

*Stoneybrook South
Community Development District*

Agenda

April 3, 2023

AGENDA

Stoneybrook South

Community Development District

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

March 27, 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, April 3, 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. Business Administration
 - A. Approval of Minutes of the February 6, 2023 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
 - B. Consideration of Water Management Agreement with The Lake Doctors, Inc.
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
6. Supervisor's Requests
7. 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. 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

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, February 6, 2023 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

| | |
|-------------------|---------------------|
| Bason Nembirkow | 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 |
| Dylan Schwartz <i>by phone</i> | FMSBonds |
| Steve Sanford <i>by phone</i> | Bond Counsel |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. We have all five members of the Board here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. We just have the Board members and staff here and some staff on the telephone. Any members of the public? We have Dylan, Steve, and Vivek by phone.

THIRD ORDER OF BUSINESS Financing Matters

A. Consideration of Placement Agent Agreement and G-17 Disclosure with FMSBonds, Inc.

Mr. Flint: This is really a ratification. FMSBonds is your Underwriter and has been the Underwriter for the District's prior bonds. They are the ones that worked on the refinancing of the Series 2013 bonds. There is an agreement and certain disclosures that are made under the record under the MSRB rules and those are contained in that agreement. Are there any questions on the placement agent agreements? Is there a motion to approve it?

On MOTION by Mr. DiCocco, seconded by Mr. Phillips, with all in favor, the Placement Agent Agreement and G-17 Disclosure with FMSBonds, Inc., was approved.

B. Consideration of Final Third Supplemental Assessment Methodology Report for Special Assessment Refunding Bonds, Series 2013

Mr. Flint: This report was prepared and reflects the actual pricing of the bonds if you go to Table 1 you will see that is page 18 of the PDF. You will see that there is 870 units comprised of apartments, condos and single family 50 and 60' lots that are subject to this debt. Table 2 is the bond sizing. As a result of the financing and you can see that we achieved 4.95% coupon rate and Dylan Schwartz with FMSBonds is on the phone. Dylan, I have handed out the summary page that you provided showing the savings. Do you just want to go over that briefly for the Board?

Mr. Schwartz: Sure. Hey everyone, thanks again for the opportunity to work with you guys on this transaction. As you can see, this is just a general summary of the annual debt service requirement for the new bonds in comparison to the refunded 2013 bonds. The par amount of bonds has gone down. There were you know previously up to approximately \$7.465 million of bonds which a portion of which are going to mature on May 1st but the outstanding amount of the new bonds is going to be \$6,394,000. The reason for the decrease is basically there was a significant reserve fund sitting as collateral for the bonds which would have sat there through maturity and we were able to use that to pay for a portion of the cost and then also pay down a portion of the debt on the old bonds and the remainder is what we see today for very new bonds at the new 4.95% interest rate. That led to about \$145,000 to \$146,000 per year of savings which is just over 20% annually in debt service savings for the District. Everybody's proportion, whatever you are paying now, your debt service payments each year will decrease by that same 20% regardless of what product type of home you live in.

Mr. Flint: If you go to table 4, you will see that on the far-right column the change in the net assessments for example for a 60 ft' lot it would go down by \$313.87 a year, a 50' lot \$292.23, the condos \$205 and the apartments \$31, so there are significant annual savings for the owners of those units. That is reflected on the annual tax bill. That will show up in the November 2023 tax bill. Any questions for Dylan or me on the methodology?

Mr. Flint: Is there a motion to approve the final third supplemental assessment methodology?

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Final Third Supplemental Assessment Methodology Report for Special Assessment Refunding Bonds, Series 2023, was approved.

C. Consideration of Resolution 2023-04 Authorizing the Issuance of Special Assessment Refunding Bonds, Series 2023

Mr. Flint: We plan on preclosing right after this meeting. Buzz is going to sign the documents and the closing is actually on the 8th, the day after tomorrow. Steve or Vivek, who is handling this resolution?

Mr. Sanford: I will handle it. Good morning everyone, this is Steve Sanford at Greenberg Traurig serving as the District's Bond Counsel. Resolution 2023-04 is what we call an award resolution. We now know the terms of the bonds, the interest rate, and somewhere officially awarding the bonds at SouthState Bank who is your lender in this transaction. We are asking the Board to award those bonds to SouthState and approve certain documents in connection with the sale of the bonds. I will quickly go through what they are. There are three documents, one is the trust indenture and that is between the District and US Bank, the company serving as your bond trustee. That document basically has the redemption provisions, the amortization of the bonds, and the rights and remedies of the bond holder which in this case, there is only one. The next document and I am not sure about the bond placement agreement, I think it was already approved but the bond placement agreement is between a District and the SouthState Bank as the purchaser and that basically spells out their obligation to purchase the bonds in the principal amount of \$6,394,000. Lastly, which is probably the most important document is the escrow deposit agreement. The 2013 bonds are not subject to redemption before May 1 of this year so what we do is we issue the bonds on the 8th and we take a portion of those monies from the sale of the bonds together with the reserve that Dylan mentioned and we put that money in escrow and then invest in US obligations. On the

basis of doing that, we can conclude that even though the bonds are technically outstanding, they have really been paid off on the date that we issued the bonds and then come May 1, those 2013 bonds would be redeemed with that pot of money that we put in the escrow. That agreement is between the District and US Bank serving as your escrow agent. Basically, that is it. If you have any questions, I will be glad to answer otherwise I am looking for a motion to adopt 2023-04.

Mr. Flint: Any questions on the resolution? Is there a motion to approve it?

Mr. Phillips: Just a question George, there is nothing printed in the exhibits A, B, or C, was there supposed to be?

Mr. Flint: They are here, I am happy to provide them. They are available and I have got a hard copy here if you would like to review. They are standard documents. We will get some documents signed after the meeting by Buzz and then will be closing again on the 8th.

Mr. Schwartz: If there are any questions by anybody signing documents, just give me a buzz back.

Mr. Flint: Sure will, thanks Dylan.

Mr. Schwartz: Thanks George. Thanks everyone.

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, Resolution 2023-04 Authorizing the Issuance of Special Assessment Refunding Bonds, Series 2023, was approved.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 5, 2022 Meeting

Mr. Flint: We have approval of the minutes from December 5, 2022 meeting. Did the Board have any comments or corrections on those minutes?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Minutes of the December 5, 2022 Meeting, were approved as presented.

B. Consideration of Check Register

Mr. Flint: We also provided you the check register from November 28, 2022 through January 30, 2023 for the general fund and the Board payroll, those total \$1,666,760.24 and the detailed register is behind the summary. A lot of those checks you will see are to Stoneybrook CDD care of US Bank and that is debt assessment revenue. We receive one check from the county for the assessments which includes O&M and then we have to write a check to the trustee

transferring that money to the trustee. It is not really an expense but it is a check we wrote and moving that money to the trustee is what makes that number so large. Each one of those checks are indicated there in the register if you have any questions. Any questions on the check register? If not, is there a motion to approve it?

Mr. DiCocco: I have a question off subject. To end 2022, were all outstanding contract debt resolved before we ended the year or does it carryover some into 2023 and then gets filled to 2022? Is there a final financial for 2022 squared up?

Mr. Flint: The audit has not been completed yet. We are working on the audit statutorily and it needs to be completed by June 30th. We have September 30th financial statements that would reflect the end of last year but they are subject to audit adjustments which there should not be significant adjustments. Any funds that are not spent are rolled over into the balance of the next year. I do not know that we had any major capital expenses that we would need to recognize being carried over. The fountains were really the only thing.

Mr. Scheerer: Last year, I think we did the last couple of fountains.

Mr. DiCocco: I was just curious how we ended the year financially balanced.

Mr. Flint: We will have the audit on the agenda for you all to review hopefully by the next meeting. We will see, I am not sure where we are at in completing that. We have a little bit of time to finish that audit. We can have that discussion later.

On MOTION by Mr. Phillips, seconded by Mr. Siron, with all in favor, the Check Register from November 28, 2022 to January 30, 2023, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31, 2022.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: In order to use the tax bill as the collection method for our assessments, the statues require us to enter into agreement with the Property Appraiser and Tax Collector. This is one of the agreements the property appraiser requires. It is a standard agreement that you all have approved in the past and really it just has to do with protection of confidential information. So, this agreement says that to the extent any information the Property Appraiser provides us is

confidential and we will continue to keep that confidential. Some individuals under the statutes can request that their information be held confidential, for example law enforcement officers, firefighters. There are certain instances where an individual can make that request so that information ends up being confidential on the tax roll information. It just says that we do not disclose that. As a practical matter, they do not tend to send that to us anyway and those categories tend to be blank. But if they did, we would not disclose it. Any questions on the agreement?

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Vivek, any updates for the Board?

Mr. Babbar: Not much since the last Board meeting. One thing I will do is work on a lien of record that provides notice of the refunding bonds once they have been closed. I will need Buzz’s signature on that and I will get that recorded in the public records because there is already an existing notice in the public records. That way anytime any resident is purchasing property in the District, it will show up on their title work so there are no surprises. Other than that, I have reviewed everything with the prospective bond closings and the bond docs and nothing else to report. I am happy to answer any questions if there are any for me.

Mr. Flint: Any questions for Vivek?

B. District Engineer

Mr. Flint: Amanda is here. Any updates for the Board?

Ms. Udstad: No.

C. District Manager

Mr. Flint: The master homeowner’s association is in the process of transitioning to resident control. There is a transition committee and they are looking at ownership and responsibilities between the CDD and the HOA’s. We have received some inquiries about that. We are working on those issues. This project has been developed over a 10-year period. There are two different CDD’s that are involved and there is at least three HOA’s. It is complex and God knows how many different Lennar project managers there have been. We are looking at consistency of ownership.

At one entrance, the medians are owned and maintained by the CDD, another one it may indicate that its master association. Over time, there has been some of that so we are working through that process to try to come up with what makes the most sense and what is acceptable to the parties but just to let you know we may have some clean up things coming in front of the Board in the future. We will set a meeting with Lennar next week to go over some of those issues. I have been talking with one of the transition members, emailing with them. I do not think it is anything major. It is just questions like Oasis Club Blvd. For example, when Oasis Club Blvd was planted all of the landscape tracts associated with the roadway were set up as separate tracts and conveyed to the CDD. The roadway itself was association because it is a private road and they wanted to keep it gated private. We maintain the landscaping along Oasis Club Blvd but then when you go north of Bella Citta and you look at Whistling Straits and some of the roads over there which some would argue might be comparable to Oasis Club. They are not set up that way. The roadway and all of the landscaped areas are all in one tract which is typically the case. You know, we may have a situation where we are maintaining the landscaping along Oasis Club Blvd but we are not doing it for roads on Whistling Straits or Ocean Courts.

Mr. Manjourides: Who is doing that over North of Bella Citta?

Mr. Flint: Well, I think we had been doing it.

Mr. Scheerer: We are doing it currently.

Mr. Flint: We are under the impression that was our reasonability but when you look at the actual ownership of the road, it is Master Association along with the landscape tracks.

Mr. DiCocco: That could be significant with the dues to the master. If we have been taking the burden then there would be no consequence because the CDD and the assessment on the taxes takes care of it. But if it is HOA, then it is going to come back to the homeowners.

Mr. Flint: I think it is all of the same people paying both. It is just an adjustment of two budgets and hopefully it is a net zero impact. Technically, we should not be maintaining private property and technically those roadway landscape tracks because they are HOA, they are private property and not CDD owned. That is the type of stuff. It does not help when some of the HOA's are going off on their own and bidding out landscaping. We tried to suggest that we do it altogether. They are probably not including Whistling Straits in their bid and we are probably not going to include it because we do not own it and we shouldn't be maintaining it. We are going to get our act together on our side and talk about what makes most sense and then probably there is going to

end up needing to be some meetings to work through it. We will have to deal with the timing issue and adoption of budgets to make sure nothing drops off and that if one budget is increasing and one is decreasing that we are timing it correctly. We do not want one budget to anticipate Whistling Straits and the other one increase to anticipate Whistling Straits. So that is going on behind the scenes.

D. Field Manager

Mr. Flint: Field manager, Alan.

Mr. Scheerer: Thank you. In your agenda packet is a copy of the field manager report. You will see a lot of it is pretty redundant. The architectural fountain is in good shape. We are watching irrigation inspections. The big month to month problem seems to be one or two of the entry monuments that have lighting issues. Bella Citta we repaired two months ago. Came out and now the letter Champ as far as ChampionsGate out on one side and then over here, I did not include a picture, I apologize but on the Oasis Club West Side Blvd, there is power to every letter but some of the LED strips are out so you may have part of an A or part of a C. Terry's Electric is who we are working with. They have ordered all of the new LED strips and we will get those resolved as quickly as possible. All of your fountains are working and they look good. Dry ponds have been disked. As you leave the community onto Bella Citta there is a dead Canary palm. We are getting ready to remove that. We will get some numbers to see if anybody is interested in replacing them but those Canary's are typically a \$10,000 tree.

Mr. DiCocco: Why don't we just put a Washingtonia or whatever in there?

Mr. Scheerer: We will have to do something different just because of the fusarium mold which is what has affected a lot of the palm trees. There are ribbon palms and sabals that are pretty good. I think we did the sabal palms on Double Eagle heading out towards 27 or Palmetto Dunes whatever they refer to it. We will get some numbers on that. We will see if it fits within the budget.

Mr. Phillips: Check out a mule palm. They are not susceptible to that disease.

Mr. Scheerer: We will definitely take a look at it sir. We will bring back some examples for you all and see what you want to do with that. A couple of things that didn't make the list. I know somebody told me about the grate that was off the drain box. That has been put back on.

Mr. Phillips: No.

Mr. Scheerer: Yeah.

Mr. Phillips: Unless they did it yesterday.

Mr. Scheerer: It was on this morning; I was just there. I have got some ideas but I am going to leave those off. I think I know what is going on there but anyway, the grate is on. I double checked it again this morning because I knew I was going to see you, so it is on. We got it on. It only took three of us to pull that thing on.

Mr. Phillips: I was going to say I tried to put it up and I couldn't budge it.

Mr. Scheerer: No. Anyway, I did notice over by the plaza entrance there is what looks like queen palm that is starting to fade. We are going to take a look at that one. I noticed that this morning. We did get mulch installed here. They are here working on palm tree trimming this week. I think they are starting over in the condo area but they will be doing all of the community here throughout the course of probably the next month or so. I saw the trucks here again this morning. New annuals were installed. I am looking at some long-term things here. We have this ugly juniper plant that it is a lot of our ground cover at all of the entrances. It is time for it to go so I am working with the landscaper right now to come up with a nice change. They are going to put some numbers together for me on that. We are also going to look at the viburnum that goes around the palm trees coming in off Palmetto Dunes from 27. Those are starting to get pretty ripe as well. They are old. They have been in there a while. It is time to start looking at that. Whatever we don't do this year, obviously we can use that and add that to the budget for 2024 as George alluded to in a few months will be doing some budget work. We will keep plugging away at all of the entry monuments and make sure it is good. We did come through last week and had my contractor come through. We had some hit and miss lumens in there like a 40-watt to 60-watt bulb so he came through. I asked him to change them out and make sure they are all the same wattage and use LED bulbs where we could.

Mr. Phillips: Did you look at the monument on Mickelson?

Mr. Scheerer: I should have done them all. I have been here, he just did them.

Mr. Phillips: I did not look in the last week or so but the one on Mickelson was out.

Mr. Scheerer: He was to do Mickelson, and all of them. All of the ones inside along Oasis Club and everything back on your all's neck of the woods.

Mr. Siron: What is that palm called that is dead?

Mr. Scheerer: Canary?

Mr. Siron: Is that a Canary? They are far and few between.

Mr. Scheerer: They are beautiful palms.

Mr. Flint: Canaries and Medjools are very expensive.

Mr. Scheerer: That is all I have.

Mr. Phillips: What about the wall on 13th?

Mr. Scheerer: We haven't forgot about you. My pressure washer guy is wrapping up some things next door and as soon as he is done, we will have him come and do what we do once or possibly twice a year on 13. We will get you squared away.

Mr. Flint: Any other questions for Alan?

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Anything else that was not on the agenda that the Board wants to discuss?

Mr. Phillips: I have a question. Why are there no 80 ft lots on this?

Mr. Flint: There is a 2014 bond series.

Mr. Phillips: Oh, there is?

Mr. Flint: There is a 2013 and 2014. There is a 10 year no call provision on those so we are able to refinance the 13's and next year we will look at the 14's. This does not cover everything, just 800 or so units. There is another bond issue that based on the market we will be talking about next year.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the meeting was adjourned at 10:29 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South Community Development District

Summary of Checks

January 31, 2023 to March 27, 2023

| Bank | Date | Check # | Amount |
|--------------|----------------------|---------|----------------------|
| General Fund | 2/2/23 | 742-746 | \$ 445,168.32 |
| | 2/9/23 | 747-750 | \$ 58,010.23 |
| | 2/16/23 | 751-752 | \$ 26,513.00 |
| | 2/23/23 | 753-754 | \$ 2,775.00 |
| | 3/2/23 | 755 | \$ 240.00 |
| | 3/9/23 | 756-757 | \$ 5,182.72 |
| | 3/16/23 | 758-761 | \$ 49,485.34 |
| | 3/23/23 | 762 | \$ 679.75 |
| | | | \$ 588,054.36 |
| Payroll Fund | <u>February 2023</u> | | |
| | Basan Nembirkow | 50075 | \$ 184.70 |
| | Chris Manjourides | 50076 | \$ 184.70 |
| | Robert DiCocco | 50077 | \$ 184.70 |
| | Terry Siron | 50078 | \$ 109.70 |
| | Ronald Phillips | 50079 | \$ 554.10 |
| | | | \$ 1,217.90 |
| | | | \$ 589,272.26 |

*Includes payment for October & December 2022 Meetings

| CHECK DATE | VEND# | INVOICE DATE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT |
|------------|-------|--------------|-----------------|--------|-----------------|-----|----------|----------------------------------|--------|------------|-------------------------|
| 2/02/23 | 00020 | 1/25/23 | 29167A | 202301 | 320-53800-47100 | | | FOUNTAIN CLEAN ROUNDABOUT | * | 240.00 | 240.00 000742 |
| 2/02/23 | 00032 | 2/01/23 | 02012023 | 202302 | 300-20700-10000 | | | FOUNTAIN DESIGN GROUP, INC. | * | 395.85 | 395.85 000743 |
| 2/02/23 | 00032 | 2/01/23 | 02012023 | 202302 | 300-20700-10100 | | | STONEBROOK SOUTH CDD C/O USBANK | * | 551.47 | 551.47 000744 |
| 2/02/23 | 00051 | 2/01/23 | 02012023 | 202302 | 300-15100-10000 | | | STONEBROOK SOUTH CDD C/O USBANK | * | 350,000.00 | 350,000.00 000745 |
| 2/02/23 | 00051 | 2/01/23 | 02012023 | 202302 | 300-58100-10000 | | | STONEBROOK SOUTH CDD C/O | * | 93,981.00 | 93,981.00 000746 |
| 2/09/23 | 00001 | 2/01/23 | 167 | 202302 | 310-51300-34000 | | | STONEBROOK SOUTH CDD C/O | * | 2,929.08 | 2,929.08 |
| 2/01/23 | 167 | 202302 | 310-51300-35200 | | | | | MANAGEMENT FEES FEB23 | * | 66.67 | 66.67 |
| 2/01/23 | 167 | 202302 | 310-51300-35100 | | | | | WEBSITE ADMIN FEB23 | * | 108.33 | 108.33 |
| 2/01/23 | 167 | 202302 | 310-51300-31300 | | | | | INFORMATION TECH FEB23 | * | 416.67 | 416.67 |
| 2/01/23 | 167 | 202302 | 310-51300-42000 | | | | | DISSEMINATION FEE FEB23 | * | 7.73 | 7.73 |
| 2/01/23 | 168 | 202302 | 320-53800-12000 | | | | | POSTAGE | * | 1,351.92 | 1,351.92 |
| 2/01/23 | 168A | 202210 | 310-51300-42000 | | | | | FIELD MANAGEMENT FEB23 | * | .39 | .39 |
| 2/09/23 | 00012 | 2/01/23 | 70925B | 202302 | 320-53800-47000 | | | USPS-941FORM MAILING 2022 | * | 4,880.79 | 4,880.79 000747 |
| 2/09/23 | 00032 | 2/09/23 | 02092023 | 202302 | 300-20700-10000 | | | GOVERNMENTAL MANAGEMENT SERVICES | * | 163.00 | 163.00 000748 |
| 2/09/23 | 00032 | 2/09/23 | 02092023 | 202302 | 300-20700-10000 | | | WATER MGMT SERVICES FEB23 | * | 22,132.66 | 22,132.66 000749 |
| 2/09/23 | 00032 | 2/09/23 | 02092023 | 202302 | 300-20700-10100 | | | THE LAKE DOCTORS, INC. | * | 30,833.78 | 30,833.78 000750 |
| 2/09/23 | 00032 | 2/09/23 | 02092023 | 202302 | 300-20700-10100 | | | STONEBROOK SOUTH CDD C/O USBANK | * | 22,132.66 | 22,132.66 000749 |
| 2/09/23 | 00032 | 2/09/23 | 02092023 | 202302 | 300-20700-10100 | | | STONEBROOK SOUTH CDD C/O USBANK | * | 30,833.78 | 30,833.78 000750 |

SSSTH STONE SOUTH TWISCARRA

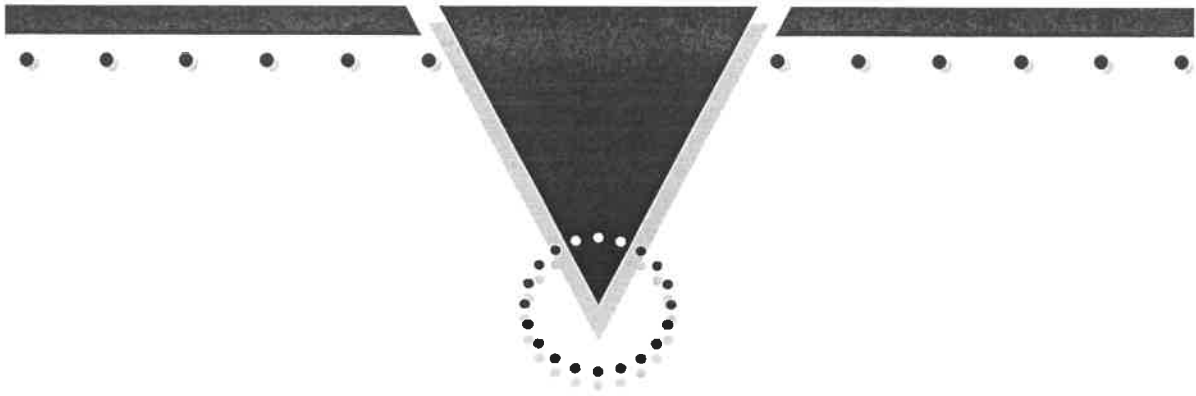
| CHECK DATE | VEND# | INVOICE DATE | INVOICE YRMO | DPT ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT |
|------------|-------|--------------|--------------|-----------|-----------------|----------|----------------------------------|--------|-----------|----------------------|
| 2/16/23 | 00052 | 2/10/23 | 5224 | 202301 | 320-53800-46100 | | BERRY CONSTRUCTION INC | * | 965.00 | 965.00 000751 |
| | | | | | | | RPLC 11-60WATT LEDS ENTR. | | | |
| 2/16/23 | 00003 | 2/01/23 | 149800 | 202302 | 320-53800-46200 | | BERRY CONSTRUCTION INC | * | 25,548.00 | 25,548.00 000752 |
| | | | | | | | MAINTENANCE SERVICE FEB23 | | | |
| 2/23/23 | 00052 | 2/16/23 | 5235 | 202302 | 320-53800-46100 | | BERRY CONSTRUCTION INC | * | 285.00 | 285.00 000753 |
| | | | | | | | INST.60WATT LED BULB NICK | | | |
| 2/23/23 | 00003 | 2/13/23 | 150692 | 202302 | 320-53800-46400 | | BERRY CONSTRUCTION INC | * | 1,570.00 | 1,570.00 000754 |
| | | | | | | | REMOVE 3 PALMS BELLA ENT | | | |
| | | 2/13/23 | 150693 | 202302 | 320-53800-46600 | | BERRY CONSTRUCTION INC | * | 920.00 | 920.00 000755 |
| | | | | | | | RMV LIMBS ON 2 GIANT OAKS | | | |
| 3/02/23 | 00020 | 2/24/23 | 29412A | 202302 | 320-53800-47100 | | DOWN TO EARTH LAWN CARE II, INC. | * | 240.00 | 2,490.00 000754 |
| | | | | | | | FOUNTAIN CLEAN ROUNDABOUT | | | |
| 3/09/23 | 00001 | 3/01/23 | 169 | 202303 | 310-51300-34000 | | FOUNTAIN DESIGN GROUP, INC. | * | 2,929.08 | 240.00 000755 |
| | | | | | | | MANAGEMENT FEES MAR23 | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-35200 | | FOUNTAIN DESIGN GROUP, INC. | * | 66.67 | 66.67 000756 |
| | | | | | | | WEBSITE ADMIN MAR23 | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-35100 | | FOUNTAIN DESIGN GROUP, INC. | * | 108.33 | 108.33 000757 |
| | | | | | | | INFORMATION TECH MAR23 | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-31300 | | FOUNTAIN DESIGN GROUP, INC. | * | 416.67 | 416.67 000758 |
| | | | | | | | DISSEMINATION FEE MAR23 | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-51000 | | FOUNTAIN DESIGN GROUP, INC. | * | .48 | .48 000759 |
| | | | | | | | OFFICE SUPPLIES | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-42000 | | FOUNTAIN DESIGN GROUP, INC. | * | 16.22 | 16.22 000760 |
| | | | | | | | POSTAGE | | | |
| | | 3/01/23 | 169 | 202303 | 310-51300-42500 | | FOUNTAIN DESIGN GROUP, INC. | * | 49.35 | 49.35 000761 |
| | | | | | | | COPIES | | | |
| | | 3/01/23 | 170 | 202303 | 320-53800-12000 | | FOUNTAIN DESIGN GROUP, INC. | * | 1,351.92 | 1,351.92 000762 |
| | | | | | | | FIELD MANAGEMENT MAR23 | | | |
| 3/09/23 | 00011 | 3/07/23 | 22824 | 202302 | 310-51300-31500 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 244.00 | 4,938.72 000756 |
| | | | | | | | PREP/ATTEND PHONE BRD MTC | | | |
| 3/16/23 | 00003 | 3/01/23 | 152325 | 202303 | 320-53800-46200 | | STRALEY, ROBIN & VERICKER | * | 25,548.00 | 244.00 000757 |
| | | | | | | | MAINTENANCE SERVICE MAR23 | | | |
| | | | | | | | DOWN TO EARTH LAWN CARE II, INC. | | | |
| | | | | | | | | | | 25,548.00 000758 |

SSTH STONE SOUTH TWISCARRA

| CHECK DATE | VEND# | INVOICE DATE | INVOICE YRMO | DPT ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK# | AMOUNT |
|------------|-------|--------------|--------------|-----------|-----------------|-------------------------|----------------------------------|--------|--------------------|--------|------------|
| 3/16/23 | 00046 | 3/05/23 | 69464 | 202302 | 310-51300-31100 | CDD MTG/SWFWD RESEARCH | HAMILTON ENGINEERING & SURVEYING | * | 240.00 | 000759 | 240.00 |
| 3/16/23 | 00032 | 3/10/23 | 03102023 | 202303 | 300-20700-10000 | FY23 DEBT SRVC SER2013 | STONEBROOK SOUTH CDD C/O USBANK | * | 9,902.22 | 000760 | 9,902.22 |
| 3/16/23 | 00032 | 3/10/23 | 03102023 | 202303 | 300-20700-10100 | FY23 DEBT SRVC SER2014 | STONEBROOK SOUTH CDD C/O USBANK | * | 13,795.12 | 000761 | 13,795.12 |
| 3/23/23 | 00018 | 3/13/23 | 2018669 | 202303 | 310-51300-49200 | 2022 TAX ROLL ADMIN FEE | OSCEOLA CTY PROPERTY APPRAISER | * | 679.75 | 000762 | 679.75 |
| | | | | | | | | | TOTAL FOR BANK A | | 588,054.36 |
| | | | | | | | | | TOTAL FOR REGISTER | | 588,054.36 |

SSIH STONE SOUTH TVISCARRA

SECTION C



**Stoneybrook South
Community Development District**

**Unaudited Financial Reporting
February 28, 2023**



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Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2023

| | General Fund | Capital Reserve Fund | Debt Service Fund | Totals 2023 |
|--|------------------|-------------------------|----------------------|--------------------|
| <u>ASSETS:</u> | | | | |
| <u>CASH</u> | | | | |
| OPERATING ACCOUNT - TRUIST | \$199,329 | \$25,003 | --- | \$224,332 |
| OPERATING ACCOUNT - SOUTHSTATE | \$25,000 | | | |
| STATE BOARD OF ADMINISTRATION | \$584,739 | \$1,251,858 | --- | \$1,836,597 |
| <u>INVESTMENTS</u> | | | | |
| SERIES 2013 | | | | |
| RESERVE | --- | --- | --- | \$0 |
| REVENUE | --- | --- | --- | \$0 |
| PREPAYMENT | --- | --- | --- | \$0 |
| SERIES 2014 | | | | |
| RESERVE | --- | --- | \$608,655 | \$608,655 |
| REVENUE | --- | --- | \$1,368,417 | \$1,368,417 |
| SERIES 2023 | | | | |
| REVENUE | --- | --- | \$28,213 | \$28,213 |
| INTEREST | --- | --- | \$175,000 | \$175,000 |
| COST OF ISSUANCE | --- | --- | \$1,699 | \$1,699 |
| DUE FROM GENERAL FUND | --- | --- | --- | \$0 |
| TOTAL ASSETS | \$809,069 | \$1,276,861 | \$2,181,984 | \$4,267,913 |
| <u>LIABILITIES:</u> | | | | |
| ACCOUNTS PAYABLE | \$724 | --- | --- | \$724 |
| <u>FUND EQUITY:</u> | | | | |
| FUND BALANCES: | | | | |
| ASSIGNED | --- | \$1,276,861 | --- | \$1,276,861 |
| RESTRICTED FOR DEBT SERVICE 2013 | --- | --- | \$0 | \$0 |
| RESTRICTED FOR DEBT SERVICE 2014 | --- | --- | \$1,977,072 | \$1,977,072 |
| RESTRICTED FOR DEBT SERVICE 2023 | --- | --- | \$204,911 | \$204,911 |
| UNASSIGNED | \$808,345 | --- | --- | \$808,345 |
| TOTAL LIABILITIES & FUND EQUITY | \$809,069 | \$1,276,861 | \$2,181,984 | \$4,267,913 |

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/23 | ACTUAL THRU 2/28/23 | VARIANCE |
|---|--------------------|---------------------------------|------------------------|-----------------|
| REVENUES: | | | | |
| ASSESSMENTS - TAX ROLL | \$845,101 | \$765,285 | \$765,285 | \$0 |
| INTEREST | \$750 | \$313 | \$4,824 | \$4,512 |
| TOTAL REVENUES | \$845,851 | \$765,598 | \$770,110 | \$4,512 |
| EXPENDITURES: | | | | |
| ADMINISTRATIVE: | | | | |
| SUPERVISOR FEES | \$8,000 | \$3,333 | \$3,000 | \$333 |
| FICA EXPENSE | \$612 | \$255 | \$230 | \$26 |
| ENGINEERING | \$15,000 | \$6,250 | \$600 | \$5,650 |
| ATTORNEY | \$15,000 | \$6,250 | \$645 | \$5,605 |
| ARBITRAGE | \$1,100 | \$0 | \$0 | \$0 |
| DISSEMINATION | \$5,000 | \$2,083 | \$2,083 | (\$0) |
| ANNUAL AUDIT | \$3,650 | \$1,521 | \$0 | \$1,521 |
| TRUSTEE FEES | \$8,300 | \$6,223 | \$6,223 | \$0 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$5,000 | \$5,000 | \$0 |
| MANAGEMENT FEES | \$35,149 | \$14,645 | \$14,645 | \$0 |
| INFORMATION TECHNOLOGY | \$1,300 | \$542 | \$542 | \$0 |
| WEBSITE ADMINISTRATION | \$800 | \$333 | \$333 | (\$0) |
| TELEPHONE | \$50 | \$21 | \$0 | \$21 |
| INSURANCE | \$6,350 | \$6,350 | \$6,196 | \$154 |
| POSTAGE | \$500 | \$208 | \$29 | \$180 |
| PRINTING & BINDING | \$400 | \$167 | \$19 | \$148 |
| LEGAL ADVERTISING | \$2,500 | \$1,042 | \$0 | \$1,042 |
| CONTINGENCY | \$300 | \$125 | \$195 | (\$70) |
| OFFICE SUPPLIES | \$100 | \$42 | \$1 | \$41 |
| PROPERTY APPRAISER | \$625 | \$260 | \$0 | \$260 |
| PROPERTY TAXES | \$5 | \$2 | \$37 | (\$35) |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |
| FIELD: | | | | |
| FIELD SERVICES | \$16,223 | \$6,760 | \$6,760 | (\$0) |
| ELECTRIC | \$55,000 | \$22,917 | \$24,771 | (\$1,854) |
| STREETLIGHTS | \$200,000 | \$83,333 | \$80,612 | \$2,722 |
| RECLAIMED WATER | \$180,000 | \$75,000 | \$69,518 | \$5,482 |
| PROPERTY INSURANCE | \$12,550 | \$12,550 | \$12,545 | \$5 |
| ENTRY & WALLS MAINTENANCE | \$15,000 | \$6,250 | \$3,002 | \$3,248 |
| LANDSCAPE MAINTENANCE | \$268,254 | \$111,773 | \$114,966 | (\$3,194) |
| LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES | \$40,000 | \$16,667 | \$1,570 | \$15,097 |
| TREE TRIMMING | \$5,000 | \$5,000 | \$920 | \$4,080 |
| IRRIGATION REPAIRS | \$15,000 | \$6,250 | \$13,057 | (\$6,807) |
| AQUATIC MAINTENANCE | \$3,000 | \$1,250 | \$815 | \$435 |
| FOUNTAIN REPAIR & MAINTENANCE | \$7,500 | \$3,125 | \$1,200 | \$1,925 |
| WETLAND MONITORING & MAINTENANCE | \$0 | \$0 | \$0 | \$0 |
| MISCELLANEOUS - STORMWATER CONTROL | \$5,000 | \$2,083 | \$0 | \$2,083 |
| PRESSURE WASHING | \$5,000 | \$2,083 | \$0 | \$2,083 |
| SIDEWALK REPAIR & MAINTENANCE | \$10,000 | \$4,167 | \$0 | \$4,167 |
| ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS | \$5,000 | \$2,083 | \$0 | \$2,083 |
| CONTINGENCY | \$10,000 | \$4,167 | \$0 | \$4,167 |
| TRANSFER OUT - CAPITAL RESERVE | \$93,981 | \$93,981 | \$93,981 | \$0 |
| TOTAL EXPENDITURES | \$1,056,423 | \$514,265 | \$463,667 | \$50,598 |
| EXCESS REVENUES (EXPENDITURES) | (\$210,572) | | \$306,443 | |
| FUND BALANCE - BEGINNING | \$210,572 | | \$501,902 | |
| FUND BALANCE - ENDING | \$0 | | \$808,345 | |

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/23 | ACTUAL THRU 2/28/23 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| TRANSFER IN | \$93,981 | \$93,981 | \$93,981 | \$0 |
| INTEREST | \$3,000 | \$1,250 | \$19,815 | \$18,565 |
| TOTAL REVENUES | \$96,981 | \$95,231 | \$113,796 | \$18,565 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY | \$25,000 | \$10,417 | \$0 | \$10,417 |
| TOTAL EXPENDITURES | \$25,000 | \$10,417 | \$0 | \$10,417 |
| EXCESS REVENUES (EXPENDITURES) | \$71,981 | | \$113,796 | |
| FUND BALANCE - BEGINNING | \$1,157,696 | | \$1,163,065 | |
| FUND BALANCE - ENDING | \$1,229,677 | | \$1,276,861 | |

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/23 | ACTUAL THRU 2/28/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|----------------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$746,885 | \$676,345 | \$676,345 | \$0 |
| INTEREST | \$1,000 | \$417 | \$18,305 | \$17,888 |
| TOTAL REVENUES | \$747,885 | \$676,762 | \$694,650 | \$17,888 |
| <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 |
| <u>OTHER SOURCES/(USES):</u> | | | | |
| TRANSFER IN | \$0 | \$0 | (\$1,655,854) | (\$1,655,854) |
| TOTAL SOURCES/(USES) | \$0 | \$0 | (\$1,655,854) | (\$1,655,854) |
| EXCESS REVENUES (EXPENDITURES) | \$12,910 | | (\$1,201,192) | |
| FUND BALANCE - BEGINNING | \$456,535 | | \$1,201,192 | |
| FUND BALANCE - ENDING | \$469,445 | | \$0 | |

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/23 | ACTUAL THRU 2/28/23 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$1,040,511 | \$942,240 | \$942,240 | \$0 |
| INTEREST | \$1,500 | \$625 | \$22,237 | \$21,612 |
| TOTAL REVENUES | \$1,042,011 | \$942,865 | \$964,477 | \$21,612 |
| <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 | | \$309,858 | |
| FUND BALANCE - BEGINNING | \$1,053,185 | | \$1,667,214 | |
| FUND BALANCE - ENDING | \$1,103,321 | | \$1,977,072 | |

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/23 | ACTUAL THRU 2/28/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|----------------------|
| <u>REVENUES:</u> | | | | |
| BOND PROCEEDS | \$0 | \$0 | \$6,394,000 | \$6,394,000 |
| INTEREST | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$0 | \$6,394,000 | \$6,394,000 |
| <u>EXPENDITURES:</u> | | | | |
| INTEREST - 11/1 | \$0 | \$0 | \$0 | \$0 |
| PRINCIPAL - 5/1 | \$0 | \$0 | \$0 | \$0 |
| INTEREST - 05/1 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| <u>OTHER SOURCES/(USES):</u> | | | | |
| OTHER DEBT SERVICE COSTS | \$0 | \$0 | (\$219,275) | (\$219,275) |
| TRANSFER IN/(OUT) | \$0 | \$0 | (\$5,969,814) | (\$5,969,814) |
| TOTAL SOURCES/(USES) | \$0 | \$0 | (\$6,189,089) | (\$6,189,089) |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$204,911 | |
| FUND BALANCE - BEGINNING | \$0 | | \$0 | |
| FUND BALANCE - ENDING | \$0 | | \$204,911 | |

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 | \$24,588 | \$25,045 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$765,285 |
| INTEREST | \$615 | \$746 | \$845 | \$888 | \$1,721 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,864 |
| TOTAL REVENUES | \$615 | \$110,551 | \$606,714 | \$25,466 | \$26,764 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$770,110 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| SUPERVISOR FEES | \$800 | \$0 | \$800 | \$0 | \$1,400 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| FICA EXPENSE | \$61 | \$0 | \$61 | \$0 | \$107 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$230 |
| ENGINEERING FEES | \$120 | \$0 | \$240 | \$0 | \$240 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$600 |
| ATTORNEY | \$173 | \$0 | \$228 | \$0 | \$244 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$645 |
| ARBITRAGE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| DISSEMINATION | \$417 | \$417 | \$417 | \$417 | \$417 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,083 |
| ANNUAL AUDIT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TRUSTEE FEES | \$6,223 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,223 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| MANAGEMENT FEES | \$1,929 | \$2,929 | \$2,929 | \$2,929 | \$2,929 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,645 |
| INFORMATION TECHNOLOGY | \$108 | \$108 | \$108 | \$108 | \$108 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$542 |
| WEBSITE MAINTENANCE | \$67 | \$67 | \$67 | \$67 | \$67 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$333 |
| 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 | \$7 | \$6 | \$3 | \$5 | \$8 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$29 |
| PRINTING & BINDING | \$0 | \$6 | \$0 | \$13 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19 |
| LEGAL ADVERTISING | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| CONTINGENCY | \$39 | \$39 | \$39 | \$39 | \$39 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$195 |
| 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 | \$1,352 | \$1,352 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,760 |
| ELECTRIC | \$4,715 | \$4,515 | \$4,705 | \$5,575 | \$5,260 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$24,771 |
| STREETLIGHTS | \$14,702 | \$17,030 | \$16,939 | \$15,705 | \$16,836 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$80,612 |
| RECLAIMED WATER | \$17,856 | \$13,810 | \$16,579 | \$10,813 | \$10,490 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$69,338 |
| PROPERTY INSURANCE | \$12,545 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,545 |
| ENTRY & WALLS MAINTENANCE | \$1,065 | \$0 | \$687 | \$965 | \$285 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,002 |
| LANDSCAPE MAINTENANCE | \$21,290 | \$21,290 | \$21,290 | \$25,548 | \$25,548 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$114,966 |
| LANDSCOPE REPLACEMENT | \$0 | \$0 | \$0 | \$0 | \$1,570 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,570 |
| TREE TRIMMING | \$0 | \$0 | \$0 | \$0 | \$920 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$920 |
| IRRIGATION REPAIRS | \$6,656 | \$6,401 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,057 |
| AQUATIC MAINTENANCE | \$163 | \$163 | \$163 | \$163 | \$163 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$815 |
| FOUNTAIN REPAIR & MAINTENANCE | \$240 | \$240 | \$240 | \$240 | \$240 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,200 |
| 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 | \$93,981 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$93,981 |
| TOTAL EXPENDITURES | \$102,933 | \$68,374 | \$66,247 | \$63,939 | \$62,174 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$463,667 |
| EXCESS REVENUES/(EXPENDITURES) | (\$107,318) | \$42,176 | \$540,467 | (\$38,473) | (\$36,410) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$306,443 |

SECTION IV

SECTION A

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Stoneybrook South Community Development District (“District”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Proposed Budget”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

| | |
|-----------|--|
| DATE: | August 7, 2023 |
| HOUR: | 10:00 a.m. |
| LOCATION: | Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, Florida 33869 |

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

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

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

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

PASSED AND ADOPTED ON APRIL 3, 2023.

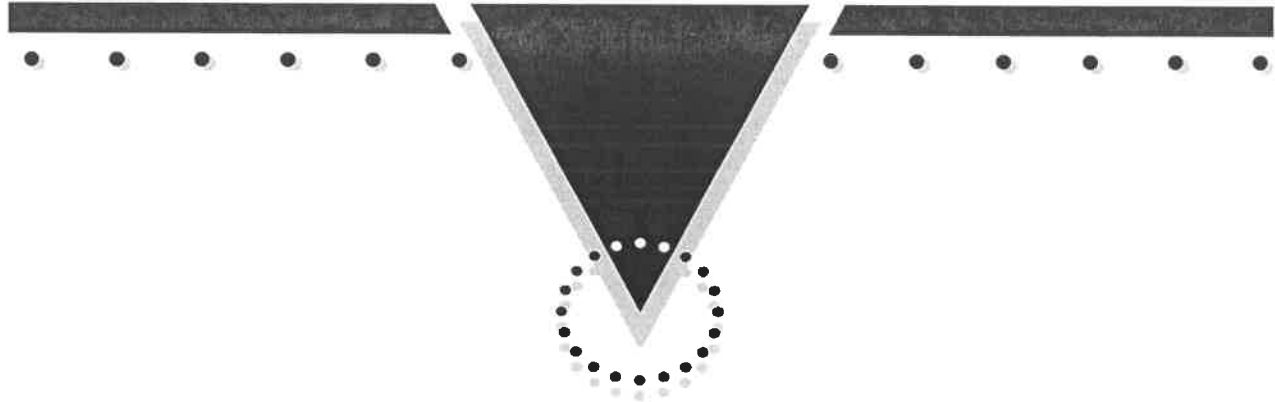
Attest:

**Stoneybrook South Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024



**Stoneybrook South
Community Development District**

**Proposed Budget
FY 2024**



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Stoneybrook South

Community Development District

Fiscal Year 2024 General Fund

| Description | Adopted Budget FY2023 | Actual Thru 2/28/23 | Projected Next 7 Months | Total Thru 9/30/23 | Proposed Budget FY2024 |
|---|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| Revenues | | | | | |
| Special Assessments - Tax Roll | \$845,101 | \$765,285 | \$79,816 | \$845,101 | \$1,025,880 |
| Interest | \$750 | \$4,824 | \$2,676 | \$7,500 | \$5,000 |
| Carry Forward Surplus | \$210,572 | \$0 | \$0 | \$0 | \$0 |
| Total Revenues | \$1,056,423 | \$770,110 | \$82,492 | \$852,601 | \$1,030,880 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisors Fees | \$8,000 | \$3,000 | \$3,000 | \$6,000 | \$8,000 |
| FICA Expense | \$612 | \$230 | \$230 | \$459 | \$612 |
| Engineering | \$15,000 | \$600 | \$4,400 | \$5,000 | \$10,000 |
| Attorney | \$15,000 | \$645 | \$6,855 | \$7,500 | \$15,000 |
| Arbitrage | \$1,100 | \$0 | \$1,100 | \$1,100 | \$1,100 |
| Dissemination | \$5,000 | \$2,083 | \$2,917 | \$5,000 | \$6,000 |
| Annual Audit | \$3,650 | \$0 | \$3,650 | \$3,650 | \$4,650 |
| Trustee Fees | \$8,300 | \$6,223 | \$2,074 | \$8,297 | \$8,500 |
| Assessment Administration | \$5,000 | \$5,000 | \$0 | \$5,000 | \$6,000 |
| Management Fees | \$35,149 | \$14,645 | \$20,504 | \$35,149 | \$40,000 |
| Information Technology | \$1,300 | \$542 | \$758 | \$1,300 | \$1,800 |
| Website Maintenance | \$800 | \$333 | \$467 | \$800 | \$1,200 |
| Telephone | \$50 | \$0 | \$25 | \$25 | \$50 |
| Postage | \$500 | \$29 | \$121 | \$150 | \$500 |
| Printing & Binding | \$400 | \$19 | \$161 | \$180 | \$400 |
| Insurance | \$6,350 | \$6,196 | \$0 | \$6,196 | \$6,350 |
| Legal Advertising | \$2,500 | \$0 | \$2,500 | \$2,500 | \$2,500 |
| Other Current Charges | \$300 | \$195 | \$280 | \$475 | \$500 |
| Office Supplies | \$100 | \$1 | \$3 | \$4 | \$100 |
| Property Taxes | \$5 | \$37 | \$0 | \$37 | \$50 |
| Property Appraiser | \$625 | \$0 | \$680 | \$680 | \$700 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenses | \$109,916 | \$39,952 | \$49,724 | \$89,676 | \$114,187 |
| <i>Operation & Maintenance</i> | | | | | |
| Field Services | \$16,223 | \$6,760 | \$9,463 | \$16,223 | \$17,034 |
| Electric | \$55,000 | \$24,771 | \$36,820 | \$61,591 | \$65,000 |
| Streetlights | \$200,000 | \$80,612 | \$117,852 | \$198,464 | \$200,000 |
| Reclaimed Water | \$180,000 | \$69,518 | \$104,518 | \$174,036 | \$180,000 |
| Property Insurance | \$12,550 | \$12,545 | \$0 | \$12,545 | \$12,550 |
| Entry & Walls Maintenance | \$15,000 | \$3,002 | \$4,498 | \$7,500 | \$15,000 |
| Landscape Maintenance | \$268,254 | \$114,966 | \$178,836 | \$293,802 | \$316,609 |
| Landscape Replacement - Plants, Shrubs, Trees | \$40,000 | \$1,570 | \$8,430 | \$10,000 | \$40,000 |
| Tree Trimming | \$5,000 | \$920 | \$1,580 | \$2,500 | \$5,000 |
| Irrigation Repairs | \$15,000 | \$13,057 | \$11,943 | \$25,000 | \$25,000 |
| Aquatic Maintenance | \$3,000 | \$815 | \$1,186 | \$2,001 | \$3,000 |
| Fountain Repair & Maintenance | \$7,500 | \$1,200 | \$1,680 | \$2,880 | \$7,500 |
| Miscellaneous - Stormwater Control | \$5,000 | \$0 | \$2,500 | \$2,500 | \$5,000 |
| Pressuring Washing | \$5,000 | \$0 | \$2,500 | \$2,500 | \$5,000 |
| Sidewalk Repair & Maintenance | \$10,000 | \$0 | \$2,500 | \$2,500 | \$5,000 |
| Roadway Repair & Maintenance - Storm Gutters | \$5,000 | \$0 | \$2,500 | \$2,500 | \$5,000 |
| Contingency | \$10,000 | \$0 | \$5,000 | \$5,000 | \$10,000 |
| Transfer Out - Capital Reserve | \$93,981 | \$93,981 | \$0 | \$93,981 | \$0 |
| Operation & Maintenance Expenses | \$946,508 | \$423,715 | \$491,806 | \$915,522 | \$916,693 |
| Total Expenditures | \$1,056,423 | \$463,667 | \$541,531 | \$1,005,198 | \$1,030,880 |
| Excess Revenues/(Expenditures) | (\$0) | \$306,443 | (\$459,039) | (\$152,596) | \$0 |

| | |
|-------------------------|--------------------|
| Net Assessment | \$1,025,880 |
| Collection Cost (6%) | \$65,482 |
| Gross Assessment | \$1,091,362 |

Stoneybrook South

Community Development District

Fiscal Year 2024 Assessment Chart

Fiscal Year 2024

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------|---------------|----------------|--------------------|
| Apartment | 304 | \$13.96 | \$4,244 |
| Condo | 168 | \$416.32 | \$69,942 |
| Townhome | 181 | \$541.21 | \$97,959 |
| Single Family 40' | 82 | \$666.10 | \$54,620 |
| Single Family 50' | 698 | \$832.62 | \$581,171 |
| Single Family 60' | 197 | \$999.15 | \$196,832 |
| Single Family 80' | 65 | \$1,332.20 | \$86,593 |
| Total | 1695 | | \$1,091,362 |

Fiscal Year 2023

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------|---------------|----------------|------------------|
| Apartment | 304 | \$11.50 | \$3,496 |
| Condo | 168 | \$342.96 | \$57,617 |
| Townhome | 181 | \$445.84 | \$80,697 |
| Single Family 40' | 82 | \$548.72 | \$44,995 |
| Single Family 50' | 698 | \$685.90 | \$478,758 |
| Single Family 60' | 197 | \$823.08 | \$162,147 |
| Single Family 80' | 65 | \$1,097.44 | \$71,334 |
| Total | 1695 | | \$899,044 |

Proposed Increase

| Property Type | Platted Units | % Increase | Gross Per Unit | Gross Total |
|-------------------|---------------|------------|----------------|------------------|
| Apartment | 304 | 21% | \$2.46 | \$748 |
| Condo | 168 | 21% | \$73.36 | \$12,325 |
| Townhome | 181 | 21% | \$95.37 | \$17,262 |
| Single Family 40' | 82 | 21% | \$117.38 | \$9,625 |
| Single Family 50' | 698 | 21% | \$146.72 | \$102,413 |
| Single Family 60' | 197 | 21% | \$176.07 | \$34,685 |
| Single Family 80' | 65 | 21% | \$234.76 | \$15,259 |
| Total | 1695 | | | \$192,318 |

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

REVENUES:

Special Assessments – Tax Collector

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project Series 2023 Special Assessment Refunding Bonds and the Series 2023 Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds.

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

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2014 Special Assessment Bonds Assessment Area Two-A Project and the Series 2023 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing service, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

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

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Taxes

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

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Field:

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Electric

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

| Account # | Description | Monthly | Annual |
|----------------|---|---------|-----------------|
| 9100 8720 7117 | 1300 Stoneybrook Blvd S, Fountain | \$950 | \$11,400 |
| 9100 8717 4371 | 14381 Mickelson Ct., Fountain | \$425 | \$5,100 |
| 9100 8717 4876 | 100 Double Eagle Dr, Sign/Lighting | \$1,250 | \$15,000 |
| 9100 8720 7836 | 1400 Deuce Cir, Entry Monument | \$35 | \$420 |
| 9100 8720 8093 | 8900 Leaderboard Ln, Lighting | \$50 | \$600 |
| 9100 8720 8530 | 15511 Oasis Club Blvd, Gatehouse Lighting | \$50 | \$600 |
| 9100 8720 8803 | 1200 Oasis Club Blvd, Meter B | \$35 | \$420 |
| 9100 8720 9010 | 9160 Tri County Rd, Irrigation 1 | \$35 | \$420 |
| 9100 8720 9755 | 14431 Bunker Drive, Fountain | \$750 | \$9,000 |
| 9100 8720 9995 | 1500 Rolling Fairway Dr, Entry Monument | \$35 | \$420 |
| 9100 8721 0518 | 1300 Stoneybrook Blvd S, 000 Blk | \$45 | \$540 |
| 9100 8723 5004 | 1400 Stoneybrook Blvd S, Sign | \$35 | \$420 |
| 9100 8723 5327 | 15101 Mulligan Blvd, West Entry | \$35 | \$420 |
| 9100 8723 5533 | 1500 Flange Dr, Entry Monument Light | \$35 | \$420 |
| 9100 8723 6039 | 9100 Iron Drive | \$35 | \$420 |
| 9100 8723 6253 | 1200 Stoneybrook Blvd S, Pump, Fountains | \$210 | \$2,520 |
| 9100 8723 6766 | 9160 Tri County Rd, Irrigation 2 | \$35 | \$420 |
| 9100 8723 7478 | 13241 Westside Blvd. South, Fountain | \$500 | \$6,000 |
| 9100 8723 7957 | 14471 Mickelson Ct., Fountain | \$500 | \$6,000 |
| 9100 8723 8205 | 1200 Stoneybrook Blvd S, 000/Meter A | \$50 | \$600 |
| 9100 8727 1157 | 14031 Mickelson Ct, Entry Monument | \$35 | \$420 |
| | Contingency | | \$3,440 |
| Total | | | \$65,000 |

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

Streetlights

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

| Account # | Description | Monthly | Annual |
|----------------|---|---------|------------------|
| 9100 8723 6576 | 000 Westside Blvd Lite, Stnbrk S Trc F PH1SL | \$430 | \$5,160 |
| 9100 8723 8643 | 000 Westside Blvd Lite, SL | \$760 | \$9,120 |
| 9100 8717 3619 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL | \$700 | \$8,400 |
| 9100 8717 3867 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL | \$625 | \$7,500 |
| 9100 8717 4107 | 1551 Flange Dr, Stnybrk S J2-3 PH1 SL | \$950 | \$11,400 |
| 9100 8717 4636 | 000 Westside Blvd Lite, WS Blvd Ext | \$625 | \$7,500 |
| 9100 8720 7357 | 000 Stoneybrook Blvd S Lite, Tract H | \$1,600 | \$19,200 |
| 9100 8720 7604 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL | \$460 | \$5,520 |
| 9100 8720 8316 | 000 Westside Blvd Lite, Stnbrk S Trc F PH2SL | \$1,050 | \$12,600 |
| 9100 8720 9250 | 000 Stoneybrook Blvd S Lite Tract 01 | \$510 | \$6,120 |
| 9100 8720 9531 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL | \$300 | \$3,600 |
| 9100 8721 0245 | 000 Stoneybrook BLVD S Lite, Tract G123 | \$1,450 | \$17,400 |
| 9100 8721 0774 | 1300 Stoneybrook Blvd S, Lite | \$430 | \$5,160 |
| 9100 8723 5757 | 000 Stoneybrook Blvd S Lite, Tract C | \$900 | \$10,800 |
| 9100 8723 7212 | 000 Oasis Club Blvd Lite, SL | \$1,275 | \$15,300 |
| 9100 8723 7684 | 000 Stoneybrook Blvd S Lite, Tract C1B | \$580 | \$6,960 |
| 9100 8723 8445 | 000 Stoneybrook Blvd S, Lite, Tract E1 SLs | \$410 | \$4,920 |
| 9100 8723 8908 | 0 Stoneybrook Blvd S Lite, Lights | \$1,725 | \$20,700 |
| 9100 8727 1438 | 1551 Flange Dr, Stnybrk S J2-3 PH2 SL | \$630 | \$7,560 |
| | Contingency | | \$15,080 |
| Total | | | \$200,000 |

Reclaimed Water

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

| Account # | Description | Monthly | Annual |
|------------------|-------------------------------------|---------|------------------|
| 2166394-1188660 | 9100 E Stoneybrook Boulevard Blk#3 | \$3,000 | \$36,000 |
| 2166394-1188670 | 9100 E Stoneybrook South Blk#6 | \$5,000 | \$60,000 |
| 2166394-1196480 | 9100 E Stoneybrook Boulevard Blk#11 | \$2,600 | \$31,200 |
| 2166394-1274540 | 1500 A Oasis Club Blvd Blk Even | \$2,750 | \$33,000 |
| 2166394-1274550 | 1500 B Oasis Club Blvd Blk Even | \$50 | \$600 |
| 2166394-1279350 | 8900 Bella Cita Blvd Blk Odd | \$75 | \$900 |
| 2166394-33016799 | 1600 Even Moon Valley Drive | \$125 | \$1,500 |
| | Contingency | | \$16,800 |
| Total | | | \$180,000 |

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Entry & Walls Maintenance

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

Landscape Maintenance

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

| Description | Monthly | Annual |
|--------------------------------------|----------|------------------|
| Landscape Maintenance - Oct. - Dec. | \$25,548 | \$76,644 |
| Landscape Maintenance - Jan. - Sept. | \$26,314 | \$236,830 |
| Contingency | | \$3,135 |
| Total | | \$316,609 |

Landscape Replacement – Plants, Shrubs, Trees

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

Annual Mulching

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

Tree Trimming

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors, Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

| Description | Monthly | Annual |
|------------------------|---------|----------------|
| The Lake Doctors, Inc. | \$172 | \$2,064 |
| Contingency | | \$936 |
| Total | | \$3,000 |

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

Fountain Repair & Maintenance

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

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

Pressure Washing

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

Sidewalk Repair & Maintenance

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

Roadway Repair & Maintenance – Storm Gutters

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

Contingency

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

Stoneybrook South

Community Development District

Fiscal Year 2024 Capital Reserve Fund

| | Adopted Budget FY2023 | Actual Thru 2/28/23 | Projected Next 7 Months | Total Thru 9/30/23 | Proposed Budget FY2024 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Transfer In | \$93,981 | \$93,981 | \$0 | \$93,981 | \$0 |
| Interest Income | \$3,000 | \$19,815 | \$5,185 | \$25,000 | \$7,500 |
| Total Revenues | \$96,981 | \$113,796 | \$5,185 | \$118,981 | \$7,500 |
| <u>Expenses</u> | | | | | |
| Capital Outlay | \$25,000 | \$0 | \$40,000 | \$40,000 | \$25,000 |
| Total Expenditures | \$25,000 | \$0 | \$40,000 | \$40,000 | \$25,000 |
| Excess Revenues/(Expenditures) | \$71,981 | \$113,796 | (\$34,815) | \$78,981 | (\$17,500) |
| Fund Balance - Beginning | \$1,157,696 | \$1,163,065 | \$0 | \$1,163,065 | \$1,242,046 |
| Fund Balance - Ending | \$1,229,677 | \$1,276,861 | (\$34,815) | \$1,242,046 | \$1,224,546 |

Stoneybrook South

Community Development District

Fiscal Year 2024 Series 2013 Debt Service Fund

| Adopted Budget FY2023 | Actual Thu 2/28/23 | Projected Next 7 Months | Total Thu 9/30/23 | Proposed Budget FY2024 |
|-----------------------------|--------------------------|-------------------------------|-------------------------|------------------------------|
|-----------------------------|--------------------------|-------------------------------|-------------------------|------------------------------|

Revenues

| | | | | | |
|--------------------------------|-----------|-------------|----------|-------------|-------|
| Special Assessments - Tax Roll | \$746,885 | \$676,345 | \$70,540 | \$746,885 | \$0 |
| Interest Income | \$1,000 | \$18,305 | \$0 | \$18,305 | \$0 |
| Carry Forward Surplus | \$456,535 | \$1,201,192 | \$0 | \$1,201,192 | (\$0) |

| | | | | | |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------|
| Total Revenues | \$2,204,420 | \$1,895,842 | \$70,540 | \$1,966,382 | (\$0) |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------|

Expenses

| | | | | | |
|-----------------------|-----------|-------------|----------|-------------|-----|
| Interest - 11/1 | \$239,988 | \$239,988 | \$0 | \$239,988 | \$0 |
| Principal - 5/1 | \$255,000 | \$0 | \$0 | \$0 | \$0 |
| Interest - 5/1 | \$239,988 | \$0 | \$0 | \$0 | \$0 |
| Transfer Out | \$0 | \$424,186 | \$70,540 | \$494,726 | \$0 |
| Transfer Out - Escrow | \$0 | \$1,231,668 | \$0 | \$1,231,668 | \$0 |

| | | | | | |
|-----------------------|------------------|--------------------|-----------------|--------------------|------------|
| Total Expenses | \$734,975 | \$1,895,842 | \$70,540 | \$1,966,382 | \$0 |
|-----------------------|------------------|--------------------|-----------------|--------------------|------------|

| | | | | | |
|----------------------------------|------------------|------------|--------------|--------------|--------------|
| Excess Revenues(Expenses) | \$469,445 | \$0 | (\$0) | (\$0) | (\$0) |
|----------------------------------|------------------|------------|--------------|--------------|--------------|

Stoneybrook South

Community Development District

Fiscal Year 2024 Series 2014 Debt Service Fund

| Adopted Budget FY2023 | Actual Thru 2/28/23 | Projected Next 7 Months | Total Thru 9/30/23 | Proposed Budget FY2024 |
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|--------------------------------|--------------------|--------------------|------------|--------------------|--------------------|
| Special Assessments - Tax Roll | \$1,040,511 | \$942,240 | \$0 | \$942,240 | \$1,040,511 |
| Interest Income | \$1,500 | \$22,237 | \$0 | \$22,237 | \$1,500 |
| Carry Forward Surplus | \$1,053,185 | \$1,064,502 | \$0 | \$1,064,502 | \$1,037,104 |
| Total Revenues | \$2,095,196 | \$2,028,979 | \$0 | \$2,028,979 | \$2,079,116 |

Expenses

| | | | | | |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Interest - 11/1 | \$344,619 | \$344,619 | \$0 | \$344,619 | \$337,256 |
| Principal - 11/1 | \$310,000 | \$310,000 | \$0 | \$310,000 | \$325,000 |
| Interest - 5/1 | \$337,256 | \$0 | \$337,256 | \$337,256 | \$329,538 |
| Total Expenditures | \$991,875 | \$654,619 | \$337,256 | \$991,875 | \$991,794 |
| Excess Revenues/(Expenditures) | \$1,103,321 | \$1,374,361 | (\$337,256) | \$1,037,104 | \$1,087,322 |

| | |
|-----------------------|------------------|
| Principal - 11/1/2024 | \$340,000 |
| Interest - 11/1/2024 | \$329,538 |
| Total | \$669,538 |

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

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

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

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|----------------|----------------------|---------------------|-------------------------|
| 5/1/23 | \$ 12,660,000 | \$ - | \$ 337,256.25 | \$ - |
| 11/1/23 | \$ 12,660,000 | \$ 325,000 | \$ 337,256.25 | \$ 999,512.50 |
| 5/1/24 | \$ 12,335,000 | \$ - | \$ 329,537.50 | \$ - |
| 11/1/24 | \$ 12,335,000 | \$ 340,000 | \$ 329,537.50 | \$ 999,075.00 |
| 5/1/25 | \$ 11,995,000 | \$ - | \$ 321,462.50 | \$ - |
| 11/1/25 | \$ 11,995,000 | \$ 355,000 | \$ 321,462.50 | \$ 997,925.00 |
| 5/1/26 | \$ 11,640,000 | \$ - | \$ 312,365.63 | \$ - |
| 11/1/26 | \$ 11,640,000 | \$ 370,000 | \$ 312,365.63 | \$ 994,731.25 |
| 5/1/27 | \$ 11,270,000 | \$ - | \$ 302,884.38 | \$ - |
| 11/1/27 | \$ 11,270,000 | \$ 390,000 | \$ 302,884.38 | \$ 995,768.75 |
| 5/1/28 | \$ 10,880,000 | \$ - | \$ 292,890.63 | \$ - |
| 11/1/28 | \$ 10,880,000 | \$ 410,000 | \$ 292,890.63 | \$ 995,781.25 |
| 5/1/29 | \$ 10,470,000 | \$ - | \$ 282,384.38 | \$ - |
| 11/1/29 | \$ 10,470,000 | \$ 430,000 | \$ 282,384.38 | \$ 994,768.75 |
| 5/1/30 | \$ 10,040,000 | \$ - | \$ 271,365.63 | \$ - |
| 11/1/30 | \$ 10,040,000 | \$ 455,000 | \$ 271,365.63 | \$ 997,731.25 |
| 5/1/31 | \$ 9,585,000 | \$ - | \$ 259,706.25 | \$ - |
| 11/1/31 | \$ 9,585,000 | \$ 480,000 | \$ 259,706.25 | \$ 999,412.50 |
| 5/1/32 | \$ 9,105,000 | \$ - | \$ 247,406.25 | \$ - |
| 11/1/32 | \$ 9,105,000 | \$ 505,000 | \$ 247,406.25 | \$ 999,812.50 |
| 5/1/33 | \$ 8,600,000 | \$ - | \$ 234,465.63 | \$ - |
| 11/1/33 | \$ 8,600,000 | \$ 530,000 | \$ 234,465.63 | \$ 998,931.25 |
| 5/1/34 | \$ 8,070,000 | \$ - | \$ 220,884.38 | \$ - |
| 11/1/34 | \$ 8,070,000 | \$ 555,000 | \$ 220,884.38 | \$ 996,768.75 |
| 5/1/35 | \$ 7,515,000 | \$ - | \$ 206,662.50 | \$ - |
| 11/1/35 | \$ 7,515,000 | \$ 585,000 | \$ 206,662.50 | \$ 998,325.00 |
| 5/1/36 | \$ 6,930,000 | \$ - | \$ 190,575.00 | \$ - |
| 11/1/36 | \$ 6,930,000 | \$ 615,000 | \$ 190,575.00 | \$ 996,150.00 |
| 5/1/37 | \$ 6,315,000 | \$ - | \$ 173,662.50 | \$ - |
| 11/1/37 | \$ 6,315,000 | \$ 650,000 | \$ 173,662.50 | \$ 997,325.00 |
| 5/1/38 | \$ 5,665,000 | \$ - | \$ 155,787.50 | \$ - |
| 11/1/38 | \$ 5,665,000 | \$ 685,000 | \$ 155,787.50 | \$ 996,575.00 |
| 5/1/39 | \$ 4,980,000 | \$ - | \$ 136,950.00 | \$ - |
| 11/1/39 | \$ 4,980,000 | \$ 725,000 | \$ 136,950.00 | \$ 998,900.00 |
| 5/1/40 | \$ 4,255,000 | \$ - | \$ 117,012.50 | \$ - |
| 11/1/40 | \$ 4,255,000 | \$ 760,000 | \$ 117,012.50 | \$ 994,025.00 |
| 5/1/41 | \$ 3,495,000 | \$ - | \$ 96,112.50 | \$ - |
| 11/1/41 | \$ 3,495,000 | \$ 805,000 | \$ 96,112.50 | \$ 997,225.00 |
| 5/1/42 | \$ 2,690,000 | \$ - | \$ 73,975.00 | \$ - |
| 11/1/42 | \$ 2,690,000 | \$ 850,000 | \$ 73,975.00 | \$ 997,950.00 |
| 5/1/43 | \$ 1,840,000 | \$ - | \$ 50,600.00 | \$ - |
| 11/1/43 | \$ 1,840,000 | \$ 895,000 | \$ 50,600.00 | \$ 996,200.00 |
| 5/1/44 | \$ 945,000 | \$ - | \$ 25,987.50 | \$ - |
| 11/1/44 | \$ 945,000 | \$ 945,000 | \$ 25,987.50 | \$ 996,975.00 |
| Totals | | \$ 12,660,000 | \$ 9,279,869 | \$ 21,939,868.75 |

Stoneybrook South

Community Development District

Fiscal Year 2024 Series 2023 Debt Service Fund

| Proposed Budget FY2023 | Actual Thru 2/28/23 | Projected Next 7 Months | Total Thru 9/30/23 | Proposed Budget FY2024 |
|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|--------------------------------|--------------------|--------------------|-----------------|--------------------|------------------|
| Special Assessments - Tax Roll | \$0 | \$0 | \$0 | \$0 | \$581,771 |
| Bond Proceeds | \$6,394,000 | \$6,394,000 | \$0 | \$6,394,000 | \$0 |
| Interest Income | \$0 | \$0 | \$500 | \$500 | \$1,000 |
| Transfer In | \$494,726 | \$424,186 | \$70,540 | \$494,726 | \$0 |
| Carry Forward Surplus | \$0 | \$0 | \$0 | \$0 | \$201,480 |
| Total Revenues | \$6,888,726 | \$6,818,186 | \$71,040 | \$6,889,226 | \$784,251 |

Expenses

| | | | | | |
|--|--------------------|--------------------|------------------|--------------------|------------------|
| Interest - 11/1 | \$0 | \$0 | \$0 | \$0 | \$158,252 |
| Principal - 5/1 | \$0 | \$0 | \$0 | \$0 | \$272,000 |
| Interest - 5/1 | \$72,972 | \$0 | \$72,972 | \$72,972 | \$158,252 |
| Other Debt Service Costs | \$220,775 | \$219,275 | \$1,500 | \$220,775 | \$0 |
| Transfer Out - Escrow | \$6,394,000 | \$6,394,000 | \$0 | \$6,394,000 | \$0 |
| Total Expenditures | \$6,687,747 | \$6,613,275 | \$74,472 | \$6,687,747 | \$588,503 |
| Exc ess Revenues/(Expenditures) | \$200,979 | \$204,911 | (\$3,432) | \$201,480 | \$195,748 |

| | |
|-------------------------|-------------------------|
| Interest - 11/1/2024 | <u>\$151,520</u> |
| Total | <u>\$151,520</u> |
| | |
| Net Assessment | \$581,771 |
| Collection Cost (6%) | <u>\$37,134</u> |
| Gross Assessment | <u>\$618,905</u> |

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------|---------------|----------------|------------------|
| Apartment | 304 | \$117 | \$35,519 |
| Condo ** | 162 | \$771 | \$124,871 |
| Single Family 50' | 207 | \$1,095 | \$226,742 |
| Single Family 60' | 197 | 1176.510638 | \$231,773 |
| Total | 870 | | \$618,905 |

**6 Condo units have prepaid their debt service assessment

**Stoneybrook South Community Development District
Series 2023, Special Assessment Refunding Bonds
Assessment Area One Project
(Term Bonds Due 5/1/2039)**

Amortization Schedule

| Date | Balance | Coupon | Principal | Interest | Annual |
|---------------|----------------|---------------|---------------------|---------------------|------------------------|
| 5/1/23 | \$ 6,394,000 | 4.950% | \$ - | \$ 72,971.53 | \$ - |
| 11/1/23 | \$ 6,394,000 | 4.950% | \$ - | \$ 158,251.50 | \$ 231,223.03 |
| 5/1/24 | \$ 6,394,000 | 4.950% | \$ 272,000 | \$ 158,251.50 | \$ - |
| 11/1/24 | \$ 6,122,000 | 4.950% | \$ - | \$ 151,519.50 | \$ 581,771.00 |
| 5/1/25 | \$ 6,122,000 | 4.950% | \$ 284,000 | \$ 151,519.50 | \$ - |
| 11/1/25 | \$ 5,838,000 | 4.950% | \$ - | \$ 144,490.50 | \$ 580,010.00 |
| 5/1/26 | \$ 5,838,000 | 4.950% | \$ 296,000 | \$ 144,490.50 | \$ - |
| 11/1/26 | \$ 5,542,000 | 4.950% | \$ - | \$ 137,164.50 | \$ 577,655.00 |
| 5/1/27 | \$ 5,542,000 | 4.950% | \$ 311,000 | \$ 137,164.50 | \$ - |
| 11/1/27 | \$ 5,231,000 | 4.950% | \$ - | \$ 129,467.25 | \$ 577,631.75 |
| 5/1/28 | \$ 5,231,000 | 4.950% | \$ 329,000 | \$ 129,467.25 | \$ - |
| 11/1/28 | \$ 4,902,000 | 4.950% | \$ - | \$ 121,324.50 | \$ 579,791.75 |
| 5/1/29 | \$ 4,902,000 | 4.950% | \$ 343,000 | \$ 121,324.50 | \$ - |
| 11/1/29 | \$ 4,559,000 | 4.950% | \$ - | \$ 112,835.25 | \$ 577,159.75 |
| 5/1/30 | \$ 4,559,000 | 4.950% | \$ 361,000 | \$ 112,835.25 | \$ - |
| 11/1/30 | \$ 4,198,000 | 4.950% | \$ - | \$ 103,900.50 | \$ 577,735.75 |
| 5/1/31 | \$ 4,198,000 | 4.950% | \$ 382,000 | \$ 103,900.50 | \$ - |
| 11/1/31 | \$ 3,816,000 | 4.950% | \$ - | \$ 94,446.00 | \$ 580,346.50 |
| 5/1/32 | \$ 3,816,000 | 4.950% | \$ 399,000 | \$ 94,446.00 | \$ - |
| 11/1/32 | \$ 3,417,000 | 4.950% | \$ - | \$ 84,570.75 | \$ 578,016.75 |
| 5/1/33 | \$ 3,417,000 | 4.950% | \$ 419,000 | \$ 84,570.75 | \$ - |
| 11/1/33 | \$ 2,998,000 | 4.950% | \$ - | \$ 74,200.50 | \$ 577,771.25 |
| 5/1/34 | \$ 2,998,000 | 4.950% | \$ 439,000 | \$ 74,200.50 | \$ - |
| 11/1/34 | \$ 2,559,000 | 4.950% | \$ - | \$ 63,335.25 | \$ 576,535.75 |
| 5/1/35 | \$ 2,559,000 | 4.950% | \$ 462,000 | \$ 63,335.25 | \$ - |
| 11/1/35 | \$ 2,097,000 | 4.950% | \$ - | \$ 51,900.75 | \$ 577,236.00 |
| 5/1/36 | \$ 2,097,000 | 4.950% | \$ 489,000 | \$ 51,900.75 | \$ - |
| 11/1/36 | \$ 1,608,000 | 4.950% | \$ - | \$ 39,798.00 | \$ 580,698.75 |
| 5/1/37 | \$ 1,608,000 | 4.950% | \$ 510,000 | \$ 39,798.00 | \$ - |
| 11/1/37 | \$ 1,098,000 | 4.950% | \$ - | \$ 27,175.50 | \$ 576,973.50 |
| 5/1/38 | \$ 1,098,000 | 4.950% | \$ 535,000 | \$ 27,175.50 | \$ - |
| 11/1/38 | \$ 563,000 | 4.950% | \$ - | \$ 13,934.25 | \$ 576,109.75 |
| 5/1/39 | \$ 563,000 | 4.950% | \$ 563,000 | \$ 13,934.25 | \$ - |
| 11/1/39 | \$ - | 4.950% | \$ - | \$ - | \$ 576,934.25 |
| Totals | | | \$ 6,394,000 | \$ 3,089,601 | \$ 9,483,600.53 |

SECTION B



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419
Winter Springs, FL 32708
407-327-7918

WinterSprings@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

JAB/715285

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

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

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

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

Hereinafter called "CUSTOMER"

REQUESTED START DATE: May 1, 2023

PURCHASE ORDER #: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of sixteen (16) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Four (4) ponds associated with **STONEBROOK SOUTH COMM DEV DISTRICT**, Davenport, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

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

| | | |
|---|----|-----------------------|
| 1. Underwater and Floating Vegetation Control Program | \$ | <u>172.00 Monthly</u> |
| 2. Shoreline Grass and Brush Control Program | \$ | <u>INCLUDED</u> |
| 3. Free Callback Service | \$ | <u>INCLUDED</u> |
| 4. Monthly Written Service Reports | \$ | <u>INCLUDED</u> |
| 5. Additional Treatments, if required | \$ | <u>INCLUDED</u> |
| Total of Services Accepted | \$ | <u>172.00 Monthly</u> |

\$172.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$172.00** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **April 15, 2023**.

F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Jonathan Bandy SALES MANAGER

CUSTOMER

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

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

SECTION V

SECTION D

Stoneybrook South Community Development District



April 3, 2023

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

April 3, 2023

To: George Flint
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- April 3, 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's electric completed the work on both the Bella Citta monument and the Westside Blvd Monument lighting. All monument lights are working as of this report.



Completed Items

All fountains working as of this report.



Two storm inlet covers have been reset on Deuce Circle.



Dead palm as you exit Oasis Club to Bella Citta has been removed. Staff is working on a replacement plan



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

Repairs to irrigation system completed as approved. We had two main line irrigation breaks which have since been repaired.

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.

Dry ponds are being disked.

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

We have begun removing Juniper at some of the entrances. I am working with DTE on a replacement plan.

There is a dead palm as you exit Oasis Club to Bella Citta. It has been removed and we will look to either replace the palm or flush cut it and sod.

A dead Washingtonian palm was removed by the entrance to the Plaza.

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