

*Stoneybrook South  
Community Development District*

*Agenda*

*December 4, 2023*

# AGENDA

# *Stoneybrook South*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

November 28, 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, December 4, 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. Administration of Oath of Office to Newly Appointed Board Member
4. Business Administration
  - A. Approval of Minutes of the October 2, 2023 Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
5. Business Items
  - A. Consideration of Data Sharing and Usage Agreement with Osceola County
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 IV

# SECTION A

**MINUTES OF MEETING  
STONEBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **October 2, 2023** at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Bason Nembirkow <i>via Phone</i>	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
Amanda Udstad	District Engineer
Vivek Babbar <i>via Phone</i>	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order. Three Board members were present constituting a quorum and one Board member joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: Next item on the agenda is the public comment period. Just for the record, there is no members of the public present in person, just Board and staff. Is there anybody on the call-in line?

Mr. Flint: There is no one on the call-in line.

Mr. LeBrun: Alright, there is no one on the call-in line either, so we will move down to the next agenda item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual in Seat #5 with a Term Ending November 2026**

Mr. LeBrun: There is still an open seat similar to last meeting. Seat #5 is still open. Do any of the Supervisors have anyone they wish to appoint at this time?

Mr. Nembirkow: Yes, I do. I have Gerry Knights, long time resident of the community.

Mr. Flint: What was the last name?

Mr. Siron: Knights.

Mr. Nembirkow: He was not available today. He is out of town.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Appointing Gerry Knights to Board of Supervisors Seat #5 with a Term Ending November 2026, was approved.

**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. LeBrun: The Board has elected to nominate and appoint Gerry Knights to Seat #5, which expires in November 2026. Staff, we will work on getting him sworn in and also filling out the appropriate paperwork and then we will join this for the next meeting, we will plan on having that as well.

**C. Consideration of Resolution 2024-02 Electing Officers**

Mr. LeBrun: Also, after we do an appointment, there is also the opportunity to nominate and elect officers of the District. There are different ways we can do this. We can do each office individually or we can elect a slate of officers. Also, as the Board, you can opt to keep everything the same and then add them on as an Assistant Secretary. So really, it's kind of up to the Board of how you would like to proceed.

Mr. Siron: I propose we keep the same slate of officers.

Mr. Flint: Who was Vice Chair?

Mr. Manjourides: We are going to have to look at somebody as Vice Chair. Who wants to be Vice Chair?

Mr. Phillips: You do.

Mr. Siron: Yes. Chris.

Mr. Manjourides: Alright. Can I nominate myself?

Mr. Phillips: I nominate Chris as Vice Chair.



Mr. Siron: And I second it.

Mr. Flint: And you will make the new person an Assistant Secretary?

Mr. Siron: Assistant Secretary. Right.

Mr. Flint: And keep all the rest the same.

On MOTION by Mr. Phillips, seconded by Mr. Siron, with all in favor, Resolution 2024-02 Electing Officers, Nominating Chris Manjourides as Vice Chairman and Add Gerry Knights as Assistant Secretary and Keep other Officers the Same, was approved.

Mr. LeBrun: Alright. We will get that resolution filled out and executed fulfilling those wishes.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the August 7, 2023 Meeting**

Mr. LeBrun: That brings us down to #4, Business Administration. The first item under that is the approval of the minutes of the August 7<sup>th</sup>, 2023 meeting. Those start on page 10 of your electronic agenda. Happy to take any corrections. If not, we just look for a motion to approve.

Mr. Manjourides: I will make a motion.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.

**B. Consideration of Check Register**

Mr. LeBrun: The second item under that is the consideration of the check register. That starts on page 32 of your electronic agendas. In your general fund, you have checks #803 through #813 for a total of \$40,885.38. We also have checks out of our general fund of SouthState, checks #1 through #4 for \$8,883.50. That brings us down to a grand total of \$50,432.68. The check register follows that. I am happy to take any questions. If not, we would just look for a motion to approve.

Mr. Manjourides: I will make a motion to approve it.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Check Register from August 1, 2023 through September 25, 2023, was approved.

**C. Balance Sheet and Income Statement**

Mr. LeBrun: Following that, you have your balance sheet and income statement. There is no action required on the Board. This is just your unaudited financials. I am happy to take any questions or comments. There is no action required on your part.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2024-01 Designating Assistant Secretary of the District**

Mr. LeBrun: This is consideration of Resolution 2024-01 designating Assistant Secretary of the District. That can be found on page 49 of your electronic agenda. This resolution is just adding me, Jeremy LeBrun, as an Assistant Secretary. As George mentioned last meeting, I have been working with him to transition into different Districts, so this is just adding me on as an Assistant Secretary. I am happy to take any questions or comments. If not, we just look for a motion.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Resolution 2024-01 Designating Assistant Secretary of the District, was approved.
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**B. Consideration of Quit Claim Deeds (2) Related to Conveyance of Common Area Property to the Country Club at ChampionsGate Community Association, Inc.**

Mr. LeBrun: Below that we have consideration of quit claim deeds. This is two of them related to conveyance of common area property to the Country Club at ChampionsGate. I would be happy to answer any questions on these two documents. These two quit claim deeds, they start on page 51. These are two monuments, one on Moon Valley and one on Dove Valley. These are two entrance monuments that are being quit claim deed over to the HOA. This is to align with the landscape maintenance maps that were done for the joint bid for the District. And this just moves ownership and maintenance of those items to the respected HOAs that those monuments lie within. Alan, if you want to add anything.

Mr. Scheerer: Yes. The one on Moon Valley is obviously going to go to the Retreat and the one on Dove Valley over by the plaza will go to Country Club.

Mr. Manjourides: And it's just those two?

Mr. Scheerer: No. The other ones have already been deeded, sir. So, if you go into Country Club, the Deuce Circle, the Mickelson and all of that, all those monuments interior have already been deeded. These are two that have yet to be deeded to the respected agent.

Mr. Manjourides: Okay. What about at the end Mickelson, that circle?

Mr. Scheerer: That is all Country Club now.

Mr. Manjourides: It's all deeded already?

Mr. Scheerer: Yes sir. We had a meeting. Myself, Jeremy, Stephanie with First Service, Pat, am I saying that right? Pat.

Mr. Manjourides: Yes.

Mr. Scheerer: Pat and, I want to say Paul for some reason, and John Borland with United Land, we all met here. We talked about the various areas that were going to Country Club and various areas going to Retreat. We did a drive through, myself, Jeremy, Stephanie and United, to just verify those locations and we handed those documents that we had that were already signed and filed with the county to Stephanie and Pat during that meeting so they have a record of it that these were already transferred. I believe these were just the last two monuments, one for Country Club by the plaza again and the one on Moon Valley to the retreat.

Mr. Manjourides: What about the circle behind the plaza? That's all taken care of too. That's HOA.

Mr. Siron: That is the one on Dove Valley.

Mr. Manjourides: No.

Mr. Phillips: It's the one behind it.

Mr. Scheerer: There is a Palmetto.

Mr. Manjourides: That is on Palmetto Dunes.

Mr. Scheerer: Yes. That has already been transferred. That is, I think, L10. Yes. That has already been transferred.

Mr. Manjourides: Okay.

Mr. Scheerer: Yes sir.

Mr. Manjourides: So, it is all over?

Mr. Scheerer: Yes sir. All that should be with Country Club now and United was going to work to after their meeting on Friday once they cleared up some areas of responsibility between the two HOAs, United was going to work to provide an addendum to the Country Club to be

considered. I believe they have a meeting or had a meeting coming up this week to consider those addendums to the landscape contract.

Mr. Phillips: Are they responsible for the monuments also?

Mr. Scheerer: Yes.

Mr. Phillips: So, what? Light bulbs.

Mr. Scheerer: Lights. Painting.

Mr. Phillips: Painting, everything.

Mr. Scheerer: Yes sir.

Mr. Phillips: Okay.

Mr. Scheerer: We did a final check before the end of the month of all the interior neighborhood monuments, as they were still CDD, and we went ahead, and I think there was one light out on the monument on Iron. That was the only one that we were aware of that was out, so we went ahead and changed that.

Mr. Manjourides: Okay.

Mr. Scheerer: Hopefully.

Mr. Manjourides: Everything will transition.

Mr. Scheerer: Yes. We will continue to work. They have been a good partner. We know United pretty well. We do business with them. Stephanie was really good to work with and Pat, so we exchanged information and Jeremy was there and we can contract each other at any time.

Mr. Manjourides: Good.

Mr. Scheerer: There are shared zones, just so you know with the irrigation right now. All of Oasis Club Boulevard, pretty much, all the annuals and stuff are being watered off of irrigation that the District pays for. It should be, hopefully, a minimal amount. I think Country Club had mentioned they may go to more of a perennial or something permanent as opposed to annuals on the monuments, so they don't have to keep changing them out, which means we don't have to keep watering them for 30 minutes to keep annuals away.

Mr. Flint: It's really not practical to split the irrigation system out.

Mr. Scheerer: Yes.

Mr. Flint: There will be some irrigation. I mean, we could do a cost share.

Mr. Manjourides: What about the fountain? The CDD still owns that right?

Mr. Scheerer: The pond fountains?

Mr. Manjourides: No. The fountain right here near Palmetto.

Mr. Siron: The circle coming in.

Mr. Scheerer: Yes. The architectural fountain?

Mr. Manjourides: Yes.

Mr. Scheerer: Yes. That is CDD.

Mr. Manjourides: And all the flowers and everything.

Mr. Scheerer: Yes. Everything is ours.

Mr. Manjourides: Okay.

Mr. Scheerer: We have the annuals there. We have the annuals of the three.

Mr. Manjourides: So that is really the only monument?

Mr. Scheerer: Well, we have three, the main entrance is coming in, 27 Bella Citta and Westside, those are all CDD, so we have those annuals along with the architectural fountain.

Mr. Flint: It's just a neighborhood monument.

Mr. Scheerer: It's just a neighborhood monument. Yes sir.

Mr. Flint: Switching because the HOA zoned the roads. Well, the master owns them.

Mr. Manjourides: Okay. Sounds good.

Mr. Scheerer: And that same practice was followed up in the other District as well. The other CDD also. Monuments were turned over and stuff so.

Mr. Manjourides: We will see if they can keep them up.

Mr. LeBrun: Any of the Supervisors have any further questions about the two quit claim deeds? If not, we are just looking for a motion to approve those.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Quit Claim Deeds (2) Related to Conveyance of Common Area Property to the Country Club at ChampionsGate Community Association, Inc., was approved.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. LeBrun: That brings us down to staff reports. We will go to District Counsel on the phone. Do you have anything to report?

Mr. Babbar: No, nothing to report.

Mr. LeBrun: Okay, thank you.

**B. District Engineer**

Mr. LeBrun: We will go to our District Engineer.

Ms. Udstad: I do not have anything today.

**C. District Manager**

Mr. LeBrun: I believe we covered the items that I had within this meeting. I know George didn't have anything.

**D. Field Manager**

Mr. LeBrun: That bring us down to the field manager.

Mr. Scheerer: Yes. Included in your agenda is the field manager report. The architectural fountain at the time of the report was working well, but since then we had a motor go down on the pump that provides water to the very top of the tower. That's been approved and they are getting that on the schedule to be repaired as quickly as possible. Irrigation inspections are on-going. The monument lights coming into all the entrances were working as of this report. You will see a little different pattern in the disking of the ponds now. Floralawn, Inc. kind of likes to do the circle out approach. It kind of looks pretty good, so we will see how they get their feet wet and then doing that, but so far so good. We have had a couple of fountain issues over the last month of the last meeting. The fountain on tee box #8, it looks like that is due to the lightening. So, we are going to be filing an insurance claim on that because the cost to fix it is about \$13,000. We are going to reach out. The average cost of a fountain is about \$13,000 to \$24,000.

Mr. Phillips: It's working now.

Mr. Sheerer: On eight?

Mr. Phillips: It was the last time.

Mr. Scheerer: No. That's the whole eight. This is on the tee box on eight.

Mr. Phillips: Yes. It was working the other day.

Mr. Scheerer: It has not worked for a month.

Mr. Siron: I think it was working.

Mr. Phillips: It was working. We played together.

Mr. Siron: Yes.

Mr. Manjourides: It was working the other day, but I don't know how long.

Mr. Scheerer: I don't know either. I have been out here three times. I had the contractor out here. We will check it again. If we don't have to do it, great, but it wasn't on this morning when I came in.

Mr. Phillips: Neither was the one off.

Mr. Scheerer: Off hole eight.

Mr. Phillips: No. I said neither was the one off eighteen in Westside. I turned it on.

Mr. Scheerer: Oh. You did the other day because I saw you over there.

Mr. Phillips: I turned it on five times a week because it keeps kicking off.

Mr. Scheerer: It keeps tripping. We've got the one on the tee box down here that we are looking at and then I noticed today when I went in through 27, I couldn't get that breaker to reset.

Mr. Manjourides: Yes. That one has been off for a while.

Mr. Scheerer: We have about ten pine trees that are down. Pine beetle got on them, so we have already approved the quote to get those removed. Hopefully that is happening soon.

Mr. Manjourides: You're just going to take them out? You're not going to put anything back.

Mr. Scheerer: Not unless you want me to.

Mr. Manjourides: No. I was just wondering. Are you going to take the stumps out?

Mr. Scheerer: We are just going to flush cut them. Yes. Stump grind them. Flush cut, stump grind them.

Mr. Manjourides: Yes.

Mr. Scheerer: We will sod those areas back in when we are done.

Mr. Phillips: What's going to happen when the beetle gets in the rest of them?

Mr. Scheerer: Well, I mean.

Mr. Phillips: I mean, we've got to have something in there.

Mr. Manjourides: Yes. We've got to put some kind of tree. Maybe a palm or something down there.

Mr. Phillips: We can't have it just, I mean that's a long distance down that road there.

Mr. Scheerer: Well, for the time being, we are just trying to get the diseased trees out. We can come back with some suggestions after that if the Board wants them.

Mr. Manjourides: You've got to replace the ones over there by the monument anyway that you cut down.

Mr. Scheerer: Again, that was a fusarium issue that is the lethal yellowing. The problem with that is we can't typically put palms back in there. That was a canary palm, so that was a high dollar palm. That was probably a \$20,000 palm tree that got diseased. We could look at what we want to put back in there or if we just want to go with like a, if you want a palm tree, we're going to have to go back with the Sylvester, I think, which is what we put up and down Double Eagle Drive. If you want that, we can look at those, but it's not going to be anywhere near as big as that canary one.

Mr. Phillips: If you put Sylvester in, you could.

Mr. Scheerer: I am sorry. Sabals.

Mr. Phillips: You can inoculate them where the bug won't get them.

Mr. Scheerer: The what?

Mr. Phillips: The beetle.

Mr. Scheerer: No.

Mr. Phillips: Yes. I've done it. I will show you under the University of Florida. I have the stuff to do it. I did all of mine.

Mr. Scheerer: They have been doing that and they have still failed.

Mr. Phillips: I am doing mine.

Mr. Manjourides: We can look at it, but we've got to think about something. You got to get that stump out anyways either way.

Mr. Scheerer: Yes. We will come up with a plan on what to do with that for you, but to try to put something in that big is going to be very costly. We are not going to get anything the same.

Mr. Flint: And we've got to get prices on sabals. That is what we planned and so far, the sabals seem to be resistant to the disease.

Mr. Scheerer: Holding up.

Mr. Manjourides: Yes. They seem to be doing well.

Mr. Flint: I don't know. Eventually they may end up being susceptible too, but you can get a pretty good tree for \$700.

Mr. Manjourides: The other thing I wanted to ask you, when they come in to do the trimming of the trees down Double Eagle there from 27 coming in, there is a bunch of trees that have, not on our land, but they are back about 10 feet on both sides, there is about 12 trees, and the golf course is supposed to take care of them.



Mr. Scheerer: That is correct.

Mr. Manjourides: But they never do. For five years, they haven't trimmed those trees.

Mr. Phillips: They don't have the equipment to get up there to do it.

Mr. Manjourides: Probably. I was just wondering if there is a way that we could do the trimming and send them a bill.

Mr. Flint: As a government entity, we are really not supposed to maintain private property and that would be going on private property to do that, even if we were billing them.

Mr. Manjourides: I see. Okay. Because they are never going to do it.

Mr. Flint: That would be like the City of Orlando coming on to my yard and trimming my trees. They can't really do that.

Mr. Manjourides: Okay.

Mr. Scheerer: What is strange about that is Country Club owns the golf course and they've hired United Land. United has the ability to trim the trees. Perhaps that is something.

Mr. Manjourides: I will talk to them. I will see what they can do.

Mr. Scheerer: I can maybe just talk to Stephanie with First Service and whisper in her ear that hey, you know, if you guys can get those trimmed.

Mr. Phillips: They won't do it.

Mr. Scheerer: We can just ask.

Mr. Phillips: They won't even cut the bushes in the back of my house. I got to cut my own. Seriously.

Mr. Manjourides: It's tough. I was just wondering just a way around it.

Mr. Scheerer: Their landscaper has the, the golf course may not have the ability, but United has the capability.

Mr. Manjourides: Yes. They just don't want to do it.

Mr. Phillips: They won't do it because their contract reads, if the trees under a certain amount of footage, they don't have to do it or whatever.

Mr. Flint: Yes. Normally there is a 12 or 15 foot on it, but then they charge per tree over that. Usually, you would have the ability to do that, you just have to pay them.

Mr. Siron: Yes.

Mr. Scheerer: You just have to pay somebody to do it. So, we've started our meetings with Floralawn, Inc. on September 5<sup>th</sup>. They are still getting their feet wet, but they seem to be playing

catch up. Like I said, we are waiting on new designs for the entrances so we can get those all done before the holidays. Get rid of the juniper and some of the deadline materials, we are working on that. They readjusted a lot of the irrigation run times, so hopefully with the cooler weather that is approaching and shorter days that are approaching, we will get a little cost savings on that. That is pretty much it.

Mr. Phillip: Question on the fountain.

Mr. Scheerer: Yes.

Mr. Phillip: Is that scheduled to be painted soon, I hope?

Mr. Scheerer: Yes. Now that we are in the new year, we are going to be doing the painting of the architectural fountain and working on some deficiencies on the Bella Citta monument.

Mr. Siron: And the wall?

Mr. Scheerer: We did not have funding in the wall at the time that request was made, but I will see what we can do to get the 13<sup>th</sup> wall painted.

Mr. Siron: I think it's going to need a little bit of touch up paint.

Mr. Scheerer: Yes. We can do some touch up, but to spray the whole wall, that wasn't anything that we put in our capital. We can do what we did a couple of years back and just do some touch up paint.

Mr. Manjourides: Yes. There is a few areas that need touch up.

Mr. Scheerer: Yes sir. That is all I have.

Mr. LeBrun: Any further questions for our field manager? Alright we will move down to our Supervisor's Request.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Request**

Mr. LeBrun: We will start with our Supervisors in person and then we will go to the phone. Start there at the end. Ron, do you want to start a Supervisor request?

Mr. Phillips: I have none right now, actually.

Mr. Siron: Ditto him then.

Mr. Siron: We are easy.

Mr. Phillips: We talked about it all.

Mr. Manjourides: Nothing from me.

Mr. LeBrun: We will go to the phone. Buzz, did you have any Supervisor requests?

Mr. Nembirkow: No. I am good here.

**EIGHTH ORDER OF BUSINESS          Adjournment**

Mr. LeBrun: That brings us down to the last item, adjournment. Do we have a motion to adjourn?

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION B

# Stoneybrook South

## Community Development District

### Summary of Invoices

September 26, 2023 - November 28, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	9/27/23	5-6	\$25,836.00
	10/4/23	7-8	\$22,524.00
	10/11/23	9-13	\$21,887.00
	10/12/23	14	\$5,415.33
	10/18/23	15-17	\$8,370.00
	10/25/23	18-19	\$5,043.50
	11/1/23	20-21	\$14,649.67
	11/9/23	22-26	\$0.00
	11/14/23	27	\$3,754.00
	11/15/23	28	\$5,401.61
	11/21/23	29-33	\$17,641.89
			\$130,523.00
Payroll Fund			
	<u>October 2023</u>		
	Basan Nembirkow	50093	\$184.70
	Chris Manjourides	50094	\$184.70
	Ronald Phillips	50095	\$184.70
	Terry Siron	50096	\$109.70
			\$663.80
<b>TOTAL</b>			<b>\$131,186.80</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/27/23	00047	9/21/23 20034	202309 300-15500-10000		*	6,413.00	
		FY24 GEN.LIAB/PUBLIC OFFC					
		9/21/23 20034	202309 300-15500-10000		*	19,183.00	
		FY24 PROPERTY INSURANCE					
				EGIS INSURANCE & RISK ADVISORS			25,596.00 000005
9/27/23	00020	9/25/23 31259A	202309 320-53800-47100		*	240.00	
		FOUNTAIN CLEAN ROUNDABOUT					
				FOUNTAIN DESIGN GROUP, INC.			240.00 000006
10/04/23	00056	9/01/23 20795	202309 320-53800-46200		*	22,352.00	
		LANDSCAPE MAINT SEP23					
				FLORALAWN 2, LLC			22,352.00 000007
10/04/23	00012	10/02/23 129789B	202310 320-53800-47000		*	172.00	
		WATER MGMT SERVICES OCT23					
				THE LAKE DOCTORS, INC.			172.00 000008
10/11/23	00052	9/30/23 5379	202309 320-53800-46100		*	155.10	
		RPLC BULB FALLEN OAK/IRON					
		9/30/23 5379	202309 300-13100-10100		*	174.90	
		RPLC BULB FALLEN OAK/IRON					
				BERRY CONSTRUCTION INC			330.00 000009
10/11/23	00013	10/02/23 88922	202310 310-51300-54000		*	175.00	
		FY24 SPECIAL DISTRICT FEE					
				DEPARTMENT OF ECONOMIC OPPORTUNITY,			175.00 000010
10/11/23	00020	9/29/23 31315A	202309 320-53800-47100		*	258.50	
		PULL FNT PUMP/DIAGNOSES					
		9/29/23 31315A	202309 300-13100-10100		*	291.50	
		PULL FNT PUMP/DIAGNOSES					
				FOUNTAIN DESIGN GROUP, INC.			550.00 000011
10/11/23	00056	10/01/23 21134	202310 320-53800-46200		*	9,687.64	
		LANDSCAPE MAINT OCT23					
		10/01/23 21134	202310 300-13100-10100		*	10,924.36	
		LANDSCAPE MAINT OCT23					
				FLORALAWN 2, LLC			20,612.00 000012
10/11/23	00055	10/03/23 023069.0	202309 310-51300-31100		*	220.00	
		QUIT CLAIM DEED POND PN6					
				MADDEN MOORHEAD & STOKES LLC			220.00 000013
10/12/23	00001	10/01/23 184	202310 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES OCT23					

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/23		184		202310	310	51300	35200			*	100.00		
			WEBSITE ADMIN OCT23										
10/01/23		184		202310	310	51300	35100			*	150.00		
			INFORMATION TECH OCT23										
10/01/23		184		202310	310	51300	31300			*	500.00		
			DISSEMINATION FEE OCT23										
10/01/23		184		202310	310	51300	51000			*	.21		
			OFFICE SUPPLIES										
10/01/23		184		202310	310	51300	42000			*	3.97		
			POSTAGE										
10/01/23		185		202310	320	53800	12000			*	1,305.25		
			FIELD MANAGEMENT OCT23										
10/01/23		185A		202308	310	51300	51000			*	22.57		
			STAPLES-6 MAP COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			5,415.33	000014
10/18/23	00020	10/10/23	31382A	202310	320	53800	47100			*	1,244.56		
			INST.MOTOR/IMP/REINS.PUMP										
10/10/23		31382A		202310	300	13100	10100			*	1,403.44		
			INST.MOTOR/IMP/REINS.PUMP										
10/10/23		31382A		202310	320	53800	47100			*	258.50-		
			CREDIT CHRGE TO PULL PUMP										
10/10/23		31382A		202310	300	13100	10100			*	291.50-		
			CREDIT CHRGE TO PULL PUMP										
									FOUNTAIN DESIGN GROUP, INC.			2,098.00	000015
10/18/23	00001	9/30/23	186	202310	310	51300	31700			*	6,000.00		
			FY24 ASSESSMENT ROLL CERT										
									GOVERNMENTAL MANAGEMENT SERVICES			6,000.00	000016
10/18/23	00002	9/22/23	80135430	202309	310	51300	48000			*	272.00		
			NOT.OF FY24 MEETING DATES										
									ORLANDO SENTINEL			272.00	000017
10/25/23	00020	10/25/23	31539A	202310	320	53800	47100			*	112.80		
			FOUNTAIN CLEAN ROUNDABOUT										
10/25/23		31539A		202310	300	13100	10100			*	127.20		
			FOUNTAIN CLEAN ROUNDABOUT										
									FOUNTAIN DESIGN GROUP, INC.			240.00	000018
10/25/23	00056	10/20/23	21362	202310	320	53800	46400			*	2,257.65		
			RMV 10 PINE TREE/FLSH CUT										
10/20/23		21362		202310	300	13100	10100			*	2,545.85		
			RMV 10 PINE TREE/FLSH CUT										
									FLORALAWN 2, LLC			4,803.50	000019
									SSTH STONE SOUTH TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	00032	11/01/23 11012023	202311 300-20700-10000		FY23 DEBT SRVC SER2013	*	6,121.54	
					STONEYBROOK SOUTH CDD C/O USBANK			6,121.54 000020
11/01/23	00032	11/01/23 11012023	202311 300-20700-10100		FY23 DEBT SRVC SER2014	*	8,528.13	
					STONEYBROOK SOUTH CDD C/O USBANK			8,528.13 000021
11/09/23	00037	11/01/23 R312527-	202311 310-51300-49100		2023 PROPERTY TAX - 1PJ40	*	1.39	
		11/01/23 R312527-	202311 310-51300-49100		2023 PROPERTY TAX - 1PJ40	V	1.39-	
					BRUCE VICKERS, TAX COLLECTOR			.00 000022
11/09/23	00056	11/01/23 21598	202311 320-53800-46200		LANDSCAPE MAINT NOV23	*	8,003.63	
		11/01/23 21598	202311 300-13100-10100		LANDSCAPE MAINT NOV23	*	9,025.37	
		11/01/23 21598	202311 320-53800-46200		LANDSCAPE MAINT NOV23	V	8,003.63-	
		11/01/23 21598	202311 300-13100-10100		LANDSCAPE MAINT NOV23	V	9,025.37-	
					FLORALAWN 2, LLC			.00 000023
11/09/23	00012	11/01/23 136759B	202311 320-53800-47000		WATER MGMT SERVICES NOV23	*	80.84	
		11/01/23 136759B	202311 300-13100-10100		WATER MGMT SERVICES NOV23	*	91.16	
		11/01/23 136759B	202311 320-53800-47000		WATER MGMT SERVICES NOV23	V	80.84-	
		11/01/23 136759B	202311 300-13100-10100		WATER MGMT SERVICES NOV23	V	91.16-	
					THE LAKE DOCTORS, INC.			.00 000024
11/09/23	00055	11/01/23 023069.0	202310 310-51300-31100		CDD MEETING-LETTER OF AGR	*	165.00	
		11/01/23 023069.0	202310 310-51300-31100		CDD MEETING-LETTER OF AGR	V	165.00-	
					MADDEN MOORHEAD & STOKES LLC			.00 000025
11/09/23	00011	11/07/23 23837	202309 310-51300-31500		REV.AGDA PACKAGE/FOLLOWUP	*	122.00	
		11/07/23 23837A	202310 310-51300-31500		PREP/ATTEND BOARD MEETING	*	152.50	
		11/07/23 23837	202309 310-51300-31500		REV.AGDA PACKAGE/FOLLOWUP	V	122.00-	
					SSTH STONE SOUTH TVISCARRA			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/23		23837A	202310 310-51300-31500	PREP/ATTEND BOARD MEETING	V	152.50-	
				STRALEY, ROBIN & VERICKER			.00 000026
11/14/23	00044	11/06/23 16679	202311 320-53800-47100	INST.SNDFGHTR MOTOR/SPLIC	*	1,764.38	
		11/06/23 16679	202311 300-13100-10100	INST.SNDFGHTR MOTOR/SPLIC	*	1,989.62	
				LAKE FOUNTAINS AND AERATION, INC.			3,754.00 000027
11/15/23	00001	11/01/23 187	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,333.33	
		11/01/23 187	202311 310-51300-35200	WEBSITE ADMIN NOV23	*	100.00	
		11/01/23 187	202311 310-51300-35100	INFORMATION TECH NOV23	*	150.00	
		11/01/23 187	202311 310-51300-31300	DISSEMINATION FEE NOV23	*	500.00	
		11/01/23 187	202311 310-51300-51000	OFFICE SUPPLIES	*	.39	
		11/01/23 187	202311 310-51300-42000	POSTAGE	*	12.64	
		11/01/23 188	202311 320-53800-12000	FIELD MANAGEMENT NOV23	*	1,305.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,401.61 000028
11/21/23	00037	11/01/23 R312527-	202311 310-51300-49100	2023 PROPERTY TAX - 1PJ40	*	1.39	
				BRUCE VICKERS, TAX COLLECTOR			1.39 000029
11/21/23	00056	11/01/23 21598A	202311 320-53800-46200	LANDSCAPE MAINT NOV23	*	8,003.63	
		11/01/23 21598A	202311 300-13100-10100	LANDSCAPE MAINT NOV23	*	9,025.37	
				FLORALAWN 2, LLC			17,029.00 000030
11/21/23	00012	11/01/23 136759BA	202311 320-53800-47000	WATER MGMT SERVICES NOV23	*	80.84	
		11/01/23 136759BA	202311 300-13100-10100	WATER MGMT SERVICES NOV23	*	91.16	
				THE LAKE DOCTORS, INC.			172.00 000031
11/21/23	00055	11/01/23 023069.0	202310 310-51300-31100	CDD MEETING	*	165.00	
				MADDEN MOORHEAD & STOKES LLC			165.00 000032
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
11/21/23	00011	11/07/23 23837B	202309 310-51300-31500	REV.AGDA PCKG/DM FOLLOWUP	*	122.00		
		11/07/23 23837C	202310 310-51300-31500	PREP/ATTEND BRD MEETING	*	152.50		
							274.50	000033
TOTAL FOR BANK B						130,523.00		
TOTAL FOR REGISTER						130,523.00		

SSTH STONE SOUTH TVISCARRA

# SECTION C

***Stoneybrook South***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2023***



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**Stoneybrook South**  
**Community Development District**  
**Balance Sheet**  
**October 31, 2023**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 12,356	\$ -	\$ -	\$ 12,356
Cash - SouthState Bank	\$ 97,332	\$ 354,750	\$ -	\$ 452,082
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 617,660	\$ 617,660
Revenue	\$ -	\$ -	\$ 1,188,362	\$ 1,188,362
Series 2023				
Reserve	\$ -	\$ -	\$ 108,592	\$ 108,592
Revenue	\$ -	\$ -	\$ 105,782	\$ 105,782
Investment - SBA	\$ 143,857	\$ 961,550	\$ -	\$ 1,105,407
Due From General Fund	\$ -	\$ -	\$ 14,650	\$ 14,650
Due From SSC CDD	\$ 50,881	\$ -	\$ -	\$ 50,881
<b>Total Assets</b>	<b>\$ 304,426</b>	<b>\$ 1,316,299</b>	<b>\$ 2,035,046</b>	<b>\$ 3,655,771</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 440	\$ -	\$ -	\$ 440
Due to Debt Service 2013	\$ 6,122	\$ -	\$ -	\$ 6,122
Due to Debt Service 2014	\$ 8,528	\$ -	\$ -	\$ 8,528
Due to SSC CDD	\$ 22,682	\$ -	\$ -	\$ 22,682
<b>Total Liabilities</b>	<b>\$ 37,771</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,771</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2013	\$ -	\$ -	\$ 6,122	\$ 6,122
Assigned For Debt Service 2014	\$ -	\$ -	\$ 1,814,550	\$ 1,814,550
Assigned For Debt Service 2023	\$ -	\$ -	\$ 214,374	\$ 214,374
Unassigned	\$ 266,655	\$ -	\$ -	\$ 266,655
<b>Total Fund Balances</b>	<b>\$ 266,655</b>	<b>\$ 1,316,299</b>	<b>\$ 2,035,046</b>	<b>\$ 3,618,000</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 304,426</b>	<b>\$ 1,316,299</b>	<b>\$ 2,035,046</b>	<b>\$ 3,655,771</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 10/31/23	Thru 10/31/23	Variance	
<b>Revenues:</b>					
Special Assessments	\$ 845,101	\$ -	\$ -	\$ -	-
Interest	\$ 5,000	\$ 417	\$ 941	\$ 525	525
<b>Total Revenues</b>	<b>\$ 850,101</b>	<b>\$ 417</b>	<b>\$ 941</b>	<b>\$ 525</b>	<b>525</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 8,000	\$ 667	\$ 800	\$ (133)	(133)
FICA Expense	\$ 612	\$ 51	\$ 61	\$ (10)	(10)
Engineering Fees	\$ 10,000	\$ 833	\$ 165	\$ 668	668
Attorney	\$ 15,000	\$ 1,250	\$ 153	\$ 1,098	1,098
Arbitrage	\$ 1,100	\$ 92	\$ -	\$ 92	92
Dissemination	\$ 6,000	\$ 500	\$ 500	\$ -	-
Annual Audit	\$ 4,650	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 8,500	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	-
Management Fees	\$ 40,000	\$ 3,333	\$ 3,333	\$ 0	0
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -	-
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -	-
Telephone	\$ 50	\$ 4	\$ 4	\$ 0	0
Postage	\$ 500	\$ 42	\$ -	\$ 42	42
Printing & Binding	\$ 400	\$ 400	\$ -	\$ 400	400
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412	412
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208	208
Other Current Charges	\$ 500	\$ 42	\$ 127	\$ (85)	(85)
Office Supplies	\$ 100	\$ 8	\$ 0	\$ 8	8
Property Taxes	\$ 50	\$ -	\$ -	\$ -	-
Property Appraiser Fee	\$ 700	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -	-
<b>Total Administrative:</b>	<b>\$ 114,662</b>	<b>\$ 20,680</b>	<b>\$ 17,981</b>	<b>\$ 2,699</b>	<b>2,699</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 15,663	\$ 1,305	\$ 1,305	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 4,818	\$ 4,012	\$ 806
Streetlights	\$ 150,884	\$ 12,574	\$ 11,919	\$ 655
Water & Sewer	\$ 128,070	\$ 10,673	\$ 16,427	\$ (5,754)
Entry & Walls Maintenance	\$ 6,998	\$ 583	\$ -	\$ 583
Landscape Maintenance	\$ 239,861	\$ 19,988	\$ 16,972	\$ 3,016
Landscape Contingency	\$ 25,661	\$ 2,138	\$ 2,907	\$ (769)
Tree Trimming	\$ 2,333	\$ 194	\$ -	\$ 194
Irrigation Repairs	\$ 20,995	\$ 1,750	\$ -	\$ 1,750
Aquatic Maintenance	\$ 4,773	\$ 398	\$ 328	\$ 70
Fountain Repair & Maintenance	\$ 3,499	\$ 292	\$ 1,099	\$ (807)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 194	\$ -	\$ 194
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 548	\$ 275	\$ 273
Pressure Washing	\$ 2,333	\$ 194	\$ -	\$ 194
Repairs & Maintenance	\$ 4,666	\$ 389	\$ -	\$ 389
Sidewalk Repair & Maintenance	\$ 2,333	\$ 194	\$ -	\$ 194
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 194	\$ -	\$ 194
Contingency	\$ 6,998	\$ 583	\$ -	\$ 583
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 697,536</b>	<b>\$ 70,422</b>	<b>\$ 69,108</b>	<b>\$ 1,314</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 37,903	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 37,903</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 850,101</b>	<b>\$ 91,103</b>	<b>\$ 87,089</b>	<b>\$ 4,013</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (86,148)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 352,803</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 266,655</b>	



# Stoneybrook South

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<b>Revenues:</b>				
Transfer In	\$ 37,903	\$ -	\$ -	\$ -
Interest	\$ 7,500	\$ 625	\$ 5,486	\$ 4,861
<b>Total Revenues</b>	<b>\$ 45,403</b>	<b>\$ 625</b>	<b>\$ 5,486</b>	<b>\$ 4,861</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ 2,083</b>	<b>\$ -</b>	<b>\$ 2,083</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 20,403</b>	<b>\$ (1,458)</b>	<b>\$ 5,486</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,242,046</b>		<b>\$ 1,310,814</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,262,449</b>		<b>\$ 1,316,299</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2013

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 10/31/23	Thru 10/31/23	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,122</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,122</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2014

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,040,511	\$ -	\$ -	\$ -
Interest	\$ 1,500	\$ 125	\$ 7,702	\$ 7,577
<b>Total Revenues</b>	<b>\$ 1,042,011</b>	<b>\$ 125</b>	<b>\$ 7,702</b>	<b>\$ 7,577</b>
<b>Expenditures:</b>				
<b>Series 2014</b>				
Interest - 11/01	\$ 337,256	\$ -	\$ -	\$ -
Principal - 11/01	\$ 325,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 329,538	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 991,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 50,217</b>		<b>\$ 7,702</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,037,104</b>		<b>\$ 1,806,848</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,087,321</b>		<b>\$ 1,814,550</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 581,771	\$ -	\$ -	\$ -
Interest	\$ 1,000	\$ 83	\$ 866	\$ 783
<b>Total Revenues</b>	<b>\$ 582,771</b>	<b>\$ 83</b>	<b>\$ 866</b>	<b>\$ 783</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 11/01	\$ 158,252	\$ -	\$ -	\$ -
Principal - 05/01	\$ 272,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 158,252	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 588,503</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (5,732)</b>		<b>\$ 866</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 201,480</b>		<b>\$ 213,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ 195,748</b>		<b>\$ 214,374</b>	

**Stoneybrook South**  
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 941
<b>Total Revenues</b>	<b>\$ 941</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 941</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering Fees	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Management Fees	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 17,981</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,981</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305
Property Insurance	\$ 13,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,865
Electric	\$ 4,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,012
Streetlights	\$ 11,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,919
Water & Sewer	\$ 16,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,427
Entry & Walls Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 16,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,972
Landscape Contingency	\$ 2,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,907
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aquatic Maintenance	\$ 328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328
Fountain Repair & Maintenance	\$ 1,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,099
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 69,108</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,108</b>
<b>Total Expenditures</b>	<b>\$ 87,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,089</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (86,148)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (86,148)</b>

**Stoneybrook South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 899,043.92 \$ 1,106,926.81 \$ 618,908.48 \$ 2,624,879.21  
 Net Assessments \$ 845,101.28 \$ 1,040,511.20 \$ 581,773.97 \$ 2,467,386.46

**ON ROLL ASSESSMENTS**

34.25%      42.17%      23.58%      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2014 Debt Service Asmt	2023 Debt Service Asmt	Total
11/10/23	ACH	\$23,861.07	\$453.58	\$1,181.93	\$0.00	\$22,225.56	\$7,612.45	\$9,372.65	\$5,240.46	\$22,225.56
11/24/23	ACH	\$316,711.45	\$6,080.86	\$12,668.38	\$0.00	\$297,962.21	\$102,054.64	\$125,652.39	\$70,255.17	\$297,962.20
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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# SECTION V

# SECTION A





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

## Stoneybrook South CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Stoneybrook South CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Print: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please returned signed **original copy**, no later than January 31, 2024

# SECTION VI

# SECTION D



# Stoneybrook South Community Development District



December 4, 2023

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South  
Community Development District

Field Management Report

December 4, 2023

To: Jeremy LeBrun  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- December 4, 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.



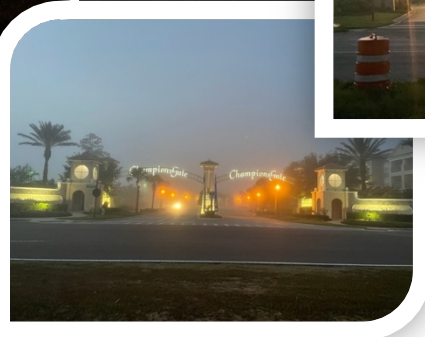
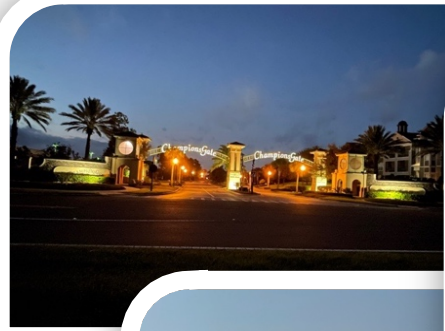
# Completed Items

## Irrigation

✚ Irrigation inspections area ongoing. Repairs as needed.



✚ All monument lights are working as of this report.



✚ Pond diking is ongoing monthly.

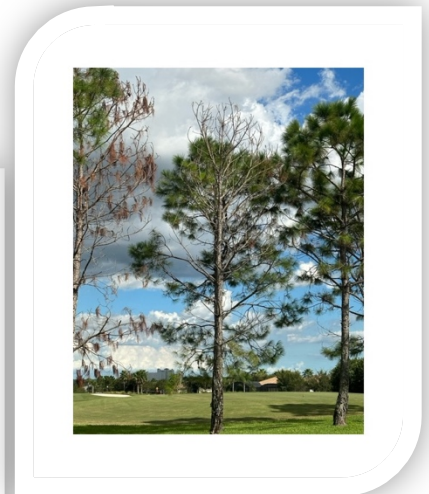
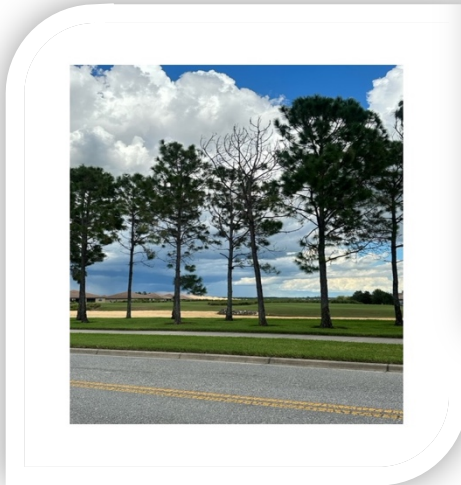


# Completed Items

✚ All fountains are working as of this report.



✚ Flora Lawn has removed some of the dead pines. We are evaluating the rest.



Staff meeting with Flora Lawn each week.

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

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. We hope to have revised proposals at the next meeting in February.

Flora Lawn is working to catch up on detail work.

All fountains are working. Insurance is providing funding for the fountain on the 18<sup>th</sup> tee.

Fountain pump replaced on the HWY 27 entry fountain.

The painting of the Architectural fountain and the Bella Citta entrance should begin after the first of the year.

All entry lighting is working as of this report.

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](mailto:ascheerer@gmscfl.com) Thank you.

Respectfully,  
Alan Scheerer