

*Stoneybrook South
Community Development District*

Agenda

February 5, 2024

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 29, 2024

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, February 5, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the December 4, 2023 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Discussion of School Traffic Issues
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
 - i. Proposals from Floralawn for Entrance Landscape Refresh
6. Supervisor's Requests
7. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION A

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, December 4, 2023 at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Bason Nembirkow <i>via phone</i>	Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Ron Phillips	Assistant Secretary
Jerry Knights	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Alan Scheerer	Field Manager
Dave Reid <i>via phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order. Four Board members were present in person 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 are no members of the public in person and there are no members on the call-in line, so we will move onto the next item.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun: As stated earlier, we have already administered the oath to Supervisor Knights before the meeting.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 2, 2023 Meeting

Mr. LeBrun: Item A is approval of the minutes of the October 2, 2023 meeting. Those are on page seven of your electronic agendas, and I am happy to take any questions or corrections. If not, we would just look for a motion to approve those if there are no changes.

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Minutes of the October 2, 2023 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Item B is the consideration of the check register. That is on page 21 of your electronic agendas. From the general fund we have checks 5-33 for a total of \$130,523. We also have checks 593-596 out of the payroll fund for a total of \$663.80. That is a total of \$131,186.80 on your check register. Behind that you have the line-by-line items. Staff is happy to take any questions on the check register. If not, we are just looking for a motion to approve that.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Check Register, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun: On page 30 of your electronic agenda, you have your unaudited financials. There is no action required on the Boards part. That is just for your review of those financials through October 31, 2023. That is just the first month of the Fiscal Year. So there has only been the one month for the Fiscal Year on that one.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Data Sharing and Usage Agreement with Osceola

Mr. LeBrun: Next is the consideration of the data sharing and usage agreement with Osceola County. This is a yearly agreement that the Board enters into with Osceola County. It just states that we will not release information that is confidential as it relates to parcel IDs and ownership. So, we follow the same requirements that they have of not releasing any information that is deemed confidential. That is the yearly agreement that all of our districts in Osceola County enter into. I am happy to take any questions on that, if not we are just looking for a motion to approve that agreement with Osceola County.

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: That brings us down to staff reports. I don't hear District Counsel on the phone.

B. District Engineer

Mr. LeBrun: We will move down to District Engineer, Dave.

Mr. Reid: No, I don't have anything today.

C. District Manager

Mr. LeBrun: The only item that I had we already went through was the check register. I have no further things to report, but I am happy to take any questions. I'll add that I will meet with Supervisor Knights after the meeting, and we will go through the new supervisor packet and also review the Sunshine Law. I will do that with him after the meeting.

D. Field Manager

Mr. Phillips: I have to say that the new people you have, Floralawn, do 100% better job than the previous vendor.

Mr. Scheerer: That's good to hear. Thank you. Damon does a great job., I always have these worries in my experience doing this, that we're going to get this amazing account manager and then they always do amazing, so their company recognizes it, and they get promoted and then we have to rework another amazing individual. But I'll make sure to pass that on to Damon. I meet with him this afternoon. We have a turnover meeting at the other CDD later on this afternoon. Most of the stuff that you see in the field report is something you have seen before in the past. The architectural fountain is in good shape. We did get all the fountains working. I did double check them again today. So, every fountain in the lakes is working. I think that leaves you guys maybe short one pond here that maybe doesn't have a fountain. Maybe next year we will look at that one. It's the one that you exit west side in Oasis on the right.

Mr. Manjourides: I don't know if that's deep enough. It almost dries up.

Mr. Phillips: I thought it was five feet.

Mr. Sheerer: I don't know, but we will look into it and if it's something you want to do next year, we will bring you some recommendations.

Mr. Knights: What about the fountain that goes from seven to eight? It's behind the houses there. You looked at that one time.

Mr. Manjourides: It's a small little pond back there.

Mr. Scheerer: Oh, in the North tract?

Mr. Knights: Oh, that's right. We have nothing to do with that.

Mr. Scheerer: That's a different CDD. I know it's kind of off topic and it's not your CDD, but it is part of your community. Those are the last two remaining fountains of the original ten that we were asked to fund in our budget and install. So, we will be bringing that quote back after the first of the year and that will take care of those two. But I also know that Champions Point has a lake which is very far north end of Westside Blvd. North of Bella Citta. And I believe there is one other new pond in there that they are digging that that Board or those residents will more than likely want us to add fountains to.

Mr. Phillips: Yeah, because Champions Point has nothing to do with anything with Champions Gate I don't think.

Mr. Scheerer: Well, they are part of the Stoneybrook South at Champions Gate CDD. They just named their HOA Champions Point Homeowners Association as opposed to Stoneybrook HOA or whatever. That Champions Point, those last two properties Fox North and X tract as it is referred to are part of the Stoneybrook South at Champions Gate CDD. We do have the same responsibilities there as you do here. Mostly some common area landscaping, Westside Blvd., and the pond maintenance.

Mr. Phillips: So how would that work with residents from our north tract are in the same CDD as Champions Point which is totally different?

Mr. Manjourides: Yeah, they are part of the same CDD.

Mr. Phillips: Yeah, but they need people from their residents and our residents to be on the CDD Board?

Mr. Scheerer: Well, it will be everybody that lives withing the Stoneybrook South Champions Gate CDD will be eligible to run for that Board. You don't live in that CDD so you wouldn't be eligible.

Mr. Phillips: It's Lennar? But it's two separate?

Mr. Scheerer: They just changes the name of the HOA, and I can't speak to that. I can just tell you...and Jeremy as the district manager, so he can correct me.

Mr. LeBrun: Everything you said was correct about the two separate entities of the different CDDs and two different Boards.

Mr. Phillips: And there is nobody on the residents Board?

Mr. Scheerer: There will be I believe next year. Next year the first two seats are starting to transition. As you know, and Jeremy can elaborate, every two years up until that fifth seat is filled.

Mr. Manjourides: I know that Lennar, that money from Osceola to finish the road. Westside is going to go right through.

Mr. Scheerer: So, just so you know, that wasn't any of your funds that are being spent with that. Osceola County has contracted with Lennar to go ahead and finish the connection of Westside Blvd.

Mr. Manjourides: Which is going to be a nightmare.

Mr. Scheerer: There are a lot of about times in this.

Mr. Manjourides: The end of this road here is Polk. And Polk doesn't want to fund it.

Mr. Scheerer: Yeah, it's crazy. As soon as you turn the corner off of Ronald Reagan, you've got that little bush there on the right and as soon as you pass those bushes it becomes Osceola County. Anyway, so Chris gave me some wonderful photographs. He's a wonderful autobahn photographer. So, we're going to work on those in the next week we will have all those corrected as best we can. I do these reports in advance, so as you see in the report it says that at the time of the report, but I do follow-up and I did follow-up and I noticed that Chris gave me a photo of 27. If you haven't seen, there are a couple of channel letters out on the Bella Citta entrance that wasn't out when I did the original report and those have already been turned over to the electrician and they will get us on the schedule to come out and get those fixed. The pond disking, if you haven't noticed, they do a circular pond disking. It looks amazing, doesn't it? Over on your favorite 13, we have some challenges there because there are two rigs in there that discharge reclaimed water. If you see that and it's not done more than likely Toho was discharging excess reclaim into those.

Mr. Manjourides: Also, along that wall you need to spray the weeds.

Mr. Scheerer: That's not something that we maintain. That's all golf course. For some reason we just own the wall. We have a wall easement there, its' probably five feet on either side, but we perform no maintenance on that whatsoever. We did get rid of all the dead pine trees. All

those as of right now are done. Does this Board want to see us put anything back in lieu of those? I don't really want to get into replacing trees that die. Especially we talked about the canary at the exit side of Bella Citta. They don't recommend replacing it with another like palm. We couldn't go back in with a canary. We couldn't go in with a medjool.

Mr. Phillips: Try a mule palm. Like a jack-ass palm.

Mr. Scheerer: We'll get information on the mule palms. I know something that has come out, and I don't have a hard copy of what the University of Florida extension office, their extension. It looks like they're going to come out with a protocol. Where if you pull something out that had that had lethal yellowing or whatever, you should wait five years before replanting. Just to make sure. Because there are always saying that you need to take out all the soil around it. Well, we're not taking out the soil, we're trying to come up with something different. Like a foxtail or maybe this mule palm or some of the other palms that we've ran down palmetto dunes toward 27. So, we are waiting to get the protocols from the University of Florida because they handle all this agricultural stuff out here and if they say wait five years then that might be something we might want to talk about. Maybe we don't go back in with a palm but go in with something else. But we'll keep you all posted on that. I'll look at your mule palms. So, irrigation. Ongoing inspections. I appreciate the kind words with Flora Lawn. At your next meeting we are going to bring you renderings and pricing for new landscaping at all three entrances. We've got this ugly juniper. We thought about putting the juniper back, but I've got some photos in here with some agapanthus. Some different color ixoras. Some extra turf. I think it will spruce you up and we're going to leave the annuals, obviously at all the entrances, but we're going to bring you back some renderings and some pricing. Those are the things we feel comfortable that we can afford in this budget for 2024. We're going to bring that back to you. And again, we touched base on the architectural fountain, the 13 wall, and we're going to tart with the Bella Citta monument because I think that's the bigger elephant in the room out there. And we'll get all that stucco knocked off and get it re-stuccoed and get everything painted. We're going to be bringing all this stuff back to you in your February meeting and try to get everything knocked out before hurricane season.

Mr. Phillips: I don't see the dead going out to 27. Did you notice that? There is still another dead palm. I was looking on here, but I can't tell from the picture.

Mr. Scheerer: I did not have any dead palms on 27. The only photos that we did were the before and after. Depending on where it is, it may not be ours. If you are exiting form the

architectural fountain towards 27. Is it the palm trees that are right up against the road? Then those are ours. That’s as far as we have. We’ll get that taken care of. We already have a palm that we are replacing there, and I will make sure it happens.

Mr. Phillips: Okay, cool.

Mr. Scheerer: I appreciate again, the kind words with Flora Lawn. I am going to meet with Dan today. And we will just continue to stay on them and work with them and hopefully they product over the next couple three years here. I can answer any questions you might have.

Mr. Phillips: I have one question. Off of Bella Citta into where the gold course is. Between the proshop and the tennis court. There is that monument there. Who is that?

Mr. Scheerer: HOA maybe. There is a small dry pond right there. If you’re going down Bella Citta, not coming in the gold off of Westside Blvd, but you come in there is a small monument there, and then on the right there is a small pond. I believe that is all HOA property. I know they do that pond tilling for Nina. Not for us. It’s not one of our stormwater ponds that we maintain here. It’s probably Master, like you said. Does it need to be painted?

Mr. Philips: No, the light is out in it.

SEVENTH ORDER OF BUSINESS

Supervisor’s Request

Mr. LeBrun: That brings us down to Supervisor’s requests. Do any Supervisors have requests?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: Hearing no Supervisor’s requests, we will just look for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

November 28, 2023 - January 30, 2024

Fund	Date	Check No.'s	Amount
General Fund -			
SouthState	11/30/23	34	\$240.00
	12/6/23	34-38	\$30,575.50
	12/13/23	39-42	\$1,726,557.00
	12/20/23	43	\$5,395.65
	1/4/24	44-48	\$58,066.23
	1/11/24	49-52	\$84,801.13
	1/18/24	53-55	\$7,118.09
	1/25/24	56	\$3,944.36
			\$1,916,697.96
General Fund -			
Truist	1/25/24	814	\$12,241.45
			\$12,241.45
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
TOTAL			\$1,929,603.21

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/30/23	00020	11/27/23 31818A	202311 320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		11/27/23 31818A	202311 300-13100-10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
								240.00	000034

12/06/23	00052	11/19/23 5415	202311 320-53800-46100		RPLC LIGHT BULB ON EXIT	*	77.55		
		11/19/23 5415	202311 300-13100-10100		RPLC LIGHT BULB ON EXIT	*	87.45		
								165.00	000035

12/06/23	00056	12/01/23 22035	202312 320-53800-46200		LANDSCAPE MAINT DEC23	*	8,003.63		
		12/01/23 22035	202312 300-13100-10100		LANDSCAPE MAINT DEC23	*	9,025.37		
								17,029.00	000036

12/06/23	00012	12/01/23 143596B	202312 320-53800-47000		WATER MGMT SERVICES DEC23	*	80.84		
		12/01/23 143596B	202312 300-13100-10100		WATER MGMT SERVICES DEC23	*	91.16		
								172.00	000037

12/06/23	00044	10/19/23 16657	202310 320-53800-47100		RPR FNT STRUCK BY LIGHTNG	*	6,208.47		
		10/19/23 16657	202310 300-13100-10100		RPR FNT STRUCK BY LIGHTNG	*	7,001.03		
								13,209.50	000038

12/13/23	00032	12/11/23 12112023	202312 300-20700-10100		FY24 DEBT SERVICE SER2014	*	826,524.80		
								826,524.80	000039

12/13/23	00032	12/11/23 12112023	202312 300-20700-10200		FY24 DEBT SERVICE SER2023	*	462,129.20		
								462,129.20	000040

12/13/23	00051	12/11/23 12112023	202312 300-58100-10000		FY24 CAPITAL RESERVE AMT	*	37,903.00		
								37,903.00	000041

12/13/23	00051	12/11/23 12112023	202312 300-15100-10000		EXCESS REVENUE-SBA OPER.	*	400,000.00		
								400,000.00	000042

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/20/23	00001	12/01/23	191	202312	310	51300	34000		MANAGEMENT FEES DEC23	*	3,333.33		
		12/01/23	191	202312	310	51300	35200		WEBSITE ADMIN DEC23	*	100.00		
		12/01/23	191	202312	310	51300	35100		INFORMATION TECH DEC23	*	150.00		
		12/01/23	191	202312	310	51300	31300		DISSEMINATION FEE DEC23	*	500.00		
		12/01/23	191	202312	310	51300	51000		OFFICE SUPPLIES	*	.30		
		12/01/23	191	202312	310	51300	42000		POSTAGE	*	6.30		
		12/01/23	192	202312	320	53800	12000		FIELD MANAGEMENT DEC23	*	1,305.25		
		12/01/23	192A	202310	310	51300	42000		USPS-3RD QTR 2023 941FORM	*	.47		
GOVERNMENTAL MANAGEMENT SERVICES												5,395.65	000043
1/04/24	00020	12/26/23	32075A	202312	320	53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		12/26/23	32075A	202312	300	13100	10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
FOUNTAIN DESIGN GROUP, INC.												240.00	000044
1/04/24	00012	1/02/24	150534B	202401	320	53800	47000		WATER MGMT SERVICES JAN24	*	80.84		
		1/02/24	150534B	202401	300	13100	10100		WATER MGMT SERVICES JAN24	*	91.16		
THE LAKE DOCTORS, INC.												172.00	000045
1/04/24	00032	1/02/24	01022024	202401	300	20700	10100		FY24 DEBT SRVC SER2014	*	36,619.45		
STONEBROOK SOUTH CDD C/O USBANK												36,619.45	000046
1/04/24	00032	1/02/24	01022024	202401	300	20700	10200		FY24 DEBT SRVC SER2023	*	20,474.78		
STONEBROOK SOUTH CDD C/O USBANK												20,474.78	000047
1/04/24	00053	12/29/23	70373	202312	320	53800	46100		TRBLSHT LTTRS/PVC BX/DRVR	*	263.20		
		12/29/23	70373	202312	300	13100	10100		TRBLSHT LTTRS/PVC BX/DRVR	*	296.80		
TERRY'S ELECTRIC INC												560.00	000048
1/11/24	00056	1/01/24	22551	202401	320	53800	46200		LANDSCAPE MAINT JAN24	*	8,003.63		

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/24 22551	202401 300-13100-10100	LANDSCAPE MAINT JAN24	*	9,025.37	
				FLORALAWN 2, LLC			17,029.00 000049
1/11/24 00001		1/01/24 193	202401 310-51300-34000	MANAGEMENT FEES JAN24	*	3,333.33	
		1/01/24 193	202401 310-51300-35200	WEBSITE ADMIN JAN24	*	100.00	
		1/01/24 193	202401 310-51300-35100	INFORMATION TECH JAN24	*	150.00	
		1/01/24 193	202401 310-51300-31300	DISSEMINATION FEE JAN24	*	500.00	
		1/01/24 193	202401 310-51300-51000	OFFICE SUPPLIES	*	.21	
		1/01/24 193	202401 310-51300-42000	POSTAGE	*	12.95	
		1/01/24 193	202401 310-51300-42500	COPIES	*	.15	
		1/01/24 194	202401 320-53800-12000	FIELD MANAGEMENT JAN24	*	1,305.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,401.89 000050
1/11/24 00032		1/10/24 01102024	202401 300-20700-10100	FY24 DEBT SRVC SER2014	*	40,003.40	
				STONEYBROOK SOUTH CDD C/O USBANK			40,003.40 000051
1/11/24 00032		1/10/24 01102024	202401 300-20700-10200	FY24 DEBT SRVC SER2023	*	22,366.84	
				STONEYBROOK SOUTH CDD C/O USBANK			22,366.84 000052
1/18/24 00056		1/11/24 22719	202311 320-53800-46700	IRG RPR-NOV23-SPRY/NOZ/CP	*	627.14	
		1/11/24 22719	202311 300-13100-10100	IRG RPR-NOV23-SPRY/NOZ/CP	*	707.20	
		1/11/24 22733	202310 320-53800-46700	RPR MAINLN-9526 BELLA CIT	*	424.69	
		1/11/24 22733	202310 300-13100-10100	RPR MAINLN-9526 BELLA CIT	*	478.91	
		1/11/24 22740	202311 320-53800-46700	RPR VALVE-9525 OASIS-FITT	*	325.01	
		1/11/24 22740	202311 300-13100-10100	RPR VALVE-9525 OASIS-FITT	*	366.51	
		1/12/24 22737	202312 320-53800-46700	RPR MAINLN-9524 OASIS-CPL	*	364.66	
		1/12/24 22737	202312 300-13100-10100	RPR MAINLN-9524 OASIS-CPL	*	411.22	
				FLORALAWN 2, LLC			3,705.34 000053
				SSTH STONE SOUTH TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/18/24	00044	1/16/24 16754-A	202401 320-53800-47100	RPR CABLE SHORT/SPLICE KT	*	1,455.94		
		1/16/24 16754-A	202401 300-13100-10100	RPR CABLE SHORT/SPLICE KT	*	1,641.81		
							LAKE FOUNTAINS AND AERATION, INC.	3,097.75 000054
1/18/24	00055	1/08/24 023069.0	202312 310-51300-31100	REVISE CR#4/BD OF SUP.MTG	*	315.00		
							MADDEN MOORHEAD & STOKES LLC	315.00 000055
1/25/24	00056	1/15/24 22896	202401 320-53800-46700	9709 WESTSIDE-RPR MAIN LK	*	407.35		
		1/15/24 22896	202401 300-13100-10100	9709 WESTSIDE-RPR MAIN LK	*	459.35		
		1/15/24 22940	202401 320-53800-46700	9712 WESTSIDE-MAINLINE LK	*	463.75		
		1/15/24 22940	202401 300-13100-10100	9712 WESTSIDE-MAINLINE LK	*	522.95		
		1/15/24 22941	202312 320-53800-46700	IRG-19ROTR/30SPRY/55NOZZL	*	982.75		
		1/15/24 22941	202312 300-13100-10100	IRG-19ROTR/30SPRY/55NOZZL	*	1,108.21		
							FLORALAWN 2, LLC	3,944.36 000056
						TOTAL FOR BANK B	1,916,697.96	
						TOTAL FOR REGISTER	1,916,697.96	

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/24	00019	1/23/24 01232024	202401 300-10100-10100	TRNSFR TRUIST REMAIN.FUND	*	12,241.45	
-----							12,241.45 000814
						TOTAL FOR BANK A	12,241.45
						TOTAL FOR REGISTER	12,241.45

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
December 31, 2023



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7	<hr/>	Debt Service Fund Series 2023 Income Statement
8	<hr/>	Month to Month
9	<hr/>	Assessment Receipt Schedule

Stoneybrook South
Community Development District
Balance Sheet
December 31, 2023

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 12,279	\$ -	\$ -	\$ 12,279
Cash - SouthState Bank	\$ 347,754	\$ 356,472	\$ -	\$ 704,226
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 607,980	\$ 607,980
Revenue	\$ -	\$ -	\$ 1,383,815	\$ 1,383,815
Series 2023				
Revenue	\$ -	\$ -	\$ 525,069	\$ 525,069
Interest	\$ -	\$ -	\$ 447	\$ 447
Investment - SBA	\$ 470,212	\$ 1,008,563	\$ -	\$ 1,478,775
Due From General Fund	\$ -	\$ -	\$ 57,094	\$ 57,094
Due From SSC CDD	\$ 123,274	\$ -	\$ -	\$ 123,274
Total Assets	\$ 953,520	\$ 1,365,035	\$ 2,574,405	\$ 4,892,960
Liabilities:				
Accounts Payable	\$ 6,911	\$ -	\$ -	\$ 6,911
Due to Debt Service 2014	\$ 36,619	\$ -	\$ -	\$ 36,619
Due to Debt Service 2023	\$ 20,475	\$ -	\$ -	\$ 20,475
Due to SSC CDD	\$ 65,240	\$ -	\$ -	\$ 65,240
Total Liabilities	\$ 129,246	\$ -	\$ -	\$ 129,246
Fund Balances:				
Assigned For Debt Service 2013	\$ -	\$ -	\$ -	\$ -
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,028,414	\$ 2,028,414
Assigned For Debt Service 2023	\$ -	\$ -	\$ 545,990	\$ 545,990
Unassigned	\$ 824,275	\$ -	\$ -	\$ 824,275
Total Fund Balances	\$ 824,275	\$ 1,365,035	\$ 2,574,405	\$ 4,763,715
Total Liabilities & Fund Equity	\$ 953,520	\$ 1,365,035	\$ 2,574,405	\$ 4,892,960

Stoneybrook South

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 701,044	\$ 701,044	\$ -
Interest	\$ 5,000	\$ 1,250	\$ 2,296	\$ 1,046
Miscellaneous Income	\$ -	\$ -	\$ 5,738	\$ 5,738
Total Revenues	\$ 850,101	\$ 702,294	\$ 709,079	\$ 6,785
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 2,000	\$ 1,600	\$ 400
FICA Expense	\$ 612	\$ 153	\$ 122	\$ 31
Engineering Fees	\$ 10,000	\$ 2,500	\$ 480	\$ 2,020
Attorney	\$ 15,000	\$ 3,750	\$ 153	\$ 3,598
Arbitrage	\$ 1,100	\$ 275	\$ -	\$ 275
Dissemination	\$ 6,000	\$ 1,500	\$ 1,500	\$ -
Annual Audit	\$ 4,650	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ 0
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 50	\$ 13	\$ -	\$ 13
Postage	\$ 500	\$ 125	\$ 23	\$ 102
Printing & Binding	\$ 400	\$ 400	\$ -	\$ 400
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 500	\$ 125	\$ 482	\$ (357)
Office Supplies	\$ 100	\$ 25	\$ 1	\$ 24
Property Taxes	\$ 50	\$ 1	\$ 1	\$ -
Property Appraiser Fee	\$ 700	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 114,662	\$ 35,242	\$ 27,701	\$ 7,541

Stoneybrook South

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 15,663	\$ 3,916	\$ 3,916	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 14,454	\$ 9,870	\$ 4,584
Streetlights	\$ 150,884	\$ 37,721	\$ 36,124	\$ 1,597
Water & Sewer	\$ 128,070	\$ 32,018	\$ 39,802	\$ (7,785)
Entry & Walls Maintenance	\$ 6,998	\$ 1,750	\$ 1,361	\$ 389
Landscape Maintenance	\$ 239,861	\$ 59,965	\$ 47,973	\$ 11,992
Landscape Contingency	\$ 25,661	\$ 6,415	\$ 2,907	\$ 3,508
Tree Trimming	\$ 2,333	\$ 583	\$ -	\$ 583
Irrigation Repairs	\$ 20,995	\$ 5,249	\$ 5,080	\$ 169
Aquatic Maintenance	\$ 4,773	\$ 1,193	\$ 983	\$ 210
Fountain Repair & Maintenance	\$ 3,499	\$ 875	\$ 9,297	\$ (8,423)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 583	\$ -	\$ 583
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 1,644	\$ 825	\$ 819
Pressure Washing	\$ 2,333	\$ 583	\$ -	\$ 583
Repairs & Maintenance	\$ 4,666	\$ 1,167	\$ -	\$ 1,167
Sidewalk Repair & Maintenance	\$ 2,333	\$ 583	\$ -	\$ 583
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 583	\$ -	\$ 583
Contingency	\$ 6,998	\$ 1,750	\$ -	\$ 1,750
Total Operations & Maintenance:	\$ 697,536	\$ 184,443	\$ 172,003	\$ 12,440
<i>Reserves</i>				
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Reserves	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Expenditures	\$ 850,101	\$ 257,588	\$ 237,607	\$ 19,981
Excess Revenues (Expenditures)	\$ -		\$ 471,472	
Fund Balance - Beginning	\$ -		\$ 352,803	
Fund Balance - Ending	\$ -		\$ 824,275	

Stoneybrook South

Community Development District

Capital Reserve

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Transfer In	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Interest	\$ 7,500	\$ 1,875	\$ 16,318	\$ 14,443
Total Revenues	\$ 45,403	\$ 39,778	\$ 54,221	\$ 14,443
Expenditures:				
Capital Outlay	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Total Expenditures	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Excess Revenues (Expenditures)	\$ 20,403	\$ 33,528	\$ 54,221	
Fund Balance - Beginning	\$ 1,242,046		\$ 1,310,814	
Fund Balance - Ending	\$ 1,262,449		\$ 1,365,035	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2013

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

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 12/31/23		Thru 12/31/23		
Revenues:							
Interest	\$	-	\$	-	\$	-	\$ -
Total Revenues	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	(6,122)	\$ 6,122
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	(6,122)	\$ 6,122
Excess Revenues (Expenditures)	\$	-			\$	(6,122)	
Fund Balance - Beginning	\$	-			\$	6,122	
Fund Balance - Ending	\$	-			\$	-	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	\$ 1,040,511	\$ 863,144	\$ 863,144	\$ -
Interest	\$ 1,500	\$ 375	\$ 20,678	\$ 20,303
Total Revenues	\$ 1,042,011	\$ 863,519	\$ 883,823	\$ 20,303
Expenditures:				
Series 2014				
Interest - 11/01	\$ 337,256	\$ 337,256	\$ 337,256	\$ -
Principal - 11/01	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 05/01	\$ 329,538	\$ -	\$ -	\$ -
Total Expenditures	\$ 991,794	\$ 662,256	\$ 662,256	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 50,217		\$ 221,566	
Fund Balance - Beginning	\$ 1,037,104		\$ 1,806,848	
Fund Balance - Ending	\$ 1,087,321		\$ 2,028,414	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 482,604	\$ 482,604	\$ -
Interest	\$ 1,000	\$ 250	\$ 2,009	\$ 1,759
Total Revenues	\$ 582,771	\$ 482,854	\$ 484,613	\$ 1,759
Expenditures:				
Series 2023				
Interest - 11/01	\$ 158,252	\$ 158,252	\$ 158,252	\$ -
Principal - 05/01	\$ 272,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 158,252	\$ -	\$ -	\$ -
Total Expenditures	\$ 588,503	\$ 158,252	\$ 158,252	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,122	\$ (6,122)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,122	\$ (6,122)
Excess Revenues (Expenditures)	\$ (5,732)		\$ 332,483	
Fund Balance - Beginning	\$ 201,480		\$ 213,508	
Fund Balance - Ending	\$ 195,748		\$ 545,990	

Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 109,667	\$ 591,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 701,044
Interest	\$ 941	\$ 412	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,296
Interest	\$ -	\$ -	\$ 5,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,738
Total Revenues	\$ 941	\$ 110,079	\$ 598,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709,079
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering Fees	\$ 165	\$ -	\$ 315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 13	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 127	\$ 155	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,981	\$ 4,253	\$ 5,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,701
Operations & Maintenance													
Field Services	\$ 1,305	\$ 1,305	\$ 1,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,916
Property Insurance	\$ 13,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,865
Electric	\$ 4,012	\$ 2,778	\$ 3,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,870
Streetlights	\$ 11,919	\$ 12,287	\$ 11,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,124
Water & Sewer	\$ 16,427	\$ 12,480	\$ 10,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,802
Entry & Walls Maintenance	\$ -	\$ 400	\$ 961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,361
Landscape Maintenance	\$ 16,972	\$ 15,501	\$ 15,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,973
Landscape Contingency	\$ 2,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,907
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 958	\$ 1,995	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,080
Aquatic Maintenance	\$ 328	\$ 328	\$ 328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 983
Fountain Repair & Maintenance	\$ 7,307	\$ 1,877	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,297
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 275	\$ 275	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 76,275	\$ 49,226	\$ 46,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,003
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Reserves	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Expenditures	\$ 94,256	\$ 53,479	\$ 89,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,607
Excess Revenues (Expenditures)	\$ (93,315)	\$ 56,600	\$ 508,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 471,472

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
12/11/23	ACH	\$1,742,950.77	\$33,464.66	\$69,717.95	\$0.00	\$1,639,768.16	\$561,634.83	\$691,499.76	\$386,633.57	\$1,639,768.16
12/22/23	ACH	\$91,787.34	\$1,772.19	\$3,178.67	\$0.00	\$86,836.48	\$29,742.25	\$36,619.45	\$20,474.78	\$86,836.48
01/10/24	ACH	\$88,589.22	\$1,718.64	\$2,657.69	\$0.00	\$84,212.89	\$28,843.65	\$35,513.06	\$19,856.18	\$84,212.89
01/10/24	ACH	\$11,179.44	\$217.28	\$314.11	\$0.00	\$10,648.05	\$3,647.05	\$4,490.34	\$2,510.66	\$10,648.05
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,275,079.29	\$ 43,707.21	\$ 89,718.73	\$ -	\$ 2,141,653.35	\$ 733,534.87	\$ 903,147.65	\$ 504,970.82	\$ 2,141,653.34

86.80%	Net Percent Collected
\$ 325,733.11	Balance Remaining to Collect

SECTION V

SECTION D



Stoneybrook South Community Development District



February 5, 2024
Alan Scheerer - Field Services Manager
GMS

Stoneybrook South
Community Development District

Field Management Report

February 5, 2024

To: Jeremy LeBrun
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- February 5, 2024

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. Should begin painting this month.




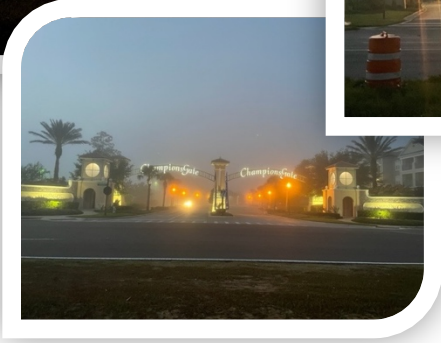
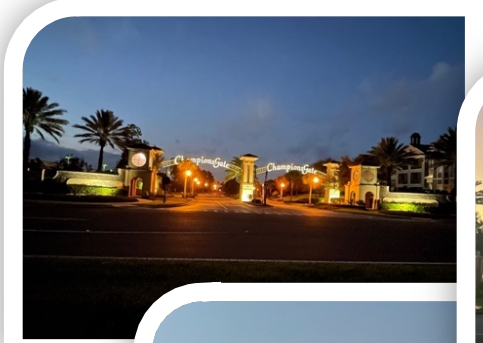
Completed Items

Irrigation

 Irrigation inspections area ongoing. Repairs as needed.



 The monument at Bella Citta was repaired. Waiting on Parts for the HWY 27 Monument



 Bella Citta Monument repairs starting in two weeks.



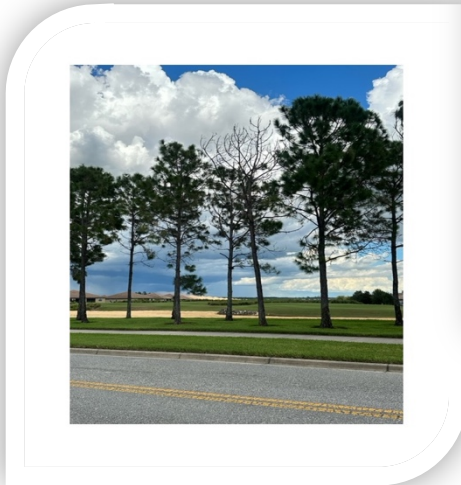
Completed Items



Repairs were made to the fountain off HWY 27. All fountains working.



Flora Lawn has removed some of the dead pines. We are removing a few more.



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 working to catch up on detail work.

All fountains are working.

Fountain pump replaced on the HWY 27 exit fountain.

The painting of the Architectural fountain and the Bella Citta entrance should in February.

We had an issue with the reclaim meter at the traffic circle. We had a meeting with Toho and they will be changing out the meter. We will evaluate the usage once its replaced.

Ponds disked monthly.

Found out Damon is moving out of state. Bryan will be the new account manager for the property.

Dead palm on palmetto Dunes removed and will be replaced as soon as possible.

Flora Lawn looking at replacement palms for the Bella Citta Entrance including a Mule Palm as suggested.

Staff will be working with a new sign vendor. They provide services to the main Champions Gate sign as you come off of I-4. The company is Don Bell Signs.

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

SECTION 1

Same Plant Materials (3)



Proposal

Date: 1/24/2024

Work Order #9968

PO #

Customer:

Stoneybrook South CDD
 C/O Governmental Management
 Services Central Florida, LLC
 219 East Livingston Street
 Orlando, FL 32801

Property:

Stoneybrook South CDD
 219 East Livingston Street
 Orlando, FL 32801

Champions Gate West Side Entrance (same plant material)

Job:

Remove:

Juniper

Loropetalum

Hawthorne

Install:

New plant material listed in the plant item list

ligustrum trees in median

Pine bark for entrance

Champions Gate West side entrance (same plant material)

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Fill Dirt - Installation	3.00	cuyd
Pine Bark Mulch Install	25.00	cuyd
Parsonii Juniper - Installation	659.00	1 gal
Ligustrum Tree (Mushroom) 8ft w/ Installation	1.00	B&B
Indian Hawthorne - Installation	42.00	3 Gal

Loropetalum - Installation

120.00

3 Gal

PROJECT TOTAL: \$14,873.56

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$14,873.56 (Fourteen thousand Eight hundred Seventy-Three dollars and Fifty-Six cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Joshua Curtin

Date 1/24/2024

Floralawn

By _____

Date _____

Stoneybrook South CDD



Proposal

Date: 1/24/2024

Work Order #9956

PO #

Customer:

Stoneybrook South CDD
 C/O Governmental Management
 Services Central Florida, LLC
 219 East Livingston Street
 Orlando, FL 32801

Property:

Stoneybrook South CDD
 219 East Livingston Street
 Orlando, FL 32801

Champions gate 27 entrance (Same plant material)

Job:

Remove:

Juniper

Schillings

Boxwoods

Install:

New plant material listed in the plant item list

3 ligustrum trees in median

Pine bark for entrance

Champions Gate 27 entrance

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Pine Bark Mulch Install	25.00	cuyd
Parsonii Juniper - Installation	659.00	1 gal
Dioon Edule w/ Installation	2.00	25 Gal
Schillings - Installation	102.00	3 Gal
Boxwood - Installation	109.00	3 Gal
Ligustrum Tree (Mushroom) 8ft w/ Installation	3.00	B&B

PROJECT TOTAL: \$16,351.88

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Payment Schedule

Schedule	Price	Sales Tax	Total Price
	\$0.00		
	\$0.00	\$0.00	\$0.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$16,351.88 (Sixteen thousand Three hundred Fifty-One dollars and Eighty-Eight cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Joshua Curtin
Date 1/24/2024

Floralawn

By _____
Date _____
Stoneybrook South CDD



Proposal

Date: 1/23/2024

Work Order #9921

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Bella Citta Entrance (replacement of current plant material)

Job:

Remove:

Juniper

Schillings

Boxwoods

Old palm stumps

Install:

New plant material listed in the plant item list

2 ligustrum trees in place of old palm stumps

Pine bark for entrance

Bella Citta entrance

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Parsonii Juniper - Installation	832.00	1 gal
Dioon Edule w/ Installation	1.00	25 Gal
Ligustrum Tree (Mushroom) 8ft w/ Installation	2.00	B&B
Schillings - Installation	56.00	3 Gal
Boxwood - Installation	45.00	3 Gal
Machine Rental - Stump Grinder	1.00	Day
Fill Dirt - Installation	0.25	cuyd
Pine Bark Mulch Install	25.00	cuyd

PROJECT TOTAL: \$15,654.59

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$15,654.59 (Fifteen thousand Six hundred Fifty-Four dollars and Fifty-Nine cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Joshua Curtin

Date 1/23/2024
Floralawn

By _____

Date _____
Stoneybrook South CDD

New Plant Materials (3)



Proposal

Date: 1/24/2024

Work Order #9965

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Champions Gate West Side Entrance (new plant material)

Job:

Plant material staying:

Large Palms

Viburnum Hedge in front of monument

Vegetation behind monument

Large bushes on either side of monument

Remove:

Old declining plant material that is to be replaced by new plant material. (see attached)

Install:

New plant material listed in the items list

Sod on the north and south side of the entrance to decrease bed size (see attached)

Pine bark for beds at entrance









Champions Gate Westside Entrance

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Pine Bark Mulch Install	25.00	cuyd
Fill Dirt - Installation	3.00	cuyd
St Augustine Grass - Furnish and Installation	750.00	sqft
Boulder - Installation	2.00	Medium
Ligustrum Tree (Mushroom) 8ft w/ Installation	1.00	B&B
Blue Daze - Installation	26.00	1 gal
Apostle Iris - Installation	6.00	3 Gal
Dianthus - Installation	120.00	1 gal
Arboricola - Installation	42.00	3 Gal
Frost Proof Gardenia - Installation	120.00	3 Gal
Pringle Podocarpus - Installation	56.00	3 Gal
Agapanthus - Installation	36.00	1 gal

Crinum Lily 15g - Installation	6.00	15 gal
Yellow Ixora w/ Installation	50.00	3 Gal

PROJECT TOTAL: \$14,855.81

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$14, 855.81 (Fourteen thousand Eight hundred Fifty-Five dollars and Eighty-One dollars), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Joshua Curtin

Date _____

1/24/2024

Floralawn

By _____

Date _____

Stoneybrook South CDD



Proposal

Date: 1/24/2024

Work Order #9954

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Champions gate 27 entrance (new plant material)

Job:

Plant material staving:

Large Palms

Viburnum Hedge in front of monument

Vegetation behind monument

Large bushes on either side of monument

Remove:

Old declining plant material that is to be replaced by new plant material. (see attached)

Install:

New plant material listed in the items list

Sod on the north and south side of the entrance to decrease bed size (see attached)

Pine bark for beds at entrance





BLUE DAZE

AGAPANTHUS

LIGUSTRUM

ARBORICOLA

DIANTHUS







Champions gate 27 entrance

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Pine Bark Mulch Install	25.00	cuyd
Fill Dirt - Installation	3.00	cuyd
St Augustine Grass - Furnish and Installation	1,000.00	sqft
Boulder - Installation	2.00	Medium
Dwarf Red Ixora - Installation	46.00	3 Gal
Agapanthus - Installation	54.00	1 gal
Crinum Lily 15g - Installation	6.00	15 gal
Pringle Podocarpus - Installation	22.00	3 Gal
Apostle Iris - Installation	6.00	3 Gal
Arboricola - Installation	52.00	3 Gal
Dianthus - Installation	128.00	1 gal
Ligustrum Tree (Mushroom) 8ft w/ Installation	3.00	B&B
Japanese Blueberry - Installation	2.00	30 Gal

Blue Daze - Installation	56.00	1 gal
Yellow Ixora w/ Installation	48.00	3 Gal

PROJECT TOTAL: \$16,695.98

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$16,695.98 (Sixteen thousand Six hundred Ninety-Five dollars and Ninety-Eight cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Joshua Curtin

Date 1/24/2024

Floralawn

By _____

Date _____

Stoneybrook South CDD



Proposal

Date: 1/24/2024

Work Order #9916

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Bella Citta Entrance

Job:

Plant material staying:

Large Palms

Viburnum Hedge in front of monument

Vegetation behind monument

Large bushes on either side of monument

Remove:

Old declining plant material that is to be replaced by new plant material. (see attached)

Install:

New plant material listed in the items list

Sod on West side of entrance to extend grass to sidewalk (see attached)

Pine bark to beds at entrance











Bella Citta Entrance

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	30.00	Hr
Debris Disposal	1.00	ea
Japanese Blueberry - Installation	2.00	30 Gal
Ligustrum Tree (Mushroom) 8ft w/ Installation	2.00	B&B
Dwarf Red Ixora - Installation	52.00	3 Gal
Agapanthus - Installation	62.00	1 gal
Arborcola - Installation	30.00	3 Gal
Apostle Iris - Installation	6.00	3 Gal
Blue Daze - Installation	108.00	1 gal
Pine Bark Mulch Install	25.00	cuyd
St Augustine Grass - Furnish and Installation	250.00	sqft
Dianthus - Installation	95.00	1 gal
Boulder	2.00	Medium
Machine Rental - Stump Grinder	1.00	Day

Fill Dirt - Installation	3.25	cuyd
Crinum Lily 15g - Installation	6.00	15 gal
Pringle Podocarpus - Installation	26.00	3 Gal
Frost Proof Gardenia - Installation	30.00	3 Gal
Yellow Ixora w/ Installation	92.00	3 Gal

PROJECT TOTAL: \$16,967.30

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$16,967.30 (Sixteen thousand Nine hundred Sixty-Seven dollars and Thirty cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Joshua Curtin

Date 1/24/2024

Floralawn

By _____

Date _____

Stoneybrook South CDD