Stoneybrook South
Community Development District

Agenda

October 2, 2023

AGENDA

Stoneybrook South
Community Development District

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

September 25, 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, October 2, 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. Organizational Matters
    A. Appointment of Individual in Seat #5 with a Term Ending November 2026
    B. Administration of Oath of Office to Newly Appointed Board Member
    C. Consideration of Resolution 2024-02 Electing Officers
4. Business Administration
    A. Approval of Minutes of the August 7, 2023 Meeting
    B. Consideration of Check Register
    C. Balance Sheet and Income Statement
5. Business Items
    A. Consideration of Resolution 2024-01 Designating Assistant Secretary of the District
    B. Consideration of Quit Claim Deeds (2) Related to Conveyance of Common Area Property to the Country Club at ChampionsGate Community Association, Inc.
6. Staff Reports
    A. District Counsel
    B. District Engineer
    C. District Manager
    D. Field Manager
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stoneybrook South Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of October, 2023.

ATTEST:

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

SECTION IV

SECTION A

MINUTES OF MEETING
STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, August 7, 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
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Ron Phillips	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	GMS
Alan Scheerer	Field Manager
Dave Reid	District Engineer

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Flint: Next is public comment period. Alan, just in case, I think there is a public dial in. We will dial into that; we will come back if there is anybody on.

THIRD ORDER OF BUSINESS Organizational Matters

A. Appointment of Individual in Seat #5 with a Term Ending November 2026
B. Administration of Oath of Office to Newly Appointed Board Member
C. Consideration of Resolution 2023-09 Electing Officers

Mr. Flint: We do have a vacancy seat #5 with a term ending November 2026. Are there any nominations?

Mr. Nembirkow: Not yet.

Mr. Flint: Okay. We can continue to operate with four Board members, and we will put this on future agendas and if you're ready, the Board can appoint someone at that time.

FOURTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the June 5, 2023 Meeting

Mr. Flint: Next is business administration. You have the approval of the minutes from the June 5 meeting. Did the Board have any comments or corrections to those?

Mr. Manjourides: No.

> On MOTION by Mr. Manjourides, seconded by Mr. Nembirkow, with all in favor, the Minutes of the June 5, 2023 Meeting, were approved, as presented.

B. Consideration of Check Register

Mr. Flint: We have the check register from May 30 through July 31 for the General Fund and the Board pay that totals $151,023.23. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I'd ask for a motion to approve it.

> On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Check Register from May 30, 2023 through July 31, 2023, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through June 30, 2023. There is no action required on these. If the Board has any questions, we can discuss those. We are fully collected on our assessments. We have collected $851,848 on a budget of $845,000. Our actual expenses are under our prorated budget by about $21,000. Any questions on the financials?

FIFTH ORDER OF BUSINESS Public Hearing

A. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is the public hearing to consider adoption of the Fiscal Year 2024 budget. Is there a motion to open the public hearing?

> On MOTION by Mr. Nembirkow, seconded by Mr. Phillips, with all in favor, the Public Hearing, was opened.

Mr. Flint: We have opened the public hearing and there are no members of the public here. We've checked the dial in number for the public and there is nobody on that line either. We will close the public comment portion. We will bring it back to the Board. You have Resolution 2023-07, which adopts the 2024 budget. This budget starts on October 1. Attached to the resolution is the form of the budget and if you recall when you approved the proposed budget, you did it under the concept that we were going to combine all the operational cost between both CDDs and then allocate them back out based on platted lots, so this budget does that. You can see on page two at the bottom the shared costs total about $1,500,000 and then 47% of those costs are paid for by Stoneybrook South and then 53% by Stoneybrook South at ChampionsGate. What that allowed you to do, it not only allocated all the expenses so that each CDD is kind of on a level playing field as far as how much they have to bear, but it also allowed you to keep your assessments level. It allowed the other District; they kept their assessments level as well. It didn't require any increase in your assessments, it actually allowed you to reduce. You were using carry forward to balance your budget and now you don't have to do that. The per unit assessments remain the same. Any questions on the resolution or the budget? Is there a motion to approve Resolution 2023-07?

> On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is a public hearing to impose the assessments related to the budget you just adopted. Again, for the record, there are no members of the public here to provide comment or testimony. This resolution imposes the O&M assessments, which you have to do on an annual basis. It has the budget you just approved adopted as well as the assessment roll attached, which shows each property within the District and the assessment amount that would be certified to the county for inclusion on the tax bill. Any questions on the resolution? Is there a motion to approve it?

> On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Nembirkow, seconded by Mr. Phillips, with all in favor, the Public Hearing, was closed.

Mr. Flint: The public hearings are closed.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Landscape Maintenance Agreement with Stoneybrook South at ChampionsGate CDD and Floralawn, Inc.

Mr. Flint: The Board previously authorized us to issue an RFP for landscape maintenance and we did that. We brought back the responses, you all ranked those, you selected Floralawn, Inc. to provide landscape maintenance services effective September 1. This is just the form of the agreement coming back to you to approve based on the actions you have already taken. Because of the way we are structuring the budget now, we have made this a three-party agreement. It includes the entire scope for both Districts and then both CDDs and Floralawn, Inc. are parties to the agreement. Jeremy, the maps and everything that are in here are up to date.

Mr. LeBrun: Yes. That is the most recent ones.

Mr. Flint: Any questions on the agreement? Both CDDs will approve this same agreement, and both sign it.

Mr. Manjourides: We pay more than the other District?

Mr. Flint: No. If you break the cost out, the cost associated with this District are higher than the other one, but we are adding them all together and then we are allocating them back out based on platted lots.

Mr. Manjourides: I see.

Mr. Flint: When we bid it out, we bid it out where they priced both CDDs separate, but we are combining it all.

Mr. Manjourides: Ok. The actual amount won't be different.

Mr. Flint: The amount that is in your budget is going to be based on 47% of the total contract, not the items that are identified as Stoneybrook South.

Mr. Manjourides Ok. I understand.

Mr. Flint: The landscape costs, geographically, is higher for Stoneybrook South and Stoneybrook South at ChampionsGate because of Oasis Boulevard and some of the other things but those get spread on a platted lot basis.

Mr. Manjourides Otherwise it looks good to me.

Mr. Flint: Alright. Is there a motion then to approve the agreement?

> On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Landscape Maintenance Agreement with Stoneybrook South at ChampionsGate CDD and Floralawn, Inc., was approved.

Mr. Flint: We are still in the process of cleaning up some of the ownership related to the areas that we are maintaining versus the HOA's. The Country Club, which is transitioned and has a different management company, there are some small areas that are showing it as being owned by the CDD that we now show would be maintained by them. We are working on cleaning some of that stuff up. We still don't have that fully resolved, but we are going to base the landscape maintenance contract on the fact that we aren't maintaining that little circle on the middle of the road anymore, it would be the Country Club. There is going to be a transition period where probably we find no one is maintaining that little island and we are going to have to work through some of that because the Country Club didn't participate in the bidding process with us, they went out and hired United Land separately, so they were not really part of putting this map together, bidding it out. There is going to be probably a little bit of pain for a period of time in getting that stuff cleaned up.

Mr. Phillips You mean the circles at the cul-de-sacs?

Mr. Flint: Yes.

Mr. Scheerer: Yes. Like at the end of Nicholson and Deuce.

Mr. Phillips That is in front of my house.

Mr. Flint: We will keep an eye on it, so it doesn't get dropped.

Mr. Phillips I will go out there and do it.

Mr. Scheerer: No. I know where you live.

Mr. Flint: It's not a big dollar number.

Mr. Manjourides: So, the HOA doesn't mow that, huh?

Mr. Flint: No. Well.

Mr. Manjourides: Interesting.

Mr. Scheerer: The way that is originally laid out, if I may George.

Mr. Flint: Yes. Go ahead.

Mr. Scheerer: There is four of those within Country Club. The plat says it's owned by the CDD; however, there is no transfer of ownership in the name of the CDD recorded with Osceola County. In doing the research, what I think happened with Country Club, is when they decided to go out to bid, they just got on the property appraiser and said HOA, CDD, HOA, CDD, but that really wasn't the case.

Mr. Manjourides: I see.

Mr. Scheerer: We were not maintaining it back in 2019 when that original bid went out. Those four locations, specifically, were not maintained by CDD, but HOA. But again, you go through the plat.

Mr. Manjourides: I understand.

Mr. Scheerer: The plat will indicate who owns what via plat. But when you go into the actual parcel ID and you are looking for the document that deeds that property to CDD, HOA, Country Club, or whoever, that did not exist. My understanding right now from an email I received and which I forwarded to Jeremy in our office, and we are going to work together on cleaning some of this up, is that those parcels have been transferred from Lennar to Country Club at ChampionsGate. We are working on it.

Mr. Flint: We normally don't rely on the plat for ownership. Usually, you need to have a separate conveyance through a quitclaim deed, warranty deed, special warranty deed, but that varies.

Mr. Manjourides: Those are the only ones that are affected.

Mr. Scheerer: Well, there is the Mickelson Monument, you know, the one off of Deuce Circle.

Mr. Manjourides: Oh, the monuments too.

Mr. Scheerer: Yes. All of that. Then, all the ones along Oasis Club Boulevard are going to the Master, I believe.

Mr. Manjourides: Because they always fix those.

Mr. Flint: Yes.

Mr. Phillips: All of them. I can't bother you no more when the lights go out.

Mr. Scheerer: You can always bother me, sir. You are never a bother.

Mr. Flint: The other thing I will mention so you are aware of it is that the Country Club HOA went through and reviewed all their utility bills and streetlights and all of that. They did

identify some streetlight costs in the other CDD that should have been paid by the CDD and not the HOA. We recognize that because all the streetlights everywhere else are CDD and for some reason Lennar put the streetlight lease in the HOA's name for a section of the road. They have asked to be reimbursed back to, is it January 2021? It's whenever Lennar stopped deficit funding the HOA. The streetlights, we are good with, but these little islands in the cul-de-sac, they have gone back, and they want the CDD to reimburse them for the irrigation costs back to January of 2021 for those islands. We are still reviewing that.

Mr. Manjourides: Okay.

Mr. Flint: I don't know what the Board's thought is on that is, but I am not jumping to pay them yet. It has been a little while and they are probably wondering what we are doing, but we want to make sure whatever we do is justified. We also want to review all our utility bills to make sure there is nothing that they should have been paying that we were paying for.

Mr. Manjourides: Yes. Absolutely.

Mr. Flint: But that is going on and it's in the background, but the streetlights are the other CDD. They are looking for some reimbursement on irrigation. I forget what the number is.

Mr. Scheerer: It wasn't a lot of money. Those are small items, but I don't have the total number.

Mr. Flint: Yes. They are small, but when you go back three years.

Mr. Scheerer: Three years, then it becomes a very large amount of money. Yes.

Mr. Flint: Yes. We are in the process of transferring those islands to them saying they should own them and should have been maintaining them. It is a little bit of a gray area. We haven't had direct communication on it other than some emails.

B. Consideration of Resolution 2023-08 Designating Bank Signatories

Mr. Flint: This is a resolution designating signers. The resolution used to have specific individual's names rather than offices, so if you changed who your Treasurer was or your Secretary, you would have to go back and change who the authorized signers are. Rather than doing that, this resolution names the offices. It names the Treasurer, Assistant Treasurer and Secretary as signers. Previously, the Treasurer and the Secretary were the signers, but it listed the specific names in the resolution. This just names the offices and then it adds Assistant Treasurer, which gives us the ability to have backup to be able to sign checks, etc. Any questions on the resolution?

> On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, Resolution 2023-08 Designating Bank Signatories, was approved.

C. Presentation of Arbitrage Rebate Calculation Reports for the Series 2013 & 2014 Bonds

Mr. Flint: We have two Arbitrage Rebate Calculation Reports. The IRS requires that we demonstrate that we are paying more interest than we are earning. We have this done annually for both bond series. You have got it for the 2013 Series and the 2014 Series. You can see from the report that we have a negative rebatable arbitrage for both bond series, which means there is no arbitrage issues. Any questions on the reports? If not, is there a motion to accept them?

> On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Arbitrage Rebate Calculation Reports for the Series 2013 & 2014 Bonds, was approved.

D. Discussion and Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: Each year, typically, when you approve your budget, we also include your annual meeting schedule. You are required to adopt an annual meeting schedule each year. This one keeps your meetings at 10:00 a.m. every other month, basically October, December, February, April, June and August, the first Monday at 10:00 a.m. It follows the same practice that you have in the past, if you're okay with continuing to meet at 10:00 a.m. on the first Monday on these months, then you can approve this notice. If not, we can change it.

> On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Flint: Vivek is not on the line.

B. District Engineer

i. Presentation of Annual Report

Mr. Flint: District Engineers Report, Dave.

Mr. Reid: I have got a couple of things here that are on the agenda, the Annual Report which we did for June was submitted. There is nothing special about that, everything looks good. We do a separate maintenance item list for Alan to catch up on like the control structures or little

things like that, but you will need a little additional maintenance. Landscapers are not attuned at making sure the control structures and little things like that. They are good at mowing and trimming. If there is anything like that, we pointed that out in a separate maintenance memo.

ii. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead, & Stokes, LLC

Mr. Reid: The second thing I have on here is Hamilton Engineering where the District Engineers have been absorbed into Madden, Moorhead & Stokes, LLC, so now I work for Madden, Moorhead & Stokes, LLC. Both of our companies are owned by the same investment company, Fremont-Wright, LLC. Fremont-Wright, LLC closed our Orlando office, Hamilton's main office is in Tampa, so I opened the Orlando office for them, and we were asked to join Madden, Moorhead & Stokes, LLC when our lease was up to conserve costs and also to consolidate resources. I have been at Madden, Moorhead & Stokes, LLC for, we have shared offices for a year now, but officially January 1 is when we became Madden, Moorhead & Stokes. I am asking that the Engineering Contract be assigned to Madden, Moorhead & Stokes, LLC, essentially the same company. We have been trying to figure out a way where we could do this without going back through RFQs and all that stuff. We may not apply again. We are asking the Board to assign that contract with Madden, Moorhead & Stokes, LLC, but we will continue to be the Engineer.

Mr. Flint: Counsel's reviewed it. They are comfortable with it because they are affiliated. They are owned by the same parent company. It is just changing the name.

Mr. Manjourides: The contract stays the same.

Mr. Flint: Yes. The contract stays the same. The same personnel are involved. You don't have to go through the RFQ process to do this, you can just assign and assume the agreement. Any questions on the assignment and assumption?

> On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Assignment and Assumption of District Engineering Agreement with Madden, Moorhead, & Stokes, LLC, was approved.

Mr. Reid: Thank you. That is all I have.

Mr. Flint: Alright.

C. District Manager

Mr. Flint: I want to introduce Jeremy LeBrun. He has been with us for a little over a year. He is a District Manager at our office. He is going to be attending these meetings with me over the next two or three meetings and then eventually I will be transitioning some of these Districts, Stoneybrook South, Stoneybrook South at ChampionsGate, Shingle Creek and Shingle Creek at Bronson. Jeremy will eventually be taking those over, but I wanted to introduce him. I will still be around, and Alan will still be around.

Mr. Scheerer: I am leaving too. No, I am just kidding.

Mr. Nembirkow: Where are you going, George?

Mr. Flint: I am not going anywhere.

Mr. Nembirkow: A softer chair.

Mr. Flint: I am an owner of a company and I have got a little bit too much going on.

Mr. Nembirkow: A softer chair.

Mr. Flint: Yes.

Mr. Scheerer: A bigger cushion.

Mr. Flint: I've got plenty to keep me busy, but I will be around, and I will be here for the next few meetings.

D. Field Manager

Mr. Flint: Anyway, Alan, do you want to do your Field Manager's Report?

Mr. Scheerer: Yes. Thank you very much. A lot of this stuff you have seen before. The architectural fountain is working well. The lights are working. I did speak with Chris before the meeting and he mentioned that a strange noise coming from that area, so I will look into it after the meetings are over today. Irrigation inspections are on-going. The monument entry lights, the ChampionsGate letters, are all working as of this report. All the fountains except for the tee box #8 are working. I know that we have had some storms blow through here in the afternoon. We have reset breakers, adjust times and stuff, but there is a part on order they think part of that motor capacitor may be bad, so they have ordered a part. They don't want to pull it twice, so in an abundance of caution, they are getting whatever parts they feel they will need, so when they pull the fountain itself out, they can fix whatever is wrong and then reset it. We hope to have that done as quick as possible. At the last meeting, I reported a couple of dead palm trees, one by the traffic circle and one heading out towards 27. Both of those were replaced with Sables as were some of the other ones a few years back. We had an August 1st meeting with Down to Earth, me, Nina with

the HOA, Andrew Davis came back for this meeting. I don't know if you remember Andrew. He was here as one of the original Account Managers when I got here. Corbin Farmer and a bunch of the DTE people. We did a complete drive through, HOA, Master, Condo, CDD. We went through and looked at everything and before final payment on their final invoice in August is paid, we are going to make sure that they are addressing everything, especially the other detail work as well as the disking of the ponds. They have got through a lot of them. We do have a couple of ponds that are holding water. One that doesn't really affect you all, which is Ronald Reagan and Westside Boulevard. That thing is holding a lot of water, so we are hoping it dries up here soon and we can get the equipment in and get it all cleaned up before we transition this product to Flora Lawn. As again, the dry ponds are being disked as we speak. We did replace more pebble at the main entrance here. Once Flora Lawn comes on Board, I am holding some landscaping projects for Flora Lawn. This way we have the new landscape provider coming in and we are not just handing stuff to Down to Earth before they leave unless it's an absolute emergency. Down to Earth, just so you know, they did agree to meet with a couple of the Account Managers and the Irrigation Managers for Flora Lawn, so we are going to have a mid-month meeting with them to make sure that Flora Lawn understands where all the point of connections are for the irrigation on the clocks and kind of how the dynamic works. That was offered to us by Down to Earth, so knowing that they are coming out, I thought that was generous for them to do that. They really didn't have to. We do have a map that indicates where all the POC, point of connections, are for irrigation and the clocks are, HOA does not, so I think it's all three parties, Stoneybrook South at ChampionsGate, this CDD and the HOA's with that, so that will be coming up soon. I know that there is a couple of lights out on a few of the internal monuments before those get turned over. I will make sure that they are maintained right, and the lights are working before we give them over to either Country Club and/or the Master because the ones on Oasis Club Boulevard are all going to the Master as well. We do have some painting that we are putting on hold until we get through the 115 degrees, feels like, temperatures, rain and stuff. You will probably see in the fall, we will be addressing the Bella Citta entrance, we will be addressing the architectural fountain as well as the other wall on the 13th Fairway, so we will be dealing with them on that. I can try to answer any questions you all have.

Mr. Manjourides: Down to Earth, do they still do the Oasis Club?

Mr. Scheerer: Yes.

Mr. Flint: They won't after September 1st.

Mr. Scheerer: They won't after September 1st.

Mr. Manjourides: Flora Lawn is going to do this too?

Mr. Scheerer: Yes.

Mr. Flint: Yes.

Mr. Manjourides: Oh ok.

Mr. Scheerer: It will be the CDD for Stoneybrook South, Stoneybrook South at ChampionsGate, the Master Retreat, Condo.

Mr. Flint: They will be doing everything except Country Club.

Mr. Scheerer: Except Country Club, yes.

Mr. Manjourides: Oh ok.

Mr. Flint: Country Club is United Land.

Mr. Manjourides: Down to Earth won't be in here?

Mr. Phillips: Are they doing the CDD across the lake?

Mr. Scheerer: They will be come September 1. Yes sir. Like I said, we are going to hold a meeting about mid-month with the account managers for both companies as well as the irrigation managers for both companies. Then, that last week of August, we will be doing a final ride through with Down to Earth and we want to make sure everything is done. Please note the ponds are disked once a month, but we have some that are holding water, they need to be cleaned up. We are going to do what we can to get them cleaned up before Flora Lawn takes over. Like Dave said with the Engineer's Report, there is some inlets and outfalls in those that need to be cleaned up as well. I checked the ponds last week, I checked a few this morning. They have made a pretty big dent in what they have to do as far as the disking goes. That's all I have.

Mr. Phillips: What about maintaining the water ponds?

Mr. Scheerer: The CDD only maintains, in your community, four ponds, the two at 27 and the two out here off Oasis and Westside Boulevard. The ponds that are on the golf course are CDD owned golf course maintained, and I don't know that they are spraying anything in those ponds.

Mr. Phillips Not according to this.

Mr. Scheerer: Yes. According to that.

Mr. Phillips: It says CDD owned and maintained.

Mr. Scheerer: CDD owned, golf course maintained. You see this? If you come over to these ponds on 15 and 16, if you look at the crosshatching, like that, and then you equate it to the legend on the map.

Mr. Phillips: These are the two that are out in front.

Mr. Scheerer: But those are just horizontal lines. See the difference in the linage?

Mr. Philip: We maintain all the way around?

Mr. Scheerer: No. The golf course does all those ponds. Between the homes, the ponds themselves, the body of water, they are supposed to maintain it. If you look at the legend, this is what you are looking at for CDD owned golf course maintained.

Mr. Phillips: The golf course is supposed to maintain the slopes and anything around the ponds?

Mr. Scheerer: Yes.

Mr. Phillips: I just want to get it straight.

Mr. Scheerer: Yes sir.

Mr. Flint: They have been. We have never maintained those ponds.

Mr. Phillips: They haven't been. That is why I am wondering whose it is.

Mr. Flint: I understand what you are saying.

Mr. Scheerer: What they may be, and I don't want to say this as gospel, but when they were taken over by Country Club and I think the First Service is their management company for that and they fired, I think it was, Chris, the old golf course person.

Mr. Phillips: Yes.

Mr. Scheerer: He used to do those.

Mr. Phillips: As far as I know, he only did the one for the driving ranges, but I would get on them.

Mr. Scheerer: Yes.

Mr. Flint: No. They have always done those ponds.

Mr. Phillips: Not well.

Mr. Flint: Yes.

Mr. Scheerer: No, but you know what they don't do is what we do is we have a monthly agreement to spray the aquatics. They don't spray the aquatics. Then, I don't know if it was fifteen or sixteen, somebody complained that it didn't get mowed.

Mr. Nembirkow: Sixteen.

Mr. Scheerer: Sixteen, it didn't get mowed.

Mr. Nembirkow: Yes. They left me all kinds of emails.

Mr. Scheerer: Yes. I got ahold of Down to Earth, and they shouldn't have done it, but they just said heck it looks bad, and they just went ahead and cleaned it up. It wasn't theirs to do, they just went and did it.

Mr. Nembirkow: They are complaining about midges again.

Mr. Scheerer: Yes.

Mr. Nembirkow: Well, why?

Mr. Scheerer: You have got fountains in all the ponds, but you got to spray the aquatic vegetation.

Mr. Manjourides: Yes. You got to spray it.

Mr. Phillips: I understand that we just hired somebody to spray aquatics.

Mr. Scheerer: Not us.

Mr. Phillips: No. We did. The golf course did.

Mr. Scheerer: Oh, good.

Mr. Phillips: Yes. I think Ethan did.

Mr. Scheerer: Ok.

Mr. Phillips: As far as I know.

Mr. Nembirkow: Does it work?

Mr. Scheerer: I haven't seen them or anybody out spraying them.

Mr. Phillips: There is a lot of stuff dying around here now.

Mr. Nembirkow: Your house not too bad? I got some on my screen.

Mr. Scheerer: You have midges?

Mr. Nembirkow: Yes. I get them every year. They are not as bad as about five or six years ago. I really got them bad.

Mr. Phillips: They live at my house every year.

Mr. Flint: Yes. They are tough.

Mr. Scheerer: We put a sign out for rent by your house, Ron.

Mr. Phillips: There are times when on the screen I got videos of them, and I couldn't see out of my screen. That is how many midges I got.

Mr. Flint: It's a tough problem. They are very hard to deal with.

Mr. Phillips: Yes. They don't bother you.

Mr. Nembirkow: We were going to put the fish in there. Eat the larvae.

Mr. Flint: Fish will do it.

Mr. Phillips: It is not from there, Buzz.

Mr. Scheerer: Fish will help. Shrimp.

Mr. Phillips: Mine don't come from there. Mine live in my trees, bushes and stuff out in front. Mine get sprayed three times a year.

Mr. Flint: That is where they land. They hatch in the water, but they'll come out and they will settle down.

Mr. Nembirkow: They say that out of the shrubs around the house and everything else.

Mr. Flint: Yes, but they are hatched in the water. The larvae, they hatch.

Mr. Nembirkow: They only live 24 hours.

Mr. Flint: Yes. It is usually cyclical.

Mr. Scheerer: Yes.

Mr. Phillips: In November they will be gone.

Mr. Nembirkow: My screen door on the pond side, I open it and close it really fast.

Mr. Scheerer: And shake them off?

Mr. Nembirkow: I hit the screen first and get them off.

Mr. Phillips: I got one question about there is a pond between seven and eight.

Mr. Scheerer: I don't know what seven and eight is. Is it on your map?

Mr. Phillips: You know where eight is, don't you?

Mr. Scheerer: Oh, yes. With the tee box eight?

Mr. Phillips: Yes. Back up and back to the houses that are across the street. There is a pond there and there is nothing. I don't even know if anybody owns it.

Mr. Manjourides: Behind the houses.

Mr. Phillips: Yes.

Mr. Siron: Yes. Behind the houses.

Mr. Manjourides: When you're going along the houses.

Mr. Scheerer: Show me. I don't know seven and eight. I know eight tee box.

Mr. Manjourides: It's right across the street.

Mr. Scheerer: Oh. It's on the other CDD?

Mr. Siron: Yes.

Mr. Scheerer: Ok. There is a dry pond there.

Mr. Manjourides: No.

Mr. Scheerer: There is a dry pond that is on the Westside Boulevard and Ronald Reagan. There is another one that is as you come in the gate to Country Club on the right and then there is one wet pond in the middle.

Mr. Manjourides: No.

Mr. Siron: No. This is behind the houses.

Mr. Phillips: I don't think anybody knows it is there.

Mr. Phillips 33:42: No. It's between the international course and our houses.

Mr. Scheerer: Hang on. I am going back to the RFP.

Mr. Nembirkow: The backway off eight? Is that what we are talking about?

Mr. Manjourides: No. When you're going from seven to eight when you go along the back of the houses.

Mr. Nembirkow: Yes. From seven to eight in the back. The pond that is back there.

Mr. Manjourides: Back there behind the houses.

Mr. Nembirkow: The one that is all stagnated and everything. I mean it's just a mess. You can only see it if you have a golf cart, and you go back there.

Mr. Manjourides: Yes. You can't see it from any part of the road.

Mr. Nembirkow: It's got garbage in it and everything else.

Mr. Scheerer: Alright. I will see if I am in the right spot. This is across the street from you all. This is Oasis Club; this is Olympic Club. That is not the one?

Mr. Nembirkow: No. It's off.

Mr. Manjourides.: I will show you.

Mr. Scheerer: This one? Westside Boulevard.

Mr. Siron 34:29: Yes. It is in that division.

Mr. Manjourides: Let me see this. Here it is over here.

Mr. Flint: Is it in Tract K?

Mr. Scheerer: I just showed them Tract K and they said no.

Mr. Siron 34:42: No. It's not Tract K.

Mr. Phillips: The north tract.

Mr. Scheerer: To the north tract, which means it is in this area here. This is north tract. The is Whistling Straits. Yes. This is Westside Boulevard. This is Whistling Straits. Beth Page. Black Wolf. There is a dry pond and a wet pond there.

Mr. Siron: Yes. That is the one that they are talking about.

Mr. Manjourides: That is the wet pond right there.

Mr. Scheerer: Yes. That is ours and we maintain that.

Mr. Manjourides: It's not maintained.

Mr. Scheerer: I take that back. That does not get sprayed. That is not on our spraying contract, but it gets mowed. Yes, because we mow this one and this one and that pond.

Mr. Nembirkow: That Pond there is the one that rarely looks like anything is done to it.

Mr. Scheerer: Yes. We were just there like two weeks ago. Everything looked good. I will double check it again for you all.

Mr. Flint: Look at it.

Mr. Scheerer: Yes sir. I got you.

Mr. Siron: At least you know it is there.

Mr. Scheerer: Oh. I knew that because we have to get out to get to it. I know what you mean by getting on a golf cart.

Mr. Siron: Yes.

Mr. Scheerer: But where the golf cart crossing is, we park right before that, and we walk back that way.

Mr. Phillips: Yes.

Mr. Nembirkow: I haven't been out there because I don't play golf anymore.

Mr. Phillips: I mean it has been ugly for a long time. I mean really. That is the worst one anywhere here.

Mr. Scheerer: This one, I probably ought to just bring back to the Board and we will look at maybe doing an aquatic on that one. That is the only one that doesn't have aquatic.

Mr. Phillips: Oh yes. You definitely need it. I mean there is scum everywhere.

Mr. Scheerer: Actually, that should be on it because that is Stoneybrook South at ChampionsGate CDD.

Mr. Phillips: Yes.

Mr. Scheerer: This one does have an aquatic agreement on it. I am thinking of you guys, but I will follow up with Lake Doctors and with the landscaper.

Mr. Nembirkow: That is a small little pond too.

Mr. Scheerer: It is.

Mr. Nembirkow: Yes.

Mr. Scheerer: And it just runs right along that edge.

Mr. Nembirkow: Yes.

Mr. Phillips: Yes, exactly.

Mr. Scheerer: I am sorry. I got you. I know Lake Doctors was just out here two weeks ago spraying all the CDD ponds.

Mr. Phillips: You can see they are all dying.

Mr. Nembirkow: But no one has complained to me from over there, so I am ok.

Mr. Manjourides: Behind it, I don't think there is anything behind it.

Mr. Scheerer: No. It is just conservation back there.

Mr. Manjourides: Yes.

Mr. Scheerer: Is that what it is?

Mr. Phillips: I am sure it is conservation.

Mr. Nembirkow: People are figuring out who I am now. It's taken five years.

Mr. Flint: Oh really?

Mr. Phillips: Why would Lennar put two roads going into that conservation area if they aren't planning on doing something with it?

Mr. Flint: Oh, the stub-outs?

Mr. Nembirkow: Did you get that real-estate agent that kept bugging me about the past HOA dues at Retreat?

Mr. Flint: Oh really?

Mr. Nembirkow: He kept sending me emails and I kept forwarding.

Mr. Flint: Did you forward them to me?

Mr. Nembirkow: Yes.

Mr. Flint: Because we respond to whatever you send me.

Mr. Nembirkow: The guy hasn't bothered me in two weeks.

Mr. Flint: Ok. Maybe he got what he needed. I am sorry they are reaching out to you.

Mr. Nembirkow: He wanted to know past due HOA fees for house closing at the Retreat.

Mr. Flint: Oh, yes. Obviously, that is the HOA, that is not us. Rather than saying that is not us, we give them the names.

Mr. Nembirkow: Oh no. CDD fees, he wanted to know, that was not paid either.

Mr. Flint: Oh ok.

Mr. Nembirkow: The guy asked a lot of questions I had no answers to.

Mr. Flint: We can answer them.

Mr. Nembirkow: That isn't my area. I see nothing.

Mr. Flint: Alright. Anything else, Alan? Anything else for the Field Manager?

Mr. Phillips: I had one more thing for Alan. I don't know if this is across from where you just put that entry in on the circle.

Mr. Scheerer: Ok.

Mr. Phillips: Across the street. There are two or three dead pine trees. Is that us?

Mr. Scheerer: He already told me. I need to look at it because we only own a small portion on the backside of the sidewalk as your exiting the 27 and then anything back of the sidewalk on 13 is golf.

Mr. Manjourides: When you go and look all the way down almost to the gate.

Mr. Scheerer: I got you.

Mr. Manjourides: Because there is like three more down that way too.

Mr. Phillips: It's right across where golf cart crossing is.

Mr. Scheerer: Yes sir.

Mr. Phillips: Right there.

Mr. Scheerer: Yes. If it's on the backside of the sidewalk on the other side of the golf cart crossing, it's all golf course.

Mr. Manjourides: I imagine it is golf course. I just wanted to make sure.

Mr. Scheerer: Yes. On that 13 whole side, we only have between the sidewalk and the curb. I guess that is what, 12? As you're cutting across from 12.

Mr. Manjourides: There is a sand thing down there too.

Mr. Scheerer: Yes. It's a rib and we do disk the rib, but we don't mow the outside of the rib and we don't maintain anything between the sidewalk and 13th side.

Mr. Manjourides: I didn't think so.

Mr. Phillips: This is going out to the entrance gate.

Mr. Scheerer: Ok. I will find it.

Mr. Phillips: To the homeowner's gate.

Mr. Manjourides: Yes.

Mr. Scheerer: I got you. I will find it.

Mr. Phillips: Going out to Bella Citta.

Mr. Scheerer: I will find it.

Mr. Phillips: There is three or four.

Mr. Nembirkow: There is like six.

Mr. Phillips: Yes. Whatever.

Mr. Scheerer: Yes. Chris told me there was like five.

Mr. Phillips: Yes. I only see the ones that are by the green.

Mr. Scheerer: At least you get to the green. I will look at it guys. I got it.

Mr. Phillips: That is probably that beetle that comes in here.

Mr. Flint: Yes.

Mr. Phillips: If you don't get rid of it, it goes to the next one. If it's not yours, let us know so we can get on someone and get it out of here.

Mr. Scheerer: I would be happy to do that. Let me just get my eyes and make sure I am in the right spot because we will sit here and go no it's here, it's here, it's here. Oh, it's the pond back here. I got you.

Mr. Flint: Alright. Anything else for Alan?

EIGHTH ORDER OF BUSINESS Supervisor's Request

Mr. Flint: Any other items the Board wanted to talk about that was not on the agenda?

NINTH ORDER OF BUSINESS Adjournment

Mr. Flint: Is there a motion to adjourn?

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION B

Stoneybrook South
Community Development District

Summary of Checks

August 1, 2023 to September 25, 2023

Bank	Date	Check #		Amount
General Fund - Truist	8/2/23	803-804	$	27,340.10
	8/9/23	805-806	$	9,039.06
	8/16/23	807-808	$	2,722.00
	8/23/23	809-811	$	1,146.72
	8/31/23	812-813	$	637.50
			$	40,885.38
General Fund - SouthState				
	9/7/13	1-2	$	1,966.74
	9/13/23	3-4	$	6,916.76
			$	8,883.50
Payroll Fund	August 2023			
	Basan Nembirkow	50089	$	184.70
	Chris Manjourides	50090	$	184.70
	Ronald Phillips	50091	$	184.70
	Terry Siron	50092	$	109.70
			$	663.80
			$	**50,432.68**

*** CHECK DATES 08/01/2023 - 09/25/2023 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/02/23	00003	7/27/23	163773	202307	320-53800-46700		*	1,466.10		
			RPR CONNECTOR/SOLENOID/LN							
		8/01/23	164304	202308	320-53800-46200		*	25,548.00		
			MAINTENANCE SERVICE AUG23							
						DOWN TO EARTH LAWNCARE II, INC.			27,014.10	000803
8/02/23	00012	7/21/23	1781442	202307	320-53800-47000		*	163.00		
			WATER MGMT SERVICES JUL23							
		8/01/23	113412B	202308	320-53800-47000		*	163.00		
			WATER MGMT SERVICES AUG23							
						THE LAKE DOCTORS, INC.			326.00	000804
8/09/23	00001	8/01/23	179	202308	310-51300-34000		*	2,929.08		
			MANAGEMENT FEES AUG23							
		8/01/23	179	202308	310-51300-35200		*	66.67		
			WEBSITE ADMIN AUG23							
		8/01/23	179	202308	310-51300-35100		*	108.33		
			INFORMATION TECH AUG23							
		8/01/23	179	202308	310-51300-31300		*	416.67		
			DISSEMINATION FEE AUG23							
		8/01/23	179	202308	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		8/01/23	179	202308	310-51300-42000		*	17.80		
			POSTAGE							
		8/01/23	180	202308	320-53800-12000		*	1,351.92		
			FIELD MANAGMENT AUG23							
						GOVERNMENTAL MANAGEMENT SERVICES			4,890.68	000805
8/09/23	00030	7/25/23	6998159	202307	310-51300-32300		*	4,148.38		
			TRUST FEES SERIES 2014							
						USBANK			4,148.38	000806
8/16/23	00003	8/08/23	165267	202308	320-53800-46400		*	2,165.00		
			RMV LOROPETALUM/INST.SOD							
						DOWN TO EARTH LAWNCARE II, INC.			2,165.00	000807
8/16/23	00002	7/24/23	77082423	202307	310-51300-48000		*	557.00		
			NOT.OF MEETING 08/07/23							
						ORLANDO SENTINEL			557.00	000808
8/23/23	00003	8/17/23	166077	202308	320-53800-46400		*	950.00		
			RMV WASHY PALM ENTR RNDBT							
						DOWN TO EARTH LAWNCARE II, INC.			950.00	000809
8/23/23	00032	8/22/23	08222023	202308	300-20700-10000		*	82.20		
			FY23 DEBT SRVC SER2013							
						STONEYBROOK SOUTH CDD C/O USBANK			82.20	000810

*** CHECK DATES 08/01/2023 - 09/25/2023 ***
GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/23/23	00032	8/22/23	08222023	202308	300-20700-10100			*	114.52		
			FY23 DEBT SRVC SER2014								
							STONEYBROOK SOUTH CDD C/O USBANK			114.52	000811
8/31/23	00020	8/25/23	30965A	202308	320-53800-47100			*	240.00		
			FOUNTAIN CLEAN ROUNDABOUT								
							FOUNTAIN DESIGN GROUP, INC.			240.00	000812
8/31/23	00011	8/29/23	23537	202307	310-51300-31500			*	397.50		
			PRP FY24 BDGT/ASMNT/FINAL								
							STRALEY, ROBIN & VERICKER			397.50	000813

TOTAL FOR BANK A 40,885.38

TOTAL FOR REGISTER 40,885.38

*** CHECK DATES 07/27/2023 - 09/25/2023 ***
GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/07/23	00003	8/31/23	166802	202308	320-53800-46700		*	1,794.74		
			RPR SAM/PRS/SOLENOID/ROTR							
						DOWN TO EARTH LAWNCARE II, INC.			1,794.74	000001
9/07/23	00012	9/01/23	122540B	202309	320-53800-47000		*	172.00		
			WATER MGMT SERVICES SEP23							
						THE LAKE DOCTORS, INC.			172.00	000002
9/13/23	00001	9/01/23	181	202309	310-51300-34000		*	2,929.08		
			MANAGEMENT FEES SEP23							
		9/01/23	181	202309	310-51300-35200		*	66.67		
			WEBSITE ADMIN SEP23							
		9/01/23	181	202309	310-51300-35100		*	108.33		
			INFORMATION TECH SEP23							
		9/01/23	181	202309	310-51300-31300		*	416.67		
			DISSEMINATION FEE SEP23							
		9/01/23	181	202309	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		9/01/23	181	202309	310-51300-42000		*	6.30		
			POSTAGE							
		9/01/23	181	202309	310-51300-42500		*	99.75		
			COPIES							
		9/01/23	182	202309	320-53800-12000		*	1,351.92		
			FIELD MANAGEMENT SEP23							
		9/01/23	182A	202308	310-51300-42000		*	.58		
			USPS-941 FORMS TO IRS							
						GOVERNMENTAL MANAGEMENT SERVICES			4,979.60	000003
9/13/23	00055	8/31/23	023069.0	202308	310-51300-31100		*	1,937.16		
			MTG/AGDA/DEED PRCL/AN.RPT							
						MADDEN MOORHEAD & STOKES LLC			1,937.16	000004

TOTAL FOR BANK B 8,883.50

TOTAL FOR REGISTER 8,883.50

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
August 31, 2023

GMS
Governmental
Management Services

Table of Contents

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
August 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2023
ASSETS:				
CASH				
OPERATING ACCOUNT - TRUIST	$13,294	$352,978	---	$366,272
OPERATING ACCOUNT - SOUTHSTATE	$162,042			
STATE BOARD OF ADMINISTRATION	$241,805	$952,619	---	$1,194,425
INVESTMENTS				
SERIES 2013				
RESERVE	---	---	---	$0
REVENUE	---	---	---	$0
PREPAYMENT	---	---	---	$0
SERIES 2014				
RESERVE	---	---	$612,316	$612,316
REVENUE	---	---	$1,178,082	$1,178,082
SERIES 2023				
REVENUE	---	---	$107,703	$107,703
INTEREST	---	---	$104,916	$104,916
TOTAL ASSETS	**$417,142**	**$1,305,597**	**$2,003,016**	**$3,725,756**
LIABILITIES:				
ACCOUNTS PAYABLE	$3,732	---	---	$3,732
FUND EQUITY:				
FUND BALANCES:				
ASSIGNED	---	$1,305,597	---	$1,305,597
RESTRICTED FOR DEBT SERVICE 2013	---		$0	$0
RESTRICTED FOR DEBT SERVICE 2014	---	---	$1,790,398	$1,790,398
RESTRICTED FOR DEBT SERVICE 2023	---	---	$212,619	$212,619
UNASSIGNED	$413,410	---	---	$413,410
TOTAL LIABILITIES & FUND EQUITY	**$417,142**	**$1,305,597**	**$2,003,016**	**$3,725,756**

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	$845,101	$845,101	$851,941	$6,840
INTEREST	$750	$688	$11,891	$11,203
TOTAL REVENUES	$845,851	$845,789	$863,832	$18,043
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	$8,000	$7,333	$5,600	$1,733
FICA EXPENSE	$612	$561	$428	$133
ENGINEERING	$15,000	$13,750	$3,440	$10,310
ATTORNEY	$15,000	$13,750	$4,120	$9,630
ARBITRAGE	$1,100	$1,100	$1,100	$0
DISSEMINATION	$5,000	$4,583	$4,583	($0)
ANNUAL AUDIT	$3,650	$3,650	$3,650	$0
TRUSTEE FEES	$8,300	$10,371	$10,371	$0
ASSESSMENT ADMINISTRATION	$5,000	$5,000	$5,000	$0
MANAGEMENT FEES	$35,149	$32,220	$32,220	$0
INFORMATION TECHNOLOGY	$1,300	$1,192	$1,192	$0
WEBSITE ADMINISTRATION	$800	$733	$733	($0)
TELEPHONE	$50	$45	$0	$45
INSURANCE	$6,350	$6,350	$6,196	$154
POSTAGE	$500	$458	$229	$230
PRINTING & BINDING	$400	$367	$111	$256
LEGAL ADVERTISING	$2,500	$2,292	$844	$1,448
CONTINGENCY	$300	$275	$883	($608)
OFFICE SUPPLIES	$100	$92	$3	$89
PROPERTY APPRAISER	$625	$573	$680	($107)
PROPERTY TAXES	$5	$5	$37	($32)
DUES, LICENSES & SUBSCRIPTIONS	$175	$175	$175	$0
FIELD:				
FIELD SERVICES	$16,223	$14,871	$14,871	($0)
ELECTRIC	$55,000	$50,417	$59,899	($9,483)
STREETLIGHTS	$200,000	$183,333	$183,065	$268
RECLAIMED WATER	$180,000	$165,000	$180,623	($15,623)
PROPERTY INSURANCE	$12,550	$12,550	$12,545	$5
ENTRY & WALLS MAINTENANCE	$15,000	$13,750	$7,742	$6,008
LANDSCAPE MAINTENANCE	$268,254	$245,900	$268,254	($22,355)
LANDSCAPE REPLACEMENT - PLANTS, SHRUBS, TREES	$40,000	$36,667	$14,535	$22,132
TREE TRIMMING	$5,000	$5,000	$6,240	($1,240)
IRRIGATION REPAIRS	$15,000	$13,750	$24,167	($10,417)
AQUATIC MAINTENANCE	$3,000	$2,750	$1,467	$1,283
FOUNTAIN REPAIR & MAINTENANCE	$7,500	$6,875	$2,640	$4,235
WETLAND MONITORING & MAINTENANCE	$0	$0	$0	$0
MISCELLANEOUS - STORMWATER CONTROL	$5,000	$4,583	$0	$4,583
PRESSURE WASHING	$5,000	$4,583	$700	$3,883
SIDEWALK REPAIR & MAINTENANCE	$10,000	$9,167	$0	$9,167
ROADWAY REPAIR & MAINTENANCE - STORM GUTTERS	$5,000	$4,583	$0	$4,583
CONTINGENCY	$10,000	$9,167	$0	$9,167
TRANSFER OUT - CAPITAL RESERVE	$93,981	$93,981	$93,981	$0
TOTAL EXPENDITURES	$1,056,423	$981,801	$952,324	$29,477
EXCESS REVENUES (EXPENDITURES)	($210,572)		($88,492)	
FUND BALANCE - BEGINNING	$210,572		$501,902	
FUND BALANCE - ENDING	$0		$413,410	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
TRANSFER IN	$93,981	$93,981	$93,981	$0
INTEREST	$3,000	$2,750	$48,567	$45,817
TOTAL REVENUES	$96,981	$96,731	$142,548	$45,817
EXPENDITURES:				
BANK FEES	$0	$0	$15	($15)
CAPITAL OUTLAY	$25,000	$22,917	$0	$22,917
TOTAL EXPENDITURES	$25,000	$22,917	$15	$22,902
EXCESS REVENUES (EXPENDITURES)	$71,981		$142,533	
FUND BALANCE - BEGINNING	$1,157,696		$1,163,065	
FUND BALANCE - ENDING	$1,229,677		$1,305,597	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2013

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	$746,885	$746,885	$752,930	$6,045
INTEREST	$1,000	$917	$19,677	$18,761
TOTAL REVENUES	$747,885	$747,802	$772,607	$24,805
EXPENDITURES:				
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
OTHER SOURCES/(USES):				
TRANSFER IN	$0	$0	($1,733,811)	($1,733,811)
TOTAL SOURCES/(USES)	$0	$0	($1,733,811)	($1,733,811)
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 August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	$1,040,511	$1,040,511	$1,048,932	$8,421
INTEREST	$1,500	$1,375	$66,126	$64,751
TOTAL REVENUES	$1,042,011	$1,041,886	$1,115,059	$73,173
EXPENDITURES:				
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	$337,256	$337,256	$0
TOTAL EXPENDITURES	$991,875	$991,875	$991,875	$0
EXCESS REVENUES (EXPENDITURES)	$50,136		$123,184	
FUND BALANCE - BEGINNING	$1,053,185		$1,667,214	
FUND BALANCE - ENDING	$1,103,321		$1,790,398	

Stoneybrook South

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
BOND PROCEEDS	$6,394,000	$6,394,000	$6,394,000	$0
INTEREST	$0	$0	$4,222	$4,222
TOTAL REVENUES	$6,394,000	$6,394,000	$6,398,222	$4,222
EXPENDITURES:				
INTEREST - 11/1	$0	$0	$0	$0
PRINCIPAL - 05/1	$0	$0	$0	$0
INTEREST - 05/1	$72,972	$72,972	$72,972	$0
TOTAL EXPENDITURES	$72,972	$72,972	$72,972	$0
OTHER SOURCES/(USES):				
OTHER DEBT SERVICE COSTS	($220,775)	($220,775)	($220,775)	$0
TRANSFER IN/(OUT)	($5,899,274)	($5,899,274)	($5,891,857)	$7,417
TOTAL SOURCES/(USES)	($6,120,049)	($6,120,049)	($6,112,632)	$7,417
EXCESS REVENUES (EXPENDITURES)	$200,979		$212,619	
FUND BALANCE - BEGINNING	$0		$0	
FUND BALANCE - ENDING	$200,979		$212,619	

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	$24,568	$25,043	$11,204	$24,734	$13,433	$37,191	$93	$0	$0	$851,941
INTEREST	$615	$746	$845	$898	$1,721	$1,745	$984	$1,055	$1,045	$1,097	$1,140	$0	$11,891
TOTAL REVENUES	$615	$110,551	$606,714	$25,466	$26,764	$12,950	$25,718	$14,488	$38,236	$1,190	$1,140	$0	$863,832
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	$800	$0	$800	$0	$1,400	$0	$200	$0	$1,600	$0	$800	$0	$5,600
FICA EXPENSE	$61	$0	$61	$0	$107	$0	$15	$0	$122	$0	$61	$0	$428
ENGINEERING FEES	$120	$0	$240	$0	$240	$283	$620	$0	$0	$0	$1,937	$0	$3,440
ATTORNEY	$173	$0	$228	$0	$736	$0	$463	$686	$1,438	$398	$0	$0	$4,120
ARBITRAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,100	$0	$0	$1,100
DISSEMINATION	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$0	$4,583
ANNUAL AUDIT	$0	$0	$0	$0	$0	$0	$3,650	$0	$0	$0	$0	$0	$3,650
TRUSTEE FEES	$6,223	$0	$0	$0	$0	$0	$0	$0	$0	$4,148	$0	$0	$10,371
ASSESSMENT ADMINISTRATION	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
MANAGEMENT FEES	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$2,929	$0	$32,220
INFORMATION TECHNOLOGY	$108	$108	$108	$108	$108	$108	$108	$108	$108	$108	$108	$0	$1,192
WEBSITE MAINTENANCE	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$0	$733
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	$16	$97	$11	$13	$44	$18	$0	$229
PRINTING & BINDING	$0	$6	$0	$13	$0	$49	$5	$9	$0	$29	$0	$0	$111
LEGAL ADVERTISING	$0	$0	$0	$0	$0	$0	$287	$0	$0	$557	$0	$0	$844
CONTINGENCY	$39	$39	$39	$39	$39	$39	$163	$121	$151	$109	$105	$0	$883
OFFICE SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3
PROPERTY APPRAISER	$0	$0	$0	$0	$0	$680	$0	$0	$0	$0	$0	$0	$680
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	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$0	$14,871
ELECTRIC	$4,715	$4,515	$4,705	$5,575	$5,260	$5,307	$5,737	$6,236	$5,989	$6,174	$5,688	$0	$59,899
STREETLIGHTS	$14,702	$17,030	$16,339	$15,705	$18,249	$16,197	$16,866	$16,217	$16,992	$16,993	$17,776	$0	$183,065
RECLAIMED WATER	$17,856	$13,810	$16,579	$10,813	$10,460	$13,285	$18,364	$37,715	$20,449	$0	$21,292	$0	$180,623
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	$4,740	$0	$0	$0	$0	$0	$0	$7,742
LANDSCAPE MAINTENANCE	$21,290	$21,290	$21,290	$25,548	$25,548	$25,548	$25,548	$25,548	$25,548	$25,548	$25,548	$0	$268,254
LANDSCAPE REPLACEMENT	$0	$0	$0	$0	$1,570	$1,350	$3,274	$0	$0	$5,226	$3,115	$0	$14,535
TREE TRIMMING	$0	$0	$0	$0	$920	$0	$5,320	$0	$0	$0	$0	$0	$6,240
IRRIGATION REPAIRS	$6,656	$6,401	$0	$4,277	$3,573	$0	$0	$0	$0	$1,466	$1,795	$0	$24,167
AQUATIC MAINTENANCE	$163	$163	$163	$163	$163	$0	$0	$163	$163	$163	$163	$0	$1,467
FOUNTAIN REPAIR & MAINTENANCE	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$0	$2,640
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	$700	$0	$0	$0	$0	$0	$0	$700
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	$68,216	$167,651	$73,307	$85,723	$91,817	$77,578	$67,067	$83,411	$0	$952,324
EXCESS REVENUES/(EXPENDITURES)	($102,318)	$42,176	$540,467	($42,750)	($140,887)	($60,357)	($60,005)	($77,330)	($39,342)	($65,876)	($82,270)	$0	($88,492)

STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

					GROSS ASSESSMENTS	**$ 2,800,529**	**$ 899,044**	**$ 794,558**	**$ 1,106,927**	
					NET ASSESSMENTS	**$ 2,632,497**	**$ 845,101**	**$ 746,885**	**$ 1,040,511**	
DATE RECEIVED	**DIST.**	**GROSS ASSESSMENTS RECEIVED**	**DISCOUNTS/ PENALTIES**	**COMMISSIONS PAID**	**INTEREST INCOME**	**NET AMOUNT RECEIVED**	**GENERAL FUND 32.10%**	**2013 DEBT SERVICE 28.37%**	**2014 DEBT SERVICE 39.53%**	**TOTAL 100%**
11/18/22	ACH	$ 20,251.84	$ 1,049.62	$ 384.04	$ -	$ 18,818.18	$ 6,041.13	$ 5,339.04	$ 7,438.00	$ 18,818.18
11/22/22	ACH	$ 343,564.06	$ 13,742.68	$ 6,596.43	$ -	$ 323,224.95	$ 103,763.76	$ 91,704.50	$ 127,756.70	$ 323,224.95
12/9/22	ACH	$ 1,915,722.44	$ 76,629.77	$ 36,781.85	$ -	$ 1,802,310.82	$ 578,589.43	$ 511,346.68	$ 712,374.71	$ 1,802,310.82
12/9/22	ACH	$ 1,541.07	$ 12.61	$ 30.57	$ -	$ 1,497.89	$ 480.86	$ 424.98	$ 592.05	$ 1,497.89
12/22/22	ACH	$ 88,126.93	$ 2,944.51	$ 1,703.65	$ -	$ 83,478.77	$ 26,798.89	$ 23,684.37	$ 32,995.51	$ 83,478.77
1/10/23	ACH	$ 69,984.93	$ 2,146.18	$ 1,356.77	$ -	$ 66,481.98	$ 21,342.47	$ 18,862.08	$ 26,277.42	$ 66,481.98
1/10/23	ACH	$ 9,102.41	$ 273.11	$ 176.59	$ -	$ 8,652.71	$ 2,777.75	$ 2,454.92	$ 3,420.04	$ 8,652.71
1/24/23	ACH	$ -	$ -	$ -	$ 1,395.21	$ 1,395.21	$ 447.90	$ 395.85	$ 551.47	$ 1,395.21
2/9/23	ACH	$ 315.47	$ -	$ 6.31	$ -	$ 309.16	$ 99.25	$ 87.71	$ 122.20	$ 309.16
2/9/23	ACH	$ 81,052.90	$ 1,766.74	$ 1,585.73	$ -	$ 77,700.43	$ 24,943.89	$ 22,044.95	$ 30,711.58	$ 77,700.43
3/10/23	ACH	$ 35,068.65	$ 392.51	$ 693.52	$ -	$ 33,982.62	$ 10,909.32	$ 9,641.46	$ 13,431.84	$ 33,982.62
3/10/23	ACH	$ 937.86	$ -	$ 18.76	$ -	$ 919.10	$ 295.06	$ 260.76	$ 363.28	$ 919.10
4/11/23	ACH	$ 67,989.23	$ 20.92	$ 1,359.38	$ -	$ 66,608.93	$ 21,383.23	$ 18,898.10	$ 26,327.60	$ 66,608.93
4/11/23	ACH	$ 10,355.74	$ -	$ 207.10	$ -	$ 10,148.64	$ 3,257.98	$ 2,879.34	$ 4,011.31	$ 10,148.64
4/24/23	ACH	$ -	$ -	$ -	$ 290.10	$ 290.10	$ 93.13	$ 82.31	$ 114.66	$ 290.10
5/10/23	ACH	$ 42,697.44	$ -	$ 853.95	$ -	$ 41,843.49	$ 13,432.87	$ 11,871.72	$ 16,538.90	$ 41,843.49
6/12/23	ACH	$ 35,868.21	$ -	$ 717.36	$ -	$ 35,150.85	$ 11,284.35	$ 9,972.90	$ 13,893.60	$ 35,150.85
6/16/23	ACH	$ 82,346.54	$ -	$ 1,646.93	$ -	$ 80,699.61	$ 25,906.71	$ 22,895.87	$ 31,897.03	$ 80,699.61
7/27/23	ACH	$ -	$ -	$ -	$ 289.74	$ 289.74	$ 93.01	$ 82.20	$ 114.52	$ 289.74
TOTALS		$ 2,804,925.72	$ 98,978.65	$ 54,118.94	$ 1,975.05	$ 2,653,803.18	$ 851,940.99	$ 752,929.75	$ 1,048,932.43	$ 2,653,803.18

SECTION V

SECTION A

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stoneybrook South Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Jeremy LeBrun is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of October, 2023.

ATTEST:

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION B

This Instrument Prepared By:

Gregg I. Strock, Esq.
Shutts & Bowen LLP
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131

Grantee's Tax Identification No.:

_____

Property Appraiser's Folio No.:

_____

NOTE TO RECORDING CLERK: THIS IS A CONVEYANCE OF COMMON AREAS TO A HOMEOWNERS' ASSOCIATION FOR NOMIMAL CONSIDERATION AND, AS SUCH, ONLY MINIMAL DOCUMENTARY STAMP TAXES ARE DUE HEREON.

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "**Deed**") is made effective as of the ____ day of _____, 20___, by and between Stoneybrook South Community Development District, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes ("**Grantor**"), with an address at _____, and RETREAT AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("**Grantee**"), whose address is 6675 Westwood Boulevard, 5th Floor, Orlando, FL 32821.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto the Grantee, and the Grantee's successors and assigns forever, all the right, title, interest, claim and demand that the Grantor has in and to the following described real property located and situated in the County of Osceola, State of Florida, to wit:

> Tract L19 of STONEYBROOK SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 22, Page 58, of the Public Records of Osceola County, Florida (the "**Property**").

THIS CONVEYANCE is subject to the following:

A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, including, but not limited to, the Master Declaration for ChampionsGate, recorded in Official Records Book 4420, Page 2244, of the Public Records of Osceola County, Florida and all amendments and supplements thereto (the "**Declaration**"); but this provision shall not operate to reimpose the same.

B. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

C. Real estate, ad valorem and non-ad valorem taxes and/or assessments, for this and subsequent years not yet due and payable.

The Grantor hereby reserves to itself, its successors and assigns, perpetual nonexclusive easements of ingress and egress for pedestrian and vehicular traffic; for installation, repair maintenance and replacement of utilities, drainage and telecommunication facilities; and for landscaping over and through the Property, including the right to construct and maintain, at Grantor's cost and expense, roadways, pathways, lift stations, generators, transformers and other equipment, lights, paving, curbing, walkways, landscaping, water drainage, retention and management facilities, storm sewers, sanitary sewers, electric, gas, telephone and other utility,

pipes, wires, conduits, poles and other facilities and improvements incidental thereto and any other artificially created condition or appurtenance located on the Property, and the right to connect to and use any facilities and improvements constructed by the Grantee, its successors and assigns, in, under and through the Property. The easements reserved herein shall run with the land in favor of Grantor, its successors and/or assigns, its employees, representatives, agents, licensees, guests and invitees and shall be in addition to and shall not supersede or nullify any easements or other rights granted to or reserved by the Grantor in the Declaration.

THIS CONVEYANCE is made "as is, where is," without any recourse, representation or warranty, express or implied, with respect to the Property or any improvements thereon, including, without limitation, any warranties or representations as to habitability, merchantability or fitness for a particular purpose.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use, benefit and behalf of the Grantee forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

"GRANTOR"

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT, a Florida limited liability company

_____
Name: _____

_____
Name: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was sworn to, subscribed and acknowledged before me this ____ day of _____, 2023 by _____, as _____ of **STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT**. He appeared before me by means of: [_____] online notarization, or [_____] physical presence and is [_____] personally known to me, or [_____] has produced _____ as identification.

_____
(Signature of Notary Public)
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

L-19

Katrina S. Scarborough CFA, CCE, MAI
Osceola County Property Appraiser

Search: • Address Owner PIN

Clear Results Search

Home Base Maps Layers Sales Identify Tools Print

This Instrument Prepared By:

Gregg I. Strock, Esq.
Shutts & Bowen LLP
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131

Grantee's Tax Identification No.:

_____

Property Appraiser's Folio No.:

_____

NOTE TO RECORDING CLERK: THIS IS A CONVEYANCE OF COMMON AREAS TO A HOMEOWNERS' ASSOCIATION FOR NOMIMAL CONSIDERATION AND, AS SUCH, ONLY MINIMAL DOCUMENTARY STAMP TAXES ARE DUE HEREON.

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "**Deed**") is made effective as of the ____ day of _____, 20___, by and between Stoneybrook South Community Development District, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes ("**Grantor**"), with an address at _____, and COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("**Grantee**"), whose address is 8977 Dove Valley Way, Orlando, FL 32821.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto the Grantee, and the Grantee's successors and assigns forever, all the right, title, interest, claim and demand that the Grantor has in and to the following described real property located and situated in the County of Osceola, State of Florida, to wit:

> Tract L15 of STONEYBROOK SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 22, Page 58, of the Public Records of Osceola County, Florida (the "**South Phase 1 Property**"); and

THIS CONVEYANCE is subject to the following:

A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, including, but not limited to, the Master Declaration for ChampionsGate, recorded in Official Records Book 4420, Page 2244, of the Public Records of Osceola County, Florida and all amendments and supplements thereto (the "**Declaration**"); but this provision shall not operate to reimpose the same.
B. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.
C. Real estate, ad valorem and non-ad valorem taxes and/or assessments, for this and subsequent years not yet due and payable.

The Grantor hereby reserves to itself, its successors and assigns, perpetual nonexclusive easements of ingress and egress for pedestrian and vehicular traffic; for installation, repair maintenance and replacement of utilities, drainage and telecommunication facilities; and for landscaping over and through the Property, including the right to construct and maintain, at Grantor's cost and expense, roadways, pathways, lift stations, generators, transformers and other equipment, lights, paving, curbing, walkways, landscaping, water drainage, retention and

management facilities, storm sewers, sanitary sewers, electric, gas, telephone and other utility, pipes, wires, conduits, poles and other facilities and improvements incidental thereto and any other artificially created condition or appurtenance located on the Property, and the right to connect to and use any facilities and improvements constructed by the Grantee, its successors and assigns, in, under and through the Property. The easements reserved herein shall run with the land in favor of Grantor, its successors and/or assigns, its employees, representatives, agents, licensees, guests and invitees and shall be in addition to and shall not supersede or nullify any easements or other rights granted to or reserved by the Grantor in the Declaration.

THIS CONVEYANCE is made "as is, where is," without any recourse, representation or warranty, express or implied, with respect to the Property or any improvements thereon, including, without limitation, any warranties or representations as to habitability, merchantability or fitness for a particular purpose.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use, benefit and behalf of the Grantee forever.

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[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

"GRANTOR"

STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT, a Florida limited liability company

_____
Name: _____

_____
Name: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was sworn to, subscribed and acknowledged before me this ____ day of _____, 2023 by _____, as _____ of **STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT**. He appeared before me by means of: [_____] online notarization, or [_____] physical presence and is [_____] personally known to me, or [_____] has produced _____ as identification.

_____
(Signature of Notary Public)
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

L-15 monument

Katrina S. Scarborough CFA, CGFM
Osceola County Property Appraiser

Search: Address Owner PIN
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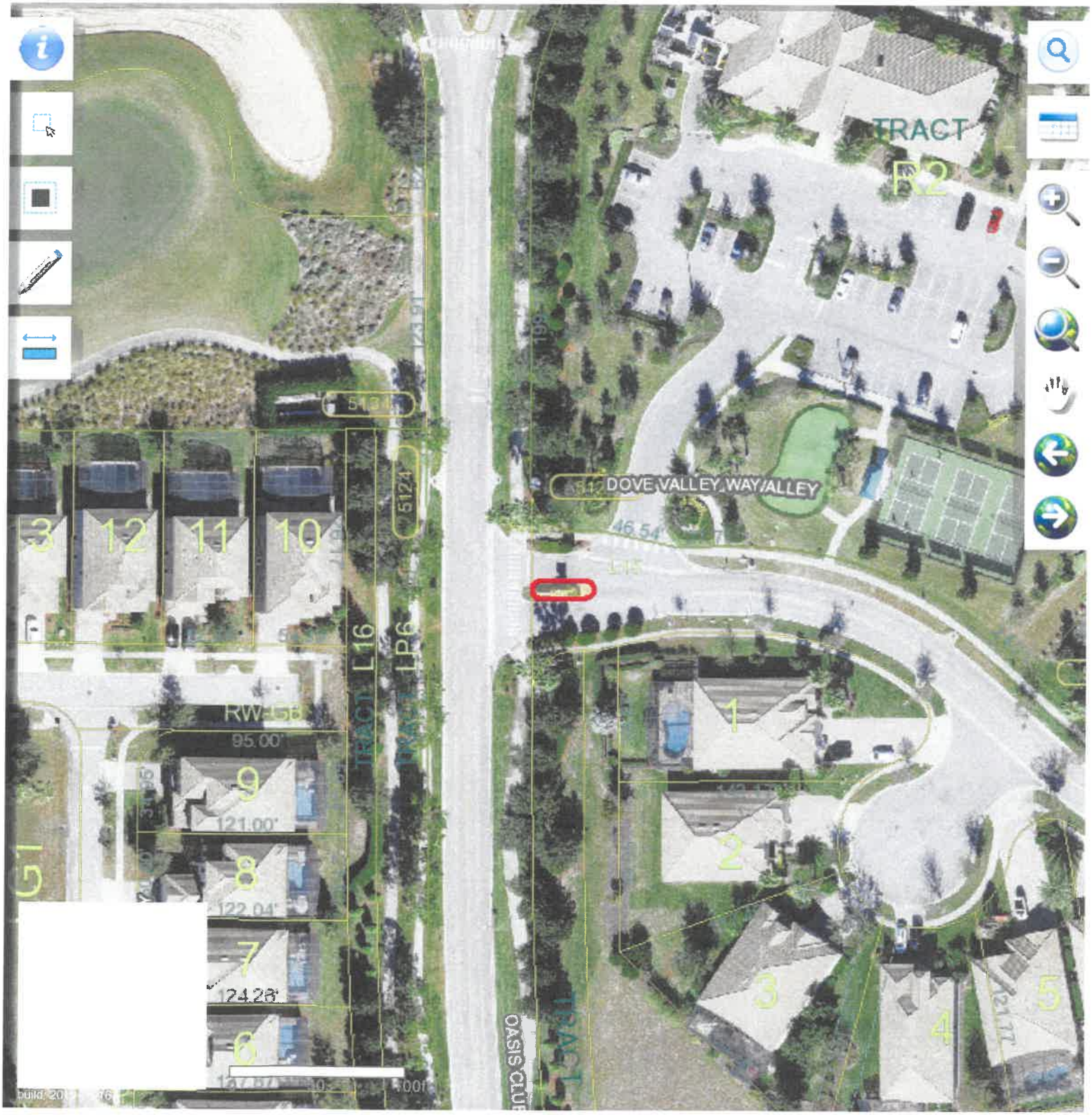


SECTION VI

SECTION D

Stoneybrook South

Community Development District

October 2, 2023

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South

Community Development District

Field Management Report

October 2, 2023

To: Jeremy LeBrun

District Manager

From: Alan Scheerer

Field Services Manager

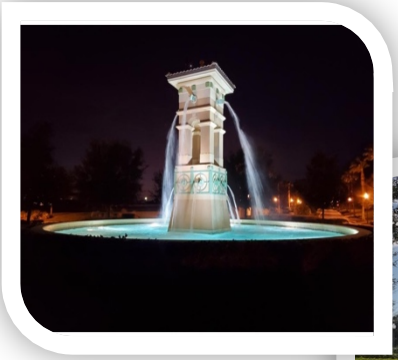
RE: Stoneybrook South CDD- October 2, 2023

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

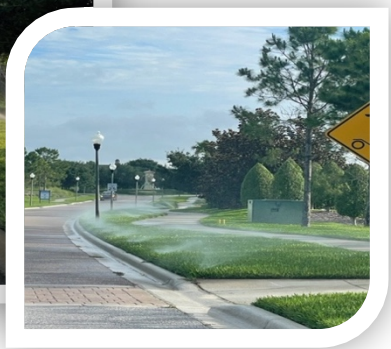
- Architectural fountain is working fine. Lights are working as of this report.



Completed Items

Irrigation

- Irrigation inspections area ongoing. Repairs as needed.



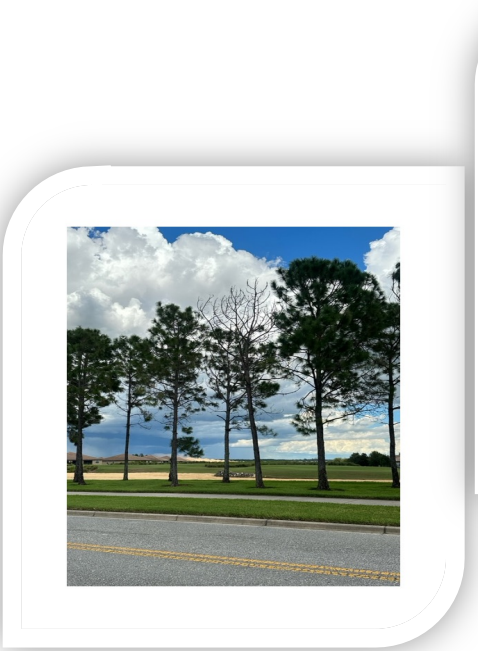
- All monument lights are working as of this report.

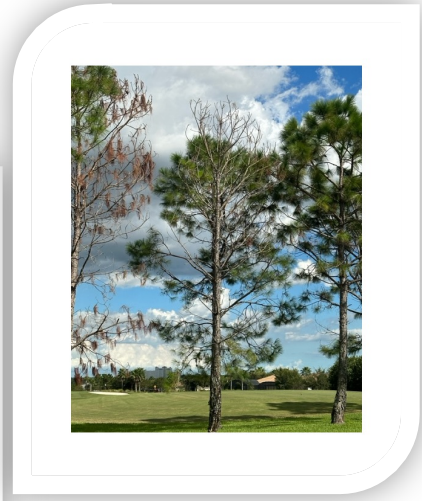
- Pond disking has begun.

Completed Items

- The fountain on Tee box # may have had Power surge due to Lighting.

- We have several pine trees dying. Flora Lawn will be removing them soon.





Staff met with DTE until their final service on August 31, 2023

Staff will also meet with Flora Lawn prior to the start of their new contract to go over areas of responsibilities. The HOA has done the same.

Flora lawn has begun regular service of the property as of September 5, 2023.

Proposals have been approved to remove up to 10 dead pine trees.

It appears that one of the irrigation clocks lost all programming. Flora Lawn has reprogramed the clock.

All irrigation clocks are being readjusted to run the necessary times and days.

Flora Lawn is putting a proposal together to remove the juniper at all three main entrances. The material is old and needs to be replaced.

Flora Lawn is working to catch up on detail work.

Staff is meeting with the Country Club HOA manager to review the areas deeded over to Country Club by the CDD or Lennar.

Lake Fountains and Aeration has determined the fountain on Tee Box # is bad due to a power surge from a possible lightning strike. They will provide a proposal to make all the repairs and we will work with insurance to get the repairs made as soon as possible. Initial estimate is around $13,000.00

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