

*Stoneybrook South
Community Development District*

Agenda

April 4, 2022

AGENDA

Stoneybrook South

Community Development District

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

March 28, 2022

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, April 4, 2022 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000
Participate Code: 876-571

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the February 7, 2022 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Special Warranty Deed with LEN-CG South, LLC for Conveyance of Tract PR-2
 - B. Consideration of Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
 - C. General Election Qualifying Period and Procedure
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 February 7, 2022 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 Special Warranty Deed with LEN-CG South, LLC for conveyance of Tract PR-2 to the District. A copy of the deed is enclosed for your review. Section B is the consideration of Resolution 2022-02 approving the proposed Fiscal Year 2023 budget and setting a public hearing. Once approved, the approved budget will be transmitted to the governing authorities at least 60 days prior to the public hearing. A copy of the Resolution and proposed budget are enclosed for your review. Section C is the discussion of the General Election qualifying period and procedure. The qualifying process and instructions are enclosed for your review.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a long horizontal stroke extending to the right.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, February 7, 2022 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. There is a public call-in number with no participants, so we have closed that line. We will move forward with business administration.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 6, 2021 Meeting

Mr. Flint: First is approval of the minutes from December 6th. Did the Board have any comments or corrections to those? On the iPad in the upper right corner, you'll see a little bookmark tab. If you push on that, the sections are tabbed so you can skip around if you need to. So you don't have to scroll all the way through if you want to get to the financials. Any comments or corrections? If not, is there a motion to approve them?

On MOTION by Mr. Siron, seconded by Ms. Dan Tu, with all in favor, the Minutes of the December 6, 2021 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: You have the check register from November 29th through January 31st for the General Fund and the Board payroll and that total is \$2,482,994. A significant portion of that you will notice is the Debt Service assessment revenue that comes in from the County that we have to transfer to the Trustee and that is why that number is so large. Any 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 \$2,482,994, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: We also have the unaudited financials through December 31st. There is no action required by the Board. If you have questions on the financials, we can discuss those. You can see we've moved funds to a Capital Reserve Fund now per the adopted budget. On the balance sheet you see that we have \$1,153,764 in a Capital Reserve Fund that was transferred out of the General Fund.

Mr. DiCocco: George, does that continue to go up? I thought we were not allowed to accrue money.

Mr. Flint: No, we can accrue. There is not limit on reserves for Special Districts. And the reason we have that balance is there were some impact fee credits that came back from the credit for improvements that the CDD paid for, so the impact fee refunds came to the District and not to Lennar.

Mr. DiCocco: But does that continue? I thought it was like \$800,000 or something like that. Has it always been a million?

Mr. Flint: That was in the budget to move over. If we look at the statements of revenue and expenditures, you can see down at the bottom of page two, there is a transfer out from capital reserve of \$1,153,696.

Mr. DiCocco: Oh okay, that was the transfer out. I got it.

Mr. Flint: From the general fund to the capital reserve and now the capital reserve fund is established. We don't have an annual transfer out budgeted at this point to continue to contribute

to that reserve fund, but we have those funds set aside. And it can always be moved back, there is no restriction on the use of that money. If for some reason we need to move it back to the General Fund the Board can do that. Any questions on the balance sheet and income statement?

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Property Ownership Clarification

Mr. Flint: We had Neil Roberts with the Country Club Homeowner's Association. I'm sorry, that's probably not the proper term. They've been going through ownership and responsibilities of certain parcels and there are a couple that are applicable to the Stoneybrook South CDD that they've asked if they should be in the District's name versus the HOA or Lennar's. We had a conference call at the end of last week with Alan, district engineer, and district counsel to go over the list. Dave, you want to hit on, I think two of the parcels are in Stoneybrook South.

**Inaudible discussion about the maps and parcels in the background.*

Mr. Flint: The CDD maintains the right-of-way along Oasis Club Boulevard, but all the internal roads are HOA. Then Westside Boulevard is the counties, but we maintain the right-of-way for Westside Boulevard versus the county because you wouldn't want the county's level of service for that. So, I guess there were two different emails. One dealing with the golf course ponds and their retaining walls and the other dealing with these two tracts. Do you want to hit on these two tracts first?

Mr. Reid: Yeah, I think we can take care of these first.

Mr. Flint: Okay, go ahead and explain what their request is.

Mr. Reid: Well, the pond tract should be CDD, that's Lennar right now. Lennar is going to transfer it and it needs to go to the CDD. Because the CDD maintains all the stormwater ponds.

Mr. Flint: We have all the other ponds.

Mr. Reid: And then the tract here, the question of that was, that's like a buffer tract along the west side and it's part of the condo development. So, the question there was should it go to the CDD for maintenance? I think if it's part of the condo development then the CDD doesn't need that, and it does not benefit the CDD. I think it should be in the HOA of the Condo.

Mr. DiCocco: I agree. We don't do anything else over there.

Mr. Flint: If it's not part of the stormwater system or the road right-of-way or the walls, I don't see why we would own or maintain that piece.

Mr. Manjourides: There was a pipe that broke over there at one time and it made a big gully and the HOA paid to have it fixed. It was a sewer pipe I believe.

Mr. Reid: The sewer from here goes down and connects to the right.

Mr. Manjourides: It had broken, dirt and everything came down and everything and they had to dig it out and everything, but the HOA paid for it. The CDD didn't pay for it.

Mr. Reid: That's all part of the private system.

Mr. DiCocco: So, Lennar has it right now?

Mr. Flint: Lennar has the stormwater pond.

Mr. DiCocco: Who has the other one?

Mr. Flint: The HOA.

Mr. DiCocco: Then it gets to stay there, right?

Mr. Manjourides: Yeah.

Mr. Flint: Unless there is a separate condo association.

Mr. Reid: Lennar is going to transfer them to somebody else.

Mr. DiCocco: Alright, so let them transfer that one to the condos and we'll take the other one because we do the reclaim ponds. It's pretty much a drywell over there. The one that's called a pond. It's right at the tee-box on eleven.

Mr. Manjourides: No, not that. This is the one that is behind the plaza.

Mr. DiCocco: You're right, I'm sorry.

Mr. Flint: So, can we have a motion that the one common tract next to the condos, our recommendation would be that it go to the association and then the stormwater pond tract we would accept, and we would direct counsel to work on the necessary conveyance documents to accept the stormwater tract. Is there a motion to that affect?

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, Taking Ownership of the Stormwater Tract and Directing District Counsel to Prepare Conveyance Documents While the Other Tract will be Given to the HOA, was approved.

Mr. Flint: There was another email regarding the retaining walls around the golf course ponds, and Dave is handing out some maps. The ponds themselves are intended to be owned by the CDD on the golf course, because they are part of the storm water system. However, the golf course has been maintaining those, not the CDD. We're going to go back and see if that

arrangement was formalized. There should be an agreement in place that authorizes the golf course to maintain CDD ponds. If there isn't, we're going to want to draft that agreement so that the golf course has the authority and the obligation to maintain the ponds. Which they are doing right now. As part of that agreement, we would argue that those retaining walls should be included in the golf courses responsibility because according to Dave they're not necessary for the functioning of the stormwater system. Some of them were put in based on aesthetic reasons or design reasons that could have otherwise been done differently. We're not sure if the argument is that because they are on the stormwater tract, they are our responsibility. Our argument would be that they are not necessary to the functioning of the system, and we wouldn't have otherwise constructed those so we don't believe we should maintain them. But we're going to have to do some follow up work on that.

Mr. DiCocco: I agree with George, I would look into the original agreement, and I would concur with you that it is their responsibility.

Mr. Manjourides: They are probably trying to give it to us because it's going to cost a lot of money.

Mr. Reid: And the other questions was, there are some golf holes, two and nine, and there are retaining walls around these tee boxes along the wetlands. They were all put in for the golf course and there are no stormwater ponds associated with fifteen and eighteen.

Mr. DiCocco: Well, two and nine fall under the CDD for K-Tract, don't they George?

Mr. Flint: If they are on the other side of Westside Boulevard, yes.

Mr. DiCocco: So, two and nine belong to the golf course now, but the CDD would act on those.

Mr. Flint: Correct.

Mr. DiCocco: But as far as fifteen and eighteen, I propose that we research the original agreement and then act accordingly but would recommend that the golf course continue the maintenance of both of those.

Mr. Flint: Alright, so I am not sure there is any action yet on that item. What we'll do is we will research whether there is a maintenance agreement because that was before my time and Vivek's time. Ideally, there would have been an agreement in place that they've been maintaining it. We just need to formalize that arrangement. And hopefully as part of formalizing that arrangement they are not going to push back and say, well we've been maintaining it all this time,

but now you guys maintain it. That'll be a start. I'll respond back to Neil Roberts with the action the Board took today and then the discussion on the retaining walls.

B. Consideration of Proposal for Preparation of Stormwater System Report Per New Statutory Requirement

Mr. Flint: Item 4B, I think we talked at a prior meeting that the legislature adopted some new requirements last legislative session that now require all governments including Special Districts to prepare certain reports associated with stormwater system and wastewater systems. We don't own any wastewater systems, so it really only applies to our stormwater system. The due date for that report is June 30th. We have asked District engineer to put together a proposal for what would be necessary to prepare that report. Dave, did you want to move forward with what you have or review it? How do you want to handle that?

Mr. Reid: I might be over thinking it in the scope of what we have to do, but I don't know if there are any drafts or reports that have been done.

Mr. Flint: Sorry I am just handing this out, it came in late Friday.

Mr. DiCocco: I have it in my agenda.

Mr. Flint: Oh it got added, I didn't know if Stacey got it on time to put it on the iPad.

Mr. Reid: So, I attached the scope of what the report is on the second page, and then I filled out the work authorization that describes all that work. George feels that the estimate I have come up with is a little high. I have not done one of these before, so I might be overthinking the scope. I am open to if there is a suggestion that George, if you think that based on other ones that you're doing, I'll adjust the fee.

Mr. Flint: The problem is, because this is a new requirement, no one really has a good feel for the expectations and the workload required. I am getting proposals ranging anywhere from \$2,500 up to \$34,000. Most of them fall in the range of \$15,000 to \$17,000. This is the highest one we've seen and again, I think everyone is trying to figure out. Poulos & Bennett are coming in at \$15,000 to \$17,000 and Osceola Engineering is at \$2,500 but those are for newer Districts. This is the highest quote we have seen. We have the scope in the legislation, but we don't know what level of detail they are really looking for. The sad thing is, in my experience these reports are just going to sit on a shelf and no one is ever going to really even look at these. We have to do what are called public facility reports every five years. We send them to the county, but I don't think they even know what they are supposed to do with the reports. I think this is probably going to fall

under the same category. I don't want to defer this too much longer because you only meet every other month and I think your next meeting would be in April. Or are we meeting in March?

Mr. Manjourides: I think that my feeling is we should do the cheaper one to see if that qualifies.

Mr. Flint: Well, the cheaper one doesn't apply to this. Those are the District engineers for the other CDDS.

Mr. Manjourides: No, I'm saying you said, \$15,000...you know what I'm saying? This one says \$34,000.

Mr. DiCocco: A middle ground, basically.

Mr. Manjourides: As long as it qualifies for what we need to do. There is no reason to spend more money because it's not for us, it's for them, right?

Mr. Flint: Stoneybrook, your District is probably going to be a little more workload because of the age of the District and the size. It's smaller than Stoneybrook at ChampionsGate, but Stoneybrook at ChampionsGate is newer. The information is more readily available. So, the work effort on this one I think maybe a little bit more than a newer District and maybe even more that Stoneybrook South at ChampionsGate, but still, I don't know that it rises to the level of the amount in this proposal. If you're comfortable and the Board is comfortable, you can do a not to exceed number and just gear your effort toward the amount that's budgeted.

Mr. DiCocco: Where does the budget come from on this?

Mr. Flint: Well, we'll probably have to do it out of the capital reserve money, and it's appropriate to do that. If you did a reserve study or something like that, normally you fund those out of the same pot of money that you actually fund the improvements out of. So, it's not a budgeted item, the Board is going to have to do a budget amendment at the end of the year to fund it anyway.

Mr. Reid: What I can do is, we can do half of that. Say 17 for this one. I can do it for that, it's just the level of detail. That's the hourly effort I'll put into it. So, there's a cap on it, honestly, I'm not worried about it. I can do a not to exceed that.

Mr. Manjourides: As long as it qualifies for what we need to submit.

Mr. Flint: I think once we submit in June and we start getting comments back, we'll know more. I'd almost rather err on the side of a little less effort than more effort and let them tell us

they need more information because then you may incur expenses for a level of detail that they don't even need.

Mr. DiCocco: And like you said, somebody is going to give it a look over and say okay, put it on a shelf.

Mr. Flint: Yeah, maybe. I mean I might be wrong, maybe this will be an active tool that is used but I am a little bit skeptical.

Mr. Manjourides: Can we do something to the tune of not to exceed \$10,000 and use that as a starting point?

Mr. Flint: I'd rather do a little higher, then if he can do it for ten, he does it for ten.

Mr. Reid: We can do a do not exceed, let's say we did the seventeen and if I can do it for ten, I'll do it. And that's kind of how I do most of my other work. It's just hourly with an overall budget. This one I do have a lot of questions about, the interpretation of the scope and how you address that. And then with this one with all the different areas and ponds and all that stuff, I budgeted field time to take pictures of all the structures and almost like an update to the maintenance, the kind of report that I do in June for the annual report. so this is kind of going to take some of that effort. I could use most of that information for the June report. So, I have to do two reports.

Mr. DiCocco: Okay, here's my question. That \$34,000, was that just our piece and not Stoneybrook South at ChampionsGate?

Mr. Reid: I have them for all of them.

Mr. DiCocco: So, that cost would be split then, right?

Mr. Flint: No, there's two separate reports.

Mr. DiCocco: That's my question, is this just for ours?

Mr. Flint: Yes, it's just for yours. There's another proposal for the same amount for Stoneybrook South at ChampionsGate, we're going to have the same discussion at 11:30, probably.

Ms. Dan Tu: Based on your experience, could you just do the most basic case. The minimum?

Mr. Reid: I really don't know. My experience is you can't do it for \$2,500. But when I write my reports, when we start a CDD and I do my Engineer's report, which kind of addresses cost, development, and all that stuff, they are \$10,000 to \$12,000 to \$15,000 in time to do all of

that. And then the reviews, the attorneys review it, Lennar reviews it, and I've also put in here that I will submit the report the first of June so that you all can review it and if anybody has anything or any comments that we can incorporate that for the final report. I have time in there for addressing your comments. I think that \$15,000 is a reasonable number for this. It may save me time for the June report because I've already gone through it, but it depends if I don't include what I normally include in the June report, then I would put less into here to save for that report.

Mr. Manjourides: Why don't we do a not to exceed of fifteen.

Mr. Flint: Is there a motion to that affect?

On MOTION by Mr. Manjourides, seconded by Ms. Dan Tu, with all in favor, a Not to Exceed \$15,000 for the Engineer to Prepare the Stormwater Systems Report, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Okay, staff reports; Vivek, do you have anything from District Counsel?

Mr. Babbar: I just want to let the Board know that we are monitoring the legislative session that began January 11th and is scheduled to conclude March 11th. A few bills have been filed that may impact the CDD. Nothing out of the ordinary or that would result in a significant expense like the stormwater report right now. Obviously, that can always change. There can be amendments to bills, they can sneak something in. Two I will highlight, just for the sake of brevity. They haven't really gone anywhere quite yet, but it's possible that they can pick up or have action taken on them. One would automatically suspend the in-person quorum requirements in the event the Governor declares a state of emergency. So basically, the special authorization that we had during COVID times would automatically be in effect. It was presented last year as well and didn't go anywhere, but it's possible that it could take some action this year. Anytime there's not a state of emergency, we still need an in-person quorum requirements. So, three people present at a meeting. The other is looking to increase the quality payment discount if you pay a tax bill early. Currently, everyone eligible to have a 4% discount if they pay in November, that would jump up to 6%. It's great in theory, but the CDD like most other governments, we create our operating budget and then we gross it up based on collection costs and discounts and in the end it will probably result in an increase for residents, not really an increase in the budget, but it would be a little bit of a complicated thing to do and it is likely just because it's an election year that it got presented.

Mr. Flint: Vivek, let me just explain on that issue. So, right now for the CDD to collect \$100 we assess \$106. That's because the county charges 2% to use the tax bill and then we have to allow for the 4% discount. So, we have to assume that everyone pays in November. So, if they are going to increase the 4% to 6%, we are going to have to increase from \$106 to \$108. It ultimately would just result in higher assessments. It will help on your property taxes, on your ad valorem property tax bills but on your non ad valorem.

Mr. Babbar: Yes, thanks for explaining that, George. We'll monitor the session and provide updates and if there is anything significant, we'll provide a written memorandum and go over that in a future Board meeting. That's all I have for the Board, and I am happy to answer any questions if there are any for me.

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

B. District Engineer

Mr. Flint: Dave, anything else?

Mr. Reid: No, I have nothing additional.

C. District Manager

Mr. Flint: I don't have anything.

D. Field Manager

Mr. Flint: Field manager's report, Alan.

Mr. Scheerer: Included in your agenda pack is the Field Manager's Report for this month. A lot of it is kind of redundant. Fountain lights, archway lights, irrigation inspections, new annuals were installed. The lake fountains; as far as I know, they are all working just fine. I know I talked with Mr. Manjourides before the meeting, and he gave me some of his wonderful photography classes this morning on some mildew and a few flickering lights. Again, we are struggling sometimes with the letters individually working on the ChampionsGate, so we are working on that. He says that the 27 fountain every once in a while, is off. I come out here every week and I see it on, so possibly someone is resetting the breaker. As the Board realizes, this happened a few months back. We had the fountain company out here and they found no amperage issues, no other issues as to why the breaker would be tripping. I thought it was all working fine, but possibly not. So, we will continue to work on that. Dry ponds are scheduled to be maintained at the end of the month. We continue to meet with Down to Earth, the irrigation repairs. I don't know if any of you all got

the email blast that was sent out last month, I think Down to Earth did one about having to shut the reclaim down for a couple of days. They had some work to do. That didn't really affect us too bad at all and then it came back up the next couple of days as they said. F&P crews are working on the turf and plants, selective weed control and Saint Augustine, and ant mounds as needed. When we get rain, the next day usually when it gets warm, we get the ants that pop up, so we will continue to treat those as we go. There was some mildew stuff growing on the Bella Citta monument. We did all the neighborhood monuments last year. We pressure washed them and had them all painted so we will start with Bella Citta, and we'll start pressure washing all the entry monuments and there is some stucco damage that we are going to get fixed as well. The plan is for the budget for 2023 would be to repaint all the archway entrances and also paint the architectural fountain in the 2023 budget. We can probably do it this year, but we are just trying to keep it in the budget so everybody knows where the money is coming from. So we sill look to do the three main entrances here and all the archways.

Mr. Manjourides: The archways, do they clean those too?

Mr. Scheerer: We'll have them all pressure washed in advance.

Mr. Manjourides: But do they do the lights?

Mr. Scheerer: They'll pressure wash the lights; they'll clean everything. Because those are LED light strips. So, it's not like a lightbulb.

Mr. Manjourides: I'm just wondering because the glass is all mildewed.

Mr. Scheerer: We typically don't go in and remove the glass unless we're doing a repair.

Mr. Manjourides: I'm saying the outside.

Mr. Scheerer: I can have that done. That will all be washed. Some of that stuff might be internal too because they are 3D lights. You know, they are the boxed lights. We'll clean them all up and make them look pretty for 2023 and as you know we are coming into budget season. Probably at your April meeting we will be talking about 2023 already. Our office has been talking about it since December. We'll be adding some capital projects to your list since we did all the neighborhood monuments already. Chris, thanks for your pictures. I look forward to them every two months.

Mr. Flint: Any other questions for Alan? Hearing none,

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any other issues or Supervisor requests? Anything else we need to discuss before the Board adjourns?

SEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Siron, seconded by Mr. 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

January 31, 2022 to March 28, 2022

Bank	Date	Check #	Amount
General Fund	2/2/22	631-632	\$ 21,530.00
	2/9/22	633	\$ 4,645.63
	2/11/22	634-636	\$ 52,553.28
	2/16/22	637	\$ 21,290.00
	3/4/22	638	\$ 240.00
	3/9/22	639-642	\$ 6,311.93
	3/16/22	643-646	\$ 55,781.43
	3/23/22	647-648	\$ 925.46
			\$ 163,277.73
Payroll Fund	<u>February 2022</u>		
	Chris Manjourides	50053	\$ 184.70
	Julia Dan Tu	50054	\$ 184.70
	Robert DiCocco	50055	\$ 184.70
	Terry Siron	50056	\$ 109.70
			\$ 663.80
			\$ 163,941.53

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK. AMOUNT
2/02/22	00003	1/15/22	115984	202201	320-53800-46200		DOWN TO EARTH LAWN CARE II, INC.	*	21,290.00	21,290.00 000631
2/02/22	00020	1/25/22	26086A	202201	320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	240.00	240.00 000632
2/09/22	00001	2/01/22	140	202202	310-51300-34000		MANAGEMENT FEES FEB22	*	2,789.58	2,789.58
2/01/22	140	202202	310-51300-35200				WEBSITE ADMIN FEB22	*	50.00	50.00
2/01/22	140	202202	310-51300-35100				INFORMATION TECH FEB22	*	87.50	87.50
2/01/22	140	202202	310-51300-31300				DISSEMINATION FEE FEB22	*	416.67	416.67
2/01/22	140	202202	310-51300-51000				OFFICE SUPPLIES	*	.63	.63
2/01/22	140	202202	310-51300-42000				POSTAGE	*	13.60	13.60
2/01/22	140	202202	310-51300-42500				COPIES	*	.15	.15
2/01/22	141	202202	320-53800-12000				FIELD MANAGEMENT FEB22	*	1,287.50	1,287.50
2/11/22	00012	2/01/22	632567	202202	320-53800-47000		GOVERNMENTAL MANAGEMENT SERVICES	*	163.00	163.00 000633
2/11/22	00032	2/10/22	02102022	202202	300-20700-10000		THE LAKE DOCTORS, INC.	*	21,891.91	21,891.91 000634
2/11/22	00032	2/10/22	02102022	202202	300-20700-10100		STONEBROOK SOUTH CDD C/O USBANK	*	30,498.37	30,498.37 000635
2/16/22	00003	2/08/22	117698	202202	320-53800-46200		DOWN TO EARTH LAWN CARE II, INC.	*	21,290.00	21,290.00 000637
3/04/22	00020	2/25/22	26386A	202202	320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	240.00	240.00 000638

SSTH STONE SOUTH TVISCARRA

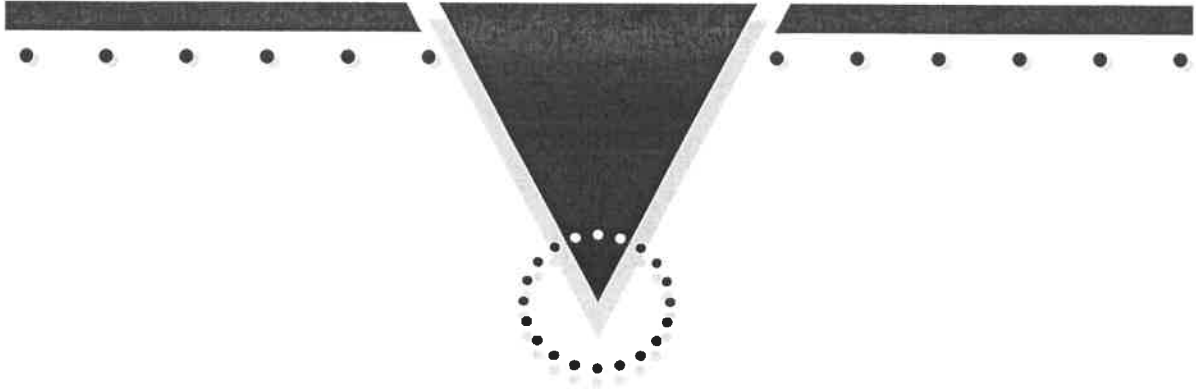
*** CHECK DATES 01/31/2022 - 03/28/2022 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
3/09/22	00001	3/01/22	142	202203	310-51300-34000	MANAGEMENT FEES MAR22			*	2,789.58	
3/01/22	142	202203	310-51300-35200	WEBSITE ADMIN MAR22				*		50.00	
3/01/22	142	202203	310-51300-35100	INFORMATION TECH MAR22				*		87.50	
3/01/22	142	202203	310-51300-31300	DISSEMINATION FEE MAR22				*		416.67	
3/01/22	142	202203	310-51300-51000	OFFICE SUPPLIES				*		.24	
3/01/22	142	202203	310-51300-42000	POSTAGE				*		4.24	
3/01/22	142	202203	310-51300-42500	COPIES				*		2.70	
3/01/22	143	202203	320-53800-12000	FIELD MANAGEMENT MAR22				*		1,287.50	
GOVERNMENTAL MANAGEMENT SERVICES											
3/09/22	00046	3/07/22	66331	202202	310-51300-31100	WRK AUTHORIZE#2/PRCL RSCH			*	570.00	4,638.43 000639
HAMILTON ENGINEERING & SURVEYING											
3/09/22	00012	3/01/22	638554	202203	320-53800-47000	WATER MGMT SERVICES MAR22			*	163.00	570.00 000640
THE LAKE DOCTORS, INC.											
3/09/22	00011	3/04/22	21161	202202	310-51300-31500	MTG/OWNERSHIP&MAINT COMM.			*	940.50	163.00 000641
STRALEY, ROBIN & VERICKER											
3/16/22	00003	3/01/22	119926	202203	320-53800-46200	MAINTENANCE SERVICE MAR22			*	21,290.00	940.50 000642
DOWN TO EARTH LAWN CARE II, INC.											
3/16/22	00044	3/09/22	15755	202203	320-53800-47100	7.5HP DELUXE MOTOR CTRL			*	378.00	21,290.00 000643
LAKE FOUNTAINS AND AERATION, INC.											
3/16/22	00032	3/10/22	03102022	202203	300-20700-10000	FY22 DEBT SERV SER2013			*	14,254.71	378.00 000644
STONEBROOK SOUTH CDD C/O USBANK											
3/16/22	00032	3/10/22	03102022	202203	300-20700-10100	FY22 DEBT SERV SER2014			*	19,858.72	14,254.71 000645
STONEBROOK SOUTH CDD C/O USBANK											
SSTH STONE SOUTH TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT#
3/23/22	00018	3/09/22	2018537	202203	310-51300-49200		OSCEOLA CTY PROPERTY APPRAISER	*	611.96	611.96	000647
							2021 TAX ROLL ADMIN FEE				
3/23/22	00011	10/25/22	20494	202110	310-51300-31500		BDMTG/REV.AGDA PKG/EMAIL	*	313.50	313.50	
							STRALEY, ROBIN & VERICKER				
									TOTAL FOR BANK A	163,277.73	
									TOTAL FOR REGISTER	163,277.73	

SSTH STONE SOUTH TVISCARRA

SECTION C



Stoneybrook South
Community Development District

Unaudited Financial Reporting
February 28, 2022



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7	<u>FY22 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2022
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT - SUNTRUST	\$659,572	\$25,001	---	\$684,572
STATE BOARD OF ADMINISTRATION	\$228,091	\$1,129,036	---	\$1,357,127
<u>INVESTMENTS</u>				
SERIES 2013				
RESERVE	---	---	\$734,318	\$734,318
REVENUE	---	---	\$869,095	\$869,095
PREPAYMENT	---	---	\$5	\$5
SERIES 2014				
RESERVE	---	---	\$600,025	\$600,025
REVENUE	---	---	\$1,294,400	\$1,294,400
TOTAL ASSETS	\$887,663	\$1,154,036	\$3,497,843	\$5,539,543
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,751	---	---	\$1,751
<u>FUND EQUITY:</u>				
FUND BALANCES:				
ASSIGNED	---	\$1,154,036	---	\$1,154,036
RESTRICTED FOR DEBT SERVICE 2013	---	---	\$1,603,418	\$1,603,418
RESTRICTED FOR DEBT SERVICE 2014	---	---	\$1,894,425	\$1,894,425
UNASSIGNED	\$885,912	---	---	\$885,912
TOTAL LIABILITIES & FUND EQUITY	\$887,663	\$1,154,036	\$3,497,843	\$5,539,543

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,101	\$768,542	\$768,542	\$0
INTEREST	\$100	\$42	\$315	\$273
TOTAL REVENUES	\$845,201	\$768,584	\$768,857	\$273
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$8,000	\$3,333	\$2,800	\$533
FICA EXPENSE	\$612	\$255	\$214	\$41
ENGINEERING	\$15,000	\$6,250	\$855	\$5,395
ATTORNEY	\$15,000	\$6,250	\$1,254	\$4,996
ARBITRAGE	\$1,100	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$2,083	\$2,083	(\$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	\$13,948	\$13,948	\$0
INFORMATION TECHNOLOGY	\$1,050	\$438	\$438	\$0
WEBSITE ADMINISTRATION	\$600	\$250	\$250	\$0
TELEPHONE	\$50	\$21	\$0	\$21
INSURANCE	\$6,200	\$6,200	\$5,764	\$436
POSTAGE	\$500	\$208	\$69	\$139
PRINTING & BINDING	\$400	\$167	\$96	\$71
LEGAL ADVERTISING	\$2,500	\$1,042	\$0	\$1,042
CONTINGENCY	\$300	\$125	\$228	(\$103)
OFFICE SUPPLIES	\$100	\$42	\$2	\$40
PROPERTY APPRAISER	\$545	\$0	\$0	\$0
PROPERTY TAXES	\$5	\$2	\$1	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,450	\$6,438	\$6,438	\$0
ELECTRIC	\$55,000	\$22,917	\$19,125	\$3,792
STREETLIGHTS	\$177,000	\$73,750	\$71,517	\$2,233
RECLAIMED WATER	\$250,000	\$104,167	\$69,731	\$34,435
PROPERTY INSURANCE	\$11,750	\$11,750	\$11,403	\$347
ENTRY & WALLS MAINTENANCE	\$15,000	\$6,250	\$618	\$5,632
LANDSCAPE MAINTENANCE	\$255,480	\$106,450	\$106,450	\$0
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$16,667	\$1,520	\$15,147
TREE TRIMMING	\$5,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$15,000	\$6,250	\$2,391	\$3,859
AQUATIC MAINTENANCE	\$10,000	\$4,167	\$815	\$3,352
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$3,125	\$1,416	\$1,709
WETLAND MONITORING & MAINTENANCE	\$6,500	\$2,708	\$0	\$2,708
MISCELLANEOUS - STORM WATER CONTROL	\$5,000	\$2,083	\$0	\$2,083
PRESSURE WASHING	\$5,000	\$2,083	\$0	\$2,083
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$4,167	\$0	\$4,167
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$2,083	\$0	\$2,083
CONTINGENCY	\$10,000	\$4,167	\$0	\$4,167
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TRANSFER OUT - CAPITAL RESERVE	\$1,153,696	\$1,153,696	\$1,153,696	\$0
TOTAL EXPENDITURES	\$2,159,938	\$1,589,928	\$1,484,519	\$105,409
EXCESS REVENUES (EXPENDITURES)	(\$1,314,737)		(\$715,662)	
FUND BALANCE - BEGINNING	\$1,314,737		\$1,601,574	
FUND BALANCE - ENDING	\$0		\$885,912	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND
Statement of Revenues & Expenditures
For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$1,153,696	\$1,153,696	\$1,153,696	\$0
INTEREST	\$1,000	\$417	\$340	(\$76)
TOTAL REVENUES	\$1,154,696	\$1,154,113	\$1,154,036	(\$76)
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$25,000	\$10,417	\$0	\$10,417
TOTAL EXPENDITURES	\$25,000	\$10,417	\$0	\$10,417
EXCESS REVENUES (EXPENDITURES)	\$1,129,696		\$1,154,036	
FUND BALANCE - BEGINNING	\$0		\$0	
FUND BALANCE - ENDING	\$1,129,696		\$1,154,036	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$746,885	\$679,223	\$679,223	\$0
INTEREST	\$200	\$83	\$52	(\$32)
TOTAL REVENUES	\$747,085	\$679,307	\$679,275	(\$32)
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$246,588	\$246,588	\$246,588	\$0
PRINCIPAL - 05/1	\$240,000	\$0	\$0	\$0
INTEREST - 05/1	\$246,588	\$0	\$0	\$0
TOTAL EXPENDITURES	\$733,175	\$246,588	\$246,588	\$0
EXCESS REVENUES (EXPENDITURES)	\$13,910		\$432,687	
FUND BALANCE - BEGINNING	\$430,943		\$1,170,731	
FUND BALANCE - ENDING	\$444,853		\$1,603,418	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$946,249	\$946,249	\$0
INTEREST	\$250	\$104	\$63	(\$42)
TOTAL REVENUES	\$1,040,761	\$946,354	\$946,312	(\$42)
EXPENDITURES:				
INTEREST - 11/1	\$351,625	\$351,625	\$351,625	\$0
PRINCIPAL - 11/1	\$295,000	\$295,000	\$295,000	\$0
INTEREST - 05/1	\$344,619	\$0	\$0	\$0
TOTAL EXPENDITURES	\$991,244	\$646,625	\$646,625	\$0
EXCESS REVENUES (EXPENDITURES)	\$49,517		\$299,687	
FUND BALANCE - BEGINNING	\$987,070		\$1,594,738	
FUND BALANCE - ENDING	\$1,036,587		\$1,894,425	

Stoneybrook South Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$128,093	\$590,554	\$25,125	\$14,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$768,542
INTEREST	\$118	\$116	\$25	\$28	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
TOTAL REVENUES	\$118	\$128,209	\$590,579	\$25,153	\$14,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$768,857
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$0	\$1,000	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA EXPENSE	\$77	\$0	\$77	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
ENGINEERING FEES	\$190	\$0	\$95	\$0	\$570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855
ATTORNEY	\$0	\$0	\$314	\$0	\$941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,254
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
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	\$2,790	\$2,790	\$2,790	\$2,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,948
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$5,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,764
POSTAGE	\$5	\$6	\$5	\$40	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69
PRINTING & BINDING	\$47	\$5	\$0	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$41	\$51	\$44	\$54	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228
OFFICE SUPPLIES	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,438
ELECTRIC	\$3,849	\$2,004	\$4,225	\$4,519	\$4,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,125
STREETLIGHTS	\$13,496	\$13,488	\$14,513	\$10,994	\$19,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,517
RECLAIMED WATER	\$11,469	\$12,139	\$23,735	\$57	\$22,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,731
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	\$11,290	\$21,290	\$21,290	\$21,290	\$21,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,450
LANDSCAPE REPLACEMENT	\$0	\$0	\$1,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520
TREE TRIMMING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$2,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,391
AQUATIC MAINTENANCE	\$163	\$163	\$163	\$163	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$815
FOUNTAIN REPAIR & MAINTENANCE	\$356	\$240	\$240	\$340	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,416
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIDEWALK REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY REPAIR & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$1,153,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,153,696
TOTAL EXPENDITURES	\$88,188	\$54,078	\$1,223,567	\$42,141	\$74,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,484,519
EXCESS REVENUES/(EXPENDITURES)	(\$88,070)	\$74,131	(\$634,988)	(\$16,989)	(\$49,747)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$215,662)

**STONEBROOK SOUTH
COMMUNITY DEVELOPM ENT 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		2014		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	
12/8/21	ACH	\$ 1,752,190.18	\$ 70,087.41	\$ 33,642.06	\$ -	\$ 1,648,460.71	\$ 529,199.48	\$ 467,696.75	\$ 651,564.49	\$ 1,648,460.71	
12/9/21	ACH	\$ 2,568.88	\$ 38.54	\$ 50.61	\$ -	\$ 2,479.73	\$ 796.06	\$ 703.54	\$ 980.13	\$ 2,479.73	
12/22/21	ACH	\$ 199,821.58	\$ 7,332.51	\$ 3,849.79	\$ -	\$ 188,639.28	\$ 60,558.20	\$ 53,520.22	\$ 74,560.86	\$ 188,639.28	
1/10/22	ACH	\$ 72,159.60	\$ 2,183.32	\$ 1,399.56	\$ -	\$ 68,576.72	\$ 22,014.94	\$ 19,456.40	\$ 27,105.38	\$ 68,576.72	
1/10/22	ACH	\$ 10,174.06	\$ 289.90	\$ 197.64	\$ -	\$ 9,686.52	\$ 3,109.63	\$ 2,748.23	\$ 3,828.66	\$ 9,686.52	
2/10/22	ACH	\$ 918.01	\$ 9.89	\$ 18.16	\$ -	\$ 889.96	\$ 285.70	\$ 252.50	\$ 351.76	\$ 889.96	
2/10/22	ACH	\$ 79,560.26	\$ 1,732.66	\$ 1,556.55	\$ -	\$ 76,271.05	\$ 24,485.02	\$ 21,639.41	\$ 30,146.61	\$ 76,271.05	
3/10/22	ACH	\$ 51,859.25	\$ 591.24	\$ 1,025.36	\$ -	\$ 50,242.65	\$ 16,129.22	\$ 14,254.71	\$ 19,858.72	\$ 50,242.65	
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TOTALS		\$ 2,593,583.48	\$ 99,443.41	\$ 49,882.80	\$ -	\$ 2,444,257.27	\$ 784,671.22	\$ 693,477.96	\$ 966,108.09	\$ 2,444,257.27	

SECTION IV

SECTION A

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Parcel: 31-25-27-5123-00PR-0020

Special Warranty Deed

This Special Warranty Deed is made as of February ___, 2022, by **Len-CG South, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is c/o Lennar Homes 700 NW 107th Avenue, Suite 400, Miami, FL 33172, in favor of the **Stoneybrook South Community Development District**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address c/o GMS 219 East Livingston Street, Orlando, Florida 32801.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Osceola County, Florida ("**Property**"):

Tract PR-2 of Stoneybrook South Phase C-1B according to the plat thereof,
as recorded in Plat Book 23, Pages 35 through 36, of the public records of
Osceola County, Florida.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. The Property consists of governmental common area and is a stormwater management pond.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

This deed was prepared at the request of the parties without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Len-CG South, LLC
a Florida limited liability company

(Witness 1 – Signature)

Name: _____

(Witness 1 – Printed Name)

Title: _____

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on February
____, 2022, by _____ as _____ of Len-CG South,
LLC, for and on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Seal

Owner's Affidavit
Non-Foreign Certificate and Request for Taxpayer Identification Numbers

(Stormwater Management Pond Tract PR-2 of Stoneybrook South Phase C-1B Plat)

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant"), who, after being duly sworn, as required by law, declares, deposes and says:

Company's Affidavit

1. Affiant is the _____ of Len-CG South, LLC, a Florida limited liability company (the "**Company**").
2. Affiant knows of his own knowledge that the Company is the fee simple title holder in and to that certain real property and improvements located in Osceola County, Florida (the "**Property**"), more particularly described as:

Tract PR-2 of Stoneybrook South Phase C-1B according to the plat thereof, as recorded in Plat Book 23, Pages 35 through 36, of the public records of Osceola County, Florida.
3. Except as set forth in the Title Commitment (hereinafter defined), there are no liens, encumbrances, mortgages, claims, boundary line or other disputes, demands or security interests in, on or against the Property, and there are no unpaid taxes, levies, assessments, or liens against the Property.
4. That there have been no liens filed against the Property as a result of any labor, materials, equipment or other work authorized by Company, its employees, or agents or of which Company has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Company, its employees, or agents or of which Company has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property, or otherwise in connection with the Property which bills may have been incurred during the last 90 days.
5. There are no matters pertaining to the Company which could give rise to a lien that would encumber the Property during the period of time between _____, 2022, the effective date of the title insurance commitment issued under File No. _____ (the "**Title Commitment**"), issued by _____, as agent ("**Title Agent**") for _____ Title Insurance Company ("**Title Company**"), and the time of recording of the Special Warranty Deed in favor of the Stoneybrook South Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "**District**").
6. The Company has not executed and will not execute any instrument that would adversely affect the title to the Property from the effective date of the Title Commitment forward.

7. Company knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to Company.
8. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Company, nor has Company ever made an assignment for the benefit of its creditors.
9. That Affiant knows of no action or proceeding relating to the Property which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.
10. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
11. That there are no matters pending against Company that could give rise to any lien(s) that could attach to the Property between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property.
12. There is no one in possession or claiming rights to possession, under oral or written leases or otherwise, with respect to the Property.

Non-Foreign Certificate and Request for Taxpayer Identification Number

Section 1445 of the Internal Revenue Code provides that a Transferee (the District) of a U.S. real property interest must withhold tax at a rate of 10% of the amount realized on the disposition if the transferor is a foreign person. To inform the District that withholding of tax is not required upon the disposition of a U.S. real property interest by the Company, the undersigned hereby swears, affirms and certifies the following as or on behalf of the Company:

1. The Company's Legal Name and Mailing Address:

Len-CG South, LLC
c/o Lennar Homes
700 NW 107th Avenue
Suite 400
Miami, FL 33172

2. The Company is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).
3. In connection with the sale or exchange of the Property the Company is required by law to provide the District with its correct taxpayer identification numbers (TIN). If it does not so provide its TIN, it may be subject to civil or criminal penalties imposed by law.

Tax ID Number: ___ = _____

4. Affiant understands that this Certificate may be disclosed to the Internal Revenue Service by the District and that any false statement contained herein could be punished by fine, imprisonment or both.
5. Affiant states that this Affidavit is given in connection with the transfer of the Property to the District for purposes of inducing Title Company to insure title through the Title Agent. Affiant further understands that material reliance will be placed upon this Affidavit by all of said parties.
6. The Company does hereby agree to indemnify and hold the Title Company and the Title Agent, harmless of and from any and all loss, costs, damage and expense of every kind, including reasonable attorneys' fees, which said parties shall or may suffer or become liable for under or with respect to its said policy to be issued, on account of reliance on the statements made herein, with regard to any matters that may be recorded by, or as a result of any action or omission of Affiant, or by any person or entity claiming by, through or under the Company, between the effective date of the Title Commitment above and the time of the recording of the instruments to be insured in the Title Commitment.
7. Affiant declares that he has authority to sign this document on behalf of the Company, and that the number shown on this statement is the Company's correct taxpayer identification number.
8. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies, under penalties of perjury, that he has examined the full facts set forth in this Affidavit and to the best of his knowledge and belief, it is true, correct and complete.

[Signature appears on following page]

Dated as of February ___, 2022.

Len-CG South, LLC
a Florida limited liability company

Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on February ___, 2022, by _____ as _____ of Len-CG South, LLC, for and on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Seal

Limited Liability Company Affidavit

(Stormwater Management Pond Tract PR-2 of Stoneybrook South Phase C-1B Plat)

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____ (“Affiant”), who, after being duly sworn, as required by law, declares, deposes and says:

1. Affiant is the _____ of Len-CG South, LLC, a Florida limited liability company (the “Company”).
2. The facts and matters contained and recited in this Affidavit are based upon the personal knowledge of the Affiant and are true and correct as of the date of execution of this Affidavit.
3. The Company is a limited liability company organized, existing and in good standing under the laws of the State of Florida.
4. Neither the Company nor any member or officer of the Company is or has been a debtor in any bankruptcy proceeding since acquiring the Property (as hereinafter defined) and there are no proceedings pending for or with regard to the dissolution, liquidation or bankruptcy of the Company.
5. The Company owns and holds the fee simple title to that certain real property and improvements located in Osceola County, Florida (the “Property”), more particularly described as:

Tract PR-2 of Stoneybrook South Phase C-1B according to the plat thereof, as recorded in Plat Book 23, Pages 35 through 36, of the public records of Osceola County, Florida.
6. The Company has authorized the execution of a Special Warranty Deed with respect to the Property (the “Deed”) in favor of the Stoneybrook South Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes.
7. Affiant, is authorized to execute and deliver the Deed and all other documents related thereto, on behalf of the Company, and any person, partnership, corporation, or other business entity dealing with the Company shall be entitled to rely fully on any documents so executed.
8. Affiant has read, or heard read to Affiant, the full facts of this Affidavit and to the best of Affiant’s knowledge believes it is true, correct and complete, and that Affiant is familiar with the nature of an oath with the penalty of perjury as provided by law.

[Signature appears on following page]

Further affiant sayeth naught.

Dated as of February ____, 2022.

Len-CG South, LLC
a Florida limited liability company

Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on February ____, 2022, by _____ as _____ of Len-CG South, LLC, for and on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Seal

SECTION B

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 1, 2022
HOUR:	10:00 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

PASSED AND ADOPTED THIS 4th DAY OF APRIL, 2022.

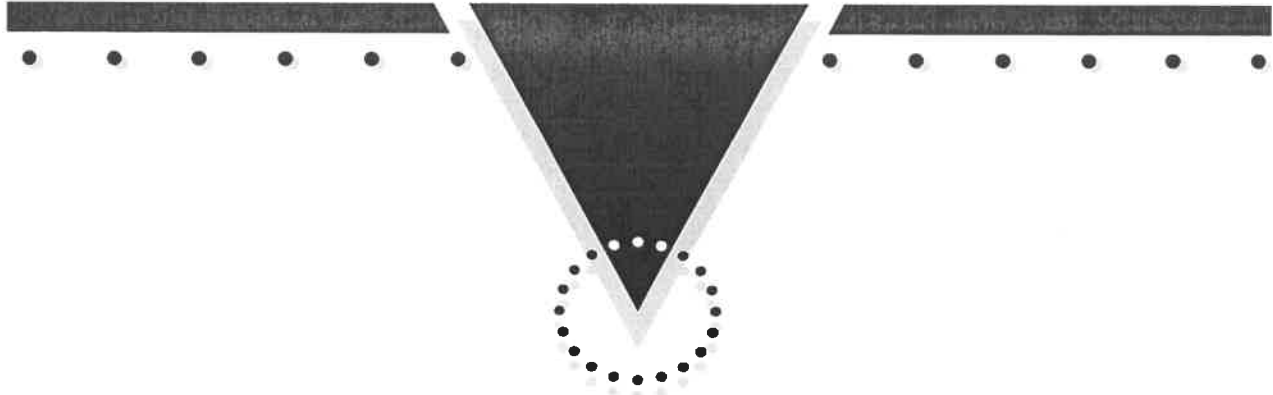
ATTEST:

**STONEYBROOK
COMMUNITY
DISTRICT**

**SOUTH
DEVELOPMENT**

Secretary

By: _____
Its: _____



**Stoneybrook South
Community Development District**

**Proposed Budget
FY 2023**



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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 2023 General Fund

Description	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments - Tax Roll	\$845,101	\$768,542	\$76,559	\$845,101	\$845,101
Interest	\$100	\$315	\$175	\$490	\$100
Carry Forward Surplus	\$1,314,737	\$1,350,014 *	\$0	\$1,350,014	\$209,378
Total Revenues	\$2,159,938	\$2,118,870	\$76,734	\$2,195,604	\$1,054,579
Expenditures					
Administrative					
Supervisors Fees	\$8,000	\$2,800	\$3,000	\$5,800	\$8,000
FICA Expense	\$612	\$214	\$230	\$444	\$612
Engineering	\$15,000	\$855	\$2,145	\$3,000	\$15,000
Attorney	\$15,000	\$1,254	\$1,746	\$3,000	\$15,000
Arbitrage	\$1,100	\$0	\$1,100	\$1,100	\$1,100
Dissemination	\$5,000	\$2,083	\$2,917	\$5,000	\$5,000
Annual Audit	\$3,650	\$0	\$3,650	\$3,650	\$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	\$33,475	\$13,948	\$19,527	\$33,475	\$35,149
Information Technology	\$1,050	\$438	\$613	\$1,050	\$1,300
Website Maintenance	\$600	\$250	\$350	\$600	\$800
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$500	\$69	\$231	\$300	\$500
Printing & Binding	\$400	\$96	\$154	\$250	\$400
Insurance	\$6,200	\$5,764	\$0	\$5,764	\$6,350
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$300	\$228	\$245	\$473	\$300
Office Supplies	\$100	\$2	\$2	\$4	\$100
Property Taxes	\$5	\$1	\$0	\$1	\$5
Property Appraiser	\$545	\$0	\$612	\$612	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$107,562	\$39,399	\$41,120	\$80,519	\$109,916
Operation & Maintenance					
Field Services	\$15,450	\$6,438	\$9,013	\$15,450	\$16,223
Electric	\$55,000	\$19,125	\$30,875	\$50,000	\$55,000
Streetlights	\$177,000	\$71,517	\$98,000	\$169,517	\$177,000
Reclaimed Water	\$250,000	\$69,731	\$105,000	\$174,731	\$250,000
Property Insurance	\$11,750	\$11,403	\$0	\$11,403	\$12,550
Entry & Walls Maintenance	\$15,000	\$618	\$6,882	\$7,500	\$15,000
Landscape Maintenance	\$255,480	\$106,450	\$149,030	\$255,480	\$268,254
Landscape Replacement - Plants, Shrubs, Trees	\$40,000	\$1,520	\$18,480	\$20,000	\$40,000
Tree Trimming	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Irrigation Repairs	\$15,000	\$2,391	\$7,609	\$10,000	\$15,000
Aquatic Maintenance	\$10,000	\$815	\$1,141	\$1,956	\$3,000
Fountain Repair & Maintenance	\$7,500	\$1,416	\$2,058	\$3,474	\$7,500
Wetland Monitoring & Maintenance	\$6,500	\$0	\$0	\$0	\$0
Miscellaneous - Stormwater Control	\$5,000	\$0	\$15,000	\$15,000	\$5,000
Pressuring Washing	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Sidewalk Repair & Maintenance	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Contingency	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Transfer Out - Capital Reserve	\$1,153,696	\$1,153,696	\$0	\$1,153,696	\$45,137
Operation & Maintenance Expenses	\$2,052,376	\$1,445,119	\$460,588	\$1,905,707	\$944,664
Total Expenditures	\$2,159,938	\$1,484,519	\$501,707	\$1,986,226	\$1,054,579
Excess Revenues/(Expenditures)	\$0	\$634,352	(\$424,973)	\$209,378	\$0

* Less Carry Forward Surplus less 1st Quarter Operating

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

Property Type	Platted Units	Gross Per Unit	Gross Total
Apartment	304	\$12	\$3,496
Condo	168	\$343	\$57,617
Townhome	181	\$446	\$80,897
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. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2013 Special Assessment Refunding Bonds and the Series 2014 Special Assessment Bonds Assessment Area Two-A Project.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for 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

The District has contracted with Governmental Management Services-Central Florida, LLC for 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.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

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.

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

The District has contracted with Governmental Management Services-Central Florida, LLC to 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 Florida Insurance Alliance (FIA). FIA 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
Contingency		\$12,774
Total		\$268,254

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.

Description	Monthly	Annual
The Lake Doctors, Inc.	\$163	\$1,956
Contingency		\$1,044
Total		\$3,000

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.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair 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 2023 Capital Reserve Fund

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Transfer In	\$1,153,696	\$1,153,696	\$0	\$1,153,696	\$45,137
Interest Income	\$1,000	\$340	\$910	\$1,250	\$1,500
Total Revenues	\$1,154,696	\$1,154,036	\$910	\$1,154,946	\$46,637

Expenses

Capital Outlay	\$25,000	\$0	\$0	\$0	\$25,000
Total Expenditures	\$25,000	\$0	\$0	\$0	\$25,000
Excess Revenues/(Expenditures)	\$1,129,696	\$1,154,036	\$910	\$1,154,946	\$21,637

Stoneybrook South

Community Development District

Fiscal Year 2023 Series 2013 Debt Service Fund

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Roll	\$746,885	\$679,223	\$67,662	\$746,885	\$746,885
Interest Income	\$200	\$52	\$60	\$112	\$100
Carry Forward Surplus	\$430,943	\$436,388	\$0	\$436,388	\$450,210
Total Revenues	\$1,178,028	\$1,115,663	\$67,722	\$1,183,385	\$1,197,195

Expenses

Interest - 11/1	\$246,588	\$246,588	\$0	\$246,588	\$239,988
Principal - 5/1	\$240,000	\$0	\$240,000	\$240,000	\$255,000
Interest - 5/1	\$246,588	\$0	\$246,588	\$246,588	\$239,988
Total Expenditures	\$733,175	\$246,588	\$486,588	\$733,175	\$734,975
Excess Revenues/(Expenditures)	\$444,853	\$869,076	(\$418,866)	\$450,210	\$462,220

Interest - 11/1/2023	\$232,975
Total	\$232,975
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	Balance	Prin cipal	In terest	An n ua
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		\$ 7,705,000	\$ 5,338,213	\$ 13,043,212 .50

Stoneybrook South

Community Development District

Fiscal Year 2023 Series 2014 Debt Service Fund

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Roll	\$1,040,511	\$946,249	\$94,262	\$1,040,511	\$1,040,511
Interest Income	\$250	\$63	\$62	\$125	\$125
Carry Forward Surplus	\$987,070	\$994,694	\$0	\$994,694	\$1,044,086
Total Revenues	\$2,027,831	\$1,941,006	\$94,324	\$2,035,329	\$2,084,722

Expenses

Interest - 11/1	\$351,625	\$351,625	\$0	\$351,625	\$344,619
Principal - 11/1	\$295,000	\$295,000	\$0	\$295,000	\$310,000
Interest - 5/1	\$344,619	\$0	\$344,619	\$344,619	\$337,256
Total Expenditures	\$991,244	\$646,625	\$344,619	\$991,244	\$991,875
Excess Revenues/(Expenditures)	\$1,036,587	\$1,294,381	(\$250,295)	\$1,044,086	\$1,092,847

Principal - 11/1/2023	\$325,000
Interest - 11/1/2023	\$337,256
Total	\$662,256

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
5/1/22	\$ 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		\$ 12,970,000	\$ 9,969,106	\$ 22,939,106.25

SECTION C

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

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

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION V

SECTION D

Stoneybrook South Community Development District



April 4, 2022

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

April 4, 2022

To: George Flint
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- April 4, 2022

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

Completed Items

Architectural Fountain

✚ Architectural fountain is working fine. Lights are working as of this report.



Completed Items

Irrigation Repairs

✚ Irrigation Inspections ongoing.
Repairs made as needed.



✚ Archway lights are working
with minor issues at Bella Citta
Entrance. Repairs are being
made as needed.



Completed Items

Lake Fountains

✚ All fountains are currently working.



✚ New fountains on 18 tee and green look good.



✚ New annuals were installed.



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



Completed Items

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

The weather is warming up so we should see an adjustment in irrigation run times. We will stay within the watering guidelines for the county.

Repairs to irrigation system completed as approved.

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

Staff will be working with DTE to replace aging and failing plants around the Architectural Fountain.

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

Selective weed control on St. Augustine property wide.

Ant mounds treated as needed.

All fountains are working as of this report.

The Bella Citta Entry monuments will be pressure washed within the next 3 weeks. There are also some minor repairs to one of the columns that will be completed. The Westside entrance and HWY 27 entrance will follow the Bella Citta entrance.

Staff evaluating all monument lights and will repairs as needed.

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

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