are much deeper. I would say they are at least 10 feet deep.

Ms. Newberry: At least 10 feet?

Mr. Scheerer: I can look that up, I could get the permit and look that up.

Ms. Newberry: Would you please? Chris Russell with the HOA was wanting that information.

Mr. Scheerer: I'll get that for you.

Mr. Manjourides: Did you take a look at the palm tree that they cut down?

Mr. Scheerer: It actually had trunk rot and it just collapsed over, so we just pulled it out.

Mr. Flint: Is that a CDD pump, was it a Medjool as well?

Mr. Sheerer: No that was a Washingtonian palm?

Mr. Flint: Get a price for that also.

Mr. Manjourides: If there's a tree missing, we should probably vote to replace it.

Mr. Flint: You've got significant reserve, so you can afford to do that.

Mr. Sheerer: We will get that along with the two out front, and any others that we notice that are missing.

Mr. Manjourides: I want to ask on Oasis Boulevard, they put a bench for their shuttle. And I believe it's on CDD property.

Mr. Flint: We will check on that.

Ms. Newberry: What shuttle is it?

Mr. Flint: Who put it on, the HOA? Is it a shuttle for the HOA? Ideally you would have a license agreement or something that would give them the authority to do that.

Mr. Manjourides: If someone let's say gets hurt, it would be on our insurance.

Mr. Flint: Yes. We will follow up on that. Technically they should have the Board's permission to do that in advance.

Mr. Manjourides: It's on the corner of the street. If they had built in on the other side, that would be their HOA, but they put it on Oasis Boulevard side. Because I guess they don't want the truck to turn around. And they are not very comfortable.

Mr. Scheerer: It's not a long-term bench.

Mr. Manjourides: The other thing I want to bring up is on Oasis Boulevard, going past the gate house towards west side on the left there is a section of hedges that are missing. They've been cutting through with the golf carts and it's tearing it all up. When you come around the bunker, there's a whole area where there are no houses on the right, and it backs up to Oasis Boulevard. They are cutting through there. I don't understand why they go down there first of all.

Mr. Scheerer: I guess they don't want to go around. It's easy for them to take the road around. You know what I'm saying?

Mr. Manjourides: Either they put some bushes up or it looks like there's a section missing of those hedges.

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

Mr. Manjourides: The Westside arches need some repair too.

Mr. Scheerer: We are aware of that. There's money in there for monumentation repair.

Mr. Manjourides: And some time we have to look at fixing in the back of all those houses, looking from the gate, on Oasis Boulevard and Westside. There's a row of houses, the back side of them is all their equipment and they never put hedges. All on the West side they put hedges. But that side there needs hedges, so it wouldn't show.

Mr. Flint: I know the City of Orlando requires you to either have a fence in front of it, or a hedge row.

Mr. Nembirkow: Alright, Chris what else?

Mr. Manjourides: The palm trees coming in from 27, I don't know what that road is called.

Mr. Scheerer: Double Eagle Drive?

Mr. Manjourides: Yes. Some of them are on us, then you go down maybe 10 feet, and there a bunch of trees on the golf course. It seems like they can't coordinate. When we trim our trees, they never trim their trees.

Mr. Scheerer: I will try to coordinate with the golf course on that. Chris I'd like to meet with you before the meetings and do a ride through. This is good stuff.

Mr. Manjourides: Anytime.

## **SIXTH ORDER OF BUSINESS**

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

Mr. Flint: Any other supervisors request? Is there a motion to adjourn?

## **SEVENTH ORDER OF BUSINESS**

## **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION B

# Stoneybrook South Community Development District

## Summary of Checks

October 1, 2019 to November 26, 2019

Bank	Date	Check #	Amount
General Fund	10/2/19	318-320	\$ 938.00
	10/9/19	321-327	\$ 1,250.00
	10/11/19	328	\$ 4,082.58
	10/16/19	329	\$ 6,500.00
	10/23/19	330-332	\$ 26,772.81
	10/30/19	333	\$ 393.93
	11/6/19	334-338	\$ 1,564.31
	11/13/19	339-343	\$ 27,871.68
	11/15/19	344	\$ 1,050.00
	11/20/19	345-346	\$ 22,094.17
	11/25/19	347	\$ 669.00
			\$ 93,186.48
			<b>\$ 93,186.48</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/19	00004	10/01/19 1910330	201910 320-53800-47000	WATER MGMT TREATMENT OCT	*	535.00	
				AMERICAN ECOSYSTEMS, INC.			535.00 000318
10/02/19	00020	9/25/19 19208A	201909 320-53800-47100	FOUNTAIN CLEAN ROUNDABOUT	*	240.00	
				FOUNTAIN DESIGN GROUP, INC.			240.00 000319
10/02/19	00012	10/01/19 459528	201910 320-53800-47000	WATER MGMT SERVICES OCT19	*	163.00	
				THE LAKE DOCTORS, INC.			163.00 000320
10/09/19	00015	10/07/19 BN100719	201910 310-51300-11000	SUPERVISOR FEES 10/07/19	*	200.00	
				BASAN N. NEMBIRKOW			200.00 000321
10/09/19	00040	10/07/19 CM100719	201910 310-51300-11000	SUPERVISOR FEES 10/07/19	*	200.00	
				CHRIS J. MANJOURIDES			200.00 000322
10/09/19	00013	10/01/19 74346	201910 310-51300-54000	FY20 SPECIAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY,			175.00 000323
10/09/19	00036	10/07/19 MW100719	201910 310-51300-11000	SUPERVISOR FEES 10/07/19	*	200.00	
				MICHAEL B WILSON			200.00 000324
10/09/19	00034	10/07/19 PN100719	201910 310-51300-11000	SUPERVISOR FEES 10/07/19	*	200.00	
				PATRICIA G NEWBERRY			200.00 000325
10/09/19	00026	10/07/19 RD100719	201910 310-51300-11000	SUPERVISOR FEES 10/07/19	*	200.00	
				ROBERT HENRY DICOCO			200.00 000326
10/09/19	00011	9/30/19 17556	201909 310-51300-31500	REV/REPLY EMAIL-PROPOSALS	*	75.00	
				STRALEY, ROBIN & VERICKER			75.00 000327
10/11/19	00001	10/01/19 74	201910 310-51300-34000	MANAGEMENT FEES-OCT19	*	2,708.33	
		10/01/19 74	201910 310-51300-35100	INFORMATION TECH-OCT19	*	100.00	
		10/01/19 74	201910 310-51300-51000	OFFICE SUPPLIES	*	.45	

SSTH STONE SOUTH TVISCARRA

\*\*\* CHECK DATES 10/01/2019 - 11/26/2019 \*\*\*

STONEBROOK SOUTH GENERAL FUND

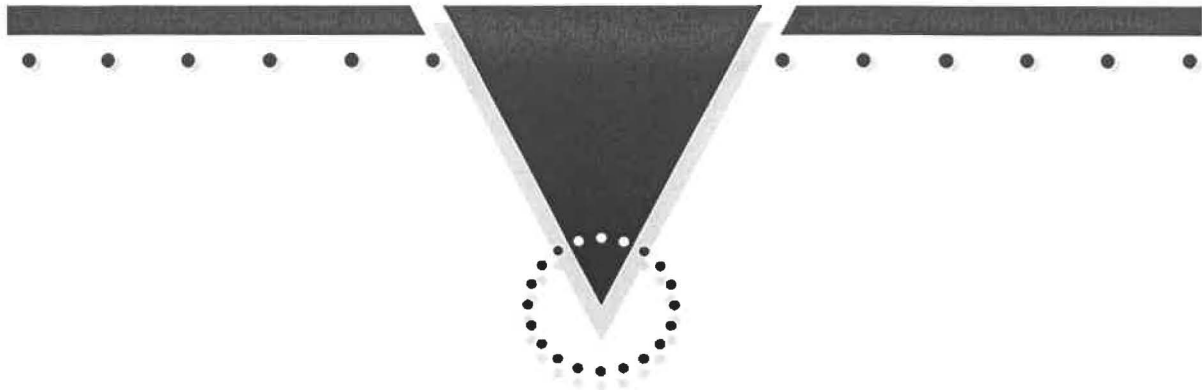
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/01/19 74	201910 310-51300-42000		*	21.10	
		POSTAGE					
		10/01/19 74	201910 310-51300-42500		*	2.70	
		COPIES					
		10/01/19 75	201910 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT-OCT19					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,082.58 000328
10/16/19 00017		10/14/19 213	201910 310-51300-31300		*	6,500.00	
		FY20 SERIES 2013 + 2014					
				LERNER REPORTING SERVICES, INC.			6,500.00 000329
10/23/19 00003		10/10/19 47357	201910 320-53800-46200		*	21,290.00	
		MAINTENANCE SERVICE OCT19					
		10/10/19 48618	201909 320-53800-46700		*	154.89	
		IRRG.RPR-CONTROLLER A					
		10/10/19 48618	201909 320-53800-46700		*	321.47	
		IRRG.RPR-CONTROLLER C					
		10/10/19 48618	201909 320-53800-46700		*	265.58	
		IRRG.RPR-CONTROLLER E					
		10/10/19 48618	201909 320-53800-46700		*	290.32	
		IRRG.RPR-CONTROLLER J					
		10/10/19 48618	201909 320-53800-46700		*	528.99	
		IRRG.RPR-CONTROLLER I					
		10/10/19 48618	201909 320-53800-46700		*	82.25	
		IRRG.RPR-CONTROLLER 1					
		10/10/19 48618	201909 320-53800-46700		*	84.31	
		IRRG.RPR-CONTROLLER 2					
				DOWN TO EARTH LAWCARE II, INC.			23,017.81 000330
10/23/19 00038		10/09/19 1580	201910 320-53800-54000		*	3,510.00	
		RMV/INST.CONCRETE/ROOTS					
				HERITAGE SERVICE SOLUTIONS LLC			3,510.00 000331
10/23/19 00002		9/30/19 10808153	201909 310-51300-48000		*	245.00	
		NOT.FY20 MEETINGS DATES					
				ORLANDO SENTINEL			245.00 000332
10/30/19 00020		10/25/19 19480A	201910 320-53800-47100		*	240.00	
		FOUNTAIN CLEAN ROUNDABOUT					
		10/25/19 19480A	201910 320-53800-47100		*	153.93	
		CLN/CLEAR PLEATCO FILTER					
				FOUNTAIN DESIGN GROUP, INC.			393.93 000333
11/06/19 00004		11/01/19 1911331	201911 320-53800-47000		*	535.00	
		WATER MGMT TREATMENT NOV					
				AMERICAN ECOSYSTEMS, INC.			535.00 000334
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/06/19	00037	11/04/19 R312527-	201911 310-51300-49100 2019 PROPERTY TAX 1PJ40		*	1.36	
				BRUCE VICKERS, TAX COLLECTOR			1.36 000335
11/06/19	00038	10/25/19 1599	201910 320-53800-46100 CLEAN WALL/RMV GRAFFITI		*	65.00	
				HERITAGE SERVICE SOLUTIONS LLC			65.00 000336
11/06/19	00012	11/01/19 465679	201911 320-53800-47000 WATER MGMT SERVICES NOV19		*	163.00	
				THE LAKE DOCTORS, INC.			163.00 000337
11/06/19	00011	10/31/19 17661	201909 310-51300-31500 DRFT MONUMENT TOWER AGREE		*	325.00	
		10/31/19 17661A	201910 310-51300-31500 REV.AGNDA PKG/AUDIT NOT.		*	474.95	
				STRALEY, ROBIN & VERICKER			799.95 000338
11/13/19	00032	11/12/19 11122019	201911 300-20700-10000 FY19 DEBT SERV SER2013		*	4,823.61	
				STONEYBROOK SOUTH CDD C/O USBANK			4,823.61 000339
11/13/19	00032	11/12/19 11122019	201911 300-20700-10000 FY20 DEBT SERV SER2013		*	4,868.02	
				STONEYBROOK SOUTH CDD C/O USBANK			4,868.02 000340
11/13/19	00032	11/12/19 11122019	201911 300-20700-10100 FY19 DEBT SERV SER2014		*	7,322.59	
				STONEYBROOK SOUTH CDD C/O USBANK			7,322.59 000341
11/13/19	00032	11/12/19 11122019	201911 300-20700-10100 FY20 DEBT SERV SER2014		*	6,673.76	
				STONEYBROOK SOUTH CDD C/O USBANK			6,673.76 000342
11/13/19	00001	11/01/19 76	201911 310-51300-34000 MANAGEMENT FEES NOV19		*	2,708.33	
		11/01/19 76	201911 310-51300-35100 INFORMATION TECH NOV19		*	100.00	
		11/01/19 76	201911 310-51300-51000 OFFICE SUPPLIES NOV19		*	15.60	
		11/01/19 76	201911 310-51300-42000 POSTAGE NOV19		*	13.62	
		11/01/19 76	201911 310-51300-42500 COPIES NOV19		*	96.15	
		11/01/19 77	201911 320-53800-12000 FIELD MANAGEMENT NOV19		*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,183.70 000343
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/15/19	00048	10/22/19 3289	201910 320-53800-46100	PRESS.CLN EXT/APPLY COATS	*	1,050.00	
							1,050.00 000344
SUPERIOR PAINTING SERVICE, INC.							
11/20/19	00003	10/31/19 51124	201910 320-53800-46700	ROTORS/SAM/PRS/SPRAY/RAIN	*	188.71	
		10/31/19 51148	201910 320-53800-46700	SAM/PRS/SPRAYS/ROTOR/NOZZ	*	235.46	
		11/10/19 50131	201911 320-53800-46200	MAINTENANCE SERVICE NOV19	*	21,290.00	
							21,714.17 000345
DOWN TO EARTH LAWN CARE II, INC.							
11/20/19	00046	11/05/19 59706	201910 310-51300-31100	ATTEND BOS MEETING OCT19	*	380.00	
							380.00 000346
HAMILTON ENGINEERING & SURVEYING							
11/25/19	00044	10/10/19 14593	201910 320-53800-47100	CONTROL BOX/START RELAY	*	669.00	
							669.00 000347
LAKE FOUNTAINS AND AERATION, INC.							
TOTAL FOR BANK A						93,186.48	
TOTAL FOR REGISTER						93,186.48	

## SECTION C



# **Stoneybrook South**

## **Community Development District**

**Unaudited Financial Reporting**  
**October 31, 2019**



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**Stoneybrook South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**October 31, 2019**

	General Fund	Debt Service Fund	Totals 2020
<b><u>ASSETS:</u></b>			
<b><u>CASH</u></b>			
OPERATING ACCOUNT - SUNTRUST	\$1,502,497	---	\$1,502,497
DUE FROM GENERAL FUND	---	\$12,146	\$12,146
<b><u>INVESTMENTS</u></b>			
SERIES 2013			
RESERVE	---	\$735,482	\$735,482
REVENUE	---	\$356,609	\$356,609
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$607,719	\$607,719
REVENUE	---	\$842,447	\$842,447
INTEREST	---	\$0	\$0
PREPAYMENT	---	\$27	\$27
DEPOSIT	\$50,759	---	\$50,759
<b>TOTAL ASSETS</b>	<b><u>\$1,553,256</u></b>	<b><u>\$2,554,435</u></b>	<b><u>\$4,107,691</u></b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$3,388	---	\$3,388
DUE TO DEBT SERVICE 2013	\$4,824	---	\$4,824
DUE TO DEBT SERVICE 2014	\$7,323	---	\$7,323
<b><u>FUND EQUITY:</u></b>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,096,919	\$1,096,919
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,457,516	\$1,457,516
UNASSIGNED	\$1,537,721	---	\$1,537,721
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$1,553,256</u></b>	<b><u>\$2,554,435</u></b>	<b><u>\$4,107,691</u></b>



# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$845,101	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$845,101</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$4,800	\$400	\$1,000	(\$600)
ENGINEERING	\$15,000	\$1,250	\$380	\$870
ATTORNEY	\$15,000	\$1,250	\$475	\$775
ARBITRAGE	\$1,150	\$0	\$0	\$0
DISSEMINATION	\$6,500	\$6,500	\$6,500	\$0
ANNUAL AUDIT	\$4,200	\$0	\$0	\$0
TRUSTEE FEES	\$7,550	\$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	\$2,400	\$200	\$100	\$100
TELEPHONE	\$50	\$4	\$0	\$4
INSURANCE	\$3,057	\$3,057	\$5,304	(\$2,247)
POSTAGE	\$150	\$13	\$21	(\$9)
PRINTING & BINDING	\$250	\$21	\$3	\$18
LEGAL ADVERTISING	\$2,500	\$208	\$0	\$208
CONTINGENCY	\$500	\$42	\$0	\$42
OFFICE SUPPLIES	\$75	\$6	\$0	\$6
PROPERTY APPRAISER	\$545	\$0	\$0	\$0
PROPERTY TAXES	\$5	\$5	\$0	\$5
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$1,250	\$1,250	\$0
ELECTRIC	\$35,000	\$2,917	\$1,859	\$1,058
STREETLIGHTS	\$177,000	\$14,750	\$14,201	\$549
RECLAIMED WATER	\$180,000	\$15,000	\$25,849	(\$10,849)
PROPERTY INSURANCE	\$13,750	\$13,750	\$9,596	\$4,154
ENTRY & WALLS MAINTENANCE	\$15,000	\$1,250	\$1,115	\$135
LANDSCAPE MAINTENANCE	\$252,375	\$21,031	\$21,290	(\$259)
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$3,333	\$0	\$3,333
ANNUAL MULCHING	\$15,000	\$15,000	\$0	\$15,000
TREE TRIMMING	\$10,000	\$10,000	\$0	\$10,000
IRRIGATION REPAIRS	\$10,000	\$833	\$424	\$409
AQUATIC MAINTENANCE	\$10,000	\$833	\$698	\$135
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$625	\$1,063	(\$438)
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	\$3,510	(\$2,677)
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$417	\$0	\$417
CONTINGENCY	\$10,000	\$833	\$0	\$833
<b>TOTAL EXPENDITURES</b>	<b>\$923,532</b>	<b>\$131,093</b>	<b>\$108,744</b>	<b>\$22,349</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$78,431)</b>		<b>(\$108,744)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$78,431</b>		<b>\$1,646,466</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$1,537,721</b>	

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2013

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$746,885	\$0	\$0	\$0
INTEREST	\$10,000	\$833	\$1,754	\$920
<b>TOTAL REVENUES</b>	<b>\$756,885</b>	<b>\$833</b>	<b>\$1,754</b>	<b>\$920</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 11/1	\$258,688	\$0	\$0	\$0
PRINCIPAL - 05/1	\$215,000	\$0	\$0	\$0
INTEREST - 05/1	\$258,688	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$732,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$24,510</b>		<b>\$1,754</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$498,723</b>		<b>\$1,095,166</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$523,233</b>		<b>\$1,096,919</b>	

# Stoneybrook South

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2014

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$0	\$0	\$0
INTEREST	\$10,000	\$833	\$2,333	\$1,499
<b>TOTAL REVENUES</b>	<b>\$1,050,511</b>	<b>\$833</b>	<b>\$2,333</b>	<b>\$1,499</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 11/1	\$364,825	\$0	\$0	\$0
PRINCIPAL - 11/1	\$270,000	\$0	\$0	\$0
INTEREST - 05/1	\$358,413	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$993,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$57,274</b>		<b>\$2,333</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$842,201</b>		<b>\$1,455,183</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$899,475</b>		<b>\$1,457,516</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	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
ENGINEERING FEES	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
ATTORNEY	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500
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	\$5,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,304
POSTAGE	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21
PRINTING & BINDING	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
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	\$1,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,859
STREETLIGHTS	\$14,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,201
RECLAIMED WATER	\$25,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,849
PROPERTY INSURANCE	\$9,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,596
ENTRY & WALLS MAINTENANCE	\$1,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,115
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
ANNUAL MULCHING	\$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	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$424
AQUATIC MAINTENANCE	\$698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$698
FOUNTAIN REPAIR & MAINTENANCE	\$1,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,063
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	\$3,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,510
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
<b>TOTAL EXPENDITURES</b>	<b>\$108,744</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>\$108,744</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$108,744)</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>(\$108,744)</b>

**STONEBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2020**

**TAX COLLECTOR**

							GROSS ASSESSMENTS	\$	2,813,855	\$	902,474	\$	804,454	\$	1,106,927		
							NET ASSESSMENTS	\$	2,645,023	\$	848,325	\$	756,187	\$	1,040,511		
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2013		2014		2013		2014		TOTAL		
							GENERAL FUND	DEBT SERVICE	DEBT SERVICE			32.07%	28.59%	39.34%	100%		
11/12/19	ACH	\$ 18,278.74	\$ 942.95	\$ 346.72	\$ -	\$ 16,989.07	\$ 5,447.29	\$ 4,868.02	\$ 6,673.76	\$					\$ 16,989.07		
11/22/19	ACH	\$ 336,675.30	\$ 13,466.98	\$ 6,464.16	\$ -	\$ 316,744.16	\$ 101,587.77	\$ 90,554.14	\$ 124,602.25	\$					\$ 316,744.16		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$					\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$					\$ -		
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## SECTION IV

# SECTION A

Heritage Service Solutions LLC

8813 Bay Ridge Blvd.  
Orlando, FL 32819

## Estimate

Date	Estimate #
11/6/2019	340

Name / Address
Stoneybrook South CDD 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

Project

Description	Qty	Rate	Total
Option One: Remove approximately 515 sf of soil in 5 foot width to create a cart path from Bunker to open area of Oasis in front of guard House. Cart path will be 5 feet wide by 103 feet long and 6 inch thick concrete pour. Crews will then frame the border of the walkway and pour 3000 psi 6 inches thick. Frames removed, area cleaned and all debris removed.	515	22.00	11,330.00
Thank you for your business.		<b>Total</b>	\$11,330.00





Katrina S. Searborough  
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

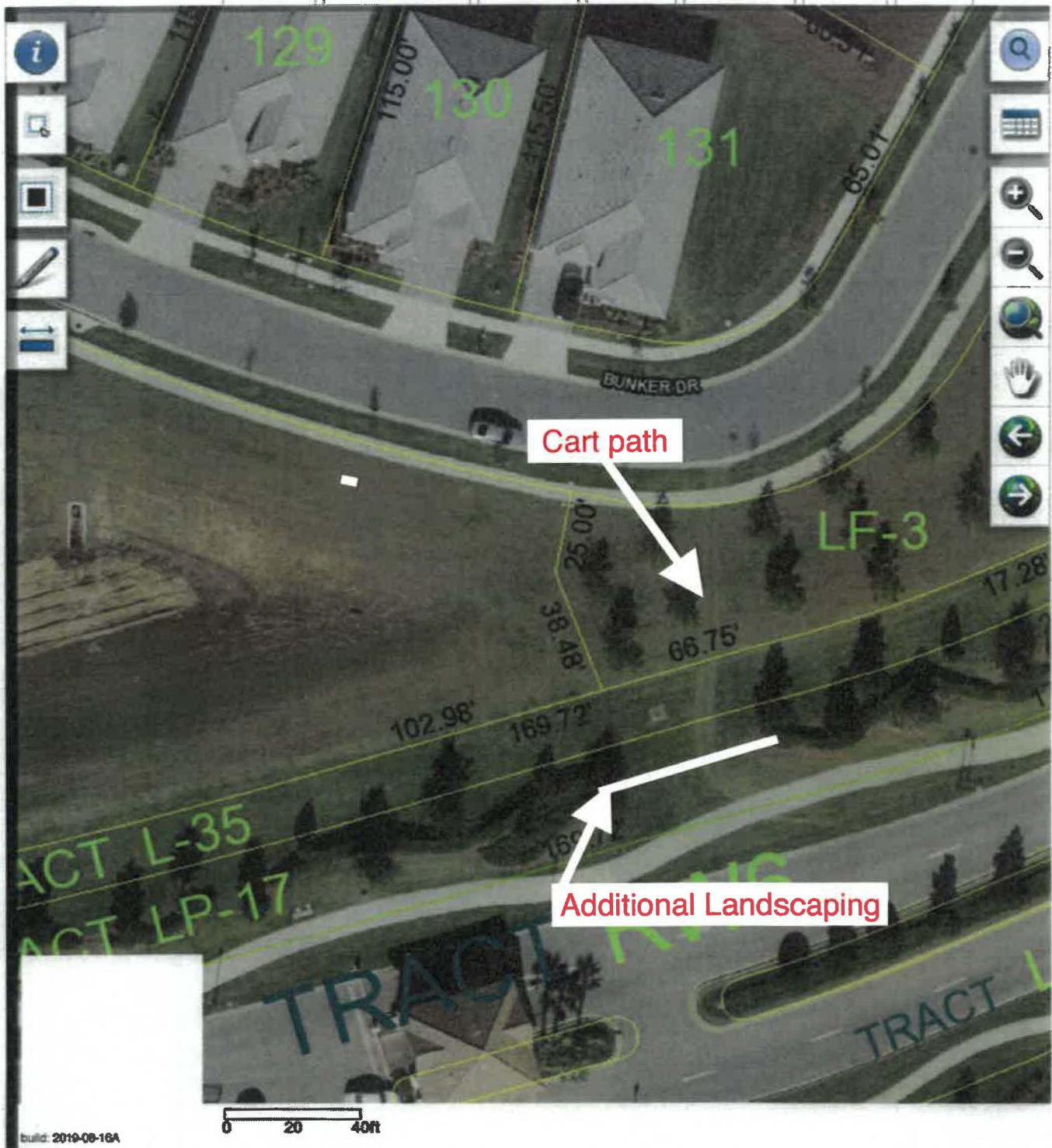
Layers

Sales

Identify

Tools

Print



Down To Earth  
PO Box 738  
Tangerine, FL 32777



## Proposal

Customer:

Alan Scheerer  
SBS CDD

Phone: \_\_\_\_\_

Email:

Date:

11/19/19

JOB NAME

## Description of Work to be Completed

To provide all labor, materials, and equipment to complete the following work: Create new bed, install plants, install mulch, irrigation modifications

UOM	Description	QTY	Rate	Total
7GAL	VIBURNUM ORDORATISSIMUM	17	\$ 40.00	\$ 680.00
3GAL	MUHLY GRASS	11	\$ 13.00	\$ 143.00
30GAL	MAGNOLIA DD BLANCHARD	1	\$ 245.00	\$ 245.00
BAGS	PINEBARK	30	\$ 4.50	\$ 135.00
FEE	LABOR/SITE PREP NEW BED	6	\$ 30.00	\$ 180.00
FEE	IRRIGATION MODIFICATIONS	1	\$ 500.00	\$ 500.00
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		Total	\$	1,883.00

## SECTION B

**RESOLUTION 2020-01**

**A RESOLUTION AMENDING THE STONEYBROOK  
SOUTH COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET FOR FISCAL YEAR 2019**

WHEREAS, the Board of Supervisors of the Stoneybrook South Community Development District adopted a General Fund Budget for Fiscal Year 2019; 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 2019 is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 2<sup>nd</sup> day of December, 2019 and be reflected in the monthly and Fiscal Year End 9/30/2019 Financial Statements and Audit Report of the District.

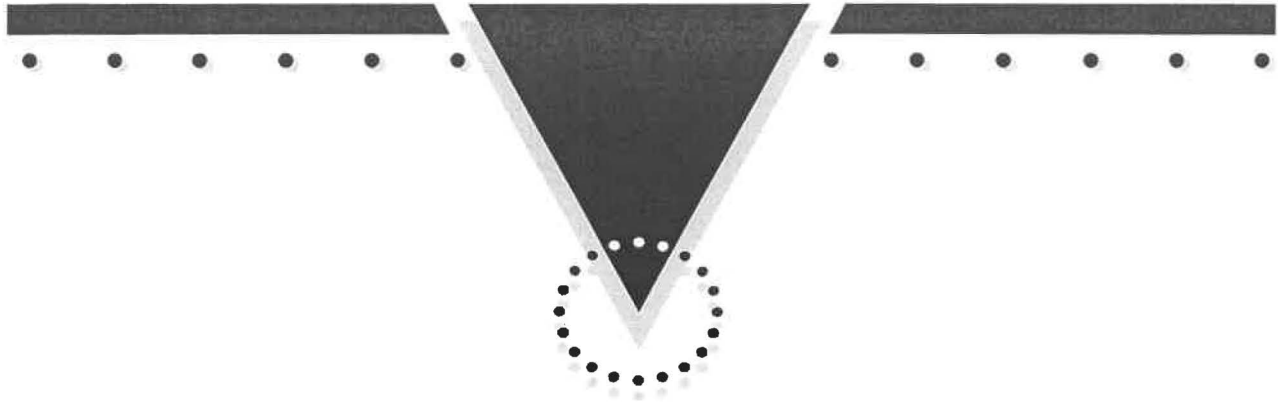
Adopted this 2<sup>nd</sup> day of December, 2019.

---

Chairman/Vice Chairman

---

Secretary/ Assistant Secretary



**Stoneybrook South  
Community Development District**

**Amended Budget  
FY 2019**



# Stoneybrook South

## Community Development District

Fiscal Year 2019  
General Fund

Description	Adopted Budget FY2019	Increase/ (Decrease)	Amended Budget FY2019	Actuals as of 9/30/19
<b>Revenues</b>				
Special Assessments - Tax Roll	\$835,367	\$0	\$835,367	\$848,992
Special Assessments - Direct Billed	\$21,922	\$0	\$21,922	\$6,519
Interest	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$23,592	\$65,935	\$89,527	\$79,764
<b>Total Revenues</b>	<b>\$880,881</b>	<b>\$65,935</b>	<b>\$946,816</b>	<b>\$935,275</b>
<b>Expenditures</b>				
<b>Administrative</b>				
Supervisors Fees	\$4,800	\$0	\$4,800	\$4,800
Engineering	\$15,000	\$1,850	\$16,850	\$16,813
Attorney	\$15,000	(\$11,000)	\$4,000	\$3,295
Arbitrage	\$1,150	\$0	\$1,150	\$1,300
Dissemination	\$6,500	\$150	\$6,650	\$6,650
Annual Audit	\$4,200	\$0	\$4,200	\$4,200
Trustee Fees	\$7,550	\$181	\$7,731	\$7,731
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$0	\$32,500	\$32,500
Information Technology	\$1,250	\$0	\$1,250	\$1,250
Telephone	\$50	\$0	\$50	\$27
Postage	\$150	\$28	\$178	\$178
Printing & Binding	\$250	\$119	\$369	\$369
Insurance	\$3,057	\$0	\$3,057	\$2,354
Legal Advertising	\$2,500	\$1	\$2,501	\$2,501
Other Current Charges	\$500	\$0	\$500	\$253
Office Supplies	\$50	\$0	\$50	\$37
Property Taxes	\$0	\$0	\$0	\$1
Property Appraiser	\$575	\$0	\$575	\$477
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$100,257</b>	<b>(\$8,671)</b>	<b>\$91,586</b>	<b>\$89,912</b>
<b>Operation &amp; Maintenance</b>				
Field Services	\$15,000	\$0	\$15,000	\$15,000
Electric	\$35,000	(\$5,000)	\$30,000	\$27,692
Streetlights	\$177,000	\$23,725	\$200,725	\$195,725
Reclaimed Water	\$165,000	\$64,301	\$229,301	\$229,301
Property Insurance	\$13,750	\$0	\$13,750	\$12,329
Entry & Walls Maintenance	\$10,000	(\$5,000)	\$5,000	\$4,935
Landscape Maintenance	\$245,034	\$0	\$245,034	\$245,034
Landscape Replacement - Plants, Shrubs, Trees	\$50,000	(\$15,000)	\$35,000	\$34,292
Annual Mulching	\$15,000	\$5,000	\$20,000	\$20,000
Tree Trimming	\$6,500	\$3,000	\$9,500	\$9,260
Irrigation Repairs	\$5,000	\$3,000	\$8,000	\$7,907
Aquatic Maintenance	\$8,340	\$20	\$8,360	\$8,352
Fountain Repair & Maintenance	\$6,000	\$3,500	\$9,500	\$9,477
Welland Monitoring & Maintenance	\$6,500	(\$6,500)	\$0	\$0
Miscellaneous - Stormwater Control	\$5,000	(\$5,000)	\$0	\$0
Sidewalk Repair & Maintenance	\$5,000	\$4,350	\$9,350	\$9,350
Roadway Repair & Maintenance - Storm Gutters	\$2,500	(\$2,500)	\$0	\$0
Contingency	\$10,000	\$6,710	\$16,710	\$16,710
<b>Operation &amp; Maintenance Expenses</b>	<b>\$780,624</b>	<b>\$74,606</b>	<b>\$855,230</b>	<b>\$845,364</b>
<b>Total Expenditures</b>	<b>\$880,881</b>	<b>\$65,935</b>	<b>\$946,816</b>	<b>\$935,275</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Net Assessment	\$835,367
Collection Cost (6%)	\$53,321
Gross Assessment	<u>\$888,689</u>

## SECTION V

## SECTION D



# Stoneybrook South

## Community Development District



**December 2, 2019**

**Alan Scheerer - Field Services Manager**

**GMS**

Stoneybrook South  
Community Development District

Field Management Report

December 2, 2019

To: George Flint  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- December 2, 2019

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

# Completed Items

## Architectural Fountain

✚ Architectural fountain is working fine. Lights are on.



## Irrigation Repairs

✚ Irrigation Inspections ongoing. Repairs made as needed.



✚ An irrigation mainline break was repaired





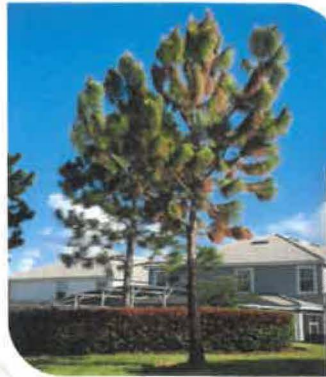
# Completed Items

## Sidewalk Repaired

- ✚ A section of sidewalk was repaired across from Comfort Station



- ✚ Pine Tree and shrubs Struck by Lightning have been removed. Shrubs were replaced.



- ✚ Annuals were replaced.



# Completed items

## Wall on 13<sup>th</sup> Fairway wall needs paint



✚ The sections of the wall approved by the board have been painted.

## Bella Citta Monument

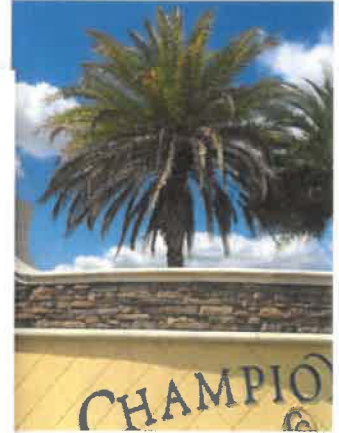


✚ The contractor approved by the board decided not to do the work. Heritage Service Solutions is completing the work. We are waiting on paint

# Pending Items

## Palm Tree lethal Bronzing

- ✚ The palm trees with lethal bronzing are still scheduled to be removed.



- ✚ Staff will bring back proposals to repaint the other archway structures at a future date.



# Conclusion

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

Palm Trees are still scheduled to be trimmed prior to Christmas.

Mulch has been installed.

DTE is also working on tree replacement pricing.

Staff will assess all sidewalks and facilitate repairs as needed.

Both fountains at HWY 27 entrance are working.

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