

*Stoneybrook South
Community Development District*

Agenda

August 2, 2021

AGENDA

Stoneybrook South

Community Development District

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

July 26, 2021

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, August 2, 2021 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the June 7, 2021 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Public Hearing
 - i. Consideration of Resolution 2021-08 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2021-09 Imposing Special Assessments and Certifying an Assessment Roll
 - B. Presentation of Arbitrage Rebate Calculation Report – Series 2013 & 2014 Bonds
 - C. Consideration of Proposal from LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for the Series 20130 Bonds
 - D. Approval of Fiscal Year 2022 Meeting Schedule
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
6. Supervisor's Requests
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 June 7, 2021 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 opens the public hearing to adopt the Fiscal Year 2022 Budget. Sub-Section 1 is the consideration of Resolution 2021-08 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations. A copy of the Resolution and approved budget are enclosed for your review. Sub-Section 2 is the consideration of Resolution 2021-09 Imposing Special Assessments and Certifying an Assessment Roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review. Section B is the presentation of the arbitrage rebate calculation report for the Series 2013 and 2014 bonds. A copy of the report is enclosed for your review. Section C is the consideration of proposal from LLS Tax Solutions to provide arbitrage rebate calculation services. A copy of the proposal is enclosed for your review. Section D is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review.

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

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION 3

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, June 7, 2021 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Hearing no public comments, we will move on.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 5, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the April 5th minutes?
Hearing none,

On MOTION by Mr. DiCocco, seconded by Mr. Nembirkow, with all in favor, the Minutes of the April 5th, 2021 Board Meeting, were approved.
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B. Consideration of Check Register

Mr. Flint: Next is the check register. This is from March 29th through May 31st, for the general fund and the Board payroll. The detailed register is behind the summary. It totals \$223,651.94. Are there any questions on the check register? If not, is there a motion to approve the check register?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Check Register totaling \$223,651.94, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next are the unaudited financials through April 30th, 2021. There is no action required by the Board, but if you have any questions, we can discuss them.

Ms. Dan: The general fund, the unassigned \$1,867,172, are there any restrictions?

Mr. Flint: You have \$369,926 in your operating account with SunTrust, and then we have \$1.5 million in what is called the State Board of Administration account. It is an interest-bearing account. It is an investment pool that is run by the state and there are no restrictions on those funds. We have a pretty healthy reserve because when Lennar was developing the project there were some impact fee credits that came back. There were some refunds that came to the CDD for construction costs where they had received credits. Those were deposited into the general fund. They provide a good cushion for us, if we have any capital needs we have those funds available.

Mr. Manjourides: I have one question on the fountain repair and maintenance. It was \$240 every month, and then it went to \$2,240. Was something replaced on the fountain?

Mr. Scheerer: We did have some work done on one of the fountains. We had a pump on 27.

Mr. Manjourides: But you know both of those are working on 27?

Mr. Scheerer: Yes, one is working. I reset it this morning. I have one with low flow that they are already aware of. I have a service call in for it on 27. We had to replace the control panel on one side. Those 27 fountains, it is always something.

Mr. Nembirkow: Those two fountains have been going on and off since I have been here.

Mr. Manjourides: Right, and the one on 15 right here it has been pretty long and we haven't touched it. The ones we put in run great.

Mr. Scheerer: I don't know how old those fountains are, but at some point we may need to consider that.

Mr. Nembirkow: They are about 8 years, 8 or 9 years at the oldest.

Mr. Manjourides: We just replaced the motor on one.

Mr. Scheerer: Yes, we just replaced the motor but not the pump. We will keep going until something happens.

Mr. Flint: If there are no other questions on the financials, I will move onto the business items.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Aquatic Management Agreement with the Lake Doctors, Inc.

Mr. Flint: This agreement with Lake Doctors is for \$163 a month. Alan, do you want to explain?

Mr. Scheerer: Yes, this is for the four ponds that the District manages here; the two on 27 and two just outside on Oasis Club and Westside Boulevard. The same four ponds they have been maintaining there for quite some time.

Mr. Nembirkow: Is the price the same?

Mr. Scheerer: Price is exactly the same, no changes.

Mr. Manjourides: What do they do?

Mr. Scheerer: They spray for any invasives in the water; any torpedo grass, cat tail, algae.

Mr. Nembirkow: How about the golf course? This is the problem, on 15 the grass is already coming through the bottom. That heavy aquatic grass, torpedo grass is coming up over there. It is going to start taking over the whole thing pretty soon.

Mr. Scheerer: I was under the impression that golf had their own spray guys. I will talk to Chris and see, but my understanding is they use a different company from Lake Doctors. When I first came onboard, that was one of the conversations we had when getting familiar with the project and we were told that golf had their own spray company. I don't know how often they spray, but I will talk to Chris about it.

Mr. Nembirkow: Yes, talk to Chris about it.

Mr. Manjourides: Buzz, you might want to mention that it will be on the transition notes. Because Lennar is not spending a penny right now on anything and we need to put that in, that will have to be addressed prior to taking over.

Mr. Nembirkow: There is a whole bunch of stuff on the transition notes.

Mr. Majourides: Yeah, if you look between 8 and 9 at that pond, it is far into the pond now all along the bank. They aren't buying anything because they don't want to transfer it over to us.

Mr. Newbirkow: That is what I was telling George. It is going to be a pretty interesting series of conversations in the next month or two about who is responsible for what and what the payments will be and so on. I think a lot of people are paying very close attention to that and more of us will get more vocal because we don't want to end up absorbing all of the cost of fixing the things that have been neglected. We have gotten off track.

Mr. Flint: There is no price change. Is there a motion to approve the agreement?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Aquatic Management Agreement with The Lake Doctors, Inc., was approved.

B. Presentation of Number of Registered Voters – 938

Mr. Flint: Every year we are required to announce the number of registered voters as of April 15th and you can see there are 938 registered voters. It is more relevant prior to the transition of the Board to general elected of which the Board is now fully a general elected board. The reason that requirement is in place is because there is a 250 registered voter trigger that would trigger this Board to change. The Board has already changed but we still have to announce it. There is no action required on that.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: District Counsel is on vacation. He looked at the agenda and asked if I felt he needed to be present. I told him I didn't think there was anything he needed to address. If there is something that comes up, I can get back with him on that.

B. District Engineer

i. Presentation of Increased Rate Schedule

Mr. Flint: Dave Reid is on the phone, the District Engineer, and I know he has a proposed hourly rate fee increase in the agenda. This would be effective October 1, 2021 with your new budget. I don't believe he has raised his fees in a number of years. Hamilton is fairly new, but I

don't believe they have raised their fee. Dave, do you want to comment on your proposed fee change?

Mr. Reid: We haven't raised our fees in many years, this is just a catch up starting the next budget year.

Mr. Manjourides: What percent increase is it?

Mr. Flint: Is there a percent increase Dave? I am assuming they vary based on the position.

Mr. Reid: It varies based on the position and all of our costs are going up so we have had to increase our salaries. It is basically cost of living. I don't think it was done on a percentage basis across the board, I think it just varies depending on the position.

Mr. Flint: Basically the percent increase is based on the position, it is not a uniform rate increase. I would be happy to provide the Board with the current rates if you would like. This could be deferred to your August meeting if you would like, these don't go into effect until October 1. I think these rates are competitive with other engineering firms as far as the hourly rates go. I can bring it back, or if you are comfortable approving it, I can provide you with the current rates schedule. It is however the Board would like to proceed.

Mr. Nembirkow: I think it is better to bring it back and have everything in front of us so there is no retroactivity involved with that.

Mr. Flint: Dave, since this doesn't go into effect until October, we will go ahead and send out the current rates schedule just so the board has that and they can make the comparison and then they can take action at their August meeting for the budget.

Mr. Reid: Okay, that sounds good.

Mr. Flint: Do you have any other report for the Board?

Mr. Reid: No, I don't.

Mr. Flint: Any questions for the engineer? Hearing none,

C. District Manager

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

D. Field Manager

Mr. Flint: We have the Field Manager's report from Alan.

Mr. Scheerer: Thank you. Included in your agenda is the field manager report for the June 7th meeting. A number of items in that are redundant. The architectural fountain irrigation

inspection and repairs are ongoing. Up until recently we have not had a lot of rain, so we have been irrigating more than normal. We got rain recently which is good. We are supposed to be dryer and hotter this next week so we will continue that. The archway lights are working as of this report. Supervisor Manjourides provided me with a photo of the Bella Cita entrance and we will address that one half that went out and get that taken care of. All of the fountains are in that the Board approved on 18th tee and 18th green. They look pretty good. The other fountains 15 and 16 are well. This morning I found the southbound fountain on 27 needed to be reset and the northbound fountain had low flow. That has been off, there is a service call for that so we will probably pull both of those fountains and have them clean the intakes on those just to be sure. The new palm trees are installed, I think they look really nice. Once they get the other palm trees trimmed and the sea pods off, I think that will be a good appearance all the way down Double Eagle. We will continue in the future if the Board is okay with that and we have any more that go, we can probably replace them with the same palm.

Mr. Siron How long do the boards stay up there?

Mr. Scheerer: They will probably be up there for a year. I wouldn't take them down prior to hurricane season. Just so the Board knows, I leave that up to the contractor, because the one thing I don't want them going 'Oh, Alan told me to take them down' then we lose a palm tree. We leave that up to the vendor and the vendor will handle the time frame. Typically for a year, definitely through hurricane season. New annuals were installed in the community; they look really nice. We continue to meet with Down to Earth on a weekly basis. We will have the seed pods addressed. Under a lot of the mature magnolias there are some Walter's viburnum that were fading away and we are going to start pulling those out. The trees are big enough that they no longer need that accent row of Walter's so we are going to be working on that. The fruit and pest guys have been working on the turf and the plants. Again, higher temperatures due to rain. I gave Bob a map I know at the end of the meeting two months ago and they were talking about an additional cart path. I confirmed that the property at the closest point where the path needs to go is definitely golf course and not CDD. If we can assist in any way we can, unfortunately we just can't put the sidewalk in on golf course property.

Mr. Manjourides: I wanted to mention too that in Duck Valley where they replaced the sidewalk, they never put the rubber thing down. They were supposed to replace that rubber thing.

Mr. Scheerer: By the clubhouse?

Mr. Manjourides: I thought that was included in the price of doing the sidewalk.

Mr. Nembirkow: Who did that sidewalk?

Mr. Scheerer: Heritage did it. We didn't.

Mr. Nembirkow: Is there a schedule for power washing that wall along 13?

Mr. Scheerer: We don't really have a schedule but we typically do it annually. I know we did it last year.

Mr. Nembirkow: Is it better to do it before or after the rainy season?

Mr. Scheerer: I would do it after the rainy season. That is one of the things we talked about with Chris. I will have to make sure with him because a lot of that is irrigation related. He has those big impact heads that is covering the whole course and it pops the wall and we end up with a little green on it. He and I will have to go back out and look and maybe they aren't really staying on top of their irrigation.

Mr. Nembirkow: That's probably what it is. When I first moved here, they were irrigating my patio, and my pool and I had a couple plants out there.

Mr. Flint: Any other questions or discussion about Alan's report? Any other field items we need to discuss or CDD items that were not on the agenda?

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any other Supervisors requests or business the Board would like to discuss before you adjourn?

Mr. Nembirkow: I have one question. As this HOA turnover gets heated up, we have met with individuals. Would it make sense for us to send them something saying if they have questions, we can address it rather than individually, as the Board?

Mr. Scheerer: We have been dealing with the resident you and I met with. He sends me questions and I send him answers.

Mr. Nembirkow: When this all occurs, the Board is going to ask me something, and we are going to say we have been meeting with you or your subcommittee or whoever you have and give them all the information we have.

Mr. Flint: Unless there is something in the CDD's name that is supposed to be in the HOA name or vice versa, it is two separate issues.

Mr. Nembirkow: It is two separate groups but they aren't sure that we are two separate groups.

Mr. Flint: We are two separate groups.

Mr. Manjourides Their main problem is their lack of knowledge of what the CDD is and what the HOA is. That is the question we answer.

Mr. Flint: You can always send them our way also. Let us know if anything comes up that we need to address.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

May 31, 2021 to July 26, 2021

Bank	Date	Check #	Amount
General Fund	6/8/21	553	\$ 4,479.86
	6/9/21	554-555	\$ 21,825.00
	6/22/21	556-557	\$ 14,091.47
	6/28/21	558-559	\$ 68,220.75
	6/29/21	560-562	\$ 823.00
	7/9/21	563-567	\$ 27,647.25
	7/13/21	568-569	\$ 3,032.00
	7/20/21	570	\$ 199.50
			\$ 140,318.83
Payroll Fund	<u>June 2021</u>		
	Basan Nembirkow	50033	\$ 184.70
	Chris Manjourides	50034	\$ 184.70
	Julia Dan Tu	50035	\$ 184.70
	Robert DiCocco	50036	\$ 184.70
	Terry Siron	50037	\$ 109.70
			\$ 848.50
			\$ 141,167.33

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
6/08/21	00001	6/01/21	120	202106	310-51300-34000			MANAGEMENT FEES JUN21	*	2,708.33	
6/01/21	120	202106	310-51300-35100					INFORMATION TECH JUN21	*	100.00	
6/01/21	120	202106	310-51300-31300					DISSEMINATION FEE JUN21	*	416.67	
6/01/21	120	202106	310-51300-51000					OFFICE SUPPLIES	*	.27	
6/01/21	120	202106	310-51300-42000					POSTAGE	*	4.59	
6/01/21	121	202106	320-53800-12000					FIELD MANAGEMENT JUN21	*	1,250.00	
6/09/21	00004	6/01/21	2101908	202106	320-53800-47000			GOVERNMENTAL MANAGEMENT SERVICES	*	535.00	4,479.86 000553
6/09/21	00003	6/01/21	97438	202106	320-53800-46200			AMERICAN ECOSYSTEMS, INC.	*	21,290.00	535.00 000554
6/22/21	00032	6/22/21	06222021	202106	300-20700-10000			DOWN TO EARTH LAWCARE II, INC.	*	5,888.29	21,290.00 000555
6/22/21	00032	6/22/21	06222021	202106	300-20700-10100			STONEYBROOK SOUTH CDD C/O USBANK	*	8,203.18	5,888.29 000556
6/28/21	00032	6/25/21	06252021	202106	300-20700-10000			STONEYBROOK SOUTH CDD C/O USBANK	*	28,506.86	8,203.18 000557
6/28/21	00032	6/25/21	06252021	202106	300-20700-10100			STONEYBROOK SOUTH CDD C/O USBANK	*	39,713.89	28,506.86 000558
6/29/21	00020	5/25/21	24076A	202105	320-53800-47100			FOUNTAIN CLEAN ROUNDABOUT	*	240.00	39,713.89 000559
6/29/21	00012	6/22/21	585612	202106	320-53800-47000			FOUNTAIN DESIGN GROUP, INC.	*	163.00	240.00 000560
								THE LAKE DOCTORS, INC.	*	163.00	480.00 000561

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CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
6/29/21	00044	6/23/21	15385	202106	320-53800-47100	CLEAN FOUNTAIN/PLASTIC BG	LAKE FOUNTAINS AND AERATION, INC.		*	180.00	180.00	000562
7/09/21	00004	7/01/21	20218288	202107	320-53800-47000	WATER MGMT TREATMENT JUL	AMERICAN ECOSYSTEMS, INC.		*	535.00	535.00	000563
7/09/21	00003	6/30/21	101033	202106	320-53800-46400	RPLC DECLINE PLANT/MULCH			*	339.40		
7/01/21	100529	202107	320-53800-46200	MAINTENANCE SERVICE JUL21					*	21,290.00		
7/09/21	00046	7/02/21	64369	202106	310-51300-31100	CDD MTC/ANN.RPT/SITE INSP	DOWN TO EARTH LAWN CARE II, INC.		*	815.00	815.00	000564
7/09/21	00012	7/01/21	587913	202107	320-53800-47000	WATER MGMT SERVICES JUL21	HAMILTON ENGINEERING & SURVEYING		*	163.00	163.00	000565
7/09/21	00001	7/01/21	122	202107	310-51300-34000	MANAGEMENT FEES JUL21	THE LAKE DOCTORS, INC.		*	2,708.33	163.00	000566
7/01/21	122	202107	310-51300-35100	INFORMATION TECH JUL21					*	100.00		
7/01/21	122	202107	310-51300-31300	DISSEMINATION FEE JUL21					*	416.67		
7/01/21	122	202107	310-51300-51000	OFFICE SUPPLIES					*	-30		
7/01/21	122	202107	310-51300-42000	POSTAGE					*	5.10		
7/01/21	122	202107	310-51300-42500	COPIES					*	24.45		
7/01/21	123	202107	320-53800-12000	FIELD MANAGEMENT JUL21					*	1,250.00		
7/13/21	00003	6/30/21	101251	202106	320-53800-46400	RMV DECLINE LIGUSTRUM JCK	GOVERNMENTAL MANAGEMENT SERVICES		*	1,932.00	4,504.85	000567
7/12/21	00029	7/12/21	2345	202106	310-51300-31200	SERIES 2013 ARBITRAGE	DOWN TO EARTH LAWN CARE II, INC.		*	550.00	1,932.00	000568
7/12/21	2346	202106	310-51300-31200	SERIES 2014 ARBITRAGE					*	550.00		
							LLS TAX SOLUTIONS INC.		*		1,100.00	000569

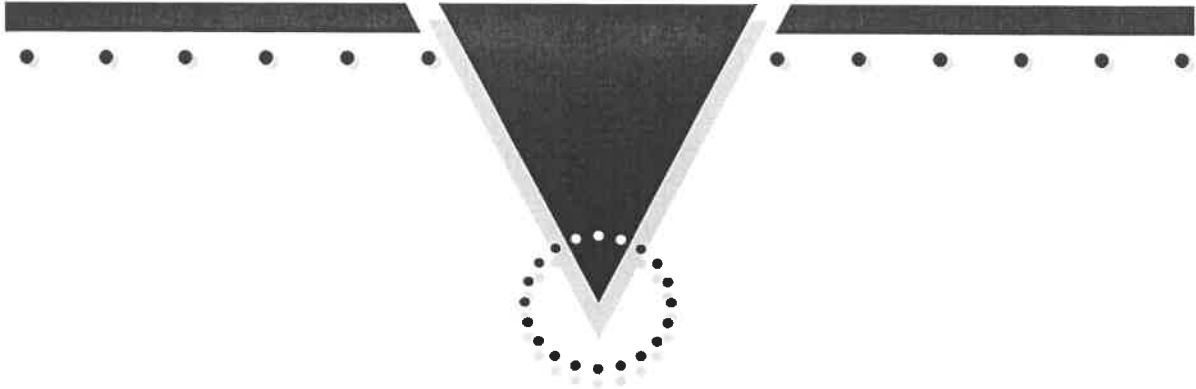
SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
7/20/21	00011	5/25/21	19893	202104	310-51300-31500			REV/REPLY DROP FORCLOSURE	*	85.50	
		7/15/21	20038	202106	310-51300-31500			REV.AGENDA PCKG/FOLLOW UP	*	114.00	
								STRALEY, ROBIN & VERICKER		199.50	000570

 TOTAL FOR BANK A 140,318.83
 TOTAL FOR REGISTER 140,318.83

SSTH STONE SOUTH TVISCARRA

SECTION C



**Stoneybrook South
Community Development District**

**Unaudited Financial Reporting
June 30, 2021**



Table of Contents

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>
5	<u>Month to Month</u>
6	<u>FY21 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2021

	General Fund	Debt Service Fund	Totals 2021
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$289,046	---	\$289,046
STATE BOARD OF ADMINISTRATION	\$1,500,986	---	\$1,500,986
<u>INVESTMENTS</u>			
SERIES 2013			
RESERVE	---	\$734,324	\$734,324
REVENUE	---	\$430,876	\$430,876
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$600,030	\$600,030
REVENUE	---	\$987,011	\$987,011
TOTAL ASSETS	<u>\$1,790,032</u>	<u>\$2,752,244</u>	<u>\$4,542,276</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$4,386	---	\$4,386
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,165,204	\$1,165,204
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,587,040	\$1,587,040
UNASSIGNED	\$1,785,646	---	\$1,785,646
TOTAL LIABILITIES & FUND EQUITY	<u>\$1,790,032</u>	<u>\$2,752,244</u>	<u>\$4,542,276</u>

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,101	\$845,101	\$852,887	\$7,786
INTEREST	\$0	\$0	\$986	\$986
TOTAL REVENUES	\$845,101	\$845,101	\$853,873	\$8,772
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$8,000	\$6,000	\$4,800	\$1,200
FICA EXPENSE	\$612	\$459	\$367	\$92
ENGINEERING	\$15,000	\$11,250	\$1,148	\$10,103
ATTORNEY	\$15,000	\$11,250	\$2,634	\$8,616
ARBITRAGE	\$1,100	\$1,100	\$1,100	\$0
DISSEMINATION	\$6,500	\$4,875	\$3,850	\$1,025
ANNUAL AUDIT	\$3,475	\$3,475	\$3,475	\$0
TRUSTEE FEES	\$8,300	\$6,223	\$6,223	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$24,375	\$24,375	\$0
INFORMATION TECHNOLOGY	\$1,200	\$900	\$900	\$0
TELEPHONE	\$50	\$38	\$0	\$38
INSURANCE	\$3,057	\$3,057	\$5,569	(\$2,512)
POSTAGE	\$200	\$150	\$269	(\$119)
PRINTING & BINDING	\$400	\$300	\$172	\$128
LEGAL ADVERTISING	\$2,500	\$1,875	\$0	\$1,875
CONTINGENCY	\$350	\$263	\$8	\$255
OFFICE SUPPLIES	\$75	\$56	\$3	\$53
PROPERTY APPRAISER	\$545	\$545	\$378	\$167
PROPERTY TAXES	\$5	\$4	\$1	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$11,250	\$11,250	\$0
ELECTRIC	\$35,000	\$26,250	\$29,708	(\$3,458)
STREETLIGHTS	\$177,000	\$132,750	\$126,476	\$6,274
RECLAIMED WATER	\$300,000	\$225,000	\$83,631	\$141,369
PROPERTY INSURANCE	\$13,750	\$13,750	\$10,678	\$3,072
ENTRY & WALLS MAINTENANCE	\$15,000	\$11,250	\$926	\$10,324
LANDSCAPE MAINTENANCE	\$255,480	\$191,610	\$191,610	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$30,000	\$6,349	\$23,651
TREE TRIMMING	\$10,000	\$10,000	\$0	\$10,000
IRRIGATION REPAIRS	\$10,000	\$7,500	\$8,843	(\$1,343)
AQUATIC MAINTENANCE	\$10,000	\$7,500	\$6,282	\$1,218
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$5,625	\$4,340	\$1,285
WETLAND MONITORING & MAINTENANCE	\$6,500	\$4,875	\$0	\$4,875
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$3,750	\$0	\$3,750
PRESSURE WASHING	\$5,000	\$3,750	\$0	\$3,750
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$7,500	\$376	\$7,124
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$3,750	\$0	\$3,750
CONTINGENCY	\$10,000	\$7,500	\$0	\$7,500
CAPITAL OUTLAY	\$15,000	\$11,250	\$49,595	(\$38,345)
TOTAL EXPENDITURES	\$1,049,274	\$796,229	\$590,511	\$205,718
EXCESS REVENUES (EXPENDITURES)	(\$204,173)		\$263,362	
FUND BALANCE - BEGINNING	\$204,173		\$1,522,284	
FUND BALANCE - ENDING	\$0		\$1,785,646	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2013
DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$746,885	\$746,885	\$753,766	\$6,881
INTEREST	\$10,000	\$7,500	\$254	(\$7,246)
TOTAL REVENUES	\$756,885	\$754,385	\$754,019	(\$366)
EXPENDITURES:				
INTEREST - 11/1	\$252,775	\$252,775	\$252,775	\$0
PRINCIPAL - 05/1	\$225,000	\$225,000	\$225,000	\$0
INTEREST - 05/1	\$252,775	\$252,775	\$252,775	\$0
TOTAL EXPENDITURES	\$730,550	\$730,550	\$730,550	\$0
EXCESS REVENUES (EXPENDITURES)	\$26,335		\$23,469	
FUND BALANCE - BEGINNING	\$402,130		\$1,141,735	
FUND BALANCE - ENDING	\$428,465		\$1,165,204	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$1,040,511	\$1,050,097	\$9,586
INTEREST	\$10,000	\$7,500	\$305	(\$7,195)
TOTAL REVENUES	\$1,050,511	\$1,048,011	\$1,050,402	\$2,391
EXPENDITURES:				
SPECIAL CALL - 11/1	\$0	\$0	\$5,000	(\$5,000)
INTEREST - 11/1	\$358,413	\$358,413	\$358,413	\$0
PRINCIPAL - 11/1	\$280,000	\$280,000	\$280,000	\$0
INTEREST - 05/1	\$351,763	\$351,763	\$351,625	\$138
TOTAL EXPENDITURES	\$990,175	\$990,175	\$995,038	(\$4,863)
EXCESS REVENUES (EXPENDITURES)	\$60,336		\$55,364	
FUND BALANCE - BEGINNING	\$917,646		\$1,531,676	
FUND BALANCE - ENDING	\$977,982		\$1,587,040	

Stoneybrook South Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$108,619	\$569,888	\$37,080	\$22,169	\$12,555	\$42,134	\$21,579	\$86,918	\$0	\$0	\$0	\$852,887
INTEREST	\$0	\$0	\$15	\$220	\$172	\$169	\$150	\$141	\$119	\$0	\$0	\$0	\$986
TOTAL REVENUES	\$0	\$108,619	\$569,903	\$37,249	\$22,395	\$12,724	\$42,285	\$21,720	\$89,037	\$0	\$0	\$0	\$853,873
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$4,800
FICA EXPENSE	\$61	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$367
ENGINEERING FEES	\$0	\$0	\$95	\$0	\$95	\$0	\$143	\$0	\$815	\$0	\$0	\$0	\$1,148
ATTORNEY	\$358	\$996	\$248	\$138	\$298	\$713	\$371	\$0	\$114	\$0	\$0	\$0	\$2,634
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$1,100
DISSEMINATION	\$517	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$417	\$0	\$0	\$0	\$3,850
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$3,475	\$0	\$0	\$0	\$0	\$0	\$0	\$3,475
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	\$2,708	\$2,708	\$0	\$0	\$0	\$24,375
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$5,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,569
POSTAGE	\$6	\$8	\$5	\$151	\$23	\$17	\$43	\$11	\$5	\$0	\$0	\$0	\$269
PRINTING & BINDING	\$0	\$44	\$0	\$31	\$33	\$18	\$33	\$13	\$0	\$0	\$0	\$0	\$172
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$8
OFFICE SUPPLIES	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
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	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
ELECTRIC	\$3,624	\$3,224	\$3,386	\$3,816	\$3,410	\$3,063	\$2,456	\$2,876	\$3,853	\$0	\$0	\$0	\$29,708
STREETLIGHTS	\$14,141	\$14,141	\$14,896	\$13,343	\$13,355	\$14,619	\$13,969	\$13,363	\$14,628	\$0	\$0	\$0	\$126,476
RECLAIMED WATER	\$739	\$5,251	\$16,459	\$9,014	\$6,351	\$7,996	\$7,659	\$11,103	\$12,061	\$0	\$0	\$0	\$83,631
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,678
ENTRY & WALLS MAINTENANCE	\$0	\$0	\$926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$926
LANDSCAPE MAINTENANCE	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$0	\$0	\$0	\$191,610
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$4,078	\$0	\$2,271	\$0	\$0	\$0	\$6,349
TREE TRIMMING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,489	\$2,415	\$779	\$0	\$1,631	\$1,377	\$1,201	\$0	\$0	\$0	\$0	\$0	\$8,843
AQUATIC MAINTENANCE	\$698	\$698	\$698	\$698	\$698	\$698	\$698	\$698	\$698	\$0	\$0	\$0	\$6,282
FOUNTAIN REPAIR & MAINTENANCE	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$420	\$0	\$0	\$0	\$4,340
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	\$376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376
SIDEWALK REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$24,788	\$0	\$0	\$24,798	\$0	\$0	\$0	\$0	\$49,585
TOTAL EXPENDITURES	\$83,042	\$52,185	\$64,574	\$53,195	\$78,152	\$57,491	\$59,751	\$78,866	\$62,815	\$0	\$0	\$0	\$590,311
EXCESS REVENUES/(EXPENDITURES)	(\$83,042)	\$56,434	\$505,329	(\$15,946)	(\$55,816)	(\$45,207)	(\$17,466)	(\$57,146)	(\$23,778)	\$0	\$0	\$0	\$263,562

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

GROSS ASSESSMENTS \$ 2,800,529 \$ 899,044 \$ 794,558 \$ 1,106,927
NET ASSESSMENTS \$ 2,632,497 \$ 845,101 \$ 746,885 \$ 1,040,511

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2013			TOTAL 100%
							GENERAL FUND 32.10%	DEBT SERVICE 28.37%	DEBT SERVICE 39.53%	
11/6/20	ACH	\$ 25,416.04	\$ 1,196.46	\$ 484.39	\$ -	\$ 23,735.19	\$ 7,619.62	\$ 6,734.08	\$ 9,381.48	\$ 23,735.19
11/20/20	ACH	\$ 334,411.46	\$ 13,376.50	\$ 6,420.71	\$ -	\$ 314,614.25	\$ 100,999.49	\$ 89,261.49	\$ 124,353.27	\$ 314,614.25
12/10/20	ACH	\$ 1,757,678.28	\$ 70,307.54	\$ 33,747.41	\$ -	\$ 1,653,623.33	\$ 530,856.81	\$ 469,161.47	\$ 653,605.04	\$ 1,653,623.33
12/10/20	ACH	\$ 3,566.17	\$ 37.11	\$ 70.58	\$ -	\$ 3,458.48	\$ 1,110.26	\$ 981.23	\$ 1,366.99	\$ 3,458.48
12/22/20	ACH	\$ 124,951.08	\$ 4,416.24	\$ 2,410.68	\$ -	\$ 118,124.16	\$ 37,920.98	\$ 33,513.86	\$ 46,689.32	\$ 118,124.16
1/8/21	ACH	\$ 111,529.35	\$ 3,345.87	\$ 2,163.67	\$ -	\$ 106,019.81	\$ 34,035.16	\$ 30,079.65	\$ 41,905.00	\$ 106,019.81
1/8/21	ACH	\$ 9,796.44	\$ 278.42	\$ 190.38	\$ -	\$ 9,327.64	\$ 2,994.42	\$ 2,646.41	\$ 3,686.81	\$ 9,327.64
2/8/21	ACH	\$ 70,645.32	\$ 1,491.35	\$ 1,383.08	\$ -	\$ 67,770.89	\$ 21,756.25	\$ 19,227.77	\$ 26,786.87	\$ 67,770.89
2/8/21	ACH	\$ 1,293.54	\$ -	\$ 25.86	\$ -	\$ 1,267.68	\$ 406.96	\$ 359.66	\$ 501.06	\$ 1,267.68
3/8/21	ACH	\$ 40,363.25	\$ 455.67	\$ 798.16	\$ -	\$ 39,109.42	\$ 12,555.16	\$ 11,096.02	\$ 15,458.24	\$ 39,109.42
4/12/21	ACH	\$ 14,336.00	\$ -	\$ 286.72	\$ -	\$ 14,049.28	\$ 4,510.19	\$ 3,986.02	\$ 5,553.07	\$ 14,049.28
4/12/21	ACH	\$ 119,614.83	\$ 23.33	\$ 2,391.83	\$ -	\$ 117,199.67	\$ 37,624.19	\$ 33,251.57	\$ 46,323.91	\$ 117,199.67
5/11/21	ACH	\$ 68,041.36	\$ -	\$ 1,360.83	\$ -	\$ 66,680.53	\$ 21,406.21	\$ 18,918.42	\$ 26,355.90	\$ 66,680.53
5/12/21	ACH	\$ 549.45	\$ -	\$ 10.98	\$ -	\$ 538.47	\$ 172.86	\$ 152.77	\$ 212.83	\$ 538.47
6/8/21	ACH	\$ 21,177.62	\$ -	\$ 423.55	\$ -	\$ 20,754.07	\$ 6,662.61	\$ 5,888.29	\$ 8,203.18	\$ 20,754.07
6/25/21	ACH	\$ 102,526.84	\$ -	\$ 2,050.54	\$ -	\$ 100,476.30	\$ 32,255.55	\$ 28,506.86	\$ 39,713.89	\$ 100,476.30
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 2,805,897.03	\$ 94,928.49	\$ 54,219.37	\$ -	\$ 2,656,749.17	\$ 852,886.73	\$ 753,765.58	\$ 1,050,096.85	\$ 2,656,749.17

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2021-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 2, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Stoneybrook South Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on August 2, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook South Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2013	\$ _____
DEBT SERVICE FUND – SERIES 2014	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 2nd day of August, 2021.

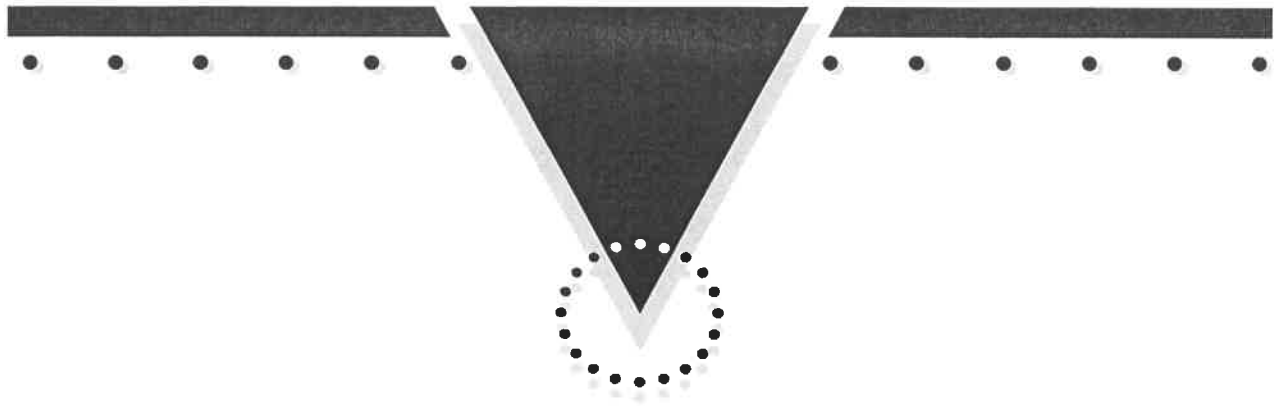
ATTEST:

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____



**Stoneybrook South
Community Development District**

**Proposed Budget
FY 2022**



Table of Contents

1	<u>General Fund</u>
2-8	<u>General Fund Narrative</u>
9	<u>Capital Reserve Fund</u>
10	<u>Debt Service Fund Series 2013</u>
11	<u>Amortization Schedule Series 2013</u>
12	<u>Debt Service Fund Series 2014</u>
13	<u>Amortization Schedule Series 2014</u>

Stoneybrook South Community Development District

Fiscal Year 2022
General Fund

Description	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - Tax Roll	\$845,101	\$852,887	\$0	\$852,887	\$845,101
Interest	\$0	\$986	\$300	\$1,286	\$100
Carry Forward Surplus	\$204,173	\$1,522,284	\$0	\$1,522,284	\$1,314,737
Total Revenues	\$1,049,274	\$2,376,157	\$300	\$2,376,457	\$2,159,938
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$8,000	\$4,800	\$1,000	\$5,800	\$8,000
FICA Expense	\$612	\$367	\$77	\$444	\$612
Engineering	\$15,000	\$1,148	\$852	\$2,000	\$15,000
Attorney	\$15,000	\$2,634	\$1,866	\$4,500	\$15,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Dissemination	\$6,500	\$3,850	\$1,250	\$5,100	\$5,000
Annual Audit	\$3,475	\$3,475	\$0	\$3,475	\$3,650
Trustee Fees	\$8,300	\$6,223	\$2,074	\$8,297	\$8,300
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$33,475
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$200	\$269	\$81	\$350	\$500
Printing & Binding	\$400	\$172	\$78	\$250	\$400
Insurance	\$3,057	\$5,569	\$0	\$5,569	\$6,200
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$350	\$8	\$24	\$32	\$300
Office Supplies	\$75	\$3	\$22	\$25	\$100
Property Taxes	\$5	\$1	\$0	\$1	\$5
Property Appraiser	\$545	\$378	\$0	\$378	\$545
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$104,044	\$60,446	\$18,274	\$78,720	\$107,562
<i>Operation & Maintenance</i>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,450
Electric	\$35,000	\$29,708	\$11,559	\$41,267	\$55,000
Streetlights	\$177,000	\$126,476	\$43,885	\$170,361	\$177,000
Reclaimed Water	\$300,000	\$83,631	\$36,182	\$119,813	\$250,000
Property Insurance	\$13,750	\$10,678	\$0	\$10,678	\$11,750
Entry & Walls Maintenance	\$15,000	\$926	\$6,574	\$7,500	\$15,000
Landscape Maintenance	\$255,480	\$191,610	\$63,870	\$255,480	\$255,480
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	\$6,349	\$13,651	\$20,000	\$40,000
Tree Trimming	\$10,000	\$0	\$2,500	\$2,500	\$5,000
Irrigation Repairs	\$10,000	\$8,843	\$3,157	\$12,000	\$15,000
Aquatic Maintenance	\$10,000	\$6,282	\$2,094	\$8,376	\$10,000
Fountain Repair & Maintenance	\$7,500	\$4,340	\$720	\$5,060	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$1,625	\$1,625	\$6,500
Miscellaneous - Stormwater Control	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Pressuring Washing	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Sidewalk Repair & Maintenance	\$10,000	\$376	\$2,124	\$2,500	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Capital Outlay	\$15,000	\$49,595	\$0	\$49,595	\$0
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$1,153,696
Operation & Maintenance Expenses	\$945,230	\$530,064	\$199,191	\$729,255	\$2,052,376
Total Expenditures	\$1,049,274	\$590,511	\$217,464	\$807,975	\$2,159,938
Excess Revenues/(Expenditures)	\$0	\$1,785,646	(\$217,164)	\$1,568,482	(\$0)

*Less Carry Forward Surplus less 1st Quarter Operating

Net Assessment	\$845,101
Collection Cost (8%)	\$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	1895		\$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, Hamilton Engineering & Surveying, Inc., 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.

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 Berger, Toombs, Elam, Gaines & Frank for this service.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

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 information systems, which include but are not limited to video conferencing service, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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 Florida Insurance Alliance (FIA). FIA 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 Taxes

Represents estimated fees charged by Osceola County Tax Collector's Office for all assessable property within the District.

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	\$950	\$11,400
19999 08478	14381 Mickelson Ct., Fountain	\$425	\$5,100
22303 31158	100 Double Eagle Dr, Sign/Lighting	\$1,150	\$13,800
30328 57027	1400 Deuce Cir, Entry Monument	\$20	\$240
34187 74421	8900 Leaderboard Ln, Lighting	\$50	\$600
39104 86219	15511 Oasis Club Blvd, Gatehouse Lighting	\$20	\$240
42942 76505	1200 Oasis Club Blvd, Meter B	\$20	\$240
44221 12556	9160 Tri County Rd, Irrigation 1	\$20	\$240
44858 16595	14431 Bunker Drive, Fountain	\$425	\$5,100
60596 41580	1500 Rolling Fairway Dr, Entry Monument	\$20	\$240
65971 86373	1300 Stoneybrook Blvd S, 000 Blk	\$20	\$240
66516 22094	1400 Stoneybrook Blvd S, Sign	\$20	\$240
68692 27114	15101 Mulligan Blvd, West Entry	\$20	\$240
69594 02456	1500 Flange Dr, Entry Monument Light	\$20	\$240
71314 04162	9100 Iron Drive	\$20	\$240
72079 05312	1200 Stoneybrook Blvd S, Pump, Fountains	\$175	\$2,100
72875 23172	9160 Tri County Rd, Irrigation 2	\$20	\$240
80294 95143	13241 Westside Blvd. South, Fountain	\$425	\$5,100
80906 57317	14471 Mickelson Ct., Fountain	\$425	\$5,100
87148 64390	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
90281 90444	14031 Mickelson Ct, Entry Monument	\$20	\$240
	Contingency		\$3,220
Total			\$55,000

**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	\$3,500	\$42,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$5,500	\$66,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$5,000	\$60,000
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,000	\$72,000
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		\$4,600
Total			\$250,000

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.

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

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

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.

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Stoneybrook South

Community Development District

Fiscal Year 2022 Capital Reserve Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Transfer In	\$0	\$0	\$0	\$0	\$1,153,696
Interest Income	\$0	\$0	\$0	\$0	\$1,000
Total Revenues	\$0	\$0	\$0	\$0	\$1,154,696

Expenses

Capital Outlay	\$0	\$0	\$0	\$0	\$25,000
Total Expenditures	\$0	\$0	\$0	\$0	\$25,000
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$0	\$1,129,696

Stoneybrook South

Community Development District

Fiscal Year 2022 Series 2013 Debt Service Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments - Tax Roll	\$746,885	\$753,766	\$0	\$753,766	\$746,885
Interest Income	\$10,000	\$254	\$26	\$280	\$200
Carry Forward Surplus	\$402,130	\$407,447	\$0	\$407,447	\$430,943
Total Revenues	\$1,159,015	\$1,161,467	\$26	\$1,161,493	\$1,178,028

Expenses

Interest - 11/1	\$252,775	\$252,775	\$0	\$252,775	\$246,588
Principal - 5/1	\$225,000	\$225,000	\$0	\$225,000	\$240,000
Interest - 5/1	\$252,775	\$252,775	\$0	\$252,775	\$246,588
Total Expenditures	\$730,550	\$730,550	\$0	\$730,550	\$733,175
Excess Revenues/(Expenditures)	\$428,465	\$430,917	\$26	\$430,943	\$444,853

Interest - 11/1/2022	\$239,988
Total	\$239,988
Net Assessment	\$746,885
Collection Cost (6%)	\$47,674
Gross Assessment	\$794,558

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	Balan ce	Principal	Interest	Annual
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	\$ 5,837,575	\$ 13,767,575.00

Stoneybrook South

Community Development District

Fiscal Year 2022 Series 2014 Debt Service Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments - Tax Roll	\$1,040,511	\$1,050,097	\$0	\$1,050,097	\$1,040,511
Interest Income	\$10,000	\$305	\$30	\$335	\$250
Carry Forward Surplus	\$917,646	\$931,676	\$0	\$931,676	\$987,070
Total Revenues	\$1,968,157	\$1,982,078	\$30	\$1,982,108	\$2,027,831

Expenses

Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$358,413	\$358,413	\$0	\$358,413	\$351,625
Principal - 11/1	\$280,000	\$280,000	\$0	\$280,000	\$295,000
Interest - 5/1	\$351,763	\$351,625	\$0	\$351,625	\$344,619
Total Expenditures	\$990,175	\$995,038	\$0	\$995,038	\$991,244
Excess Revenues/(Expenditures)	\$977,982	\$987,040	\$30	\$987,070	\$1,036,588

Principal - 11/1/2021	\$310,000
Interest - 11/1/2021	\$344,619
Total	\$654,619

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
5/1/21	\$ 13,265,000	\$ -	\$ 351,625.00	\$ -
11/1/21	\$ 13,265,000	\$ 295,000	\$ 351,625.00	\$ 998,250.00
5/1/22	\$ 12,970,000	\$ -	\$ 344,618.75	\$ -
11/1/22	\$ 12,970,000	\$ 310,000	\$ 344,618.75	\$ 999,237.50
5/1/23	\$ 12,660,000	\$ -	\$ 337,256.25	\$ -
11/1/23	\$ 12,660,000	\$ 325,000	\$ 337,256.25	\$ 999,512.50
5/1/24	\$ 12,335,000	\$ -	\$ 329,537.50	\$ -
11/1/24	\$ 12,335,000	\$ 340,000	\$ 329,537.50	\$ 999,075.00
5/1/25	\$ 11,995,000	\$ -	\$ 321,462.50	\$ -
11/1/25	\$ 11,995,000	\$ 355,000	\$ 321,462.50	\$ 997,925.00
5/1/26	\$ 11,640,000	\$ -	\$ 312,365.63	\$ -
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 994,731.25
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
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		\$ 13,265,000	\$ 10,672,356	\$ 23,937,356.25

SECTION 2

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook South Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2021, 25% due no later than February 1, 2022 and

25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Stoneybrook South Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South Community Development District.

PASSED AND ADOPTED this 2nd day of August, 2021.

ATTEST:

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION B



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

July 12, 2021

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

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

Dear Ms. Viscarra:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 17, 2021 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of June 17, 2021.

The next annual arbitrage rebate calculation date is June 17, 2022. We have provided an engagement letter for the next five Computation Periods ending June 17, 2022, June 17, 2023, June 17, 2024, June 17, 2025, and June 17, 2026 for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Valerie Barreto, US Bank

***Stoneybrook South
Community Development
District***

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

For the period ended June 17, 2021



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

July 12, 2021

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

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

Stoneybrook South Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 17, 2021 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(373,463.89) at June 17, 2021. As such, no amount must be on deposit in the Rebate Fund.

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

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

LLS Tax Solutions Inc.

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

Stoneybrook South Community Development District

July 12, 2021

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2021

NOTES AND ASSUMPTIONS

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

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

Stoneybrook South Community Development District

July 12, 2021

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2021

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued to provide funds to the District that will be used, along with other legally available moneys, to: (i) currently refund \$3,825,000 of the District's Special Assessment Revenue Bonds, Series 2007A, originally issued in the aggregate principal amount of \$9,220,000 and currently outstanding in the aggregate principal amount of \$8,715,000 (the "Series 2007A Bonds"); (ii) currently refund \$5,465,000 of the District's Special Assessment Revenue Bonds, Series 2007B, originally issued in the aggregate principal amount of \$39,250,000, and currently outstanding in the aggregate principal amount of \$37,005,000 (the "Series 2007B Bonds", and with the Series 2007A Bonds, the "Series 2007 Bonds"); (iii) pay interest on the Assessment Area One Bonds through at least November 1, 2013, (iv) fund the Assessment Area One Reserve Account in an amount equal to the Assessment Area One Reserve Requirement; and (v) pay the costs of issuance of the Assessment Area One Bonds.

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

Stoneybrook South Community Development District

July 12, 2021

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2021

DEFINITIONS

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

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

Stoneybrook South Community Development District
July 12, 2021
\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)
For the period ended June 17, 2021

SOURCE INFORMATION

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

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

Stoneybrook South Community Development District

July 12, 2021

\$9,300,000 Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project)

For the period ended June 17, 2021

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

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

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

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.3726%	ALLOWABLE EARNINGS
6 / 18 / 2018	BEGINNING BALANCE		0.00	737,662.44	890,254.61	152,592.17
6 / 18 / 2018	INTEREST ACCRUAL REVERSAL		(592.09)	0.00	0.00	0.00
7 / 2 / 2018	RESERVE ACCOUNT		1,015.79	0.00	0.00	0.00
8 / 1 / 2018	RESERVE ACCOUNT		1,097.90	0.00	0.00	0.00
9 / 4 / 2018	RESERVE ACCOUNT		1,123.97	0.00	0.00	0.00
10 / 1 / 2018	RESERVE ACCOUNT		1,133.13	0.00	0.00	0.00
11 / 1 / 2018	RESERVE ACCOUNT		1,286.73	0.00	0.00	0.00
12 / 3 / 2018	RESERVE ACCOUNT		1,281.40	0.00	0.00	0.00
12 / 11 / 2018	RESERVE ACCOUNT		0.00	(6,020.51)	(7,050.14)	(1,029.63)
1 / 2 / 2019	RESERVE ACCOUNT		1,377.88	0.00	0.00	0.00
2 / 1 / 2019	RESERVE ACCOUNT		1,438.98	0.00	0.00	0.00
3 / 1 / 2019	RESERVE ACCOUNT		1,290.97	0.00	0.00	0.00
3 / 19 / 2019	RESERVE ACCOUNT		0.00	(7,809.09)	(8,989.76)	(1,180.67)
4 / 1 / 2019	RESERVE ACCOUNT		1,437.43	0.00	0.00	0.00
5 / 1 / 2019	RESERVE ACCOUNT		1,393.16	0.00	0.00	0.00
6 / 3 / 2019	RESERVE ACCOUNT		1,423.37	0.00	0.00	0.00
7 / 1 / 2019	RESERVE ACCOUNT		1,352.29	0.00	0.00	0.00
8 / 1 / 2019	RESERVE ACCOUNT		1,389.05	0.00	0.00	0.00
9 / 3 / 2019	RESERVE ACCOUNT		1,255.00	0.00	0.00	0.00
9 / 26 / 2019	RESERVE ACCOUNT		0.00	(8,250.30)	(9,193.18)	(942.88)
10 / 1 / 2019	RESERVE ACCOUNT		1,194.23	0.00	0.00	0.00
11 / 1 / 2019	RESERVE ACCOUNT		1,085.32	0.00	0.00	0.00
12 / 2 / 2019	RESERVE ACCOUNT		947.33	0.00	0.00	0.00
1 / 2 / 2020	RESERVE ACCOUNT		939.51	0.00	0.00	0.00
2 / 3 / 2020	RESERVE ACCOUNT		918.72	0.00	0.00	0.00
3 / 2 / 2020	RESERVE ACCOUNT		858.44	0.00	0.00	0.00
3 / 20 / 2020	RESERVE ACCOUNT		0.00	(5,943.55)	(6,425.01)	(481.46)
4 / 1 / 2020	RESERVE ACCOUNT		473.83	0.00	0.00	0.00
5 / 1 / 2020	RESERVE ACCOUNT		97.81	0.00	0.00	0.00
6 / 1 / 2020	RESERVE ACCOUNT		49.11	0.00	0.00	0.00
7 / 1 / 2020	RESERVE ACCOUNT		34.77	0.00	0.00	0.00
8 / 3 / 2020	RESERVE ACCOUNT		37.45	0.00	0.00	0.00

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

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.3726%	ALLOWABLE EARNINGS
6 / 18 / 2013	ISSUE DATE					
6 / 18 / 2018	BEGINNING OF COMPUTATION PERIOD					
6 / 17 / 2021	COMPUTATION DATE					
9 / 1 / 2020	RESERVE ACCOUNT		33.79	0.00	0.00	0.00
9 / 21 / 2020	RESERVE ACCOUNT		0.00	(726.76)	(761.24)	(34.48)
10 / 1 / 2020	RESERVE ACCOUNT		21.73	0.00	0.00	0.00
11 / 2 / 2020	RESERVE ACCOUNT		21.45	0.00	0.00	0.00
12 / 1 / 2020	RESERVE ACCOUNT		15.70	0.00	0.00	0.00
1 / 4 / 2021	RESERVE ACCOUNT		16.22	0.00	0.00	0.00
2 / 1 / 2021	RESERVE ACCOUNT		16.21	0.00	0.00	0.00
3 / 1 / 2021	RESERVE ACCOUNT		16.35	0.00	0.00	0.00
4 / 1 / 2021	RESERVE ACCOUNT		18.07	0.00	0.00	0.00
5 / 3 / 2021	RESERVE ACCOUNT		11.47	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(107.66)	(108.47)	(0.81)
6 / 1 / 2021	RESERVE ACCOUNT	734,323.64	6.60	0.00	0.00	0.00
		25,519.07	708,804.57	857,726.81	148,922.24	

ACTUAL EARNINGS 25,519.07
ALLOWABLE EARNINGS 148,922.24

REBATE REQUIREMENT (123,403.17)
FUTURE VALUE OF 6/17/2018 CUMULATIVE REBATE REQUIREMENT (244,445.52)
FUTURE VALUE OF 6/17/2019 COMPUTATION DATE CREDIT (1,961.26)
FUTURE VALUE OF 6/17/2020 COMPUTATION DATE CREDIT (1,873.94)
COMPUTATION DATE CREDIT (1,780.00)

CUMULATIVE REBATE REQUIREMENT (373,463.89)



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

July 12, 2021

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

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

Dear Ms. Viscarra:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 11, 2021 ("Computation Period"). This report indicates that there is no rebate requirement liability as of June 11, 2021.

The next annual arbitrage rebate calculation date is June 11, 2022. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Valerie Barreto, US Bank

***Stoneybrook South
Community Development
District***

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

For the period ended June 11, 2021



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
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July 12, 2021

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

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

Stoneybrook South Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 11, 2021 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(1,810,367.69) at June 11, 2021. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.4541%. Accordingly, we have not recomputed the Bond Yield.

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

LLS Tax Solutions Inc.

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

Stoneybrook South Community Development District
July 12, 2021
\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)
For the period ended June 11, 2021

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 12, 2014.
2. The end of the first Bond Year for the Bonds is June 11, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

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

Stoneybrook South Community Development District

July 12, 2021

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2021

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued to provide funds to the District that will be used to: (i) pay the costs of certain offsite road way improvements, stormwater management and control facilities, including earthwork and acquisition of certain interest in land, water and wastewater systems, landscaping and irrigation in public rights-of-way, entrance features, and related soft and incidental costs (collectively, the "Assessment Area Two-A Project"), (ii) fund the Assessment Area Two-A Reserve Account of the Reserve Fund in an amount equal to the Assessment Area Two-A Reserve Requirement, (iii) pay interest on the Assessment Area Two-A Bonds through at least November 1, 2014, and (iv) pay the costs of issuance of the Assessment Area Two-A Bonds.

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

Stoneybrook South Community Development District

July 12, 2021

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2021

DEFINITIONS

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

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

Stoneybrook South Community Development District
July 12, 2021
\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)
For the period ended June 11, 2021

SOURCE INFORMATION

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

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

Stoneybrook South Community Development District

July 12, 2021

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2021

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

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

\$14,785,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2014 (ASSESSMENT AREA TWO-A PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 12 / 2014	6 / 12 / 2019	6 / 11 / 2021	ISSUE DATE	BEGINNING OF COMPUTATION PERIOD	COMPUTATION DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT 5.4541% YIELD	ALLOWABLE EARNINGS
						BEGINNING BALANCE		0.00	603,877.85	672,393.41	68,515.56
						INTEREST ACCRUAL REVERSAL		(401.89)	0.00	0.00	0.00
						RESERVE ACCOUNT		1,104.98	0.00	0.00	0.00
						RESERVE ACCOUNT		1,135.02	0.00	0.00	0.00
						RESERVE ACCOUNT		1,025.48	0.00	0.00	0.00
						RESERVE ACCOUNT		977.53	0.00	0.00	0.00
						RESERVE ACCOUNT		896.79	0.00	0.00	0.00
						RESERVE ACCOUNT		782.77	0.00	0.00	0.00
						RESERVE ACCOUNT		776.30	0.00	0.00	0.00
						RESERVE ACCOUNT		759.13	0.00	0.00	0.00
						RESERVE ACCOUNT		709.32	0.00	0.00	0.00
						RESERVE ACCOUNT		0.00	(11,643.28)	(12,436.64)	(793.36)
						RESERVE ACCOUNT		390.80	0.00	0.00	0.00
						RESERVE ACCOUNT		79.92	0.00	0.00	0.00
						RESERVE ACCOUNT		40.13	0.00	0.00	0.00
						RESERVE ACCOUNT		28.41	0.00	0.00	0.00
						RESERVE ACCOUNT		30.60	0.00	0.00	0.00
						RESERVE ACCOUNT		27.61	0.00	0.00	0.00
						RESERVE ACCOUNT		0.00	(597.47)	(621.15)	(23.68)
						RESERVE ACCOUNT		17.76	0.00	0.00	0.00
						RESERVE ACCOUNT		17.52	0.00	0.00	0.00
						RESERVE ACCOUNT		12.83	0.00	0.00	0.00
						RESERVE ACCOUNT		13.25	0.00	0.00	0.00
						RESERVE ACCOUNT		13.24	0.00	0.00	0.00
						RESERVE ACCOUNT		13.36	0.00	0.00	0.00
						RESERVE ACCOUNT		14.76	0.00	0.00	0.00
						RESERVE ACCOUNT		9.37	0.00	0.00	0.00
						RESERVE ACCOUNT		0.00	(87.96)	(88.45)	(0.49)
						RESERVE ACCOUNT		5.39	0.00	0.00	0.00
							600,029.52	8,480.38	591,549.14	659,247.17	67,698.03
						ACTUAL EARNINGS		8,480.38			
						ALLOWABLE EARNINGS		67,698.03			
						REBATE REQUIREMENT		(59,217.65)			
						FUTURE VALUE OF 6/11/2019 COMPUTATION DATE CREDIT		(1,747,512.74)			
						FUTURE VALUE OF 6/11/2020 COMPUTATION DATE CREDIT		(1,857.30)			
						COMPUTATION DATE CREDIT		(1,780.00)			
						CUMULATIVE REBATE REQUIREMENT		(1,810,367.69)			

SECTION C



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

July 12, 2021

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Stoneybrook South Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the five annual bond years ending June 17, 2022, June 17, 2023, June 17, 2024, June 17, 2025, and June 17, 2026, is \$2,750, which is \$550 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Stoneybrook South Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

SECTION D

**BOARD OF SUPERVISORS MEETING DATES
STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022**

The Board of Supervisors of the **Stoneybrook South Community Development District** will hold their regular meetings for Fiscal Year 2022 at 10:00 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of the month, unless otherwise indicated, as follows:

October 4, 2021
December 6, 2021
February 7, 2022
April 4, 2022
June 6, 2022
August 1, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC

SECTION V

SECTION D

Stoneybrook South Community Development District



August 2, 2021

Alan Scheerer - Field Services Manager

GMS

Completed Items

Stoneybrook South
Community Development District

Field Management Report

August 2, 2021

To: George Flint
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- August 2, 2021

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.



Completed Items

Irrigation Repairs

✚ Irrigation Inspections ongoing.
Repairs made as needed.



✚ The Archway lights are in the process of being repaired as are the column lights.



✚ The truncated domes were replaced at Dove Valley and Oasis Club



Completed Items

Lake Fountains

✚ All fountains are currently working. The fountain company came out to look at the fountain that keeps tripping and could not find a reason. We will continue to monitor.

✚ New fountains on 18 tee and 18 green looking good.



Completed Items

DTE will begin disking the ponds within the community in August.



🌸 Annuals doing well.



Staff continues to meet with DTE to review the property and all landscape and irrigation. Repairs to irrigation system completed as approved.

DTE will be trimming palm trees starting in August.

DTE removed the old Walters viburnum from under the magnolia trees along oasis club.

The detail crew will be trimming hedges and pulling weeds.

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

All fountains are working as of this report. We have had to reset a breaker from time to time. Lake Fountains could not find a reason for the breaker to keep tripping.

Architectural fountain and lights working as of this report.

The newly installed fountains are working fine as of this report.

The wall along the 13th fairway will be cleaned the week of July 26th.

Staff will begin maintenance on the neighborhood monuments starting next week.

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