

*Stoneybrook South
Community Development District*

Agenda

February 6, 2023

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 30, 2023

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, February 6, 2023 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. Financing Matters
 - A. Consideration of Placement Agent Agreement and G-17 Disclosure with FMSBonds, Inc.
 - B. Consideration of Final Third Supplemental Assessment Methodology Report for Special Assessment Refunding Bonds, Series 2023
 - C. Consideration of Resolution 2023-04 Authorizing the Issuance of Special Assessment Refunding Bonds, Series 2023
4. Business Administration
 - A. Approval of Minutes of the December 5, 2022 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
5. Business Items
 - A. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

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

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

January 25, 2023

Stoneybrook South Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: Mr. George Flint

Re: Agreement for Placement Agent Services and G-17 Disclosure

Dear Mr. Flint:


Thank you for the opportunity to work with the Stoneybrook South Community Development District (the “Issuer”) regarding the refinancing of the Issuer’s 2013 Bonds with a bank loan to close in calendar year 2023. The Issuer and FMSbonds, Inc. (“FMS”), solely in its capacity as Placement Agent, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS’s role is limited to act as Placement Agent within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the Issuer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your Placement Agent. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the “Notice”). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

Agreed to and accepted as of the date first written above:

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to placement agents and Placement Agents of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 Scope of Services of FMS: FMS proposes that its duties as Placement Agent shall be limited to the following:

1. To arrange a loan for the Issuer to refinance its Bonds;

Section 2 Terms and Conditions:

1. Placement Agent Fee (“Placement Agent Fee”). FMS shall act as sole Placement Agent. The fee to FMS for acting as Placement Agent shall be 1.25%. The Placement Agent Fee shall be due and payable only upon the closing of the loan. The Placement Agent fee may be modified pursuant to a delegation or award resolution approved by the Board and consented to by the Placement Agent.
2. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the placement, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the placement agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
3. No Financial Advisor. FMS’s role is limited to that of a Placement Agent and not a Financial Advisor or Municipal Advisor

[Remainder of Page Intentionally Left Blank]

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer has engaged FMS to serve as Placement Agent, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as Placement Agent, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your Placement Agent. Any such advice was provided by FMS as a Placement Agent and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a Placement Agent to deal fairly at all times with both municipal issuers and investors.
- The Placement Agent's primary role is to place the Bonds in an arm's-length commercial transaction with the Issuer and the investor. As such, the Placement Agent has financial and other interests that differ from those of the Issuer and the investor.
- Unlike a municipal advisor, the Placement Agent does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The Placement Agent has a duty to place the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to place the Bonds to investors at prices that are fair and reasonable.

The Placement Agent will be compensated by a fee and/or a fee that will be set forth in the final pricing terms. Payment or receipt of the Placement Agent Fee will be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since a Placement Agent may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by FMS.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond placement agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond placement agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as a Placement Agent in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other placement agents in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the Issuer and FMS decide to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the placement of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

SECTION B

**FINAL THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY
REPORT**

SPECIAL ASSESSMENT REEFUNDING BONDS, SERIES 2023

(ASSESSMENT AREA ONE PROJECT)

FOR

**STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 6, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Stoneybrook South Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Stoneybrook South Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Stoneybrook South Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on February 8, 2023, \$6,394,000 of Special Assessment Refunding Bonds, Series 2023 (Assessment Area One Project) (the “Series 2023 Bonds”) to refund the District’s Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project) (the “Series 2013 Bonds”), presently outstanding in the principal amount of \$7,465,000.

1.1 Purpose

This Series 2023 Refunding Supplemental Assessment Methodology Report (the “Assessment Report”) provides for a methodology for allocating the assessments pledged to the repayment of the Series 2023 Bonds (“Series 2023 Assessments”) consistent with the methodology adopted by the District in connection with the issuance of the Series 2013 Bonds levied on the benefiting properties within the District to secure the Series 2023 Bonds. This Assessment Report is consistent with the allocation of the Series 2013 Bond debt to properties based upon the special benefits each received from the infrastructure program financed in part with the Series 2013 Bonds (“CIP”). This Assessment Report supplements the Assessment Methodology dated June 25, 2007 (“Master Assessment Report”), and the Supplemental Assessment Methodology Report for the Series 2013 Bonds dated June 10, 2013 to reflect the actual terms and conditions of the issuance of the Series 2023 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District will impose non-ad valorem special assessments on the benefited lands within Assessment Area One of the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently encompasses approximately 900 acres located in Osceola County, Florida and includes 1,695 residential units (herein the “Development”). The Development program for Assessment Area One consists of 876 platted residential units and is depicted in Table 1. On July 5, 2007, the District issued the Series 2007A & 2007B Bonds (collectively the “Series 2007 Bonds”) totaling \$48,470,000 with an average coupon rate of 5.5% for a 30 year term that matures on May 1, 2039. The Series

2007 Bonds were issued for the primary purpose of constructing infrastructure improvements. The improvements constructed in connection with the Series 2007 Bonds continues to specially benefit all assessable property within the District. On June 18, 2013, the Series 2007 Bonds were refunded and the District issued the Series 2013 Bonds totaling \$9,300,000 with an average coupon rate of 6.41% for a 26 year term that matures on May 1, 2039.

The Board of Supervisors plans to adopt a Resolution approving the sale and terms of the District issuing the Series 2023 Bonds, which will be used to (i) refund and defease all of the outstanding principal amount of the Series 2013 Bonds; (ii) pay certain costs associated with the issuance of the Series 2023 Bonds; and (iii) make deposits into the interest account.

The District previously imposed non-ad valorem special assessments on the lands within the District benefitted by the Capital Improvement Plan ("CIP") in order to secure repayment of the Series 2013 Bonds (the "Series 2013 Assessments"). Currently, 870 assessable units have not paid in full their Series 2013 Assessments. The Series 2023 Assessments will only be levied on the 870 assessable units within Assessment Area One.

2.0 The Series 2023 Bonds

The Series 2023 Bonds will be issued with a par amount of \$6,394,000 and a coupon rate of 4.95%. Payment of Interest will begin on May 1, 2023 with principal amortization beginning on May 1, 2024 continuing through May 1, 2039. A description of the sources and uses of funds is attached hereto as Table 2 and incorporated by reference herein.

The maximum annual debt service assessment revenues necessary for debt service on the Series 2023 Bonds is \$581,771 net of collection costs, and early payment discounts. The lots within Assessment Area One will be collected the same method as property taxes and will be assessed an extra 6% for collection costs, and early payment discounts. The maximum annual debt service is based on a par issue of \$6,394,000 with a final maturity of May 1, 2039.

The Series 2023 Bonds will be used to refund and defease the Series 2013 Bonds presently outstanding in the par amount of \$7,465,000. The proceeds from the sale of the Series 2023 Bonds and funds available by liquidating the Series 2013 Revenue Account, Prepayment Accounts, and Debt Service Reserve Accounts will be used to (i) make a cash deposit into the refunding escrow account; (ii) fund a portion of the interest on the Series 2023 Bonds; and (iii) fund the cost of issuance.

2.1 Purpose of Report

The purpose of this Assessment Report is to (i) confirm the benefit of the CIP inuring to the remaining 870 assessable units within Assessment Area One that have not prepaid in full their Series 2013 Assessments; and (ii) calculating the Series 2023 Assessments to reflect the financing terms of the of the Series 2023 Refunding Bonds.

2.2 Process of Levying Assessments

The process of levying the Series 2023 Assessments is a three-step process. First, the Assessment Consultant determines the costs of the refunding bonds contemplated by the District. Second, these costs of the refunding bonds form the basis for a bond sizing. Third, the financial costs are allocated among the benefited properties (the remaining assessable units) based on benefit determined by the assessment methodology.

2.3 Requirements of a Valid Special Assessment

There are two requirements under Florida Law for a valid special assessment:

1. The properties being assessed must receive a special benefit from the improvements being paid for by the special assessment.
2. The assessments must be fairly and reasonably allocated to the properties being assessed.

This Assessment Report does not change the allocation of benefits received from the improvements financed with the Series 2013 Bonds, nor the method of allocation as adopted in the Master Assessment Report.

2.4 Reasonable and Fair Apportionment of the Obligation to Pay

The determination has been made that the obligation to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the Series 2023 Bonds (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

3.0 Allocation Methodology

As described above, the District will issue on February 8, 2023, \$6,394,000 of Series 2023 Bonds to refund and defease the Series 2013 Bonds. The Series 2023 Assessments will be allocated to the benefited parcels using the same methodology in the Master Assessment Report as was previously adopted by the District's Board of Supervisors. The allocation of assessments to each lot on a pro-rata basis is associated with the allocation of the Series 2013 Bonds as shown in Table 4. The allocation of the Series 2023 Assessments as set forth herein will result in the District annually certifying

collection of special assessments in the amounts set forth on Table 5 the Assessment Roll. The Series 2023 Assessments will be allocated to Assessment Area One on a percentage basis of their Series 2013 Assessments. Assessment Area One includes all 870 units that have not fully prepaid their Series 2013 Assessments.

4.0 Final Assessment Rolls

The assessment roll reflecting the allocation of Series 2023 Assessments securing repayment of the Series 2023 Bonds is attached hereto as Table 5.

TABLE 1
Stoneybrook South CDD
Assessment Area One
Development Program

<u>Land Use :</u>	<u>Units</u>
Apartment	304
Condo	162
Single Family 50'	207
Single Family 60'	197
6 Prepaid Condo Lots	0
Total	<u>870</u>

Prepared By

Governmental Management Services - Central Florida, LLC

TABLE 2
Stoneybrook South CDD
Series 2023 Bonds - Sources and Uses of Funds

Preliminary
Bond Sizing

Sources

Par amount of Bond Issue	\$6,394,000.00
Transfer of Revenue Fund	\$885,390.61
Transfer of Reserve Fund	\$742,246.05
Transfer of Prepayment Fund	\$5.05
Total Sources	<u>\$8,021,641.71</u>

Uses

Cash Deposit - Escrow	\$0.02
SLGS Purchases	\$7,625,668.00
Deposit to Interest Account	\$175,000.00
Cost of Issuance	\$220,775.00
Rounding	\$198.69
Total Uses	<u>\$8,021,641.71</u>

Principal Amortization Installments	16
Coupon	4.95%
Par Amount	\$6,394,000
Maximum Annual Debt Service (net)	\$581,771
Final Maturity Date	5/1/39

Provided by: FMSbonds, Inc.

Prepared By

Governmental Management Services - Central Florida, LLC

TABLE 3
Stoneybrook South CDD
Allocation of Series 2023 Bonds
Par Debt Per Unit

Development Type :	Number of Units	Series 2013 Par Debt/Unit	Series 2013 Total Allocated Debt	%	Allocated Series 2023 Debt	Series 2023 Debt/Unit	Per Unit Par Debt Reduction
Apartment	304	\$1,409.27	\$428,419	6%	\$366,954	\$1,207.09	(\$202.19)
Condo	162	\$9,297.26	\$1,506,156	20%	\$1,290,068	\$7,963.38	(\$1,333.87)
Single Family 50'	207	\$13,211.94	\$2,734,871	37%	\$2,342,500	\$11,316.43	(\$1,895.51)
Single Family 60'	197	\$14,190.63	\$2,795,554	37%	\$2,394,477	\$12,154.71	(\$2,036.92)
6 Prepaid Condo Lots	0	\$0.00	\$0	0%	\$0	0	\$0.00
Total	870		\$7,465,000		\$6,394,000		

Prepared By

Governmental Management Services - Central Florida, LLC

TABLE 4
Stoneybrook South CDD
Allocation of Series 2023 Bonds
Annual Assessments Per Unit

Development Type :	Number of Units	Series 2013 Assessments Per Unit net	Total Series 2013 Assessments	Total Series 2023 Assessments	Series 2023 Assessments Per Unit net	Net Change in Assessments Per Unit with Refunding
Apartment	304	\$141.00	\$42,864.00	\$33,388.05	\$109.83	(\$31.17)
Condo	162	\$930.21	\$150,693.24	\$117,379.47	\$724.56	(\$205.64)
Single Family 50'	207	\$1,321.88	\$273,628.13	\$213,137.12	\$1,029.65	(\$292.23)
Single Family 60'	197	\$1,419.79	\$279,699.58	\$217,866.36	\$1,105.92	(\$313.87)
6 Prepaid Condo Lots	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	870		<u>\$746,884.94</u>	<u>\$581,771.00</u>		

All assessments presented are net of early payment discount 4% and collection costs of 2% (subject to change)

TABLE 5
Stoneybrook South CDD
Series 2023 Refunding Bonds
Assessment Roll

[illegible]

[illegible]

Parcel ID	Units	Type	Series 2013 Bond	Series 2013 Net	Series 2023	Series 2023 Net	Series 2023 Gross
			Balance	Assessment	Bond Balance	Assessment	Assessment
31-25-27-5134-000C-0880	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0890	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0900	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0910	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0920	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0930	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0940	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0950	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0960	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0970	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0980	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-0990	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1000	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1010	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1020	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1030	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1040	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1050	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1060	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1070	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1080	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1090	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1100	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1110	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1120	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1130	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1140	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1150	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1160	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1170	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1180	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1190	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000C-1200	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5134-000H-0010	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0020	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0030	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0040	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0050	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0060	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0070	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0080	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0090	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0100	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0110	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0120	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0130	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0140	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0150	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0160	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0170	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0180	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37

[illegible]

Parcel ID	Units	Type	Series 2013 Bond	Series 2013 Net	Series 2023	Series 2023 Net	Series 2023 Gross
			Balance	Assessment	Bond Balance	Assessment	Assessment
31-25-27-5134-000H-0700	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0710	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0720	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0730	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0740	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0750	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0760	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0770	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0780	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0790	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0800	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0810	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0820	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0830	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0840	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0850	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0860	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0870	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0880	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0890	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0900	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0910	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0920	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0930	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0940	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0950	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0960	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0970	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0980	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-0990	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-1000	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-1010	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-1020	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5134-000H-1030	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00C1-1210	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1220	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1230	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1240	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1250	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1260	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1270	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1280	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1290	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1300	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1310	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1320	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1330	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1340	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1350	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1360	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1370	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51

[illegible]

Parcel ID	Units	Type	Series 2013 Bond	Series 2013 Net	Series 2023	Series 2023 Net	Series 2023 Gross
			Balance	Assessment	Bond Balance	Assessment	Assessment
31-25-27-5137-00C1-1890	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00C1-1900	1	60	\$14,190.63	\$1,419.79	\$12,154.71	\$1,105.92	\$1,176.51
31-25-27-5137-00H1-1040	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1050	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1060	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1070	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1080	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1090	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1100	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1110	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1120	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1130	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1140	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1150	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1160	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1170	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1180	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1190	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1200	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1210	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1220	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1230	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1240	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1250	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1260	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1270	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1280	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1290	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1300	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1310	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1320	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1330	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1340	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1350	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1360	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1370	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1380	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1390	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1400	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1410	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1420	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1430	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1440	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1450	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1460	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1470	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1480	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1490	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1500	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1510	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-1520	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37

[illegible]

Parcel ID	Units	Type	Series 2013 Bond Balance	Series 2013 Net Assessment	Series 2023 Bond Balance	Series 2023 Net Assessment	Series 2023 Gross Assessment
31-25-27-5137-00H1-2040	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-2050	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-2060	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5137-00H1-2070	1	50	\$13,211.94	\$1,321.88	\$11,316.43	\$1,029.65	\$1,095.37
31-25-27-5657-0001-1010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5657-0001-1020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5657-0001-1030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5657-0001-1040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5658-0002-2010	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5658-0002-2020	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5658-0002-2030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5658-0002-2040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5659-0003-3010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5659-0003-3020	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5659-0003-3030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5659-0003-3040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5660-0004-4010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5660-0004-4020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5660-0004-4030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5660-0004-4040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5661-0005-5010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5661-0005-5020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5661-0005-5030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5661-0005-5040	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5662-0006-6010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5662-0006-6020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5662-0006-6030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5662-0006-6040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5663-0007-7010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5663-0007-7020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5663-0007-7030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5663-0007-7040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5664-0008-8010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5664-0008-8020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5664-0008-8030	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5664-0008-8040	0	Condo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31-25-27-5665-0009-9010	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5665-0009-9020	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5665-0009-9030	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5665-0009-9040	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5666-0010-1001	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5666-0010-1002	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5666-0010-1003	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5666-0010-1004	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5667-0011-1101	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5667-0011-1102	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5667-0011-1103	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5667-0011-1104	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5668-0012-1201	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5668-0012-1202	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5668-0012-1203	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81

Parcel ID	Units	Type	Series 2013 Bond Balance	Series 2013 Net Assessment	Series 2023 Bond Balance	Series 2023 Net Assessment	Series 2023 Gross Assessment
31-25-27-5668-0012-1204	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5669-0013-1301	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5669-0013-1302	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5669-0013-1303	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5669-0013-1304	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5670-0014-1401	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5670-0014-1402	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5670-0014-1403	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5670-0014-1404	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5671-0015-1501	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5671-0015-1502	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5671-0015-1503	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5671-0015-1504	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5672-0016-1601	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5672-0016-1602	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5672-0016-1603	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5672-0016-1604	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5673-0017-1701	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5673-0017-1702	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5673-0017-1703	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5673-0017-1704	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5674-0018-1801	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5674-0018-1802	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5674-0018-1803	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5674-0018-1804	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5675-0019-1901	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5675-0019-1902	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5675-0019-1903	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5675-0019-1904	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5676-0020-2001	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5676-0020-2002	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5676-0020-2003	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5676-0020-2004	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5677-0021-2101	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5677-0021-2102	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5677-0021-2103	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5677-0021-2104	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5678-0022-2201	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5678-0022-2202	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5678-0022-2203	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5678-0022-2204	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5679-0023-2301	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5679-0023-2302	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5679-0023-2303	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5679-0023-2304	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5680-0024-2401	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5680-0024-2402	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5680-0024-2403	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5680-0024-2404	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5681-0025-2501	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5681-0025-2502	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81

Parcel ID	Units	Type	Series 2013 Bond	Series 2013 Net	Series 2023	Series 2023 Net	Series 2023 Gross
			Balance	Assessment	Bond Balance	Assessment	Assessment
31-25-27-5681-0025-2503	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5681-0025-2504	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5682-0026-2601	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5682-0026-2602	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5682-0026-2603	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5682-0026-2604	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5683-0027-2701	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5683-0027-2702	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5683-0027-2703	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5683-0027-2704	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5684-0028-2801	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5684-0028-2802	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5684-0028-2803	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5684-0028-2804	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5685-0029-2901	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5685-0029-2902	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5685-0029-2903	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5685-0029-2904	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5686-0030-3001	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5686-0030-3002	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5686-0030-3003	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5686-0030-3004	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5687-0031-3101	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5687-0031-3102	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5687-0031-3103	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5687-0031-3104	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5688-0032-3201	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5688-0032-3202	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5688-0032-3203	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5688-0032-3204	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5689-0033-3301	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5689-0033-3302	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5689-0033-3303	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5689-0033-3304	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5690-0034-3401	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5690-0034-3402	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5690-0034-3403	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5690-0034-3404	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5691-0035-3501	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5691-0035-3502	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5691-0035-3503	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5691-0035-3504	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5692-0037-3701	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5692-0037-3702	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5692-0037-3703	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5692-0037-3704	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5693-0038-3801	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5693-0038-3802	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5693-0038-3803	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5693-0038-3804	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5694-0039-3901	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81

Parcel ID	Units	Type	Series 2013 Bond Balance	Series 2013 Net Assessment	Series 2023 Bond Balance	Series 2023 Net Assessment	Series 2023 Gross Assessment
31-25-27-5694-0039-3902	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5694-0039-3903	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5694-0039-3904	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5695-0040-4001	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5695-0040-4002	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5695-0040-4003	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5695-0040-4004	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5696-0041-4101	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5696-0041-4102	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5696-0041-4103	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5696-0041-4104	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5697-0036-3601	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5697-0036-3602	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5697-0036-3603	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5697-0036-3604	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5698-0042-4201	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5698-0042-4202	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5698-0042-4203	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-5698-0042-4204	1	Condo	\$9,297.26	\$930.21	\$7,963.38	\$724.56	\$770.81
31-25-27-3527-0001-0010	304	Apt.	\$428,419.08	\$42,864.00	\$366,954.00	\$33,388.05	\$35,519.20
Total	870		\$7,465,000.00	\$746,884.94	\$6,394,000.00	\$581,771.00	\$618,905.32

SECTION C

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS \$6,394,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023 (ASSESSMENT AREA ONE PROJECT) (THE "BONDS") FOR THE PURPOSE OF DEFEASING AND REDEEMING ALL OF THE OUTSTANDING STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2013 (ASSESSMENT AREA ONE PROJECT); DETERMINING THE NEED FOR A NEGOTIATED PRIVATE PLACEMENT OF THE BONDS TO SOUTHSTATE BANK, N.A. (THE "LENDER"), AND PROVIDING FOR AN AWARD OF SUCH BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE, ESCROW DEPOSIT AGREEMENT AND A BOND PLACEMENT AGREEMENT; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE, PAYING AGENT, ESCROW AGENT AND BOND REGISTRAR; APPOINTING FMSBONDS, INC. AS PLACEMENT AGENT; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, AND PRIVATE PLACEMENT OF THE BONDS; MAKING CERTAIN DECLARATIONS; DESIGNATING THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" WITHIN THE MEANING OF SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created pursuant to the provisions of Ordinance No. 06-26, duly enacted by the Board of County Commissioners of Osceola County, Florida on July 24, 2006; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, pursuant to that certain Master Trust Indenture and First Supplemental Trust Indenture, each dated as of June 1, 2013, and each by and between the Issuer and U.S. Bank National Association, as the original trustee (the "Original Trustee"), the District issued \$9,300,000 aggregate principal amount of its Stoneybrook South Community Development District Special Assessment Refunding Bonds, Series 2013 (Assessment Area One Project) (the "Series 2013 Bonds"); and

WHEREAS, U.S. Bank Trust Company, National Association has succeeded the Original Trustee with respect to the Series 2013 Bonds; and

WHEREAS, the District now hereby determines it to be in the best economic interest of the residents and property owners residing in Assessment Area One within the District to pay and defease the outstanding Series 2013 Bonds on a current basis; and

WHEREAS, pursuant to the 2023 Indenture (as defined below) and this Resolution, the District hereby determines to issue its Special Assessment Refunding Bonds, Series 2023

(Assessment Area One Project) (the "2023 Bonds") in the aggregate principal amount of \$6,394,000 for the primary purpose of defeasing and redeeming all of the outstanding Series 2013 Bonds (the principal amount of such outstanding Series 2013 Bonds to be defeased is herein referred to as the "Refunded Bonds"); and

WHEREAS, based on a written December 1, 2022 proposal (the "Proposal") from SouthState Bank, N.A., a national banking association (the "Lender"), approved by the Board, the Lender will purchase, on a negotiated private placement basis, the 2023 Bonds to be issued by the District pursuant to the terms and provisions of the Bond Placement Agreement substantially in the form attached hereto as Exhibit A; and

WHEREAS, there has been submitted for this meeting with respect to the issuance and sale of the 2023 Bonds and submitted to the Board forms of:

- (i) a Bond Placement Agreement with respect to the 2023 Bonds by and between the Lender and the District, together with the form of a disclosure statement attached to the Bond Placement Agreement pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Placement Agreement");
- (ii) a Trust Indenture by and between the District and the Current Trustee (as herein defined), substantially in the form attached hereto as Exhibit B (the "2023 Indenture"); and
- (iii) an Escrow Deposit Agreement by and between the District and the Escrow Agent (as herein defined) substantially in the form attached hereto as Exhibit C (the "Escrow Deposit Agreement").

WHEREAS, the District does not intend to issue more than \$10,000,000 of tax-exempt debt in calendar year 2023 and, therefore, the Board hereby designates the 2023 Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Stoneybrook South Community Development District, as follows:

Section 1: Negotiated Private Placement. The Board hereby finds that the complex nature of assessment bond financings, the favorable terms of the Proposal, and the volatile conditions prevailing in the market for tax-exempt special assessment bonds makes it necessary and in the best interest of the District that the 2023 Bonds, in the aggregate principal amount of \$6,394,000 be privately placed on a negotiated basis to the Lender pursuant to the terms of the Placement Agreement and the efforts of FMSbonds, Inc. acting as placement agent for the District. The District hereby further finds that it will not be adversely affected if the 2023 Bonds are not sold pursuant to a competitive sale.

Section 2: Sale of the 2023 Bonds. The Proposal submitted by the Lender to purchase the 2023 Bonds on the conditions established pursuant to the terms and provisions of the Proposal and the 2023 Indenture (the form of which is attached hereto as Exhibit B) and on the terms and conditions set forth in the Placement Agreement (the form of which is attached hereto as Exhibit A) with respect to the 2023 Bonds, are hereby approved and adopted by the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby

authorized to execute and deliver on behalf of the District, and the Secretary or Assistant Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Placement Agreement substantially in the form presented at this meeting. The disclosure statements of the Lender, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Placement Agreement, will be entered into the official records of the District. The terms of the 2023 Bonds shall be consistent with the terms of the Proposal and the 2023 Indenture.

Section 3: Purpose and Authorization. The Board further authorizes the defeasance and optional redemption of the Refunded Bonds with a portion of the proceeds of the 2023 Bonds and other available moneys and to pay the costs of issuing the 2023 Bonds. Notwithstanding anything in this Resolution to the contrary, the District's authorization to issue the 2023 Bonds is subject to there being at least a 12% annual debt service savings from what is currently born by the Refunded Bonds.

Section 4: Details of the 2023 Bonds. That the proceeds of the 2023 Bonds and other available moneys shall be applied in accordance with the provisions of the Escrow Deposit Agreement and of the 2023 Indenture to be entered into by and between the District and U.S. Bank Trust Company, National Association, as the Escrow Agent (as defined below). U.S. Bank Trust Company, National Association is hereby appointed as trustee, paying agent and bond registrar (collectively, the "Current Trustee"). The 2023 Bonds shall mature in the amounts, bear interest at the rate (subject to adjustment), and be subject to redemption, all as provided in the 2023 Indenture. The execution of the 2023 Indenture shall constitute approval of such terms as set forth in this Section 4. The maximum aggregate principal amount of the 2023 Bonds authorized to be issued pursuant to this Resolution shall not exceed \$6,394,000. The 2023 Bonds shall be issued as a single certificate.

Section 5: 2023 Indenture. The District hereby approves and authorizes the execution by the Chairperson or any other member of the Board and the Secretary, or any Assistant Secretary, of the Board and the delivery of the 2023 Indenture in substantially the form attached hereto as Exhibit B, with such changes therein as shall be approved by the Chairperson or any other member of the Board executing the same upon the advice of counsel to the District and the District's Bond Counsel, with such execution to constitute conclusive evidence of such officer or member's approval and the District's approval of any changes therein from the form of 2023 Indenture attached hereto.

Section 6: Escrow Deposit Agreement. The District hereby approves and authorizes the execution by the Chairperson or any other member of the Board and the Secretary, or any Assistant Secretary, of the Board and the delivery of the Escrow Deposit Agreement in substantially the form attached hereto as Exhibit C, with such changes therein as shall be approved by the Chairperson or any other member of the Board executing the same upon the advice of counsel to the District and the District's Bond Counsel, with such execution to constitute conclusive evidence of such officer or member's approval and the District's approval of any changes therein from the form of Escrow Deposit Agreement attached hereto.

Section 7: Bank Qualified Bonds. The 2023 Bonds are hereby designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.

Section 8: Appointments. The Board hereby appoints the U.S. Bank Trust Company, National Association, as the escrow agent (the "Escrow Agent"). In addition, the Board hereby appoints FMSbonds, Inc. as the placement agent ("Placement Agent") in connection with the

negotiated private placement of the 2023 Bonds. The District shall pay the fee of the Placement Agent upon the issuance of the 2023 Bonds.

Section 9: Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the 2023 Bonds and the defeasance and refunding of the Refunded Bonds including the execution of the Proposal are hereby authorized, ratified and confirmed.

Section 10: Further Official Action. That the Chairperson, the Secretary, or any Assistant Secretary and each member of the Board and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 11: Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

PASSED in public session of the Board of Supervisors of Stoneybrook South Community Development District, this 6th day of February, 2023.

**STONEYBROOK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

EXHIBIT A

FORM OF BOND PLACEMENT AGREEMENT

EXHIBIT B

FORM OF 2023 INDENTURE

EXHIBIT C

FORM OF ESCROW DEPOSIT AGREEMENT

684030736v7

SECTION IV

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, December 5, 2022 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Bason Nembirkow <i>by phone</i>	Chairman
Robert DiCocco	Vice Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Ronald Phillips	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar <i>by phone</i>	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager
Jon Kessler <i>by phone</i>	FMSBonds

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were present in person and one via phone, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. We've dialed into the call-in number, and we don't have anyone participating and there is no one here other than Board members and staff, so we will move on to Organizational Matters.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath(s) of Office to Newly Elected Board Member(s)

Mr. Flint: We need to administer the Oath. Seats #4 and #5 - Chris and Bob, you didn't qualify for the seats, so the Board would be considering reappointing you to those seats. Does that sound right?

Mr. DiCocco: Yes sir.

Mr. Manjourides: Yes sir.

Mr. Flint: Buzz, since you are not here, I can't administer the Oath to you, but you can participate in the meeting, and we will have to administer the Oath prior to the next meeting. Your votes won't count, but you can participate in the discussion.

Mr. Nembirkow: Okay.

Mr. Flint: As citizens of the State of Florida and of the United States of America, and as officers of the Stoneybrook South Community Development District, and as recipient of public funds as such officers, do you hear by soundly swear or affirm you will support the Constitution of the United States and of the State of Florida?

Mr. DiCocco: I do.

Mr. Manjourides: I do.

Mr. Flint: If you can print your name at the top and sign where it says Board Supervisor. Thank you, sirs.

B. Appointment of Individuals to Seats #4 and #5

Mr. Flint: Next is appointments of individual seats four and five. As we discussed, those two seats were up for election. No one qualified and they are currently occupied by Chris and Bob. Is there a motion to reappoint them to those seats?

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Appointment of Chris Manjourides and Robert DiCocco to Seats #4 and #5, was approved.

C. Election of Officers

Mr. Flint: Each time there is an election the Board is required to consider election of officers. Currently, Buzz is the Chair, Bob is Vice Chair, and the other three Board members are assistant secretaries. I am Secretary and Jill Burns in my office is Treasurer. You could choose to keep the same officers, or you can change officers if you want to handle each office individually, we can do it that way. If a Board member wants to make a motion to elect a slate of officers, we can do it in one motion.

D. Consideration of Resolution 2023-03 Electing Officers

Mr. Siron: I make a motion to accept the same slate of officers.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Resolution 2023-03 Electing Officers as Bason Nembirkow as Chair, Robert DiCocco Vice Chair, Chris Manjourides, Terry Siron, and Ronald Phillips as Assistant Secretaries, George Flint as Secretary, and Jill Burns as Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Proposed Refinancing of Series 2013 Bonds

Mr. Flint: I apologize for the lateness of adding this item to the agenda. We received a presentation on Friday from FMS Bonds which is the District's underwriter and Stacie sent out a revised agenda with the presentation over the weekend. John Kessler with FMS Bonds is on the phone. This would be a proposal to refinance the Series 2013 bonds. You have two current bond issues. You have the 2013 bonds and the 2014 bonds. They both had 10-year no-call provisions in there and they couldn't be refinanced for the first ten years. The Series 2013 bonds, that no-call provision is up in the Spring of 2023, and they are callable up to 90-days in advance of May 1. They can be refinanced as early as February. The 2014 Bonds a year later, we would look at that and any opportunity that might be there for that. These bonds cover different areas. They both cover about 1,900 units, and they don't overlap, so either someone pays the 13 debts, or they pay the 14 debts. But the 14 debt is not able to be refinanced right now. We still have another year before it can be refinanced. I'll go ahead and turn it over to John. John, do you want to go ahead and walk through your presentation?

Mr. Kessler: Yes, thanks George. Sorry for the late notice. The reason why we just sent it is because we just obtained a term sheet from a bank, and we wanted the term sheet to be fresh and be able to be real. If we would have gotten it 30-days or so ago, it would have been to be updated anyway because banks aren't going to hold proposals that long. You have a presentation. They also have a term sheet, don't they George?

Mr. Flint: Yes, they have everything that you sent.

Mr. Kessler: So, we were able to get a term sheet from a bank that would allow you to refinance your bonds which you are currently paying 6.5% and with the new bank loan it would be 4.95%. Over 150 basis points of savings. It's obviously sort of a record year this year, in terms of taking interest rates from literally zero to where they stand today which is about 4%. What they are signaling is that they will probably increase from another 50 basis points in December and then likely, from what they are saying, probably another 50 from there at least, and then kind of wait and see what happens. Assuming everyone has this presentation in front of them, and I don't know

to what extent you've looked at it, I'm essentially jumping around a little bit, but the current rate on the bonds, if you look on page five, it's essentially a side by side of your current bonds and the proposed bonds. A couple key things is when we refinance bonds, so if you see the current bond in red and the refunding bonds in blue, the current bonds are 6.5% and the refunding bonds would be 4.95%. And then very importantly, the savings that we are showing you, the 16.5%, that's annual debt services reduction. We're not extending the maturity date. The maturity date stays the exact same. As you can also see, the par amount of bonds is going down. One big generator of additional savings is the fact that the District has a reserve fund on hand that is just sitting there. It would otherwise be used to pay debt service in the last year, and it's \$737,000. Basically, that reserve fund is being used to pay down the bonds and then also pay for the issuance cost associated with the transaction. As you will see in yellow, you save \$119,000 across the District annually and then over time from now through 39 it's close to 2 million dollars in savings, it's 1.9 million. That savings is proportional, so everyone gets the same savings. If you pay \$100 or \$1,000 or \$2,000 your assessments go down by the 16%. The term sheet that was sent around, we also sent it to your counsel in advance so they could look at it. We've worked with this bank several times recently. I would say no real surprises, pretty standard structure. We sort of, on page six, go through those terms at a highlighted level. You're not issuing new bonds here, so the new bonds outstanding would be less than the old bonds outstanding, which means we don't have to go reassess units. The term is the same. The debt service schedule, it's a level self-amortizing bond, so once it's set 60% lower, you'll pay that same amount until the bond gets paid off unless you want to refinance again. And then the cost, we would need to work with the District manager to get the cost from the professionals, but a transaction like this should probably cost, all in about \$125,000 I would guess, and then we charge 1.25 % to arrange the financing. The bank has a small upfront fee for its counsel. Timing, if this is something you want to go ahead with, you would sign the term sheet today or tomorrow, however you wanted to do it, and then we could be pre-closing signing documents at your January meeting and then they would become effective on, the closing would happen on 2/1, February 1st. 2/1 is when everything would be signed. The old bonds can't be paid off until 5/1 so there would be this three-month period where you would have two bonds outstanding. But the savings we show you reflect that. You would see the savings not on this tax roll, it would be on the 2023/24 tax roll is where you would see those lowered assessments. I guess the only other thing I would add is if for whatever reason the District, there's \$119,000 of annual

reduction, if for some reason the District wanted to assess everyone the same for debt, there may be a way, George, there would be possibly a way of taking that savings and using it for something else. A maintenance project or building reserves, or for some other use if that's what they want to do.

Mr. Flint: They have a pretty substantial capital reserve, but it's up to the Board. One of your options is to reduce the annual per-unit assessment on each of the properties by the amount of the savings. The other is, you could keep the assessments the same and use the savings for a capital expense, but you have a pretty healthy reserve already established.

Mr. DiCocco: So, there is \$119,000 reduction, correct?

Mr. Flint: That's the projected.

Mr. DiCocco: Annually. So, how many homes are there that we're talking about?

Mr. Flint: I've got it here. There are two bond issues. So, the Series 2013 bonds cover 314 apartments, 162 condos, 207 50' lots, 197 60' lots, so there are about 870 units and they all pay a different, based on an equivalent residential unit, they pay a different amount. But the savings, for example, on a 50' lot would be about \$251 a year.

Mr. DiCocco: That's substantial.

Mr. Flint: That's net. The gross is \$267.49. The difference between net and gross is if you pay in November, you're paying the net amount. The gross amount would be if you paid in March.

Mr. DiCocco: That's about 10%. Well, it's not 10.

Mr. Flint: The savings on his analysis is about 16.5% savings. But actually, when you look at the max annual debt under the refinance versus what we are currently collecting, it's closer to a 19% savings. And that's on an annual basis, so that annual assessment would go down about 19%. All the costs that John was talking about as far as the cost of issuance and his fee, they are netted out of this analysis, so this 16.5% takes into account those fees. Those costs get paid out of the refinancing; they are not an out-of-pocket expense for us from the net saving. The 16.5% is net savings after the underwriter's fee and the cost of issuance fees. This is through the maturity of the bonds which is through 2042.

Mr. Kessler: 39.

Mr. Flint: Yes, it's 2039. The maturity of the bonds, as John indicated, is not being extended. The current issue goes through 2039. The refunded or refinance would go through 2039. There is another 10-year call provision, so if in 2033 if interest rates are favorable, this could be

refinanced again for the last six years. It would be a little difficult at that point with the amount of bonds remaining to refinance it again because it would be a small amount. Probably another bank refinancing that might be feasible.

Mr. Siron: What's the current rate on the 2014 bonds? Don't worry about it if it takes too long.

Mr. Flint: Jon, do you know what the current rate on the 2014 bonds is?

Mr. Kessler: If you give me a second, I can tell you.

Mr. Fling: And we don't know where interest rates will be in a year. They could be higher, or they could be lower. One of the questions I asked on the timing of this, in the near term we think interest rates are going to continue to go up for a period of time. We don't know when they'll go back down. We don't have a crystal ball at this point to know. Based on the current climate, it would seem to make sense to move forward and take advantage of 19% reduction on the annual assessment. That would be the November 23 tax bill that you would see that. It would be the 2013 homes. The 2014 it would be another year if there was an opportunity to refinance, and that would be in November 2024 that that would change.

Mr. Kessler: Those are 5.5% coupons; they probably wouldn't work. There is probably no savings.

Mr. Flint: Unless interest rates are down. In today's environment, the difference between the interest rate here and the 5.5% isn't great enough to offset the cost of refinancing. Any other questions or comments or dissections? Vivek, did you have a chance to look at the term sheet? Are there any issues you are concerned about?

Mr. Babbar: Yes, I have no questions or comments and I don't recommend any edits. I am happy to answer any questions from my side if there are any with respect to that term sheet. If not, I recommend a motion to approve it.

Mr. Flint: Any other questions or discussion from the Board. If not, if the Board wants to move forward a motion to authorize the Chair or Vice Chair to execute the term sheet.

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, the Proposed Refinancing of 2013 Bonds and Authorizing the Chair or Vice Chair to execute the Term Sheet, was approved.

Mr. Flint: Thanks, John.

Mr. Kessler: Okay, so you'll send those term sheets signed so we can send that to the bank, and you'll be locked in, and we'll move from there.

Mr. Flint: I don't have the term sheet in the agenda, so I need to make sure I've got it. I may have to get it signed this afternoon or tomorrow.

Mr. Kessler: Okay, that's fine. Do you want me to send it to you.

Mr. Flint: Yes, send it to me again, just in case, because I've got the power point, but the term sheet is not in the agenda.

Mr. Kessler: Okay, thank you.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 3, 2022 Meeting

Mr. Flint: You have approval of the minutes from October 3, 2022. Did the Board have any comments or correction to the minutes?

Mr. Manjourides: No, I don't see anything.

Mr. Flint: Is there a motion to approve them?

On MOTION by Mr. Manjourides, seconded by Mr. DiCocco, with all in favor, the Minutes of the October 3, 2022 Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: You also have the check register from September 26th – November 28th for \$40,346.48. The detailed register is behind the summary. If the Board has any questions, we can discuss those, if not, I would ask for a motion to approve it.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Check Register from September 26, 2022 to November 28, 2022, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31, 2022. This is the first month of Fiscal Year 2023 and you will see the combined balance sheet as well as the statement of revenue and expenditures for each of the funds, a month-to-moth of the General Fund, and special assessment receipt schedule. You can see we have collected about \$342,000 in assessments so far. Any questions on the financials?

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Proposal from Down to Earth Landscape to Provide Landscape Maintenance Services**

Mr. Flint: Business items, the first is a consideration of a proposal from Down to Earth to provide landscape maintenance services. Alan, do you want to handle this?

Mr. Scheerer: Unfortunately, after the budget was adopted well into the end of this calendar year, Down to Earth approached us with a request for an increase in their cost sighting chemical costs and employee salaries and stuff like that. While we are at the end of the three-year contract with them, and we currently are just going to a month to month right now. Their proposed increase is \$306,576, whereas before we were paying \$255,480. It includes all of the same items, tree trimming, mulching, annuals. So, that's projected at about a \$4,200 a month increase in your cost.

Mr. Manjourides: What percentage is that?

Mr. Flint: It's 20%.

Mr. Scheerer: It's about 20%.

Mr. Flint: They came forward on all the Districts that we manage that they are providing landscaping. I think all of them just about, maybe one exception, they came forward with a 20% increase on all their contracts and they did it at the last minute. We did meet with them, and they are not inclined to adjust their request. So, what we're doing with Stoneybrook South at ChampionsGate, and we would recommend the same thing with Stoneybrook South, is that we are bidding out landscape services. The contract has a 30-day termination provision without cause. What we would recommend is that the Board go ahead and approve the contract, but understand that you've got a 30-day termination provision, so that we don't have a gap in service, go ahead and approve it with the increase, but then by separate motion authorize us to bid out landscape maintenance services and what we would propose to do is do a joint RFP with Stoneybrook South and Stoneybrook South at Champions Gate and bid them out at the same time. There would be separate contract ultimately that would result from the bid. We would have separate cost sheets and maps for each of the Districts in hopes that there would be some economies of scale and some benefits and also ideally you would have the same vendor providing service to both. The last time we bid it out three years ago we did a joint bid between the associations Lennar who owns the Oasis Club and both CDDs, we bid it out all together and we had a joint evaluation committee when the proposals came in, we did presentations and a committee that had representation from all those entities reviewed and ranked the responses. The transition of some of the associations to

resident control and the change in property managers and other things that are going on, some different entities are moving in different directions. We've made an attempt to try to do a joint bid with everybody again, but it doesn't appear that's going to happen.

Mr. Scheerer: I think Country Club has done their RFP already and I think they are making an announcement. I don't know if the announcement has been made, but I know an announcement is coming. I've met with Nina as well. She was amenable in doing a joint with us, but I think they are going in their own direction as well. I think they have already started.

Mr. Flint: It's probably not feasible for everyone to do a joint bid again. But at least both CDDs can do a joint bid.

Mr. Scheerer: I know we have some minor map revisions which the engineer has sent us. I have talked to Dave, and obviously we will let Amanda know that we need to push that other map. That's going to be critical. I know Dave, our engineer has been working on it, but right now Stoneybrook South at Champions Gate map is critical. I've been going through the process myself of concurring my own maps between engineer's report and property appraiser and stuff like that. When Dave is ready, he and I can have a discussion with the maps to make sure that the ownership is correct.

Mr. DiCocco: George, are you proposing a joint agreement between Lennar for Oasis and the two CDDs, or just the two CDDs?

Mr. Flint: No, I don't know what Lennar is going to do with the Oasis Club.

Mr. Scheerer: It will probably be handled by Nina and her Icon team as part of their RFP process.

Mr. DiCocco: So, the Country Club basically will be first serviced, that's one. Oasis being two, and then our two, right?

Mr. Flint: Yes, and then there's another association.

Mr. Scheerer: For all the condos, single family, and retreat. So, right now, I think what George is saying is that we are just looking to get this approved for now, so we don't have a lack of service. Enter into that, and then the two CDDs will go out jointly.

Mr. DiCocco: That was my question. The two CDDs will go together and everybody else is on their own.

Mr. Flint: Yes, they are in various stages of doing their own thing right now. We expressed a desire to do it with first service. We suggested early on that a joint bid would probably be

beneficial because we've got a lot of areas where our property is right up against theirs. And to have two different vendors, it's going to be painful for a while because you're going to have a strip of grass that's two-feet tall and one's going to say, well that's yours and the other one is going to say, no that's yours. They are going to be mowing on different days. Right now, those areas get all mowed similar days. There's going to be some issues we'll have to work through. The problem we have right now is our current vendor is not performing well.

Mr. Scheerer: We've had three account managers in a year. Andrew left and John came on board, now John left. It's part of my field manager report, but a week ago Friday, I was called and told he was let go. I just met with two guys and one just started about two weeks ago as a production manager and one just started this week as the account manager.

Mr. Flint: And they wanted 20% more. What I would recommend, the first thing would be if the Board is amenable, let's approve the new agreement, understanding that it has a 30-day termination provision, that way we don't have a gap in service. Then the second motion would be to authorize us to issue an RFP in conjunction with Stoneybrook South at Champions Gate. Is there a motion to approve the motion from Down to Earth?

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Proposal from Down to Earth Landscape to Provide Landscape Maintenance Services, was approved.

Mr. Flint: And then, is there a motion to authorize a request for proposals for landscaping services jointly with Stoneybrook South at Champions Gate CDD?

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, Authorizing Staff to Issue an RFP for Landscaping Services with Stoneybrook South at Champions Gate CDD, was approved.

Mr. Flint: We will work on that, the map we have for Stoneybrook South is in pretty good shape. We still need some additional work on the Stoneybrook South at Champions Gate, but once we get those documents in order, then we'll issue the RFP. Those will be coming back to both Boards to review and rank.

B. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2022

Mr. Flint: Next is the agreement with Berger, Toombs, Elam, Gaines and Frank to provide and prepare the FY2022 annual audit that this CDD is required to have as a government entity. You all selected Berger Toombs through a bidding process that was prescribed by the Statues as far as the process goes. The fee for the audit is a not to exceed of \$3,650. Any questions on the engagement letter? Is there a motion to approve it?

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2022, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Staff reports; Vivek anything else for the Board?

Mr. Babbar: Nothing on my end, happy to answer any questions if there are any for me.

B. District Engineer

Mr. Flint: Amanda, anything from the District Engineer?

Ms. Udstad: No.

C. District Manager

Mr. Flint: I don't have anything other than what we've discussed. We don't have a January meeting, because I think it fell on January second, I believe, so the Board decided not to schedule a meeting in January. We may have to call a special meeting at some point in January if we need to have a meeting before your February meeting. I will get with the Board and find out what date work with you all if we need it, but we'll have to play that by ear.

D. Field Manager

Mr. Flint: Field manager; Alan.

Mr. Scheerer: Thank you. A lot of redundancy in this report. We survived the latest Hurricane. We didn't have a whole lot of damage out here, we did fairly well. Architectural fountain is working, irrigation repairs are ongoing. I know at the last meeting we were told that the westside Oasis monument was out and the Bella Citta was out. We needed an LED driver for the Bella Citta entrance. That was installed Friday, so I came out this morning and all the letters are working. I was told before the meeting that they would be out Friday to do the westside Oasis Club, but I got an email from the electrician that they had a cancelation and that they are going to

send someone out here in about an hour. So, hopefully by the end of business today, and Wednesday I'll make sure I'll get out here early enough in the morning to check those and make sure all those lights are working. Then we will also before the holidays go through all the interior neighborhood lights and make sure those work. All the fountains on the Stoneybrook South CDD are working and in good shape. Dry ponds are scheduled to be disked. We continue to meet with, as I said, the new account manager and production manager as of last week. We will see how these guys manage up until the RFP is complete. Detail crews are out here working. F&P crews are working on turf and plants. We've got some selective weed control and some of the St. Augustine as needed. We did turn off all the fountains, just so you know during the hurricane. I noticed that over the last couple of weeks, it looks like I may need to start locking these boxes because it looks like we've got some hands in there adjusting times. I was out here at 6:00 this morning and the fountain on 18 was on. They're never on that early. We'll take a look at that. That's really all I have. I really appreciate the Board approving that agreement so we can continue to move forward so we can get this RFP process done. And I know the engineer is working hard on that. I can try to answer any questions you all might have.

Mr. Siron: I have one thing. A grate right across the street. A big iron grate that keeps falling in. You probably know which one I'm talking about.

Mr. Scheerer: I've pulled that thing out of there about three times.

Mr. Manjourides: Every time they mow it.

Mr. Scheerer: Well, they're not running over it.

Mr. Manjourides: No, they're backing up right on top of it.

Mr. Scheerer: It's an elevated concrete box.

Mr. Siron: I tried pulling it out and that thing is too heavy for me.

Mr. Scheerer: We pulled it out with a gator.

Mr. Manjourides: If we can somehow lock it in there. Weld it on there or something.

Mr. Scheerer: We'll weld a corner, because if anything happens, we have to be able to get in it. Let me check. We will take care of it.

Mr. Flint: Anything else?

Mr. Scheerer: No, sir.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Anything else from the Board?

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

November 28, 2022 to January 30, 2023

Bank	Date	Check #	Amount
General Fund	11/29/22	719	\$ 27,945.69
	12/9/22	720-728	\$ 1,488,317.46
	12/14/22	729-730	\$ 5,563.27
	12/28/22	731	\$ 240.00
	1/5/23	732-734	\$ 56,907.88
	1/12/23	735-740	\$ 61,574.14
	1/26/23	741	\$ 25,548.00
			<hr/> \$ 1,666,096.44
Payroll Fund	<u>December 2022</u>		
	Basan Nembirkow	50071	\$ 184.70
	Chris Manjourides	50072	\$ 184.70
	Robert DiCocco	50073	\$ 184.70
	Terry Siron	50074	\$ 109.70
			<hr/> \$ 663.80
			<hr/> \$ 1,666,760.24

*** CHECK DATES 11/28/2022 - 01/30/2023 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/29/22	00003	10/25/22	140955	202210	320	53800	46200		MAINTENANCE SERVICE OCT22	*	21,290.00	
		10/31/22	141427	202210	320	53800	46700		RPR RAIN BIRD/MODULE/HEAD	*	6,655.69	
12/09/22	00003	11/22/22	143722	202211	320	53800	46200		DOWN TO EARTH LAWN CARE II, INC.	*	21,290.00	27,945.69 000719
		11/29/22	144013	202211	320	53800	46700		REPR CONNECTORS/SOLENOIDS	*	1,134.84	
		12/01/22	145115	202212	320	53800	46200		LANDSCAPE MAINTENANCE DEC	*	21,290.00	
12/09/22	00020	11/23/22	28640A	202211	320	53800	47100		DOWN TO EARTH LAWN CARE II, INC.	*	240.00	43,714.84 000720
									FOUNTAIN CLEAN ROUNDABOUT			
12/09/22	00012	12/02/22	59846B	202212	320	53800	47000		FOUNTAIN DESIGN GROUP, INC.	*	163.00	240.00 000721
									WATER MGMT MAINT DEC22			
12/09/22	00032	12/01/22	12012022	202212	300	20700	10000		THE LAKE DOCTORS, INC.	*	91,704.50	163.00 000722
									FY23 DEBT SERVICE SER2013			
12/09/22	00032	12/01/22	12012022	202212	300	20700	10100		STONEBROOK SOUTH CDD C/O USBANK	*	127,756.70	91,704.50 000723
									FY23 DEBT SERVICE SER2014			
12/09/22	00032	12/07/22	12072022	202212	300	20700	10000		STONEBROOK SOUTH CDD C/O USBANK	*	511,346.68	127,756.70 000724
									FY23 DEBT SERVICE SER2013			
12/09/22	00032	12/07/22	12072022	202212	300	20700	10100		STONEBROOK SOUTH CDD C/O USBANK	*	712,374.71	511,346.68 000725
									FY23 DEBT SERVICE SER2014			
12/09/22	00032	12/08/22	12082022	202212	300	20700	10000		STONEBROOK SOUTH CDD C/O USBANK	*	424.98	712,374.71 000726
									FY23 DEBT SERVICE SER2013			
12/09/22	00032	12/08/22	12082022	202212	300	20700	10100		STONEBROOK SOUTH CDD C/O USBANK	*	592.05	424.98 000727
									FY23 DEBT SERVICE SER2014			
12/09/22	00032	12/08/22	12082022	202212	300	20700	10100		STONEBROOK SOUTH CDD C/O USBANK	*	592.05	592.05 000728
									FY23 DEBT SERVICE SER2014			

SSTH STONE SOUTH TVISCARRA

*** CHECK DATES 11/28/2022 - 01/30/2023 ***
GENERAL FUND
BANK A GENERAL FUND

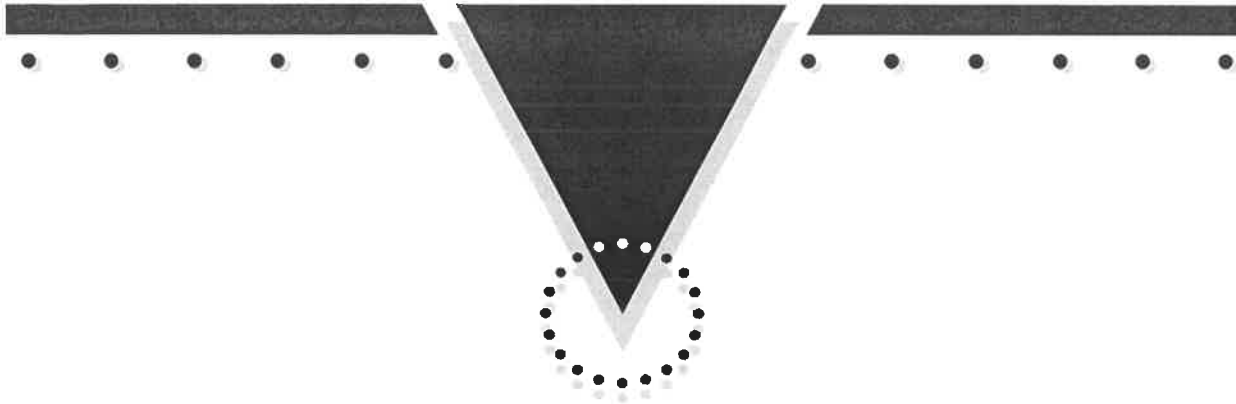
CHECK DATE	VEND#INVOICE..... DATE INVOICE	EXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/14/22	00001	12/01/22 162	202212 310-51300-34000			*	2,929.08	
		MANAGEMENT FEES DEC22						
12/01/22	162	202212 310-51300-35200				*	66.67	
		WEBSITE ADMIN DEC22						
12/01/22	162	202212 310-51300-35100				*	108.33	
		INFORMATION TECH DEC22						
12/01/22	162	202212 310-51300-31300				*	416.67	
		DISSEMINATION FEE DEC22						
12/01/22	162	202212 310-51300-51000				*	.18	
		OFFICE SUPPLIES						
12/01/22	162	202212 310-51300-42000				*	3.42	
		POSTAGE						
12/01/22	163	202212 320-53800-12000				*	1,351.92	
		FIELD MANAGEMENT DEC22						
GOVERNMENTAL MANAGEMENT SERVICES								
12/14/22	00053	11/30/22 62926	202212 320-53800-46100			*	687.00	4,876.27 000729
		TROUBleshoot/RPLC BALLAST						
TERRY'S ELECTRIC INC								
12/28/22	00020	12/23/22 28925A	202212 320-53800-47100			*	240.00	687.00 000730
		FOUNTAIN CLEAN ROUNDABOUT						
FOUNTAIN DESIGN GROUP, INC.								
1/05/23	00011	1/04/23 22566	202212 310-51300-31500			*	228.00	240.00 000731
		PREP/CALL INTO BOARD MTG						
STRALEY, ROBIN & VERICKER								
1/05/23	00032	12/29/22 12292022	202301 300-20700-10000			*	23,684.37	228.00 000732
		FY23 DEBT SRVC SER2013						
STONEBROOK SOUTH CDD C/O USBANK								
1/05/23	00032	12/29/22 12292022	202301 300-20700-10100			*	32,995.51	23,684.37 000733
		FY23 DEBT SRVC SER2014						
STONEBROOK SOUTH CDD C/O USBANK								
1/12/23	00003	12/21/22 146330	202211 320-53800-46700			*	5,266.01	32,995.51 000734
		RPLC BROKEN HEADS/NOZZLES						
DOWN TO EARTH LAWN CARE II, INC.								
1/12/23	00001	1/01/23 164	202301 310-51300-34000			*	2,929.08	5,266.01 000735
		MANAGEMENT FEES JAN23						
1/01/23	164	202301 310-51300-35200				*	66.67	
		WEBSITE ADMIN JAN23						
1/01/23	164	202301 310-51300-35100				*	108.33	
		INFORMATION TECH JAN23						

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
1/01/23	164	202301	310-51300-31300							*	416.67	
1/01/23	164	DISSEMINATION FEE JAN23								*	.27	
1/01/23	164	OFFICE SUPPLIES								*	5.13	
1/01/23	164	POSTAGE								*	12.60	
1/01/23	165	COPIES								*	1,351.92	
1/01/23	165	FIELD MANAGEMENT JAN23								*		
1/12/23	00046	12/30/22	68980	202212	310-51300-31100				GOVERNMENTAL MANAGEMENT SERVICES	*	240.00	4,890.67 000736
1/12/23	00012	1/01/23	66121B	202301	320-53800-47000				HAMILTON ENGINEERING & SURVEYING	*	163.00	240.00 000737
1/12/23	00032	1/10/23	01102023	202301	300-20700-10000				THE LAKE DOCTORS, INC.	*	21,317.00	163.00 000738
1/12/23	00032	1/10/23	01102023	202301	300-20700-10100				STONEBROOK SOUTH CDD C/O USBANK	*	29,697.46	21,317.00 000739
1/26/23	00003	1/17/23	147484	202301	320-53800-46200				STONEBROOK SOUTH CDD C/O USBANK	*	25,548.00	29,697.46 000740
									DOWN TO EARTH LANWCARE II, INC.	*	25,548.00	25,548.00 000741
									TOTAL FOR BANK A		1,666,096.44	
									TOTAL FOR REGISTER		1,666,096.44	

SSTH STONE SOUTH TVISCARRA

SECTION C



Stoneybrook South

Community Development District

Unaudited Financial Reporting
December 31, 2022



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Reserve Fund Income Statement</u>
4	<u>Debt Service Income Statement Series 2013</u>
5	<u>Debt Service Income Statement Series 2014</u>
6	<u>Month to Month</u>
7	<u>FY23 Assessment Receipt Schedule</u>

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2023
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT - SUNTRUST	\$812,521	\$25,003	---	\$837,524
STATE BOARD OF ADMINISTRATION	\$232,121	\$1,148,981	---	\$1,381,102
<u>INVESTMENTS</u>				
SERIES 2013				
RESERVE	---	---	\$739,769	\$739,769
REVENUE	---	---	\$838,439	\$838,439
PREPAYMENT	---	---	\$5	\$5
SERIES 2014				
RESERVE	---	---	\$604,479	\$604,479
REVENUE	---	---	\$1,266,691	\$1,266,691
DUE FROM GENERAL FUND	---	---	\$56,680	\$56,680
TOTAL ASSETS	\$1,044,642	\$1,173,984	\$3,506,064	\$5,724,690
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$5,734	---	---	\$5,734
DUE TO DEBT SERVICE 2013	\$23,684	---	---	\$23,684
DUE TO DEBT SERVICE 2014	\$32,996	---	---	\$32,996
<u>FUND EQUITY:</u>				
FUND BALANCES:				
ASSIGNED	---	\$1,173,984	---	\$1,173,984
RESTRICTED FOR DEBT SERVICE 2013	---	---	\$1,601,898	\$1,601,898
RESTRICTED FOR DEBT SERVICE 2014	---	---	\$1,904,166	\$1,904,166
UNASSIGNED	\$982,228	---	---	\$982,228
TOTAL LIABILITIES & FUND EQUITY	\$1,044,642	\$1,173,984	\$3,506,064	\$5,724,690

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,101	\$715,674	\$715,674	\$0
INTEREST	\$750	\$188	\$2,206	\$2,018
TOTAL REVENUES	\$845,851	\$715,862	\$717,880	\$2,018
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$8,000	\$2,000	\$1,600	\$400
FICA EXPENSE	\$612	\$153	\$122	\$31
ENGINEERING	\$15,000	\$3,750	\$360	\$3,390
ATTORNEY	\$15,000	\$3,750	\$401	\$3,349
ARBITRAGE	\$1,100	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$1,250	\$1,250	(\$0)
ANNUAL AUDIT	\$3,650	\$913	\$0	\$913
TRUSTEE FEES	\$8,300	\$6,223	\$6,223	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,149	\$8,787	\$8,787	\$0
INFORMATION TECHNOLOGY	\$1,300	\$325	\$325	\$0
WEBSITE ADMINISTRATION	\$800	\$200	\$200	(\$0)
TELEPHONE	\$50	\$12	\$0	\$12
INSURANCE	\$6,350	\$6,350	\$6,196	\$154
POSTAGE	\$500	\$125	\$16	\$109
PRINTING & BINDING	\$400	\$100	\$6	\$94
LEGAL ADVERTISING	\$2,500	\$625	\$0	\$625
CONTINGENCY	\$300	\$75	\$117	(\$42)
OFFICE SUPPLIES	\$100	\$25	\$1	\$24
PROPERTY APPRAISER	\$625	\$156	\$0	\$156
PROPERTY TAXES	\$5	\$1	\$37	(\$35)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$16,223	\$4,056	\$4,056	(\$0)
ELECTRIC	\$55,000	\$13,750	\$13,935	(\$185)
STREETLIGHTS	\$200,000	\$50,000	\$48,071	\$1,929
RECLAIMED WATER	\$180,000	\$45,000	\$48,245	(\$3,245)
PROPERTY INSURANCE	\$12,550	\$12,550	\$12,545	\$5
ENTRY & WALLS MAINTENANCE	\$15,000	\$3,750	\$1,752	\$1,998
LANDSCAPE MAINTENANCE	\$268,254	\$67,064	\$63,870	\$3,194
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	\$40,000	\$10,000	\$0	\$10,000
TREE TRIMMING	\$5,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$15,000	\$3,750	\$13,057	(\$9,307)
AQUATIC MAINTENANCE	\$3,000	\$750	\$489	\$261
FOUNTAIN REPAIR & MAINTENANCE	\$7,500	\$1,875	\$720	\$1,155
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0
MISCELLANEOUS - STORMWATER CONTROL	\$5,000	\$1,250	\$0	\$1,250
PRESSURE WASHING	\$5,000	\$1,250	\$0	\$1,250
SIDEWALK REPAIR & MAINTENANCE	\$10,000	\$2,500	\$0	\$2,500
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	\$5,000	\$1,250	\$0	\$1,250
CONTINGENCY	\$10,000	\$2,500	\$0	\$2,500
TRANSFER OUT - CAPITAL RESERVE	\$93,981	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,056,423	\$266,289	\$237,554	\$28,735
EXCESS REVENUES (EXPENDITURES)	(\$210,572)		\$480,326	
FUND BALANCE - BEGINNING	\$210,572		\$501,902	
FUND BALANCE - ENDING	\$0		\$982,228	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$93,981	\$0	\$0	\$0
INTEREST	\$3,000	\$750	\$10,919	\$10,169
TOTAL REVENUES	\$96,981	\$750	\$10,919	\$10,169
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$25,000	\$6,250	\$0	\$6,250
TOTAL EXPENDITURES	\$25,000	\$6,250	\$0	\$6,250
EXCESS REVENUES (EXPENDITURES)	\$71,981		\$10,919	
FUND BALANCE - BEGINNING	\$1,157,696		\$1,163,065	
FUND BALANCE - ENDING	\$1,229,677		\$1,173,984	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$746,885	\$632,500	\$632,500	\$0
INTEREST	\$1,000	\$250	\$8,194	\$7,944
TOTAL REVENUES	\$747,885	\$632,750	\$640,694	\$7,944
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$239,988	\$239,988	\$239,988	\$0
PRINCIPAL - 05/1	\$255,000	\$0	\$0	\$0
INTEREST - 05/1	\$239,988	\$0	\$0	\$0
TOTAL EXPENDITURES	\$734,975	\$239,988	\$239,988	\$0
EXCESS REVENUES (EXPENDITURES)	\$12,910		\$400,706	
FUND BALANCE - BEGINNING	\$456,535		\$1,201,192	
FUND BALANCE - ENDING	\$469,445		\$1,601,898	

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,040,511	\$881,157	\$881,157	\$0
INTEREST	\$1,500	\$375	\$10,414	\$10,039
TOTAL REVENUES	\$1,042,011	\$881,532	\$891,571	\$10,039
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$344,619	\$344,619	\$344,619	\$0
PRINCIPAL - 11/1	\$310,000	\$310,000	\$310,000	\$0
INTEREST - 05/1	\$337,256	\$0	\$0	\$0
TOTAL EXPENDITURES	\$991,875	\$654,619	\$654,619	\$0
EXCESS REVENUES (EXPENDITURES)	\$50,136		\$236,952	
FUND BALANCE - BEGINNING	\$1,053,185		\$1,667,214	
FUND BALANCE - ENDING	\$1,103,321		\$1,904,166	

Stoneybrook South Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$109,805	\$605,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$715,674
INTEREST	\$615	\$746	\$845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,206
TOTAL REVENUES	\$615	\$110,551	\$606,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$717,880
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA EXPENSE	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
ENGINEERING FEES	\$120	\$0	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
ATTORNEY	\$173	\$0	\$228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
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	\$2,929	\$2,929	\$2,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,787
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$6,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,196
POSTAGE	\$6	\$6	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
PRINTING & BINDING	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
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	\$35	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,352	\$1,352	\$1,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,056
ELECTRIC	\$4,715	\$4,515	\$4,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,935
STREETLIGHTS	\$14,702	\$17,030	\$16,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,071
RECLAIMED WATER	\$17,856	\$13,810	\$16,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,245
PROPERTY INSURANCE	\$12,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,545
ENTRY & WALLS MAINTENANCE	\$1,065	\$0	\$887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,752
LANDSCAPE MAINTENANCE	\$21,290	\$21,290	\$21,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,870
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	\$6,656	\$6,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,057
AQUATIC MAINTENANCE	\$163	\$163	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489
FOUNTAIN REPAIR & MAINTENANCE	\$240	\$240	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720
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
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$102,932	\$68,374	\$66,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,554
EXCESS REVENUES/(EXPENDITURES)	(\$102,317)	\$42,176	\$540,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480,326

SECTION V

SECTION A



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

Stoneybrook South CDD

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

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, 2023** and shall run until **December 31, 2023**, 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 return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY

KISSIMMEE, FL 34744

(407) 742-5000

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

SECTION VI

SECTION D

Stoneybrook South

Community Development District



February 6, 2023

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

February 6, 2023

To: George Flint
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- February 6, 2023

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.



- ✚ Terry electric is working on the Bella Citta monument and the Oasis and Westside Monument lighting. The drivers were replaced but now we have a few individual letters out.



Completed Items

✚ All fountains working as of this report.



✚ Dry ponds have been disked.



✚ Dead palm as you exit Oasis Club to Bella Citta.



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

Repairs to irrigation system completed as approved.

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

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

Selective weed control on St. Augustine property wide.

Mulch installed on property.

New annuals were installed however they did suffer some minor damage due to the freeze.

We are gathering proposal to replace the Juniper at all entrances. The plant material is declining.

There is a dead palm as you exit Oasis Club to Bella Citta. We are working on having it removed. The palm has Fusarium Wilt.

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