

*Stoneybrook South
Community Development District*

Agenda

December 6, 2021

AGENDA

Stoneybrook South

Community Development District

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

November 29, 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, December 6, 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 October 4, 2021 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser
 - B. Consideration of Resolution 2022-01 Authorizing Execution of the Public Depositor's Report
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 October 4, 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 is the consideration of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. A copy of the

agreement is enclosed for your review. Section B is the consideration of Resolution 2022-01 authorizing execution of the Public Depositor's Report. A copy of the Resolution 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 III

SECTION A

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, October 4, 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 Tu	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Five Board members were 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 August 2, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Ms. Dan Tu: I just had one correction where I was talking about how the insurance was \$550 per year. In the budget, I think we put in \$1,100.

Mr. Flint: What section is this?

Ms. Dan Tu: Page 7. In the budget we put in \$1,100.

Mr. Flint: What is the concern?

Ms. Dan Tu: I think I just misunderstood, I'm sorry.

Mr. Flint: Either the 2014 Series was already approved previously or we will bring it back when it needs to be done. But yes, it is \$550 for two bonds issues. Are there any other questions on the minutes? If not, is there a motion to approve them?

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, the Minutes of the August 2, 2021 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: Next is the check register. This is from July 26th through September 27th totaling \$73,128.81. Were there any comments questions on the check register? If not is there a motion to approve it?

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the Check Register totaling \$73,128.81, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next, we have the unaudited financials through August 31st, 2021. There is no action required on this, but if the Board has any comments or questions, we can discuss those. We are fully collected on our assessments and our expenses are under our prorated budget. We are actually over 100% collected and that is because we have to allow for early payment discounts, so to collect \$100 we have to assess \$106 because 2% goes to the county and 4% if someone pays in November.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of First Amendment to Landscape Maintenance Agreement with Down to Earth

Mr. Flint: This amendment extends the term of the agreement for an additional 12 months. I don't think there were any price changes, it holds the price the same and just extends the term of the agreement.

Mr. Siron: I have a question. We got an email from homeowners about a change of address or contacting them and the name looked to be different than Down to Earth. Was there a legal name change with Down to Earth?

Mr. Flint: Did the HOA change contractors?

Mr. Siron: It's still Down to Earth.

Mr. Flint: There's been some different acquisitions with Down to Earth so they may have changed addresses. They were acquired but that was some time ago, maybe they just now got around to announcing that. If the Board is okay with just extending the term at the same price, a motion to approve this amendment would be in order.

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the First Amendment to Landscape Maintenance Agreement with Down to Earth, was approved.

B. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021

Mr. Flint: This is required by the State because we are a government entity. We are required to have an annual independent audit performed, and you had previously selected Berger Toombs to perform the audit. This engages them to perform the audit for the fiscal year that we just ended on September 30th, so it is for this Fiscal Year 2021. It's for a not-to-exceed of \$3,650, which is consistent with the price they provided when we bid it out.

Ms. Dan Tu: I have a question about Page 2. It says, "To conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time." Is this normal for a CDD to be a going concern of doubt?

Mr. Flint: Yeah, that is one of the things that they have to review. The auditor general for the state of Florida has a series of items that have to be evaluated as part of the audit. One of those is the financial condition of the CDD and there's some criteria in the statutes that would indicate that there's a financial emergency so they have to determine whether we meet that or not. We don't meet that, if we did, they would have to identify that in the audit. Our audits ever since we've been involved have been clean, there have been no comments or recommendations.

Ms. Dan Tu: Okay, thank you.

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

On MOTION by Mr. Nembirkow, seconded by Mr. DiCocco, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar: Just one quick update with respect to the House Bill that passed earlier this year. It requires a report by June 30th, 2022, and then every five years after that with respect to our stormwater systems. At this point there's not a lot of details in the bill, but we will coordinate with the District Engineer and District Manager with respect to using the reports that are already generated on an annual basis for the Trust Indenture and the public facilities report. We just have to describe the stormwater system, how many residents it services, and what we budget for maintenance and operation costs. I just wanted to get the Board know that that is something that needs to be worked on but that we have a little bit of time before we need to submit our report to the county.

Mr. Flint: What Vivek was explaining is that there was a House Bill adopted in the last legislative session that requires any government entities that own wastewater systems or maintain stormwater systems to do additional annual reporting that would be submitted to each county that the government entity is in. As usual with these legislative matters, they don't provide a lot of detail. They are supposed to be developing some administrative guidance on how the report would be prepared. We plan to come back to you at a future meeting with a proposal from your District Engineer to prepare the necessary report. But as Vivek indicated, we are still waiting for some guidance on what needs to be covered. It affects all CDDs and any other government entities that own or maintain stormwater or wastewater.

B. District Engineer

Mr. Flint: Dave, anything from your end?

Mr. Reid: Nothing new this month.

C. District Manager

Mr. Flint: I don't have anything other than what was on the agenda. I will mention, the current Board members may not recall that the CDD used to be larger and included Parcel K, which is across Westside Boulevard. When Lennar still controlled the Board, they chose to contract the

boundaries of the District and then create a new one. So they created a new District and included Parcel K, and all the development north of Bellacita as a new CDD, which is called Stoneybrook South at ChampionsGate. When they did that, there were some wetlands that were under permits with the original CDD, which is this one. When that contraction and creation of the new District occurred, there was one permit where the operating entity should've been changed from this entity to the new one. You have to designate an operating entity for these Water Management District permits. There was a regulatory issue with one of the permits that still showed this entity as being the operating entity, which it's not intended to be. I think Buzz got an email and a letter. Since that time, that issue is being addresses by the Stoneybrook South at Champions Gate CDD and we are also transferring the operating entity name from this District to the other one. There is a simple form that has to be signed by both Districts, Buzz would sign on behalf of this one and the Chair of the other would sign on behalf of them accepting the responsibility. The violation is a grey area, it was an area that was never changed and was an existing area that was not modified as part of the development. Someone from water management came to inspect the other area and saw that there were some exotics that were growing in this area that had not been impacted by the development and made an interpretation that we had to treat those exotics.

Mr. Nembirkow: What is an exotic exactly?

Mr. Reid: In this case, it's called cogon grass, it's a certain grass that's not native to the wetlands and it's been there from the very beginning.

Mr. Flint: Technically the other CDD should be the operating entity but the form was never filed to transfer that officially. I have the form with me for Buzz to sign which would do that officially, but regardless of that, the issue that was identified and is being addressed. As Dave indicated, it's just some exotic plants that need to be sprayed and controlled within the wetland.

D. Field Manager

Mr. Scheerer: Included in your agenda package is the most recent Field Manager's Report. The architectural fountain is still working well, irrigation inspections are ongoing. We did have lights repaired, there was part of one out at Bellacita. We did have an issue with that same tower there, but I didn't get out there early enough to inspect it. My photographer gave me no pictures this morning with the lights out. There were some trees down at Dew Circle, those have been replaced at the same price as the ones we got on Double Eagle. All four of the fountains are working but we still get a periodic tripping of the one on 27. The company came out and said they

couldn't find anything wrong, so we are going to see why there's a secondary breaker between the fountain and the actual main panel and see if there is something there. We have all of the interior neighborhood monuments painted, I think they did a good job compared to what they looked like. We were told that the annuals would be installed in October, but they are here today and doing them right now. We continue to meet with Down to Earth on a regular basis. Irrigation and palm tree pruning was completed, detail crews continue to trim hedges and pull weeds. F&P crew is still working on turf and plants and the fall granule application will be applied to all St. Augustine turf. That's about it, I made some notes at the bottom about the fountains and that the wall on 13th Fairway was pressure washed and cleaned. Does anyone have any questions?

Mr. Siron: I just had one question. We had some damages done at Palm Meadow Dunes and I was approached by Roger since I am Chair of the Covenants Committee. Neil Roberts and I consulted and felt it was best we refer to the CDD since it is community property. So Al is getting an estimate for the repairs caused by the vehicle. We would like to assess the homeowner that conducted the damages.

Mr. DiCocco: Why wouldn't it just be her insurance's responsibility?

Mr. Siron: They can turn it over to insurance, it's up to them.

Mr. Flint: Was there a police report done?

Mr. Manjourides: Yes, a report was done by a state trooper.

Mr. Flint: Just get the information through that and her insurance can pay for it.

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? Hearing none,

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

September 27, 2021 to November 29, 2021

Bank	Date	Check #	Amount
General Fund	9/29/21	588-591	\$ 25,309.96
	10/13/21	592	\$ 4,683.69
	10/15/21	593-597	\$ 2,834.79
	10/28/21	598	\$ 198.00
	11/4/21	599-602	\$ 35,658.14
	11/10/21	603	\$ 4,642.33
	11/12/21	604-607	\$ 21,644.44
	11/23/21	608-609	\$ 255,499.18
			\$ 350,470.53
Payroll Fund	<u>October 2021</u>		
	Basan Nembirkow	50043	\$ 184.70
	Chris Manjourides	50044	\$ 184.70
	Julia Dan Tu	50045	\$ 184.70
	Robert DiCocco	50046	\$ 184.70
	Terry Siron	50047	\$ 109.70
			\$ 848.50
			\$ 351,319.03

STONEYBROOK SOUTH GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
9/29/21	00003	9/22/21	106562	202109	320-53800-46400	RPLC 4PALMS/IRG MOD/MULCH	DOWN TO EARTH LAWN CARE II, INC.	*	6,575.72	000588
9/29/21	00047	9/28/21	14765	202109	300-15500-10000	FY22 PROPERTY INSURANCE		*	11,403.00	
9/29/21	00020	9/27/21	25076A	202109	320-53800-47100	FOUNTAIN CLEAN ROUNDABOUT	FOUNTAIN DESIGN GROUP, INC.	*	240.00	000589
9/29/21	00038	9/22/21	3253	202108	320-53800-46100	SVC CALL-RELC PHOTOCELL		*	285.00	
9/29/21	00013	10/01/21	131	202110	310-51300-34000	MANAGEMENT FEES OCT21		*	2,789.58	000591
9/29/21	00013	10/01/21	131	202110	310-51300-35200	WEBSITE ADMIN OCT21		*	50.00	
9/29/21	00013	10/01/21	131	202110	310-51300-35100	INFORMATION TECH OCT21		*	87.50	
9/29/21	00013	10/01/21	131	202110	310-51300-31300	DISSEMINATION FEE OCT21		*	416.67	
9/29/21	00013	10/01/21	131	202110	310-51300-51000	OFFICE SUPPLIES		*	.27	
9/29/21	00013	10/01/21	131	202110	310-51300-42000	POSTAGE		*	4.77	
9/29/21	00013	10/01/21	131	202110	310-51300-42500	COPIES		*	47.40	
9/29/21	00013	10/01/21	132	202110	320-53800-12000	FIELD MANAGEMENT OCT21	GOVERNMENTAL MANAGEMENT SERVICES	*	1,287.50	000592
9/29/21	00003	9/30/21	107597	202109	320-53800-46700	RPR DECODER/VALVE BOX/NOZ		*	1,820.54	
9/29/21	00013	10/01/21	85044	202110	310-51300-54000	FY22 SPECIAL DISTRICT FEE	DOWN TO EARTH LAWN CARE II, INC.	*	175.00	000593
9/29/21	00013	10/01/21	85044	202110	310-51300-54000	FY22 SPECIAL DISTRICT FEE	DEPARTMENT OF ECONOMIC OPPORTUNITY,	*	175.00	000594

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*** CHECK DATES 09/27/2021 - 11/29/2021 *** STONEYBROOK SOUTH GENERAL FUND
 BANK A GENERAL FUND

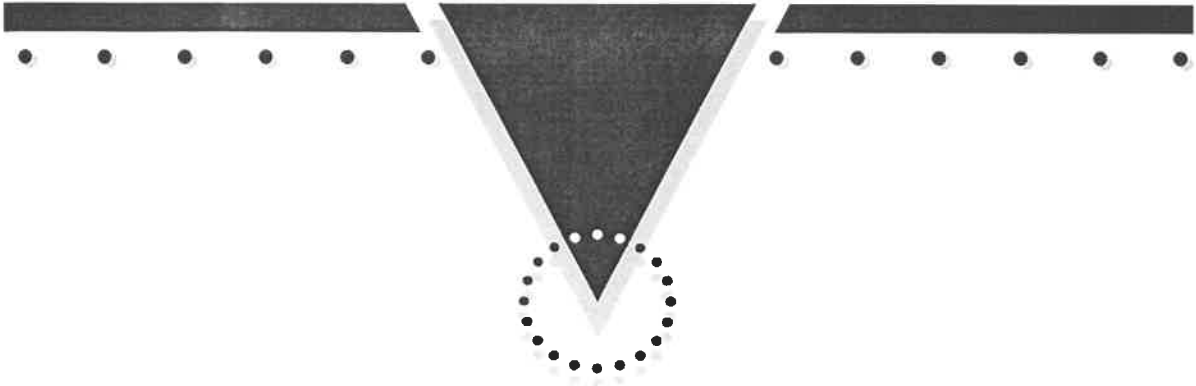
CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
10/15/21	00038	10/03/21	3356	202110	320-53800-46100			HERITAGE SERVICE SOLUTIONS LLC	*	420.00	420.00 000595
					SVC CALL-RPR BAD LTR WIRE						
10/15/21	00012	10/01/21	607685	202110	320-53800-47000			HERITAGE SERVICE SOLUTIONS LLC	*	163.00	
					WATER MGMT SERVICES OCT21						
10/15/21	00002	9/24/21	42840239	202109	310-51300-48000			THE LAKE DOCTORS, INC.	*	256.25	163.00 000596
					NOT.OF FY22 MEETING DATES						
10/28/21	00038	10/18/21	3401	202110	320-53800-46100			ORLANDO SENTINEL	*	198.00	256.25 000597
					SVC REQ-RPR LGHT/LETTERS						
11/04/21	00003	9/14/21	106244	202109	320-53800-46400			HERITAGE SERVICE SOLUTIONS LLC	*	626.66	198.00 000598
					RPLC 7HAWTHORN/4PINE MLCH						
		9/14/21	106245	202109	320-53800-46700				*	229.12	
					RPR ROTOR/SAM/PRS/NOZZLE						
		10/10/21	108748	202110	320-53800-46200				*	21,290.00	
					MAINTENANCE SERVICE OCT21						
11/04/21	00020	10/25/21	25334A	202110	320-53800-47100			DOWN TO EARTH LAWCARE II, INC.	*	240.00	22,145.78 000599
					FOUNTAIN CLEAN ROUNDABOUT						
		10/25/21	25334A	202110	320-53800-47100				*	116.44	
					T/C CLN/INST.FILTER CART.						
11/04/21	00032	11/01/21	11012021	202111	300-20700-10000			FOUNTAIN DESIGN GROUP, INC.	*	5,497.36	356.44 000600
					FY21 DEBT SERV SER2013						
11/04/21	00032	11/01/21	11012021	202111	300-20700-10100			STONEYBROOK SOUTH CDD C/O USBANK	*	7,658.56	5,497.36 000601
					FY21 DEBT SERV SER2014						
11/10/21	00001	11/01/21	133	202111	310-51300-34000			STONEYBROOK SOUTH CDD C/O USBANK	*	2,789.58	7,658.56 000602
					MANAGEMENT FEES NOV21						
		11/01/21	133	202111	310-51300-35200				*	50.00	
					WEBSITE ADMIN NOV21						
		11/01/21	133	202111	310-51300-35100				*	87.50	
					INFORMATION TECH NOV21						
		11/01/21	133	202111	310-51300-31300				*	416.67	
					DISSEMINATION FEE NOV21						

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CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
11/01/21	133	202111	310-51300-51000	OFFICE SUPPLIES			*	.36	
11/01/21	133	202111	310-51300-42000	POSTAGE			*	6.22	
11/01/21	133	202111	310-51300-42500	COPIES			*	4.50	
11/01/21	134	202111	320-53800-12000	FIELD MANAGEMENT NOV21	GOVERNMENTAL MANAGEMENT SERVICES		*	1,287.50	4,642.33 000603
11/01/21	R312527-2021	11/01/21	310-51300-49100	PROPERTY TAX 1PJ40			*	1.44	
11/01/21	00003	109173	202111	320-53800-46200	BRUCE VICKERS, TAX COLLECTOR		*	21,290.00	1.44 000604
11/01/21	00046	65275	202110	310-51300-31100	DOWN TO EARTH LAWNCARE II, INC.		*	190.00	21,290.00 000605
11/01/21	00012	614259	202111	320-53800-47000	HAMILTON ENGINEERING & SURVEYING		*	163.00	190.00 000606
11/23/21	00032	11232021	202111	300-20700-10000	THE LAKE DOCTORS, INC.		*	106,763.40	163.00 000607
11/23/21	00032	11232021	202111	300-20700-10100	STONEYBROOK SOUTH CDD C/O USBANK		*	148,735.78	106,763.40 000608
									148,735.78 000609
TOTAL FOR BANK A								350,470.53	
TOTAL FOR REGISTER								350,470.53	

SSTH STONE SOUTH TVISCARRA

SECTION C



**Stoneybrook South
Community Development District**

**Unaudited Financial Reporting
October 31, 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>FY22 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
October 31, 2021

	General Fund	Debt Service Fund	Totals 2022
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$170,153	---	\$170,153
STATE BOARD OF ADMINISTRATION	\$1,381,591	---	\$1,381,591
<u>INVESTMENTS</u>			
SERIES 2013			
RESERVE	---	\$734,348	\$734,348
REVENUE	---	\$430,890	\$430,890
PREPAYMENT	---	\$5	\$5
SERIES 2014			
RESERVE	---	\$600,050	\$600,050
REVENUE	---	\$987,043	\$987,043
DUE FROM GENERAL FUND	---	\$13,156	\$13,156
TOTAL ASSETS	<u>\$1,551,744</u>	<u>\$2,765,492</u>	<u>\$4,317,235</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$22,692	---	\$22,692
DUE TO DEBT SERVICE 2013	\$5,497	---	\$5,497
DUE TO DEBT SERVICE 2014	\$7,659	---	\$7,659
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2013	---	\$1,170,740	\$1,170,740
RESTRICTED FOR DEBT SERVICE 2014	---	\$1,594,751	\$1,594,751
UNASSIGNED	\$1,515,895	---	\$1,515,895
TOTAL LIABILITIES & FUND EQUITY	<u>\$1,551,744</u>	<u>\$2,765,492</u>	<u>\$4,317,235</u>

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,101	\$0	\$0	\$0
INTEREST	\$100	\$8	\$118	\$110
TOTAL REVENUES	\$845,201	\$8	\$118	\$110
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$8,000	\$667	\$1,000	(\$333)
FICA EXPENSE	\$612	\$51	\$77	(\$26)
ENGINEERING	\$15,000	\$1,250	\$190	\$1,060
ATTORNEY	\$15,000	\$1,250	\$0	\$1,250
ARBITRAGE	\$1,100	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$417	\$417	(\$0)
ANNUAL AUDIT	\$3,650	\$0	\$0	\$0
TRUSTEE FEES	\$8,300	\$6,223	\$6,223	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$33,475	\$2,790	\$2,790	\$0
INFORMATION TECHNOLOGY	\$1,050	\$88	\$88	\$0
WEBSITE ADMINISTRATION	\$600	\$50	\$50	\$0
TELEPHONE	\$50	\$4	\$0	\$4
INSURANCE	\$6,200	\$6,200	\$5,764	\$436
POSTAGE	\$500	\$42	\$5	\$37
PRINTING & BINDING	\$400	\$33	\$47	(\$14)
LEGAL ADVERTISING	\$2,500	\$208	\$0	\$208
CONTINGENCY	\$300	\$25	\$41	(\$16)
OFFICE SUPPLIES	\$100	\$8	\$0	\$8
PROPERTY APPRAISER	\$545	\$0	\$0	\$0
PROPERTY TAXES	\$5	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,450	\$1,288	\$1,288	\$0
ELECTRIC	\$55,000	\$4,583	\$3,849	\$734
STREETLIGHTS	\$177,000	\$14,750	\$13,496	\$1,254
RECLAIMED WATER	\$250,000	\$20,833	\$11,469	\$9,364
PROPERTY INSURANCE	\$11,750	\$11,750	\$11,403	\$347
ENTRY & WALLS MAINTENANCE	\$15,000	\$1,250	\$618	\$632
LANDSCAPE MAINTENANCE	\$255,480	\$21,290	\$21,290	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$3,333	\$0	\$3,333
TREE TRIMMING	\$5,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$15,000	\$1,250	\$0	\$1,250
AQUATIC MAINTENANCE	\$10,000	\$833	\$163	\$670
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$625	\$356	\$269
WETLAND MONITORING & MAINTENANCE	\$6,500	\$542	\$0	\$542
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$417	\$0	\$417
PRESSURE WASHING	\$5,000	\$417	\$0	\$417
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$833	\$0	\$833
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$417	\$0	\$417
CONTINGENCY	\$10,000	\$833	\$0	\$833
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TRANSFER OUT - CAPITAL RESERVE	\$1,153,696	\$0	\$0	\$0
TOTAL EXPENDITURES	\$2,159,938	\$114,724	\$85,797	\$28,927
EXCESS REVENUES (EXPENDITURES)	(\$1,314,737)		(\$85,679)	
FUND BALANCE - BEGINNING	\$1,314,737		\$1,601,574	
FUND BALANCE - ENDING	\$0		\$1,515,895	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$746,885	\$0	\$0	\$0
INTEREST	\$200	\$17	\$10	(\$7)
TOTAL REVENUES	\$747,085	\$17	\$10	(\$7)
EXPENDITURES:				
INTEREST - 11/1	\$246,588	\$0	\$0	\$0
PRINCIPAL - 05/1	\$240,000	\$0	\$0	\$0
INTEREST - 05/1	\$246,588	\$0	\$0	\$0
TOTAL EXPENDITURES	\$733,175	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$13,910		\$10	
FUND BALANCE - BEGINNING	\$430,943		\$1,170,731	
FUND BALANCE - ENDING	\$444,853		\$1,170,740	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$0	\$0	\$0
INTEREST	\$250	\$21	\$13	(\$8)
TOTAL REVENUES	\$1,040,761	\$21	\$13	(\$8)
EXPENDITURES:				
INTEREST - 11/1	\$351,625	\$0	\$0	\$0
PRINCIPAL - 11/1	\$295,000	\$0	\$0	\$0
INTEREST - 05/1	\$344,619	\$0	\$0	\$0
TOTAL EXPENDITURES	\$991,244	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$49,517		\$13	
FUND BALANCE - BEGINNING	\$987,070		\$1,594,738	
FUND BALANCE - ENDING	\$1,036,587		\$1,594,751	

**Stoneybrook South
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
TOTAL REVENUES	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA EXPENSE	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
ENGINEERING FEES	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$6,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,223
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,790
INFORMATION TECHNOLOGY	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88
WEBSITE MAINTENANCE	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$5,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,764
POSTAGE	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
PRINTING & BINDING	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,288
ELECTRIC	\$3,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,849
STREETLIGHTS	\$13,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,496
RECLAIMED WATER	\$11,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,469
PROPERTY INSURANCE	\$11,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,403
ENTRY & WALLS MAINTENANCE	\$618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$618
LANDSCAPE MAINTENANCE	\$21,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,290
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TREE TRIMMING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AQUATIC MAINTENANCE	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163
FOUNTAIN REPAIR & MAINTENANCE	\$356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIDEWALK REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$85,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,797
EXCESS REVENUES/(EXPENDITURES)	(\$85,679)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$85,679)

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

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%	
11/22/21	ACH	\$ 399,980.99	\$ 15,999.25	\$ 7,679.63	\$ -	\$ 376,302.11	\$ 120,802.93	\$ 106,763.40	\$ 148,735.78	\$ 376,302.11
11/26/21	ACH	\$ 24,350.67	\$ 1,178.69	\$ 463.44	\$ -	\$ 22,708.54	\$ 7,290.04	\$ 6,442.80	\$ 8,975.69	\$ 22,708.54
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 424,331.66	\$ 17,177.94	\$ 8,143.07	\$ -	\$ 399,010.65	\$ 128,092.97	\$ 113,206.21	\$ 157,711.47	\$ 399,010.65

SECTION IV

SECTION A



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

Stoneybrook South CDD

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

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Stoneybrook South CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please returned signed original copy, no later than January 31, 2022

SECTION B

RESOLUTION 2022-01

A RESOLUTION OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER, TREASURER AND ASSISTANT TREASURER TO EXECUTE THE PUBLIC DEPOSITORS REPORT, AND FURTHER AUTHORIZING THE EXECUTION OF ANY AND ALL OTHER FINANCIAL REPORTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Stoneybrook South Community Development District has established the position of Treasurer and Assistant Treasurer for the purpose of maintaining the financial records of the District.

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

1. The District Manager, Treasurer or Assistant Treasurer are hereby authorized on behalf of Stoneybrook South Community Development District to execute the public depositor report to the Office of the Treasurer as required by Chapter 280, Florida Statutes, and any and all other financial reports required by any other rule, statute, law ordinance or regulation.
2. This Resolution shall be effective immediately upon adoption.

THIS RESOLUTION INTRODUCED and ADOPTED by the **BOARD OF SUPERVISORS** at their Board of Supervisors meeting on the 6th day of December, 2021.

Chairman/Vice Chairman

Secretary/ Assistant Secretary

SECTION V

SECTION D

Stoneybrook South Community Development District



December 6, 2021

Alan Scheerer - Field Services Manager

GMS

Completed Items

Stoneybrook South
Community Development District

Field Management Report

December 6, 2021

To: George Flint
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- December 6, 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 as of this report.



Completed Items

Irrigation Repairs

✚ Irrigation Inspections ongoing.
Repairs made as needed.



✚ The Archway lights are working as of this report. We will repair as needed.



Completed Items

Lake Fountains

✚ All fountains are currently working.



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



Completed Items

✚ New annuals were installed.



✚ Dry ponds were disked.



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

Repairs to irrigation system completed as approved. Two valves replaced on Oasis Club.

The detail crew will be trimming hedges and pulling weeds.

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

Fall granular application will begin for all St. Augustine Turf.

All fountains are working as of this report.

Architectural fountain and lights are working as of this report.

New annuals installed in October.

Dry Ponds were disked.

Mulch has been installed.

Staff will work with fountain company to adjust the location of one of the fountains to reduce overspray in a few back yards.

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