

*Stoneybrook South
Community Development District*

Agenda

June 1, 2020

AGENDA

Stoneybrook South

Community Development District

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

May 25, 2020

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, June 1, 2020 at 10:00 a.m. via Zoom: <https://zoom.us/j/94512354965>**. 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 February 3, 2020 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
 - B. Consideration of Resolution 2020-02 Approving the Proposed Fiscal Year 2021 Budget and Setting Public Hearing
 - C. Consideration of Water Management Agreement with The Lake Doctors, Inc.
 - D. Presentation of Number of Registered Voters – 799
 - E. Discussion of Qualifying Period and Procedure
5. Staff Reports
 - A. District Counsel
 - i. Memorandum Regarding Legislative Updates
 - 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 February 3, 2020 meeting. The minutes are enclosed for your review. Section B includes the check register for consideration and Section C includes the balance sheet and income statement for your review.

The fourth order of business is the Business Items. Section A is the ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. A copy of the agreement is enclosed for your review. Section B is the consideration of Resolution 2020-02 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review. Section C is the consideration of the Water Management Agreement with The Lake Doctors, Inc. A copy of the agreement is enclosed for your review. Section D is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section E is the discussion of the qualifying period and procedure. A copy of the qualifying information is enclosed for your review.

The fifth order of business is Staff Reports. Sub-Section 1 of the Attorney's Report includes a memorandum regarding a legislative update for CDDs for your review. Section D includes a copy the Field Manager's Report for your review.

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

Sincerely,

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

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION 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, February 3, 2020 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 by phone
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, four members of the Board were present constituting a quorum. Mr. Nembirkow was in participation via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have staff and the Board here so there is no public comment.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 2, 2019 Board of Supervisors Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? Hearing no changes, I would ask for a motion to approve them.

On MOTION by Mr. Wilson, seconded by Ms. Newberry, with all in favor, the Minutes of the December 2, 2019 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: The check register is behind the next tab, this is from November 26, 2019 to January 28, 2020 totaling \$1,575.923. A significant portion of this is assessment revenue that came in during the month of December and we transferred it to the Trustee for Debt Service. Anywhere you see Stoneybrook South and US Bank, that’s just moving the Debt Service assessment revenue to the Trustee. Are there any questions on the check register? Hearing none, is there a motion to approve?

On MOTION by Ms. Newberry seconded by Mr. Wilson, with all in favor, the Check Register totaling \$1,575,923, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statement through December 31, 2019. This is the first three months of Fiscal Year 2020. You have the Combined Balance Sheet and then the Statements of Revenues and Expenditures for each one of the funds. We have actual expenses of \$261,000 against a pro-rated budget of \$273,000. For revenue, we have \$684,000 against a budget of \$845,000. This is assessment revenue, so there’s still revenue coming in. People pay their tax bill through March and sometimes later. Are there any questions on the financial statements?

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Proposals for Bunker Drive Enhancements

Mr. Flint: We have a couple of business items. The first one, the Board had asked for proposals for a couple of fountains and Mr. Scheerer has reached out to Lake Fountains and Aeration, they do the majority of fountain work in this area. We work with them at a number of our CDDs. It looks like we have two options for each pond. You want to go over those?

Mr. Scheerer: As George said, the Board asked me to get the quotes for fountains for pool 15 and 16. Vertex Fountains was one of the other companies that we contacted, but they do not do electoral work so they could not include that in their pricing. Therefore, they didn’t provide an inclusive price. We also reached out to Cascade Fountains who does the cleaning of the

architectural fountain and Lake Fountains who does the repair and work on the entrance to 27 fountain. Before we move any further, I just want to clarify something with the Board. I think at the last meeting somebody asked me what the horsepower of the 27 fountains were and I said 5. That's inaccurate, they're 7 ½ horsepower. Both of these companies, Lake and Cascade, are reputable companies that do fountain installation work from the ground up. The Cascade if you were to stay with the 7 and ½ horse, to be consistent with 27, both holes 15 and 16, the price per fountain would be \$27,495. The Lake Fountain price for the same fountain is \$23,062.61. Just a reminder that none of this has been budgeted, but if the Board wanted to consider it, you would be looking at about \$46 to \$47 thousand dollars.

Mr. Flint: You do have significant reserve so if it's something you want to do, I wouldn't say defer it because it's not specifically budgeted. You do have funds available to do it.

Mr. DiCocco: I need clarification. The fountains are CDD property or are golf?

Mr. Scheerer: These would be CDD. The ponds are CDD ponds, but the golf course maintains them.

Mr. DiCocco: The pond itself is CDD property, okay.

Mr. Wilson: Is that true on every hole or just those two?

Mr. Scheerer: I think it's every wet hole that we have. On the golf course, it's a CDD owned pond, but the golf course maintains everything around that.

Mr. Flint: Because we own and maintain the stormwater systems.

Mr. DiCocco: And weed mitigation on nine, we take care of that big giant pond with the weed encroachments and stuff like that?

Mr. Scheerer: Well, we only take care of four ponds here. Basically, it's the one on either side of the entry here on Oasis Club, and then the one all the way down at Ronald Reagan as you come in on the west side boulevard. Then we have the two ponds up here off of 27. Those are the only ones we maintain.

Mr. Wilson: If that's the case, then why would we look at doing that for only these two ponds as opposed to all the ponds on the golf course?

Mr. Scheerer: That was the request.

Mr. DiCocco: Because of the aesthetic value of the homes being on these two. The other ones he's talking about west side is that big, giant pond.

Mr. Wilson: Yeah, but there are homes on hole number 9, 3, 7, 8.

Ms. Newberry: Wouldn't those be the responsibility of the HOA?

Mr. Flint: No, they are our ponds. The HOA can do the fountains in a lot of communities, if you are doing something for aesthetic reasons typically the HOA would do it. In this case, we own the ponds but the golf course maintains them because they are within the golf course. But, normally we maintain it for stormwater function, not aesthetic function. We would do aeration and fountains if we had an issue with water quality, or midges or if there was some reason why we would want to aerate versus an aesthetics. It's not to say CDDs don't do ponds for aesthetics, we have CDDs that do fountains for aesthetics, but it's a slippery slope. Like Mr. Wilson mentioned where do you start and stop. If you do one pond, does another homeowner want one on their pond.

Mr. DiCocco: Well, 15 is an insect mitigation issue because of the midges.

Mr. Nembirkow: Yes, number 15 is the course's main hole and they can see that it's not only aesthetic, but there's also the issue of midges and other bugs that have been irritating the homeowners.

Mr. DiCocco: It's our signature hole, 15 and 16 make sense. The other ones, I'm not sure, I'd have to look closer.

Mr. Scheerer: I know Chris, I believe, has been looking at several of the other ponds as well for golf course, 18, the driving range. He said something about hole 6, I'm not familiar with all the holes.

Ms. Newberry: Three has the long lake on it where. Three and eight, and the driving range. I think that's the only ponds out there, right? There's one on 7 and 8.

Mr. DiCocco: 9 is a big one.

Mr. Scheerer: I know Chris was meeting with both of those contractors after my meeting with the contractors, and he hasn't shared anything with me because we are only directed for.

Mr. Nembirkow: Rather than trying to solve the world's problems, why don't we just deal with the two holes that we recommend and move forth with that and deal with the other issues later, rather than talking about slippery slopes.

Mr. Wilson: To me that is a slippery slope, but now if Chris is thinking about it, I'm wondering if we can just work with the golf course, if the CDD and the golf course can get together and kind of just do them all together.

Mr. Nembirkow: Well that's not up to us. It's 15 we've been complaining about for a while and 16 makes perfect sense because it is right on the main road.

Ms. Newberry: So is 8.

Mr. DiCocco: Why don't we wait to see what Chris's folks are considering as far as outlay of resources on their part, and then we can decide at that point whether we want to help or not be a part of it.

Ms. Youmans: I do know that, I was part of the meeting where they were going out to get bids, so they do have it submitted to see what's coming back.

Mr. Wilson: Do you know about when?

Ms. Youmans: I don't know when, I haven't talked to Chris. We had a meeting maybe 3 weeks ago. So, he might have bids back.

Mr. Nembirkow: Who's speaking? I don't know who's speaking.

Mr. Manjourides: Lisa Youmans.

Ms. Youmans: Hey Buzz, this is Lisa Youmans. I'm on the committee and the golf course is one of my points that I follow up on and that's why I attended the meeting with them. It was specifically on the fountains.

Mr. Manjourides: I think that you've got a good point, that we should find out from Chris whether they're going to kick in some money or they want to do them all before we jump ahead. We should get together and meet and find out what we should do together.

Mr. DiCocco: Yes, let's see what their monetary commitment is going to be.

Ms. Newberry: I have no problem with us going ahead and approving these two, for 15 and 16, because we had specifically requested that. I agree with Chris and Bob that we should see what Chris is talking about doing. I have no problem with going ahead and approving 15 and 16. I don't want to delay those.

Mr. Manjourides: What about the maintenance and electricity and all that.

Mr. Flint: We would have to pay that.

Mr. Scheerer: We would do just like we are doing currently on 27 with any issues with that, any cleanings, any non-functioning parts. We should be good for the year.

Mr. Manjourides: Does the golf course clean the pond at all?

Mr. Scheerer: Well they clean the ponds.

Mr. Nembirkow: The bug issue has been the driving force with the midge population when they come in. And when I try to get that addressed, no one addressed the midge issue, and there was no budget for any work with the bugs.

Ms. Youmans: Well the driving range is really bad.

Mr. Wilson: I agree with Pat. We started this, we started pursuing 15 and 16. I say we go ahead and make a motion to approve or disapprove 15 and 16 and then at a later date, whatever the golf course decides, we would decide whether to jump in with them or stay in or stay out.

Mr. DiCocco: I agree with that. I would go ahead. If I could make a motion. Let's vote whether to do 15 and 16.

Mr. Sheerer: You want that 7 ½ horsepower?

Mr. DiCocco: Yes, the same as 27th, I would think would work.

Mr. Scheerer: \$23,062.51.

Mr. Manjourides: That's the same company that working on that, right?

Mr. DiCocco: They look good. This brings it up all the time, so I've been looking at the fountains lately and they've been looking nice.

Ms. Scheerer: Well they got the one cleaned late. My report says it wasn't cleaned as of the report, but I know that its clean now.

Mr. DiCocco: I've even had people that visit us comment that those fountains when you come in 27 are really nice.

Ms. Newberry: I second your motion.

Mr. Flint: So, it would be with Lake Fountain and Aeration for \$23,062.51 each.

Mr. Manjourides: Do they have a time they would do it?

Mr. Scheerer: It's probably going to be with in 60 days.

Mr. Manjourides: Okay.

Mr. Scheerer: 90 days at the latest, but we have to go through permitting. Osceola County requires a notice of commencement which we know now for anything over \$2,500 dollars. So, there are some things we'll work with Lake Fountains on, but they did the ones at another CDD, up at Reunion and they did it pretty effortlessly.

Mr. Wilson: It's the same price for both?

Mr. Flint: Right.

Mr. Scheerer: Correct, and that is electrical included.

Ms. Youmans: I'm sorry that I came to the meeting late, but I have one quick question. Who owns the ponds on the golf course on the front and the back?

Mr. Scheerer: The CDD owns the ponds but the ones on the golf course are maintained by the golf course, which includes the water.

Ms. Youmans: And CDD owns them because it's part of the storm water system?

Mr. Scheerer: Yes, because of the storm water system. If you look at the map that was distributed during the RFP and I'm sure it's around for the HOA and the CDD. It clearly outlines the ponds and where they are, who owns them, who maintains them. You'll see for the HOA map or CDD map it will say CDD owned/golf course maintained or maintained by others. If you don't have that map, I will be happy to get it for you.

Ms. Youmans: I would love that.

Mr. Scheerer: Yes ma'am.

Ms. Newberry: The driving range is the only one that is not owned by the CDD?

Mr. Scheerer: I believe the driving range does not have anything to do with the CDD. That's one of the things Chris and I talked about. He said, "Well, what about doing this?" And I said that's your driving range, if you want to put a nice fountain on it, you're going to have to do that.

Mr. Flint: Is it their irrigation pond?

Mr. Scheerer: Possibly. I know the ones on the course, pretty much all the wet ponds are CDD owned and either maintained by us or maintained by golf.

Mr. DiCocco: So, to your point Lisa, on 8 and 4 and 3, those are going to be the other CDD, that's not us. We don't have that.

Ms. Youmans: So that's another question that I have. So, what is this other CDD?

Mr. Flint: We have a motion and a second on the floor, we probably need to take action. We've got audience comment at the end or however the Board wants to handle the questions, we can do that.

Mr. Nembirkow: Let's follow the rules.

Mr. Flint: We can address some of those questions at the end if you'd like to do that. It's up to the Board, how you want to handle it. We have a motion and a second.

On MOTION by Mr. DiCocco, seconded by Ms. Newberry, with all in favor, the Proposal from Lake Fountains and Aeration for \$23,062.51 Per Fountain on Hole 15 and Hole 16, was approved.

B. Discussion of Advertising on Benches

Mr. Flint: Ms. Newberry asked that we add a discussion of the benches and also the advertising that has been placed on the benches. There's only one of those benches that is on CDD property.

Ms. Newberry: It's number 10. My printer quit working, so I couldn't print out the one that's actually on CDD property, but this is what it looks like.

Mr. Flint: Alan has been in communication with the HOA and with Gwen as well. They've offered to remove the advertising. They've offered to move the bench if that is something you all want. You could leave the bench there and have the advertising removed, you could require the bench to be moved. If you left the bench there, you could require an agreement be entered into where they indemnify the District in the event a car hits or something like that. We would have some protection. Our attorney would have to draft that agreement, there would be a cost to doing that. I think you have some options on how you want to handle that issue.

Mr. Wilson: What about income from the advertising?

Mr. Flint: It's not a public purpose, so it wouldn't be something as a government we would be able to do.

Ms. Newberry: I would like to see the advertising removed. I have no problem with the bench being there. I think at the last meeting when we talked about it, we didn't have a problem with the bench, but I definitely think we need to have the attorney draw up an agreement to indemnify us.

Mr. Wilson: I agree.

Mr. Manjourides: I think being where the bench is, it's so easy to move it 25 feet around the corner on their property. Then we will not be liable for anything, we don't have to worry about anything or the legal fees. It's not an inconvenience for somebody to sit over there rather than sit over here. I think they just have them move it. It's so much easier.

Mr. Wilson: Then the buses wouldn't stop on Oasis Boulevard.

Mr. Nembirkow: I agree with Chris.

Mr. Manjourides: Just have them move it. It shouldn't be on Oasis.

Mr. Flint: Also, we want them to remove the concrete?

Mr. Manjourides: Yes, the full thing. They need to remove all the signs.

Mr. Flint: We don't have authority on the CDD over that, we just have the one bench.

Mr. Manjourides: But I'm just saying all the signs need to be replaced, because that's against the Board's rules.

Mr. DiCocco: That's an HOA issue.

Mr. Flint: So, is there a motion to direct staff to get with the owner of the bench and request that it removed, the concrete be removed, and the grass be restored?

On MOTION by Ms. Newberry, seconded by Mr. Wilson, with all in favor, Authorization for Staff to Direct the Owner of the Bench to Move it, Remove the Concrete, and Restore the Grass, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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

Mr. Babbar: No formal reports for the Board from the last Board meeting. We are monitoring the legislation and there are a few bills that might reduce the burden of the cost in respect to what is on the website and other items. We'll provide updates as those progress.

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

B. District Engineer

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

Mr. Reid: No, I don't.

C. District Manager

Mr. Flint: I don't have anything other than Alan you've got a field manager's report?

D. Field Manager

Mr. Sheerer: Yes, thank you George. Included in your agenda packets is the Field Manager's Report. One of the things that came up at the last meeting was one of the residents indicated that the lights in the fountain were not working. We drained the fountain, took out all the lights, cleaned them all up, and re-sealed them. We had 6 lights that failed. I went ahead and

had them replaced. In your agenda pack is a picture of what it looks like at night, which I think it looks really good. These are LED lights, they are low voltage lights as opposed to the other lights that are in the fountain are 120 volts each, so every time water would get in it, it would just pop the breaker. So, at some point we will look to remove those and determine if we even need the additional lights, because there are 12 lights in their now, 6 incandescent, 6 LED. I think when you see the brightness in the picture, those are all the LED, we may not even need the other 6 going forward. These are a lot safer, they have a step-down transformer, that takes it from 120 to 12 volts. Irrigation inspections are on-going. We have a light out and some soffit missing off the leader board. Those were replaced and repaired. The cut through down off Oasis Club Boulevard that the Board approved for Down to Earth has been completed, so the landscaping is in. I think it looks good. We'll go ahead and monitor that for any other short cuts. Annuals have been replaced and we are still monitoring the walls on the 13th fairway. We are still dealing with this palm tree lethal bronzing, we have another Silvester palm, and t I just got an email from Down to Earth that there is a Canary off of Bella Citta that we are looking at. So, we are keeping an eye on that. Some of these palm trees are failing, and as they go we are going to remove them and hopefully try to find some sort of adequate replacement, But we won't be going back in with any type of palm at this point. We've talked about the bench. We are still looking at the painting, as you know, believe it or not, by the time we have the next meeting we will be looking at 2021 budgets already. So, we will be looking at some numbers for that. The letters that the Oasis Club Boulevard and Westside Boulevard and Westside Boulevard entrance, only about 3 letters are working. We've replaced the LED drivers, the drivers are good so now we are thinking that the LED strips up in the letters are bad. I've got one quote for \$1,500 that I'm monitoring right now and I'm waiting on a second quote which would involve the lift, maybe some MOT to shut down a lane of traffic, pulling the covers off each of the letters and installing all new lighting on that particular entrance. I wanted to let you know we are working on that. We continue to meet with Down to Earth each week. The palm trees were all pruned prior to the holidays. In December, St Augustine was treated for seasonal brown patch. All turf and trunks were fertilized in December. They also treated for turf disease and broad leaf control in January. Again, pricing replacements and recommendations for the palm trees. We are monitoring sidewalks for repair as I said earlier. The fountains, we were asked to clean the one because the report was bad, it wasn't spraying as nice that is now being completed. Obviously, the Board has made a decision on the fountain, we

will get with the attorney and see if we need a front-end document drafted for those fountains and then get them to the contractors.

Mr. DiCocco: Alan, was the broad leaf control and fertilization part of the contract?

Mr. Scheerer: Yes. In the fee summary schedule, the contractor has one of two choices. They can do just a blanket monthly, and not vary their price, or they can go with the varying price each month. They chose, I think it's \$21,000 a month. So, no matter what's going on, we don't get an extra bill, it's the same price. Had they chosen to do it that way, whatever special item, whether it be mulch or something else, it was outlined in the months that were in the scope of services, they could have done that but they chose the monthly fee.

Mr. DiCocco: So, the mulch is inclusive now?

Mr. Scheerer: Yes.

Mr. DiCocco: Because prior we used to pay for mulch.

Mr. Scheerer: That's correct. And palm tree pruning is a couple/three times a year depending on the palms.

Mr. Manjourides: When you are looking at the palm trees we replaced, there is one that they cut down, it's coming in on 27 on the right there. That's one of the ones you are looking at replacing.

Mr. Scheerer: Yes. It didn't make sense to try to do them one at a time because we have to figure out what we can put there. Some of these are eye-catching palm trees. The Canary Palm is an expensive palm and Sylvesters are pretty expensive. When you remove them and you can't put something back in there that's like a feature palm, what do we put back in order to give it that same pop? That will be part of the discussion.

Mr. Manjourides: I also have on Bella Citta, the lights that show against the facade. They're on the ground and they show up and are all on all the time. There's two lights that are physically missing. Someone, I think the lawnmower ran them over and just took them off. I have some pictures here so you can see. You can see, there's supposed to be a light there. There's two completely missing. Some of the lights are double LEDs and some of them only one is lit, but they are on all the time.

Mr. Scheerer: We will check the photocell.

Mr. Manjourides: When they did the repairs on the towers, in the middle they did this painting, why did they do this?

Mr. Scheerer: We didn't do those.

Mr. Manjourides: Who did that?

Mr. Scheerer: We didn't do those. We only did the two.

Mr. Manjourides: That's what I'm saying, somebody came by and did this.

Mr. Scheerer: I'll check into it. That wasn't anything we did.

Mr. Manjourides: This is right there if you are going out to Bella Citta. Right in the middle, there's a strip of glass in the middle.

Mr. Scheerer: The Board chose not to do any of that work.

Mr. Flint: But now that that has been done, we are going to have to do something about.

Mr. Scheerer: We'll get it painted, and we'll call it a day.

Mr. Manjourides: I was just wonder why someone would do it and not paint it? Anyways you can have these photos.

Mr. Scheerer: You can always email them to me too.

Mr. Flint: Anything else for Alan?

Mr. Manjourides: Good job Alan.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Flint: Ok. I know we had some audience comments. Ms. Youmans?

Ms. Youmans: I wanted to hear about the CDDs. I was not aware that there were separate CDDs.

Mr. Flint: The original ChampionsGate CDD when you get off I-4, that whole commercial area there is actually a community development district. The only Lennar portion that is in that is a town home project closer to Goodman. Lennar has some development in that CDD, but that's really not involved over here.

Ms. Youmans: And that's ChampionsGate?

Mr. Flint: That's ChampionsGate, that was the original one that was here. When Lennar went to develop this area, there was an existing CDD called Stoneybrook South. When the economy went under, this project was in limbo for a while. Lennar came in, they restructured the bonds and got it cleaned up. So, the original Stoneybrook South CDD actually included both sides of Westside Boulevard and the land north of Bella Citta. Lennar contracted the boundaries

of that CDD and created a new one. The boundaries of the Stoneybrook South CDD were contracted before that area was developed.

Ms. Youmans: When was that done?

Mr. Flint: I'd say about 5 or 6 years ago. The Stoneybrook South CDD that this clubhouse is in, the original development is west of Westside Boulevard, south of Bella Citta. The Stoneybrook South at ChampionsGate CDD is east of Westside Boulevard. That area was called Parcel K. That was the first development within the Stonebrook South of ChampionsGate portion of the development. It also includes the land that's being developed on the north side of Bella Citta. So, it goes up Westside Boulevard jumps Bella Citta and the area that's currently being developed north of Bella Citta is part of that community development district.

Ms. Youmans: Is that called Stoneybrook South?

Mr. Flint: At ChampionsGate. Lennar has bought a couple of additional pieces of property over there that they've expanded the boundaries to include. I think it's called the Baxter Tract and there's another small piece that is I believe Tract B.

Ms. Youmans: Do you have a map showing all the tracts?

Mr. Flint: Yes, and I had a resident asking me these same questions. I sent her maps to help describe it, but we have boundary maps for both CDDs. There's a lot of information and each CDD has their own websites. Stoneybrook South is StoneybrookSouthCDD.com and Champions Gate is StoneybrookSouthAtChampionsGateCDD.com. You can find the budgets, the financials, who is on the Boards, agendas, meeting schedule, all that information is on there. So, the portion that's really being actively developed right now is all in this Stoneybrook South of ChampionsGate CDD.

Mr. DiCocco: We are finished except for the three houses on 16, other than those we are completed. All activity now is on the other side of Westside Boulevard.

Mr. Flint: The responsibilities are very similar between both, they both maintain the storm water system; they maintain some common area landscaping. The roads on both sides are private, so the CDD's don't own the roads. The assessment levels are very similar as well. Both on the O&M and the debt. Lennar tried to keep the debt assessments similar between both districts, so there was not a disparity there.

Mr. Wilson: That's a good point, because you know it's on our tax bill. So why would there be a disparity between that side of westside.

Mr. Flint: They are not funding 100% of the improvements, so the market really dictates what those assessment levels are. The difference between what the actual costs and infrastructure and what the CDDs issuing is paid by the developer. There are situations where you have different debt assessment levels within the same district, but they kept them the same on both sides.

Mr. Wilson: Is it the same staff?

Mr. Flint: I'm the District Manager of both. Dave is the District Engineer of both. That Board is still landowner elected, so their Board is comprised of primarily Lennar people.

Mr. Wilson: Is there not one homeowner on it now?

Mr. Flint: It's still 5.

Mr. Youmans: So how does that happen?

Mr. Flint: Once the district is 6 years old or in existence for 6 years, and it has at least 250 registered voters, then the Board begins transitioning from landowner elected to general election like this Board did. It's phased in over time, so once you trigger both 6 years and 250 voters, the elections are an even number of years. So, every two years you have an election. Once you trigger both of those, two seats will transition to general election and then in two years, two more seats, and then in two years, the last seat.

Ms. Youmans: And you said it was developed in 2013?

Mr. Flint: The District was created in 2016 by Osceola County. So, in 2022, if we are at 250 registered voters which we may or may not be at that point, then those seats begin to transition. So, the original was created in 2016, the boundaries were amended in 2019.

Mr. Wilson: Is that when they added the new north.

Mr. Flint: The Baxter piece and Parcel B, and now there's another piece called the Fox property.

Mr. Wilson: When you said there was another name, that's what I was thinking the Fox piece. When you come out of the Bella Citta gate he owned that right directly across the street. I guess it was an estate.

Mr. Flint: And I'd be happy to give you my card and answer any questions you have as well. Again, the agendas, meeting schedules, the Board members are on the website too.

Ms. Youmans: Okay.

Mr. Flint: I can provide you any additional information you need.

Mr. DiCocco: George, is there somebody sitting in that other seat from the homeowners yet, or not actually elected, but sitting and observing or anything?

Mr. Flint: The meetings are all public meetings; we actually meet in this room we are meeting at 11:30 a.m. We have a Board meeting today. So, anybody who is a resident within that District or anywhere else is more than welcome to attend. It's fairly seamless from a resident's perspective but there are two different Boards that have authority in two areas.

Ms. Newberry: When will you be moving?

Mr. Wilson: They haven't finished the house yet? Best guess is late spring early summer.

Mr. Youmans: Does that mean you will have to resign from this Board?

Ms. Newberry: He still has a house here.

Mr. Flint: Because the Board is general election, they have to have your permanent address where you register to vote, it has to be within this District. So, if this house is still your primary address, you can remain on the Board, but if your primary residence is going to over there, you would have to step down at that point. It's unlike the HOA, but if you think about it in terms of like a city, you have to live in that city to run for the City Commission. Even though you might own a house in that city, if you don't live there you can't be on it. It's the same as community development district. Are there any other questions or anything else from the Board?
Hearing none,

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

January 29, 2020 to May 26, 2020

Bank	Date	Check #	Amount
General Fund	1/29/20	379	\$ 667.93
	2/5/20	380-384	\$ 1,660.40
	2/7/20	385	\$ 4,111.84
	2/12/20	386	\$ 21,290.00
	2/14/20	387-388	\$ 63,621.06
	2/21/20	389	\$ 2,152.23
	3/4/20	390-392	\$ 938.00
	3/6/20	393	\$ 4,165.61
	3/11/20	394-395	\$ 2,659.50
	3/16/20	396-398	\$ 21,790.00
	3/17/20	399-400	\$ 42,181.70
	3/24/20	401	\$ 23,062.52
	3/26/20	402-406	\$ 2,387.17
	4/1/20	407	\$ 4,058.33
	4/3/20	408-409	\$ 698.00
	4/9/20	410	\$ 21.54
	4/18/20	411-412	\$ 61,408.29
	4/21/20	413-414	\$ 21,702.50
	5/8/20	415-419	\$ 6,819.68
5/20/20	420	\$ 21,290.00	
5/26/20	421-424	\$ 25,649.45	
			\$ 332,335.75
Payroll Fund	<u>February 2020</u>		
	Basan Newbirkow	50000	\$ 184.70
	Chris Manjourides	50001	\$ 184.70
	Michael Wilson	50002	\$ 184.70
	Patricia Newberry	50003	\$ 184.70
	Robert DiCocco	50004	\$ 184.70
			\$ 923.50
			\$ 333,259.25

CHECK DATE	VEND#	INVOICE DATE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT
1/29/20	00003	4/30/19	35539R	201910	320-53800-46700	RPVC VALVE/BAD MODULE		DOWN TO EARTH LAWN CARE II, INC.	*	667.93	667.93 000379
2/05/20	00004	2/01/20	2002323	202002	320-53800-47000	WATER MGMT TREATMENT FEB		AMERICAN ECOSYSTEMS, INC.	*	535.00	535.00 000380
2/05/20	00020	1/27/20	20167A	202001	320-53800-47100	FOUNTAIN CLEAN ROUNDABOUT		FOUNTAIN DESIGN GROUP, INC.	*	240.00	240.00 000381
2/05/20	00012	2/01/20	482643	202002	320-53800-47000	WATER MGMT SERVICES FEB20		THE LAKE DOCTORS, INC.	*	163.00	163.00 000382
2/05/20	00044	1/27/20	14711	202001	320-53800-47100	CLN FOUNTAIN/STRGHTN NOZZ		LAKE FOUNTAINS AND AERATION, INC.	*	180.00	180.00 000383
2/05/20	00003	1/31/20	56943	202001	320-53800-46700	RPR/RPLC SAM/PRS/NOZZLES		DOWN TO EARTH LAWN CARE II, INC.	*	166.71	166.71 000384
2/07/20	00001	2/01/20	83	202002	310-51300-34000	MANAGEMENT FEES FEB20			*	2,708.33	2,708.33 000385
2/01/20	83	202002	310-51300-35100	INFORMATION TECH FEB20					*	100.00	100.00 000386
2/01/20	83	202002	310-51300-51000	OFFICE SUPPLIES FEB20					*	.66	.66 000387
2/01/20	83	202002	310-51300-42000	POSTAGE FEB20					*	18.95	18.95 000388
2/01/20	83	202002	310-51300-42500	COPIES FEB20					*	33.90	33.90 000389
2/01/20	84	202002	320-53800-12000	FIELD MANAGEMENT FEB20					*	1,250.00	1,250.00 000390
2/12/20	00003	2/10/20	57650	202002	320-53800-46200	MAINTENANCE SERVICE FEB20		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	21,290.00	21,290.00 000391
2/14/20	00032	2/13/20	02132020	202002	300-20700-10000	FY20 DEBT SERV SER2013		DOWN TO EARTH LAWN CARE II, INC.	*	26,776.57	26,776.57 000392
								STONEYBROOK SOUTH CDD C/O USBANK			26,776.57 000387

SSTH STONE SOUTH TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
2/14/20	00032	2/13/20	02132020	202002	300-20700-10100			STONEYBROOK SOUTH CDD C/O USBANK	*	36,844.49	000388
					FY20 DEBT SERV SER2014						
2/21/20	00003	1/31/20	56893	202001	320-53800-46400			INST. PLANTS/MULCH/IRG.ADJ	*	1,883.00	
		1/31/20	58031	202001	320-53800-46700			RPR/RPLC SAM/PRS/ROTORS	*	269.23	
								DOWN TO EARTH LAWCARE II, INC.			000389
3/04/20	00004	3/01/20	2003324	202003	320-53800-47000			AMERICAN ECOSYSTEMS, INC.	*	535.00	000390
					WATER MGMT TREATMENT MAR						
3/04/20	00020	2/25/20	20344A	202002	320-53800-47100			FOUNTAIN CLEAN ROUNDABOUT	*	240.00	
								FOUNTAIN DESIGN GROUP, INC.			000391
3/04/20	00012	3/01/20	488345	202003	320-53800-47000			WATER MGMT SERVICES MAR20	*	163.00	
								THE LAKE DOCTORS, INC.			000392
3/06/20	00001	3/01/20	85	202003	310-51300-34000			MANAGEMENT FEES-MAR20	*	2,708.33	
		3/01/20	85	202003	310-51300-35100			INFORMATION TECH-MAR20	*	100.00	
		3/01/20	85	202003	310-51300-51000			OFFICE SUPPLIES	*	15.84	
		3/01/20	85	202003	310-51300-42000			POSTAGE	*	18.39	
		3/01/20	85	202003	310-51300-42500			COPIES	*	73.05	
		3/01/20	86	202003	320-53800-12000			FIELD MANAGEMENT-MAR20	*	1,250.00	
								GOVERNMENTAL MANAGEMENT SERVICES-CF			000393
3/11/20	00038	3/05/20	1932	202003	320-53800-46100			RPR/RPLC SIGN LIGHTS	*	1,533.00	
		3/05/20	1933	202003	320-53800-46100			RMV/RPLC 6 LINDSCP LIGHTS	*	796.50	
								HERITAGE SERVICE SOLUTIONS LLC			000394
3/11/20	00011	3/02/20	18093	202001	310-51300-31500			REVIEW AGENDA PACKAGE	*	110.00	
		3/02/20	18093A	202002	310-51300-31500			PREPARE/ATTEND BOARD MTG	*	220.00	
								STRALEY, ROBIN & VERICKER			000395

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/16/20	00003	3/10/20	60000	202003	320-53800-46200	MAINTENANCE SERVICE MAR20	*	21,290.00	21,290.00
3/16/20	00038	3/09/20	1947	202003	320-53800-46100	DOWN TO EARTH LAWCARE II, INC.	*	215.00	21,290.00
3/16/20	00046	3/06/20	60630	202002	310-51300-31100	HERITAGE SERVICE SOLUTIONS LLC	*	285.00	215.00
3/17/20	00032	3/17/20	03172020	202003	300-20700-10000	HAMILTON ENGINEERING & SURVEYING	*	17,753.26	285.00
3/17/20	00032	3/17/20	03172020	202003	300-20700-10100	STONEYBROOK SOUTH CDD C/O USBANK	*	24,428.44	17,753.26
3/24/20	00044	3/09/20	B32274	202003	320-53800-47100	STONEYBROOK SOUTH CDD C/O USBANK	*	11,531.26	24,428.44
3/26/20	00003	3/23/20	61047	202003	320-53800-46700	LAKE FOUNTAINS AND AERATION, INC.	*	587.46	11,531.26
3/26/20	00020	3/25/20	20610A	202003	320-53800-47100	DOWN TO EARTH LAWCARE II, INC.	*	240.00	587.46
3/26/20	00038	3/16/20	2024	202003	320-53800-46100	FOUNTAIN DESIGN GROUP, INC.	*	255.00	240.00
3/26/20	00018	3/20/20	2018369	202003	310-51300-49200	HERITAGE SERVICE SOLUTIONS LLC	*	404.71	255.00
3/26/20	00039	1/10/20	2043	202001	320-53800-47300	OSCEOLA CTY PROPERTY APPRAISER	*	900.00	404.71
						SAMDRI POOL TECH, LLC		900.00	900.00
						SSTH STONE SOUTH			900.00
						TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/01/20	00001	4/01/20	87		202004	310-51300-34000		MANAGEMENT FEES APR20	*	2,708.33	
4/01/20		4/01/20	87		202004	310-51300-35100		INFORMATION TECH APR20	*	100.00	
4/01/20		4/01/20	88		202004	320-53800-12000		FIELD MANAGEMENT APR20	*	1,250.00	
								GOVERNMENTAL MANAGEMENT SERVICES-CF			4,058.33 000407
4/03/20	00004	4/01/20	2004318		202004	320-53800-47000		WATER MGMT TREATMENT APR	*	535.00	
4/03/20	00012	4/01/20	494388		202004	320-53800-47000		WATER MGMT SERVICE APR20	*	163.00	535.00 000408
								AMERICAN ECOSYSTEMS, INC.			
4/09/20	00001	4/01/20	89		202004	310-51300-51000		OFFICE SUPPLIES APR20	*	.78	163.00 000409
4/01/20		4/01/20	89		202004	310-51300-42000		POSTAGE APR20	*	18.51	
4/01/20		4/01/20	89		202004	310-51300-42500		COPIES APR20	*	2.25	
								GOVERNMENTAL MANAGEMENT SERVICES-CF			21.54 000410
4/18/20	00032	4/18/20	04182020		202004	300-20700-10000		FY20 DEBT SERVICE SER2013	*	25,845.27	
4/18/20	00032	4/18/20	04182020		202004	300-20700-10100		FY20 DEBT SERVICE SER2014	*	35,563.02	25,845.27 000411
								STONEYBROOK SOUTH CDD C/O USBANK			
4/21/20	00003	4/10/20	62694		202004	320-53800-46200		MAINTENANCE SERVICE APR20	*	21,290.00	35,563.02 000412
								DOWN TO EARTH LAWN CARE II, INC.			
4/21/20	00011	4/06/20	18205		202003	310-51300-31500		REV AQUATIC FNTN PROPOSAL	*	412.50	21,290.00 000413
								STRALEY, ROBIN & VERICKER			412.50 000414
5/08/20	00001	5/01/20	90		202005	310-51300-34000		MANAGEMENT FEES MAY20	*	2,708.33	
5/01/20		5/01/20	90		202005	310-51300-35100		INFORMATION TECH MAY20	*	100.00	
5/01/20		5/01/20	90		202005	310-51300-51000		OFFICE SUPPLIES MAY20	*	.30	

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/01/20	90	202005	310-51300-42000							*	7.52	
5/01/20	90	202005	310-51300-42500							*	4.05	
5/01/20	91	202005	320-53800-12000							*	1,250.00	
5/01/20	91A	202003	310-51300-49000							*	17.95	
GOVERNMENTAL MANAGEMENT SERVICES-CF												
5/08/20	00003	4/27/20	64033	202004	320-53800-46400					*	550.00	4,088.15 000415
					FLUSH CUT INFECTED PALM							
4/27/20	64058	202004	320-53800-46700							*	1,178.53	
					RPR/RPLC FESB VALV/ROTOR							
5/08/20	00020	4/27/20	20861A	202004	320-53800-47100					*	240.00	1,728.53 000416
					FOUNTAIN CLEAN ROUNDABOUT							
5/08/20	00012	5/01/20	500847	202005	320-53800-47000					*	163.00	240.00 000417
					WATER MGMT SERVICES MAY20							
5/08/20	00042	5/08/20	1643	202005	320-53800-46100					*	600.00	163.00 000418
					PRESS.WASH/TRT-LARGE WALL							
5/20/20	00003	5/10/20	65030	202005	320-53800-46200					*	21,290.00	600.00 000419
					MAINTENANCE SERVICE MAY20							
5/26/20	00032	5/25/20	05252020	202005	300-20700-10000					*	10,361.96	21,290.00 000420
					FY20 DEBT SERVICE SER2013							
5/26/20	00032	5/25/20	05252020	202005	300-20700-10100					*	14,258.02	10,361.96 000421
					FY20 DEBT SERVICE SER2014							
5/26/20	00003	5/21/20	66134	202005	320-53800-46700					*	329.47	14,258.02 000422
					RPR/RPLC SAM/PRS/ROTR/NOZ							
5/26/20	00042	5/20/20	1644	202005	320-53800-47300					*	700.00	329.47 000423
					SOFT WASH MONUMNT INSD CG							
					PRESSURE WASH THIS							
TOTAL FOR BANK A											332,335.75	

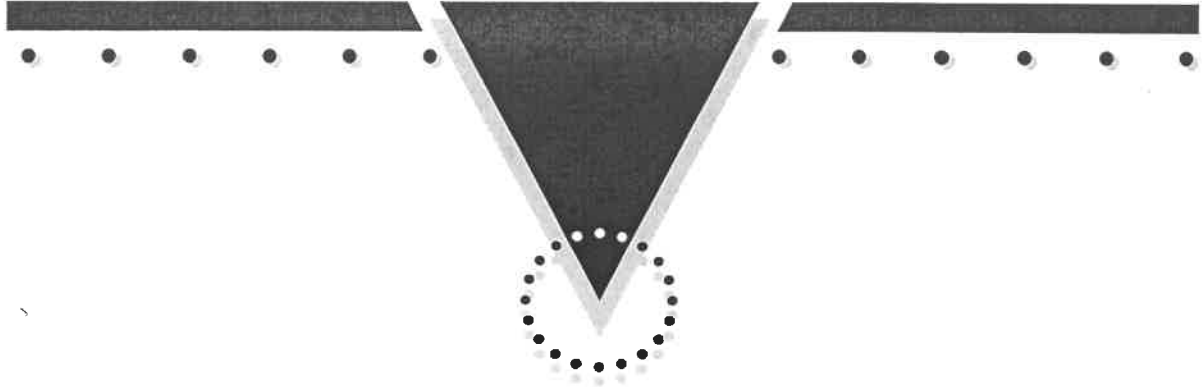
BANK A GENERAL FUND

CHECK VENDOR#INVOICE.....EXPENSED TO.....
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 # AMOUNT

TOTAL FOR REGISTER 332,335.75

SSTH STONE SOUTH TVISCARRA

SECTION C



**Stoneybrook South
Community Development District**

**Unaudited Financial Reporting
April 30, 2020**



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Income Statement Series 2013</u>
4	<u>Debt Service Income Statement Series 2014</u>
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6	<u>FY20 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	General Fund	Debt Service Fund	Totals 2020
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$1,836,353	---	\$1,836,353
DUE FROM GENERAL FUND	---	\$77	\$77
<u>INVESTMENTS</u>			
SERIES 2013			
RESERVE	---	\$734,761	\$734,761
REVENUE	---	\$823,015	\$823,015
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$600,391	\$600,391
REVENUE	---	\$1,210,409	\$1,210,409
INTEREST	---	\$0	\$0
PREPAYMENT	---	\$27	\$27
DEPOSIT	\$50,759	---	\$50,759
TOTAL ASSETS	<u>\$1,887,112</u>	<u>\$3,368,686</u>	<u>\$5,255,798</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$1,986	---	\$1,986
DUE TO DEBT SERVICE 2013	\$32	---	\$32
DUE TO DEBT SERVICE 2014	\$44	---	\$44
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,557,814	\$1,557,814
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,810,872	\$1,810,872
UNASSIGNED	\$1,885,049	---	\$1,885,049
TOTAL LIABILITIES & FUND EQUITY	<u>\$1,887,112</u>	<u>\$3,368,686</u>	<u>\$5,255,798</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	General Fund	Debt Service Fund	Totals 2020
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$1,836,353	---	\$1,836,353
DUE FROM GENERAL FUND	---	\$77	\$77
<u>INVESTMENTS</u>			
SERIES 2013			
RESERVE	---	\$734,288	\$734,288
REVENUE	---	\$796,673	\$796,673
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$600,000	\$600,000
REVENUE	---	\$1,174,115	\$1,174,115
INTEREST	---	\$0	\$0
PREPAYMENT	---	\$27	\$27
DEPOSIT	\$50,759	---	\$50,759
TOTAL ASSETS	<u>\$1,887,112</u>	<u>\$3,305,184</u>	<u>\$5,192,297</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$1,986	---	\$1,986
DUE TO DEBT SERVICE 2013	\$32	---	\$32
DUE TO DEBT SERVICE 2014	\$44	---	\$44
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,530,998	\$1,530,998
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,774,186	\$1,774,186
UNASSIGNED	\$1,885,049	---	\$1,885,049
TOTAL LIABILITIES & FUND EQUITY	<u>\$1,887,112</u>	<u>\$3,305,184</u>	<u>\$5,192,297</u>

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$746,885	\$746,885	\$711,033	(\$35,852)
INTEREST	\$10,000	\$5,833	\$10,303	\$4,470
TOTAL REVENUES	\$756,885	\$752,718	\$721,336	(\$31,383)
EXPENDITURES:				
INTEREST - 11/1	\$258,688	\$258,688	\$258,688	\$0
PRINCIPAL - 05/1	\$215,000	\$0	\$0	\$0
INTEREST - 05/1	\$258,688	\$0	\$0	\$0
TOTAL EXPENDITURES	\$732,375	\$258,688	\$258,688	\$0
EXCESS REVENUES (EXPENDITURES)	\$24,510		\$462,648	
FUND BALANCE - BEGINNING	\$498,723		\$1,095,166	
FUND BALANCE - ENDING	\$523,233		\$1,557,814	

Stoney brookSouth

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$1,040,511	\$978,355	(\$62,156)
INTEREST	\$10,000	\$5,833	\$12,160	\$6,326
TOTAL REVENUES	\$1,050,511	\$1,046,344	\$990,514	(\$55,830)
EXPENDITURES:				
INTEREST - 11/1	\$364,825	\$364,825	\$364,825	\$0
PRINCIPAL - 11/1	\$270,000	\$270,000	\$270,000	\$0
INTEREST - 05/1	\$358,413	\$0	\$0	\$0
TOTAL EXPENDITURES	\$993,238	\$634,825	\$634,825	\$0
EXCESS REVENUES (EXPENDITURES)	\$57,274		\$355,689	
FUND BALANCE - BEGINNING	\$842,201		\$1,455,183	
FUND BALANCE - ENDING	\$899,475		\$1,810,872	

Stoneybrook South Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$107,035	\$576,840	\$34,794	\$30,039	\$19,916	\$29,031	\$0	\$0	\$0	\$0	\$0	\$797,855
TOTAL REVENUES	\$0	\$107,035	\$576,840	\$34,794	\$30,039	\$19,916	\$29,031	\$0	\$0	\$0	\$0	\$0	\$797,855
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$77
ENGINEERING FEES	\$380	\$190	\$285	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
ATTORNEY	\$475	\$0	\$175	\$110	\$220	\$413	\$0	\$0	\$0	\$0	\$0	\$0	\$1,382
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	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$0	\$0	\$18,958
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
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	\$14	\$5	\$12	\$19	\$18	\$19	\$0	\$0	\$0	\$0	\$0	\$107
PRINTING & BINDING	\$3	\$96	\$27	\$0	\$34	\$73	\$2	\$0	\$0	\$0	\$0	\$0	\$236
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$18
OFFICE SUPPLIES	\$0	\$16	\$5	\$0	\$1	\$16	\$1	\$0	\$0	\$0	\$0	\$0	\$39
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$405	\$0	\$0	\$0	\$0	\$0	\$0	\$405
PROPERTY TAXES	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$8,750
ELECTRIC	\$1,859	\$2,486	\$2,557	\$2,495	\$2,337	\$2,720	\$2,685	\$0	\$0	\$0	\$0	\$0	\$17,138
STREETLIGHTS	\$14,201	\$14,201	\$14,201	\$14,148	\$14,014	\$14,048	\$14,133	\$0	\$0	\$0	\$0	\$0	\$98,947
RECLAIMED WATER	\$25,849	\$23,751	\$29,668	\$22,052	\$24,213	\$23,056	\$21,596	\$0	\$0	\$0	\$0	\$0	\$170,184
PROPERTY INSURANCE	\$9,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,586
ENTRY & WALLS MAINTENANCE	\$1,115	\$0	\$8,359	\$0	\$0	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$12,274
LANDSCAPE MAINTENANCE	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$0	\$0	\$0	\$0	\$0	\$149,090
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$1,883	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$0	\$2,433
ANNUAL MULCHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TREE TRIMMING	\$0	\$0	\$760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760
IRRIGATION REPAIRS	\$1,092	\$1,073	\$902	\$812	\$0	\$587	\$1,179	\$0	\$0	\$0	\$0	\$0	\$5,645
AQUATIC MAINTENANCE	\$698	\$698	\$698	\$698	\$698	\$698	\$698	\$0	\$0	\$0	\$0	\$0	\$4,886
FOUNTAIN REPAIR & MAINTENANCE	\$1,063	\$240	\$240	\$420	\$240	\$23,303	\$240	\$0	\$0	\$0	\$0	\$0	\$25,745
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	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900
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
TOTAL EXPENDITURES	\$109,412	\$68,114	\$84,231	\$68,878	\$67,408	\$94,578	\$66,450	\$0	\$0	\$0	\$0	\$0	\$559,072
EXCESS REVENUES/(EXPENDITURES)	(\$109,412)	\$38,921	\$492,609	(\$34,084)	(\$37,369)	(\$74,661)	(\$37,419)	\$0	\$0	\$0	\$0	\$0	\$238,784

**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		TOTAL 100%
							GENERAL FUND 32.07%	DEBT SERVICE 28.59%	DEBT SERVICE 39.34%		
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	
12/6/19	ACH	\$ 1,701,394.44	\$ 68,055.89	\$ 32,666.77	\$ -	\$ 1,600,671.78	\$ 513,375.46	\$ 457,616.83	\$ 629,679.49	\$ 1,600,671.78	
12/23/19	ACH	\$ 209,828.98	\$ 7,913.47	\$ 4,038.32	\$ -	\$ 197,877.19	\$ 63,464.16	\$ 56,571.21	\$ 77,841.82	\$ 197,877.19	
1/10/20	ACH	\$ 104,202.32	\$ 3,162.72	\$ 2,020.80	\$ -	\$ 99,018.80	\$ 31,757.80	\$ 28,308.53	\$ 38,952.46	\$ 99,018.80	
1/13/20	ACH	\$ 9,246.31	\$ 260.97	\$ 179.71	\$ -	\$ 8,805.63	\$ 2,824.19	\$ 2,517.45	\$ 3,464.00	\$ 8,805.63	
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 661.81	\$ 661.81	\$ 212.26	\$ 189.21	\$ 260.35	\$ 661.81	
2/12/20	ACH	\$ 97,633.68	\$ 2,062.00	\$ 1,911.43	\$ -	\$ 93,660.25	\$ 30,039.18	\$ 26,776.57	\$ 36,844.49	\$ 93,660.25	
3/9/20	ACH	\$ 62,896.83	\$ 693.77	\$ 1,244.04	\$ -	\$ 60,959.02	\$ 19,551.08	\$ 17,427.60	\$ 23,980.33	\$ 60,959.02	
3/9/20	ACH	\$ 1,162.37	\$ -	\$ 23.25	\$ -	\$ 1,139.12	\$ 365.34	\$ 325.66	\$ 448.11	\$ 1,139.12	
4/13/20	ACH	\$ 83,454.98	\$ 41.84	\$ 1,668.26	\$ -	\$ 81,744.88	\$ 26,217.63	\$ 23,370.08	\$ 32,157.17	\$ 81,744.88	
4/13/20	ACH	\$ 8,834.51	\$ -	\$ 176.70	\$ -	\$ 8,657.81	\$ 2,776.78	\$ 2,475.19	\$ 3,405.85	\$ 8,657.81	
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 113.04	\$ 113.04	\$ 35.25	\$ 32.32	\$ 44.47	\$ 113.04	
5/12/20	ACH	\$ 36,498.05	\$ -	\$ 729.96	\$ -	\$ 35,768.09	\$ 11,471.72	\$ 10,225.76	\$ 14,070.61	\$ 35,768.09	
5/12/20	ACH	\$ 370.79	\$ -	\$ 7.42	\$ -	\$ 363.37	\$ 116.54	\$ 103.88	\$ 142.94	\$ 363.37	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS		\$ 2,670,477.30	\$ 96,600.59	\$ 51,477.54	\$ 774.85	\$ 2,523,174.02	\$ 809,243.47	\$ 721,362.45	\$ 992,568.10	\$ 2,523,174.02	

SECTION IV

SECTION A



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Stoneybrook South CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Stoneybrook South CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2020** and shall run until **December 31, 2020**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Stoneybrook South CDD

Signature: 

Print: George S. Flish

Title: District Manager

Date: 2/7/20

Please returned signed original copy in the enclosed self-addressed envelope, no later than January 31, 2020

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION B

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South Community Development District (“**District**”) prior to June 15, 2020, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 3, 2020
HOUR:	10:00 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF JUNE, 2020.

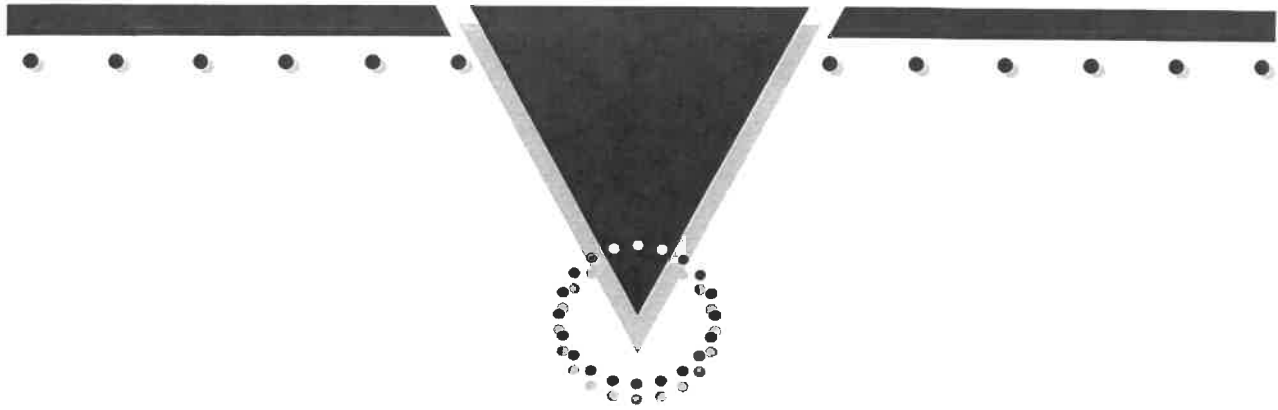
ATTEST:

**STONEYBROOK
COMMUNITY
DISTRICT**

**SOUTH
DEVELOPMENT**

Secretary

By: _____
Its: _____



**Stoneybrook South
Community Development District**

**Proposed Budget
FY 2021**



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Stoneybrook South

Community Development District

Fiscal Year 2021 General Fund

Description	Adopted Budget FY2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments - Tax Roll	\$845,101	\$797,655	\$47,446	\$845,101	\$845,101
Carry Forward Surplus	\$78,431	\$134,370	\$0	\$134,370	\$204,173
Total Revenues	\$923,532	\$932,025	\$47,446	\$979,471	\$1,049,274
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$4,800	\$3,000	\$2,000	\$5,000	\$8,000
FICA Expense	\$0	\$77	\$153	\$230	\$612
Engineering	\$15,000	\$1,140	\$6,360	\$7,500	\$15,000
Attorney	\$15,000	\$1,392	\$6,108	\$7,500	\$15,000
Arbitrage	\$1,150	\$0	\$1,150	\$1,150	\$1,100
Dissemination	\$6,500	\$6,500	\$0	\$6,500	\$6,500
Annual Audit	\$4,200	\$0	\$3,475	\$3,475	\$3,475
Trustee Fees	\$7,550	\$6,223	\$2,074	\$8,297	\$8,300
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$18,958	\$13,542	\$32,500	\$32,500
Information Technology	\$2,400	\$700	\$500	\$1,200	\$1,200
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$150	\$107	\$93	\$200	\$200
Printing & Binding	\$250	\$236	\$164	\$400	\$400
Insurance	\$3,057	\$5,304	\$0	\$5,304	\$3,057
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$500	\$18	\$82	\$100	\$350
Office Supplies	\$75	\$39	\$36	\$75	\$75
Property Taxes	\$5	\$1	\$0	\$1	\$5
Property Appraiser	\$545	\$405	\$0	\$405	\$545
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$101,407	\$49,274	\$38,262	\$87,536	\$104,044
<i>Operation & Maintenance</i>					
Field Services	\$15,000	\$8,750	\$6,250	\$15,000	\$15,000
Electric	\$35,000	\$17,138	\$13,732	\$30,870	\$35,000
Streetlights	\$177,000	\$98,947	\$71,005	\$169,952	\$177,000
Reclaimed Water	\$180,000	\$170,184	\$125,532	\$295,716	\$300,000
Property Insurance	\$13,750	\$9,596	\$0	\$9,596	\$13,750
Entry & Walls Maintenance	\$15,000	\$12,274	\$2,727	\$15,000	\$15,000
Landscape Maintenance	\$252,375	\$149,030	\$106,450	\$255,480	\$255,480
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	\$2,433	\$17,567	\$20,000	\$40,000
Annual Mulching	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Tree Trimming	\$10,000	\$760	\$4,240	\$5,000	\$10,000
Irrigation Repairs	\$10,000	\$5,645	\$4,355	\$10,000	\$10,000
Aquatic Maintenance	\$10,000	\$4,886	\$3,490	\$8,376	\$10,000
Fountain Repair & Maintenance	\$7,500	\$25,745	\$1,200	\$26,945	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$0	\$0	\$6,500
Miscellaneous - Stormwater Control	\$5,000	\$0	\$0	\$0	\$5,000
Pressuring Washing	\$5,000	\$900	\$1,600	\$2,500	\$5,000
Sidewalk Repair & Maintenance	\$10,000	\$3,510	\$1,490	\$5,000	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Contingency	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Operation & Maintenance Expenses	\$822,125	\$509,798	\$382,138	\$891,935	\$945,230
Total Expenditures	\$923,532	\$559,072	\$420,400	\$979,471	\$1,049,274
Excess Revenues/(Expenditures)	(\$0)	\$372,954	(\$372,954)	(\$0)	\$0

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

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$12	\$3,496
Condo	168	\$343	\$57,617
Townhome	181	\$446	\$80,697
Single Family 40'	82	\$549	\$44,995
Single Family 50'	698	\$686	\$478,758
Single Family 60'	197	\$823	\$162,147
Single Family 80'	65	\$1,097	\$71,334
Total	1695		\$899,044

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

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

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 8 monthly Board meetings.

Engineering

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

Attorney

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

Arbitrage

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

Dissemination

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Field:

Field Services

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

**Stoneybrook South
Community Development District**
GENERAL FUND BUDGET

Electric

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

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

**Stoneybrook South
Community Development District**
GENERAL FUND BUDGET

Streetlights

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

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

Reclaimed Water

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

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$5,225	\$62,700
2166394-1188670	9100 E Stoneybrook South Blk#6	\$6,500	\$78,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$5,500	\$66,000
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,875	\$82,500
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$50	\$600
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$75	\$900
2166394-33016799	1600 Even Moon Valley Drive	\$325	\$3,900
	Contingency		\$5,400
Total			\$300,000

**Stoneybrook South
Community Development District**
GENERAL FUND BUDGET

Property Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance	\$21,290	\$255,480
Total		\$255,480

Landscape Replacement – Plants, Shrubs, Trees

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

Annual Mulching

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

Tree Trimming

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

**Stoneybrook South
Community Development District**
GENERAL FUND BUDGET

Aquatic Maintenance

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

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

Fountain Repair & Maintenance

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

Wetland Monitoring & Maintenance

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

Miscellaneous – Stormwater Control

Represents estimated costs for any unforeseen costs to stormwater system.

Pressure Washing

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

Sidewalk Repair & Maintenance

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

Roadway Repair & Maintenance – Storm Gutters

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

Contingency

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

Stoneybrook South

Community Development District

Fiscal Year 2021 Series 2013 Debt Service Fund

Adopted Budget FY2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Roll	\$746,885	\$711,033	\$35,852	\$746,885	\$746,885
Interest Income	\$10,000	\$10,303	\$2,197	\$12,500	\$10,000
Carry Forward Surplus	\$498,723	\$360,878	\$0	\$360,878	\$387,888

Total Revenues	\$1,255,608	\$1,082,214	\$38,049	\$1,120,263	\$1,144,773
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Expenses

Interest - 11/1	\$258,688	\$258,688	\$0	\$258,688	\$252,775
Principal - 5/1	\$215,000	\$0	\$215,000	\$215,000	\$225,000
Interest - 5/1	\$258,688	\$0	\$258,688	\$258,688	\$252,775

Total Expenditures	\$732,375	\$258,688	\$473,688	\$732,375	\$730,550
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Excess Revenues/(Expenditures)	\$523,233	\$823,526	(\$435,638)	\$387,888	\$414,223
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Interest - 11/1/2021	<u>\$246,588</u>
Total	<u>\$246,588</u>

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

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$150	\$45,600
Condo **	162	\$990	\$160,312
Single Family 50'	207	\$1,406	\$291,094
Single Family 60'	197	1510.42	\$297,553
Total	870		\$794,558

**6 Condo units have prepaid their debt service assessment

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 7,930,000	\$ -	\$ 252,775.00	\$ 252,775.00
5/1/21	\$ 7,930,000	\$ 225,000	\$ 252,775.00	\$ -
11/1/21	\$ 7,705,000	\$ -	\$ 246,587.50	\$ 724,362.50
5/1/22	\$ 7,705,000	\$ 240,000	\$ 246,587.50	\$ -
11/1/22	\$ 7,465,000	\$ -	\$ 239,987.50	\$ 726,575.00
5/1/23	\$ 7,465,000	\$ 255,000	\$ 239,987.50	\$ -
11/1/23	\$ 7,210,000	\$ -	\$ 232,975.00	\$ 727,962.50
5/1/24	\$ 7,210,000	\$ 270,000	\$ 232,975.00	\$ -
11/1/24	\$ 6,940,000	\$ -	\$ 225,550.00	\$ 728,525.00
5/1/25	\$ 6,940,000	\$ 285,000	\$ 225,550.00	\$ -
11/1/25	\$ 6,655,000	\$ -	\$ 216,287.50	\$ 726,837.50
5/1/26	\$ 6,655,000	\$ 300,000	\$ 216,287.50	\$ -
11/1/26	\$ 6,355,000	\$ -	\$ 206,537.50	\$ 722,825.00
5/1/27	\$ 6,355,000	\$ 320,000	\$ 206,537.50	\$ -
11/1/27	\$ 6,035,000	\$ -	\$ 196,137.50	\$ 722,675.00
5/1/28	\$ 6,035,000	\$ 345,000	\$ 196,137.50	\$ -
11/1/28	\$ 5,690,000	\$ -	\$ 184,925.00	\$ 726,062.50
5/1/29	\$ 5,690,000	\$ 365,000	\$ 184,925.00	\$ -
11/1/29	\$ 5,325,000	\$ -	\$ 173,062.50	\$ 722,987.50
5/1/30	\$ 5,325,000	\$ 390,000	\$ 173,062.50	\$ -
11/1/30	\$ 4,935,000	\$ -	\$ 160,387.50	\$ 723,450.00
5/1/31	\$ 4,935,000	\$ 420,000	\$ 160,387.50	\$ -
11/1/31	\$ 4,515,000	\$ -	\$ 146,737.50	\$ 727,125.00
5/1/32	\$ 4,515,000	\$ 445,000	\$ 146,737.50	\$ -
11/1/32	\$ 4,070,000	\$ -	\$ 132,275.00	\$ 724,012.50
5/1/33	\$ 4,070,000	\$ 475,000	\$ 132,275.00	\$ -
11/1/33	\$ 3,595,000	\$ -	\$ 116,837.50	\$ 724,112.50
5/1/34	\$ 3,595,000	\$ 505,000	\$ 116,837.50	\$ -
11/1/34	\$ 3,090,000	\$ -	\$ 100,425.00	\$ 722,262.50
5/1/35	\$ 3,090,000	\$ 540,000	\$ 100,425.00	\$ -
11/1/35	\$ 2,550,000	\$ -	\$ 82,875.00	\$ 723,300.00
5/1/36	\$ 2,550,000	\$ 580,000	\$ 82,875.00	\$ -
11/1/36	\$ 1,970,000	\$ -	\$ 64,025.00	\$ 726,900.00
5/1/37	\$ 1,970,000	\$ 615,000	\$ 64,025.00	\$ -
11/1/37	\$ 1,355,000	\$ -	\$ 44,037.50	\$ 723,062.50
5/1/38	\$ 1,355,000	\$ 655,000	\$ 44,037.50	\$ -
11/1/38	\$ 700,000	\$ -	\$ 22,750.00	\$ 721,787.50
5/1/39	\$ 700,000	\$ 700,000	\$ 22,750.00	\$ 722,750.00
Totals		\$ 7,930,000	\$ 6,090,350	\$ 14,020,350.00

Stoneybrook South

Community Development District

Fiscal Year 2021 Series 2014 Debt Service Fund

Adopted Budget FY2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Roll	\$1,040,511	\$978,355	\$62,156	\$1,040,511	\$1,040,511
Interest Income	\$10,000	\$12,160	\$1,840	\$14,000	\$10,000
Carry Forward Surplus	\$842,201	\$848,442	\$0	\$848,442	\$909,715
Total Revenues	\$1,892,712	\$1,838,956	\$63,996	\$1,902,952	\$1,960,226

Expenses

Interest - 11/1	\$364,825	\$364,825	\$0	\$364,825	\$358,413
Principal - 11/1	\$270,000	\$270,000	\$0	\$270,000	\$280,000
Interest - 5/1	\$358,413	\$0	\$358,413	\$358,413	\$351,763
Total Expenditures	\$993,238	\$634,825	\$358,413	\$993,238	\$990,175
Excess Revenues/(Expenditures)	\$899,475	\$1,204,131	(\$294,416)	\$909,715	\$970,051

Principal - 11/1/2021	\$295,000
Interest - 11/1/2021	\$351,763
Total	\$646,763

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

Property Type	Platted Units	Gross Per Unit	Gross Total
Townhome	181	\$1,094	\$197,969
Single Family 40"	82	\$1,302	\$106,771
Single Family 50"	491	\$1,406	\$690,469
Single Family 80"	65	1718.75	\$111,719
Total	819		\$1,106,927

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 13,550,000	\$ 280,000	\$ 358,412.50	\$ 638,412.50
5/1/21	\$ 13,270,000	\$ -	\$ 351,762.50	\$ -
11/1/21	\$ 13,270,000	\$ 295,000	\$ 351,762.50	\$ 998,525.00
5/1/22	\$ 12,975,000	\$ -	\$ 344,756.25	\$ -
11/1/22	\$ 12,975,000	\$ 310,000	\$ 344,756.25	\$ 999,512.50
5/1/23	\$ 12,665,000	\$ -	\$ 337,393.75	\$ -
11/1/23	\$ 12,665,000	\$ 325,000	\$ 337,393.75	\$ 999,787.50
5/1/24	\$ 12,340,000	\$ -	\$ 329,675.00	\$ -
11/1/24	\$ 12,340,000	\$ 340,000	\$ 329,675.00	\$ 999,350.00
5/1/25	\$ 12,000,000	\$ -	\$ 321,600.00	\$ -
11/1/25	\$ 12,000,000	\$ 355,000	\$ 321,600.00	\$ 998,200.00
5/1/26	\$ 11,645,000	\$ -	\$ 312,503.13	\$ -
11/1/26	\$ 11,645,000	\$ 370,000	\$ 312,503.13	\$ 995,006.25
5/1/27	\$ 11,275,000	\$ -	\$ 303,021.88	\$ -
11/1/27	\$ 11,275,000	\$ 390,000	\$ 303,021.88	\$ 996,043.75
5/1/28	\$ 10,885,000	\$ -	\$ 293,028.13	\$ -
11/1/28	\$ 10,885,000	\$ 410,000	\$ 293,028.13	\$ 996,056.25
5/1/29	\$ 10,475,000	\$ -	\$ 282,521.88	\$ -
11/1/29	\$ 10,475,000	\$ 430,000	\$ 282,521.88	\$ 995,043.75
5/1/30	\$ 10,045,000	\$ -	\$ 271,503.13	\$ -
11/1/30	\$ 10,045,000	\$ 455,000	\$ 271,503.13	\$ 998,006.25
5/1/31	\$ 9,590,000	\$ -	\$ 259,843.75	\$ -
11/1/31	\$ 9,590,000	\$ 480,000	\$ 259,843.75	\$ 999,687.50
5/1/32	\$ 9,110,000	\$ -	\$ 247,543.75	\$ -
11/1/32	\$ 9,110,000	\$ 505,000	\$ 247,543.75	\$ 1,000,087.50
5/1/33	\$ 8,605,000	\$ -	\$ 234,603.13	\$ -
11/1/33	\$ 8,605,000	\$ 530,000	\$ 234,603.13	\$ 999,206.25
5/1/34	\$ 8,075,000	\$ -	\$ 221,021.88	\$ -
11/1/34	\$ 8,075,000	\$ 555,000	\$ 221,021.88	\$ 997,043.75
5/1/35	\$ 7,520,000	\$ -	\$ 206,800.00	\$ -
11/1/35	\$ 7,520,000	\$ 585,000	\$ 206,800.00	\$ 998,600.00
5/1/36	\$ 6,935,000	\$ -	\$ 190,712.50	\$ -
11/1/36	\$ 6,935,000	\$ 615,000	\$ 190,712.50	\$ 996,425.00
5/1/37	\$ 6,320,000	\$ -	\$ 173,800.00	\$ -
11/1/37	\$ 6,320,000	\$ 650,000	\$ 173,800.00	\$ 997,600.00
5/1/38	\$ 5,670,000	\$ -	\$ 155,925.00	\$ -
11/1/38	\$ 5,670,000	\$ 685,000	\$ 155,925.00	\$ 996,850.00
5/1/39	\$ 4,985,000	\$ -	\$ 137,087.50	\$ -
11/1/39	\$ 4,985,000	\$ 725,000	\$ 137,087.50	\$ 999,175.00
5/1/40	\$ 4,260,000	\$ -	\$ 117,150.00	\$ -
11/1/40	\$ 4,260,000	\$ 765,000	\$ 117,150.00	\$ 999,300.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 13,550,000	\$ 11,036,269	\$ 24,586,268.75

SECTION C



Water Management Agreement

FJS/ 715285/R

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER" **REQUESTED START DATE:** _____
PURCHASE ORDER #: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Five (5) waterways associated with **STONEBROOK SOUTH COMM DEV**, Davenport, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. **Service will cease effective June 1, 2020 if the signed Agreement is not returned. Note - #11 on Terms & Conditions does not apply.**

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	163.00 MONTHLY
2. Shoreline Grass and Brush Control Program	\$	INCLUDED
3. Additional Treatments, if Required	\$	INCLUDED
4. Free Callback Service	\$	INCLUDED
5. Monthly Written Service Reports	\$	INCLUDED
Total of Services Accepted	\$	163.00 MONTHLY

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$163.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **May 15, 2020**.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____ Dated _____

FABIAN J. STERN, ASST. VICE PRESIDENT- SALES

Name _____

OFFICE/CUSTOMER

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

SECTION D



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 22, 2020

Ms. Stacie Vanderbilt
Recording Secretary
Stoneybrook South Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Stoneybrook South Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 14, 2020 requesting confirmation of the number of registered voters within the Stoneybrook South Community Development District as of April 15, 2020.

The number of registered voters within the Stoneybrook South CDD is 799 as of April 15, 2020.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 29 2020

BY: _____

Vote
Osceola

SECTION E

2020 SPECIAL DISTRICTS QUALIFYING PROCEDURE

(Dates are subject to change)

Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.
Petitions must be submitted by Noon on May 11, 2020.
2. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

Candidates who WILL incur election expenses or contributions will do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district. Form DS-DE9 Appointment of Campaign Treasurer Designation of Campaign Depository must be filed prior to collecting petitions. *Petitions must be submitted by Noon on May 11, 2020.*
4. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

SECTION V

SECTION A

SECTION 1

STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: www.srvlegal.com

MEMORANDUM

TO: Community Development District Supervisors and District Managers
FROM: Straley Robin Vericker
RE: 2020 Legislative Update
DATE: April 21, 2020

During the 2020 Florida legislative session, our firm monitored several bills that could have impacted community development districts (“CDDs”) and we have prepared this memorandum to focus on the bills that passed in the legislature that will have the most impact on CDDs. Copies of any bill may be viewed online at the Florida legislature’s website: <http://www.leg.state.fl.us>.

A. The number of documents a CDD is required to post on its website by law has been reduced.

Senate Bill 1466 reduces what is required to be posted on CDD websites by amending Section 189.069, Florida Statutes. These changes include the following:

- 1) Each CDD now has the option to post a link to the Auditor General’s website for the final audit report rather than posting the actual document on its own website, so long as the CDD sends the report to the Office of the Auditor General.
- 2) A CDD is no longer required to post a public facilities report on its website.
- 3) A CDD are no longer required to post meeting materials on its website. Agendas must still be posted on its website 7 days in advance of a publicly noticed meeting or workshop and must remain on the website for at least 1 year.

Unless vetoed by Governor DeSantis, these changes will take effect on July 1, 2020.

B. The percentage a CDD may retain from progress payments to contractors for certain public construction services contracts and contracts for construction of public buildings has been reduced.

House Bill 101 amends Section 218.735, Florida Statutes to reduce the percentage retained or withheld by a CDD from 10 percent to 5 percent of each progress payment for construction services contracts and contracts for construction of public buildings having a total contract amount of \$200,000 or greater.

Unless vetoed by Governor DeSantis, these changes will become effective on October 1, 2020.

C. Public employers, contractors and subcontractors must register with and use the E-Verify system when hiring new employees and entering into certain contracts.

Senate Bill 664 requires public employers, contractors and subcontractors to register with and use the E-Verify system to verify the work authorization status of all newly hired employees in order to enter into a contract beginning on January 1, 2021. The definition of public employers includes local governments. This requirement includes those contractual relationships between contractors and subcontractors and requires subcontractors to complete an affidavit stating that the subcontractor does not employ, contract with, or subcontract with unauthorized workers.

If a public employer, contractor, or subcontractor has a good faith belief that a person or entity with which it is contracting has knowingly violated the requirement to register with and use E-Verify, it must terminate the contract with that person or entity. If a public employer has a good faith belief that the contractor followed the requirements of the E-Verify law, but the subcontractor has not done so, it must notify the contractor and order the contractor to terminate the subcontractor. Termination of contracts in this manner may be challenged within 20 calendar days. If a contractor is terminated for failure to follow the requirements of E-Verify law, it may not be awarded a public contract for at least 1 year from the date the contract was terminated and is liable for any additional costs incurred by the public employer as a result of the termination of the contract.

Unless vetoed by Governor DeSantis, this bill will become effective on July 1, 2020.

If you have questions about the above-mentioned anticipated changes to Florida law, please contact us at your convenience.

SECTION D

Stoneybrook South Community Development District



June 1, 2020

Alan Scheerer - Field Services Manager

GMS

**Stoneybrook South
Community Development District**

Field Management Report

June 1, 2020

**To: George Flint
District Manager**


**From: Alan Scheerer
Field Services Manager**

RE: Stoneybrook South CDD- June 1, 2020

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


Completed Items

Architectural Fountain

 Architectural fountain is working fine. Lights are working.




Irrigation Repairs

 Irrigation Inspections ongoing. Repairs made as needed.




Completed Items


Archway letters

 The Champions Gate letters on Westside Blvd were not lighting up. They were repaired.



 The base of the archway off of Bella Citta was painted.



 Annuals were replaced at the entrances and monuments.



Completed Items

New Lake Fountains

Both fountains have been installed and are working. Current run times are 7:00am to 9:00pm.



Landscape lighting Replaced

 Staff had the damaged and missing landscape lights replaced/repairs.



Completed items



Neighborhood monuments have been pressure washed.



The Wall along 13th fairway was pressure washed to remove algae.



Raised sidewalk on Oasis Club was repaired.



Staff continues to meet with DTE to review the property and all landscape and irrigation. Irrigation run times have been adjusted to 3 days a week. DTE will run additional water as needed for hot spots.

Staff will continue to monitor sidewalks and replace or repair as needed.

The two new fountains have been installed. Current run times are 7:00am to 9:00pm. These times can be adjusted as necessary.

The infected canary palm has been removed.

The park Bench was removed, and sod replaced.

One of the fountains at Hwy 27 is not working. Lake Fountains is working on the issue. They think the motor needs to be replaced. We will address as soon as they give us the results.

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

Respectfully,
Alan Scheerer