

*Stoneybrook South
Community Development District*

Agenda

April 1, 2024

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 25, 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, April 1, 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 February 5, 2024 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. CDD Ethics Training Requirement
 - D. Field Manager
6. Supervisor's Requests
7. Adjournment

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

Sincerely,

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
STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, February 5, 2024, at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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

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 that have called in, so we will move onto the next item.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 4, 2023 Meeting

Mr. LeBrun: The first item starts on page 7 of the electronic agenda and is approval of the minutes of the December 4, 2023 meeting.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Minutes of the December 4, 2023 Meeting, were approved, as presented.

B. Consideration of Check Register

Mr. LeBrun: On page 15 of the agenda is consideration of the check register. Checks #34-56 totaling \$1,916,697.96. That is for the debt service that is being paid on the various bond issues which is why this number is larger than you would normally expect. General fund is check #814 that is for \$12, 241.45 and below that is the payroll fund for the Supervisors who are allowed to collect \$200 per State Statute for the meeting. The grand total for the check register is \$1,929,603.21. Behind that is the detailed check register listing all of the expenses. Happy to take any questions on that. If not, looking for a motion to approve.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Next is your unaudited financials through December 31, 2023. There is no action required on the Board’s part.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of School Traffic Issues

Mr. LeBrun: The HOA approached the Board about some traffic issues. In front of you is a handout of the location that they described. At school dismissal times, twice a day basically, there seems to be some congestion in this area and families waiting to pick up their children are essentially parking on the side in the purple area waiting to get in to get their children. School is releasing and children are walking out to their cars. The HOA is a little concerned because in that neighborhood right in front of the school it is causing some congestion. They are worrying about the safety of the kids and them going out to the cars. We met with the HOA and brainstormed some solutions. The HOA representatives met with the school to troubleshoot. The CDD owns those roads so they are working with the school to discuss dismissal procedures. The HOA also asked if the CDD would be interested in placing no parking signs in the areas along the right of way to further illustrate that. There will be some legal procedures that we would have to go through which one would be a public hearing. We would have to advertise that public hearing in the newspaper most likely for the next meeting that we are looking at changing the parking rules in

the District. At that point, the public can provide input and then the Board can make changes to the parking such as adding a no parking sign. The costs of that would be the no parking signs, installation, and legal advertisement so there would be some cost involved of adding that if that is the direction the Board wanted to go. The HOA also discussed the school working on their dismissal procedures, suggesting extra staff members to regulate the flow of traffic better whether directing cars or making kids cross safely at the crosswalk. It is on the school to make sure their children are dismissed in a safe manner.

Mr. Phillips: The problem they have here is the people who are parking on the street are too lazy to go into the other entrance to stand in line. They tell their kids to come out here so I don't have to stay in line. There are a couple of people that park down the street almost to West Side and the kids walk out to West Side but block the roads.

Mr. Manjourides: The procedure with that school is everybody has to go out the main door unless they are signed up to walk home. In order to be a walking student, you have to be within a certain area. A walking student can come out a different entrance but you still have to cross at the crosswalk. A lot of people put down that their kids are walkers but they are not walkers, they are being picked up.

Mr. Knights: The one issue I see with the no parking signs is people don't give a damn.

Mr. Siron: Who is going to enforce it?

Mr. Knights: There is no place to park there, those are two lanes so you don't stop in the middle of the lane on any street.

Mr. LeBrun: A good point to bring up is the CDD is not an enforcement agency so we would fall on law enforcement to enforce that no parking area.

Mr. Knights: As an example, if you go to ChampionsGate Village, there is clearly a fire lane around all of the stores but on any given day there are five to six cars parked at the UPS store. It is a problem. I think the first solution is to have the school monitor who is walking home. If you're a walking student you are supposed to walk home and not be picked up. If your being picked, up, you need to be on the list and go out the other door.

Mr. Siron: I agree but some of that would be resolved if there were crossing guards there because they would make them go across the crosswalk to the other side toward Publix.

Mr. Manjourides: The problem is the cars picking up the kids. Those kids are down as walkers but being picked up.

Mr. Siron: Do we have an idea of the projected cost of putting up these signs?

Mr. Scheerer: Probably would be under \$800 because they would have to put them on both sides of the road and do you want to put any on the entry side. Probably \$800 to \$1,000 for generic U channel posts with an 18 x 24 sign that says no parking. The way the no parking rules are, you have to have a starting point and stopping point. The company that we use does a lot of FDOT stuff so the signs are regulation. As the District Manager stated, there would have to be a rule making hearing first and that is a couple of months to put that together.

Mr. Manjourides: I think the first thing we should do is have the school monitor the children that are being picked up because if they are being picked up by those cars then they should not be down as walkers. If you are put down as a walker you are supposed to walk home and not be picked up. If you are being picked up you have to go out the main door on the other side. They put them down as walkers and they pick them up over here so they don't have to wait in line.

Mr. Siron: We can't control the school, what they do or don't do.

Mr. Manjourides: No, but we could ask them.

Mr. LeBrun: The HOA has met with them at the school and we are on Board with trying to get them to improve their procedures.

Mr. Knights: The bottom line is the only thing we can do is control the road.

Mr. LeBrun: We own that portion of the road.

Mr. Knights: The question is do we want to put signs up or not.

Mr. Siron: I think we have to.

Mr. Phillips: I think it's a good idea if there is enforcement. You can't get a police presence anytime hardly.

Resident [not identified]: We met with the principal at the school and he struggles all the time getting the parents to do something. He said they are almost as bad as the kids. He says you tell them not to do something and they do it again. It has been brought up numerous times and we have directed some people to chime in and let you guys know. They asked about the traffic being bad and the parking on both sides then what you see is the kids are coming in and out between the cars. It is not a good spot a kid could get hurt pretty bad.

Mr. Manjourides: In order for the children to be picked up on the side street, they have to be down as a walker and they are not really walking, they are being picked up. My suggestion would be to have someone monitor who the kids are and put them down as not walkers then they

have to go out the other door and be picked up by a car. They can't go out the door unless their car is there to pick them up.

Mr. Knights: The only way to do that is to have somebody out on our street here monitoring the kids that are walking that way, are you a walker or rider?

Mr. Phillips: Put a crosswalk in the middle where the drive is that goes into the school that is blocked off, put a crosswalk right there. There is a road that goes into the apartments and one that goes into the school.

Mr. Manjourides: That is a good idea.

Mark: One of the things they talked about was putting up some signs like no parking signs then that way the police can come in and give a ticket. The school might ask them to come in and do that at certain times like if they are parked and somebody gets a ticket and word gets around then nobody does it anymore.

Mr. Siron: We are right on the county lines so who is going to do it. Osceola? I think you would have a hard time enforcing. It's not a bad idea but if you don't enforce it, you might as well not have a sign.

Mark: I think when it gets bad that is what they will do, they will end up calling Osceola County and saying can you send someone here at this time. They go there and the signs are there and they give a ticket a couple of times and then word will pass around that you can't do it.

Mr. Siron: I think Ron's idea of a crosswalk as well as no parking signs makes the most sense.

Mr. Phillips: The crosswalk would allow the kids that live in the apartments to cross there then the people would have to stop and let the kids go through.

Mr. LeBrun: The actual approved crosswalk is present; they would just have to walk up the sidewalk.

Mr. Sheerer: We would have to ask the Engineer if it is viable. That is one in the middle of the road. Like Jeremy said the approved crosswalk is at Bella Citta and Oasis Club. You can't have two islands as that creates a safety hazard.

Mr. LeBrun: If we are adding a crosswalk that is us now creating a hazard if they are walking across the road. I would recommend using the already approved crosswalk that is there.

Mr. Knights: Why isn't the county providing a crossing guard there? They do down the street in Polk County at the other school.

Mr. LeBrun: If there is a general consensus that we want to add signs, we can see where everybody stands on that.

Mr. Scheerer: The number of signs will be dictated by the length of space.

Mr. Manjourides: There needs to be a sign at that gate because people stop right there and the gate can't open.

Mr. Scheerer: We will bring a plan back. It sounds like you guys are in favor of adding the signs which means we need to do the rule making hearing. In the interim, we have a couple of months. I will get with my sign company and come back with the recommended sign plan and the Board can look at that and say yes or no we would like one here and modify that if that is okay. We can probably place signs there that say no parking, no standing, no stopping and then have one in the middle that says no school drop off or something like that. I think for enforcement purposes, you have to have the appropriate no parking sign. That is a good start if that is the direction the Board wants to go.

Mr. LeBrun: I have heard there is a motion to authorize staff to notice a public hearing on parking policies and we will set the hearing date for your March BOS meeting so at that time we will bring the parking plan where the signs will go. The public will have an opportunity to comment which is part of the process and then the Board will have the information and make a final decision about potentially adding those parking signs.

Mr. Manjourides: I think we should put parking signs on the way out on both sides.

Mr. Scheerer: Yes, and we talked about doing it on the entrance as well.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Advertising a Public Hearing for the April 1, 2024 Board of Supervisors Meeting for a No Parking Zone, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: That brings us down to staff reports. District Counsel, anything to report?

Mr. Babbar: I wanted to update the Board on the legislative session that started January 9th and expected to run through March 8th unless it gets extended. No significant bills that would impact the operations. There are two things I want to highlight. They have not gone anywhere. They have done some first readings and committees but they are the ones that would most directly impact CDDs. One would require CDDs to adopt a mission statement and then do an annual review

of performance measures and standards and require a report to be posted on the website. Personally, I think this is just a feel-good measure that someone put in somebody's ear that really accomplishes nothing. I expect it will be a minimal cost to the District as there will be boiler plate that all special districts and CDD's use for meeting the requirement. The other area is one that we have seen come up five or six times in the past few years. It increases the sovereignty waiver limit. That basically means if there is a lawsuit against the CDD that the maximum award is capped currently at \$200,000 per individual and \$300,000 per incident. This year they are proposing to double it \$400,000 and \$600,000 and automatically increases with CPI. Last year the proposal was \$500,000,000. I am not sure it will pass this year. It will pass at some point because attorneys are lobbying for it and it has not changed in probably over 20 years or so. Obviously cost of medical coverage and other damages have gone up but the statute has not changed. If that does pass, there probably will be an increase in your insurance premium but again it is something we will monitor. That is all that I have to discuss. I will provide updates as sessions continue.

B. District Engineer

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

Mr. Reid: No, I have nothing to report at this time.

Mr. LeBrun: Anything for the Engineer? Hearing none.

C. District Manager

Mr. LeBrun: I provided the school-based discussion documents that was my part of it. Happy to take any questions.

D. Field Manager

Mr. Scheerer: The architectural fountain is working and we should be pressure washing and prepping it for paint this month. We will work with Cascade the company that manages the fountain and does the maintenance so we will work with them on a shut down time. We will make sure we have all of the safety measures in place there. We are using the same company that worked on it years ago. Irrigation repairs are ongoing. We are working towards your 2025 budget already. We are putting in a cloud-based irrigation controller system called baseline and some master flow meters in here so we know when the water is running if it is not supposed to rain or we have a mainline break or something like that, that will detect it and tells us and we will have a shut off right away instead of losing water. The lights on the Bella Citta monument were repaired. We do

have a set of lights out on 27. I have met with a new lighting company and met with the people who do the main Champions Gate sign as you come in off I4. They actually suggested a monthly maintenance program so we are looking at that for you right now. They are in the process of assessing the rest of the lights. I know Bella Citta has about three or four maybe the gates out on one side. Whistling Straights has a bad ballast in the entry sign flashing so they are working on that for me now. We will fix everything accordingly but going to look for this agreement with them. They do paint the channel letters as well so that is something that we will work into your budget for 2025 as well. The Bella Citta monument, we met with the stucco and repair people and are going to have to strip that monument. The kids love to hang out there and kick it. We are working on some safety measures as you say there is a school drop off and pick up there that you all just approved a public hearing for but we will make sure we will have all of the safety measures up. They are going to have to strip that down to the stud and replace some of the stud because the backing is bad. The pole that is there was made a little bigger so we can get in and check it but that should start within the next week to 10 days and shouldn't last more than two weeks for that repair.

Mr. Manjourides: Tell them to put plywood behind it so when the kids kick it.

Mr. Scheerer: There was plywood there but water got in overtime and finally exposed itself in the last six to 12 months. There is plywood, felt, the sheeting that goes over it then the stucco. It got exposed somewhere and water got in it. We hope to start that in the next week to 10 days. The 27th fountain had a pump replaced and the other fountain we had it cleaned off because it was not running the other day so they came out and cleaned it. They did another one-off Whistling Straights in the other District as well and it is working well. We removed more dead pines and a couple of palm trees. We are working with a change in our onsite guy Damon who was our account manager with Floralawn moved out of state. We have a new guy named Brian. I met with him several times and he is very knowledgeable. He was hoping to be here this morning so we could introduce him to you folks. But we are working with him and will meet with him later on this afternoon. The ponds that they are discing are pretty nice compared to just the straight discer, we have the nice design so that looks good. Floralawn is doing that. The dead palms, we are going to hold off obviously on Bella Citta. We want to make sure we get everything painted and get the stucco work done. We are looking at the mule palm as was suggested but again in talking with the University of Florida, they are coming up with a procedure now that if you have fusarium or lethal yellowing which is what took out the canaries over there, they want you to wait possibly up to five

years before even thinking about replacing palms regardless of the palm. We will work on that and continue to work with the University of Florida Extension office. Again, that new sign vendor is called Don Bell Signs. Mr. Manjourides gave me a heads up on a broken bench over at the traffic circle. We will get that pulled out and will probably look at replacing both of those because they are in pretty bad shape right now. If I missed anything, I apologize but will try to answer any questions you might have before we move on to the next agenda item.

Mr. Siron: The fountain that you are doing, we had a report that there was some rusting on there? Is that why we are painting and doing all of that?

Mr. Sheerer: Yes, back in the old days they used metal corner beam and now they use plastic so you don't get that corner rusting. We will have to sand that all down and put a rust inhibitor on there. It's the decorative fountain at the traffic circle.

Mr. Manjourides: I don't know if you were involved it but I think that Phil from the Champions Club has got a bunch of requests and complaints when they turn into the Champions Club that the landscaping has grown up too much and sometimes they can't see the cars coming.

Mr. Sheerer: I wasn't a part of it but was informed of it and met with Damon and Brian and the plan is to remove some of the plants from the line of site and maybe elevate some of the magnolias. It is frustrating to put a magnolia in a median like that, then it becomes overgrown and the next thing you know you are creating this stump before you get to the actual. That is something we are working on for the line of sight coming out of the Champions Club.

Mr. Knights: I didn't think it was that bad.

Mr. Sheerer: Me either, but I was in a pickup truck. If you are in a Cadillac, you know low to the ground then I can see where it could be a line-of-sight issue. We will look at it from a lower vantage point other than my pickup truck.

Mr. Knights: You have to pull out to see. I think it is at the 27-exit entrance. South on 27 you almost have to get in the crosswalk to see down 27. This is probably more of a county thing but when you leave that 27-exit going North, there is a big hole. Do you know the contact there?

Mr. Sheerer: That is Polk County.

Mr. Manjourides: I think it is the drainage. When it rains, it pulls all of the sand out of there and makes a hole.

Mr. Sheerer: If there was a pothole on the Bella Citta entrance/exit from Bella Citta on Oasis Club towards the gait then that would be us, but any of the rest of those fall to the HOA and or the respective County.

i. Proposals from Floralawn for Entrance Landscape Refresh

Mr. Scheerer: We have in the agenda package several proposals to redo the three entryways coming into the community. You have the West side Oasis Club, the 27 and Palmetto Dunes, and then you have the Bella Citta and the Oasis Club. The first set of proposals that you are going to see in the agenda is ChampionsGate West side entrance, it was suggested to either change the look of the entrance and add more plants or because you have had really good success with the juniper and some of the plant material that is there is to remove it and replace with the same thing you see now. The problem that we are having is the juniper which is the low growing green plant is old and is problematic but has been pretty stable for you folks here. We got with Floralawn with Damon and his team and their design guys. The first proposal that you are going to see is the West side entrance the same plant material you will see is basically juniper, ligustrum trees, and some Indian Hawthorn for \$14,000. The next entrance is the 27 entrance with the same material which is \$16,000 and the other entrance which is the Bella Citta entrance in the same plant material is \$15,000. You don't have to do them all at the same time. You can maybe pick an entrance. We can put some more money in for 2025 as we are coming up to the budget season. There is another proposal that says ChampionsGate West side entrance, which is West Side and Oasis Club Blvd, it gives you a list of plants. They are making some changes with some arboriculture nets, some dianthus, agapanthus, and blue daze up by the front. There is some arboricola, more blue daze and some African iris. There are photos that go along with all of that. The cost for that is \$14,855.81. The 27 entrance is basically the same plant material just a different sized bed so you are looking at some different square footages and that is \$16,695. The last one is the Bella Citta entrance which anything at Bella Citta I would probably hold off on until we get done with the monumentation, the work there with the painting and possibly the addition of no parking signs, that one is \$16,967. There isn't anything I am asking you to do today with this other than take a look at it. You don't have to make any decisions today. If you have additional questions and would like to talk to me about it as it is a big nonbudget item but we have been getting calls about how these entrances look. If you have any suggestions, I could certainly work with you all or you can take more time to take a look at this and we can discuss it at the next meeting, that is up to you folks.

Mr. Phillips: Your first proposal had Junipers and Hawthorn. They are not my favorite or anybody else's here.

Mr. Sheerer: It was a suggestion that I had from a couple of folks because it has been pretty successful. If you want to go back with the like instead of having nothing. We are pulling stuff out as it is going and not really putting anything back.

Mr. Phillips: Hawthorn's get a fungus on them.

Mr. Siron: That happens if it is sprayed. If you have the drip line and they aren't getting sprayed I think they stay fungus free.

Mr. Phillips: The pictures of the second version look a lot better. It's a couple thousand dollars more but looks a lot better.

Mr. Sheerer: You would have a lot more color instead of having green because right now it is all green.

Mr. Manjourides: Are the plants in the front annuals? It shows yellow and red ones.

Mr. Sheerer: The Dianthus is more of a perennial. It is not an annual so it will not be replaced. You already have annuals at your entrances. We are not touching any of the annuals at any of the entrances. This is all new plant material and will give a little color and they stay low. With the agapanthus it looks like a giant puff ball. You have green leaves and then a center stalk comes up and blooms then we cut the center stalk down and let it regenerate. The Ixora, the dwarf Ixora stay about 2.5 ft and always constantly bloom year-round and are yellow, orange, or red.

Mr. Phillips: I think they can get frost bit is the only thing with them but they do come back though.

Mr. Siron: Mine frosted last year and they came right back.

Mr. Sheerer: Again, you don't have to make a decision today. If you want to sit on this that is fine. If you have some recommendations. If you want to do one entrance this month and do an entrance in two months.

Mr. Manjourides: We don't want to do Bella Citta anyway.

Mr. Sheerer: We also have palm trees that we have been asked to replace. If we can, we will do palm trees but if we can't, we will bring back another suggestion. Elaeocarpus is another name for Japanese Blueberry. They are a really nice trees but not a palm tree. The only palm trees that we have been replacing are the Sables on Palmetto Dunes and that will be another area we hit with that Indian Hawthorn like you all said. Personally, I would remove all of the Indian Hawthorn

and get rid of it and leave a nice mulch bed unless you all want color there on Palmetto Dunes going out to 27 but that is not a part of this. We are looking at the entrances now.

Mr. LeBrun: There are a few different ways to fund items that are not budgeted. Typically, there is a transfer to your reserve account that can be pulled from different line items maybe underspent. That is something too if the Board wanted to place this on the next agenda, you have time to get feedback and look through and then we can see which expenses are trending lower and might have a better idea which would give you guys a chance to get all of the feedback after you have seen them in person. Our next meeting is April 1st that kicks off the budgeting process and then usually the hearing is set for the following meeting after your June meeting.

Mr. Phillips: Let's make this happen as soon as possible, everything but Bella Citta.

Mr. Sheerer: 27 and West side?

Mr. Phillips: I think so. I think it looks great.

On MOTION by Mr. Phillips, seconded by Mr. Siron, with all in favor, the Proposal for New Plantings at two Entrances (27/Westside), was approved.

SIXTH ORDER OF BUSINESS Supervisor's Request

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

SEVENTH 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. Manjourides, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

January 31, 2024 - March 25, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	57-61	\$20,923.84
	2/8/24	62	\$15,483.00
	2/15/24	63-66	\$56,001.98
	2/22/24	67	\$10,998.00
	2/29/24	68-70	\$7,558.97
	3/6/24	71-72	\$20,106.92
	3/13/24	73-78	\$49,262.56
	3/21/24	79	\$5,549.00
			\$185,884.27
Payroll Fund			
	<u>February 2024</u>		
	Basan Nembirkow	50101	\$184.70
	Chris Manjourides	50102	\$0.00
	Ronald Phillips	50103	\$184.70
	Terry Siron	50104	\$109.70
	Chris Manjourides	50105	\$184.70
			\$663.80
TOTAL			\$186,548.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00020	1/25/24	32314A	202401	320	53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		1/25/24	32314A	202401	300	13100	10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
FOUNTAIN DESIGN GROUP, INC.											240.00	000057	
2/01/24	00056	1/22/24	22938	202401	320	53800	46700		8953 STINGER-RPR MNLN LK	*	379.15		
		1/22/24	22938	202401	300	13100	10100		8953 STINGER-RPR MNLN LK	*	427.55		
		1/22/24	22939	202401	320	53800	46700		9711 OASIS BLVD-RPR MNLN	*	536.81		
		1/22/24	22939	202401	300	13100	10100		9711 OASIS BLVD-RPR MNLN	*	605.33		
		2/01/24	23236	202402	320	53800	46200		LANDSCAPE MAINT FEB24	*	8,003.63		
		2/01/24	23236	202402	300	13100	10100		LANDSCAPE MAINT FEB24	*	9,025.37		
FLORALAWN 2, LLC											18,977.84	000058	
2/01/24	00012	2/01/24	157292B	202402	320	53800	47000		WATER MGMT SERVICES FEB24	*	80.84		
		2/01/24	157292B	202402	300	13100	10100		WATER MGMT SERVICES FEB24	*	91.16		
THE LAKE DOCTORS, INC.											172.00	000059	
2/01/24	00044	1/25/24	16765	202401	320	53800	47100		RPR RUN CAPACITOR/ANT CB	*	102.93		
		1/25/24	16765	202401	300	13100	10100		RPR RUN CAPACITOR/ANT CB	*	116.07		
		1/26/24	16776	202401	320	53800	47100		CLEAN FNT ON BETH PAGE LN	*	47.00		
		1/26/24	16776	202401	300	13100	10100		CLEAN FNT ON BETH PAGE LN	*	53.00		
LAKE FOUNTAINS AND AERATION, INC.											319.00	000060	
2/01/24	00053	1/25/24	70764	202401	320	53800	46100		RPLC 2LED DRIVER/JUNC.BOX	*	571.05		
		1/25/24	70764	202401	300	13100	10100		RPLC 2LED DRIVER/JUNC.BOX	*	643.95		
TERRY'S ELECTRIC INC											1,215.00	000061	
2/08/24	00056	1/01/24	23113	202401	320	53800	46400		MULCH INSTALL DEPOSIT	*	5,169.06		
		1/01/24	23113	202401	300	13100	10100		MULCH INSTALL DEPOSIT	*	5,828.94		
SSTH STONE SOUTH TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/24		23275	202401	320-53800-46400				*	2,511.60		
		9685	RMV 3DEAD PALM/3PINE								
1/31/24		23275	202401	300-13100-10100				*	1,973.40		
		9685	RMV 3DEAD PALM/3PINE								
FLORALAWN 2, LLC										15,483.00	000062
2/15/24	00001	2/01/24	195	202402	310-51300-34000			*	3,333.33		
							MANAGEMENT FEES FEB24				
2/01/24		195	202402	310-51300-35200				*	100.00		
							WEBSITE ADMIN FEB24				
2/01/24		195	202402	310-51300-35100				*	150.00		
							INFORMATION TECH FEB24				
2/01/24		195	202402	310-51300-31300				*	500.00		
							DISSEMINATION FEE FEB24				
2/01/24		195	202402	310-51300-51000				*	.42		
							OFFICE SUPPLIES				
2/01/24		195	202402	310-51300-42000				*	67.29		
							POSTAGE				
2/01/24		196	202402	320-53800-12000				*	1,305.25		
							FIELD MANAGEMENT FEB24				
GOVERNMENTAL MANAGEMENT SERVICES										5,456.29	000063
2/15/24	00018	2/01/24	2018813	202402	310-51300-49200			*	588.98		
							2023 TAX ROLL ADMIN FEE				
OSCEOLA CTY PROPERTY APPRAISER										588.98	000064
2/15/24	00032	2/08/24	02082024	202402	300-20700-10100			*	32,041.54		
							FY24 DEBT SRVC SER2014				
STONEBROOK SOUTH CDD C/O USBANK										32,041.54	000065
2/15/24	00032	2/08/24	02082024	202402	300-20700-10200			*	17,915.17		
							FY24 DEBT SRVC SER2023				
STONEBROOK SOUTH CDD C/O USBANK										17,915.17	000066
2/22/24	00056	2/13/24	23648	202402	320-53800-46400			*	5,169.06		
							FINAL-MULCH INSTALLATION				
2/13/24		23648	202402	300-13100-10100				*	5,828.94		
							FINAL-MULCH INSTALLATION				
FLORALAWN 2, LLC										10,998.00	000067
2/29/24	00052	2/16/24	5464	202402	320-53800-46100			*	3,210.10		
							REFRAME/RPR WOOD/PLYWOOD				
2/16/24		5464	202402	300-13100-10100				*	3,619.90		
							REFRAME/RPR WOOD/PLYWOOD				
BERRY CONSTRUCTION INC										6,830.00	000068
SSTH STONE SOUTH TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/29/24	00020	2/26/24	32510A	202402	320	53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80			
		2/26/24	32510A	202402	300	13100	10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20			
												FOUNTAIN DESIGN GROUP, INC.	240.00	000069
2/29/24	00056	2/21/24	23759	202402	320	53800	46400		RPLC DEAD PLM ON BLVD/SBL	*	229.82			
		2/21/24	23759	202402	300	13100	10100		RPLC DEAD PLM ON BLVD/SBL	*	259.15			
												FLORALAWN 2, LLC	488.97	000070
3/06/24	00056	2/26/24	23816	202310	320	53800	46700		OCEAN CRS/WHISTL-RPR COUP	*	258.18			
		2/26/24	23816	202310	300	13100	10100		OCEAN CRS/WHISTL-RPR COUP	*	291.14			
		2/26/24	23816A	202402	320	53800	46700		WHISTLNG STRT-VLV/ADPT/CP	*	1,107.60			
		2/26/24	23816A	202402	300	13100	10100		WHISTLNG STRT-VLV/ADPT/CP	*	1,249.00			
		3/01/24	23983	202403	320	53800	46200		LANDSCAPE MAINT MAR24	*	8,003.63			
		3/01/24	23983	202403	300	13100	10100		LANDSCAPE MAINT MAR24	*	9,025.37			
												FLORALAWN 2, LLC	19,934.92	000071
3/06/24	00012	3/01/24	164207B	202403	320	53800	47000		WATER MGMT SERVICES MAR24	*	96.32			
		3/01/24	164207B	202403	300	13100	10100		WATER MGMT SERVICES MAR24	*	75.68			
												THE LAKE DOCTORS, INC.	172.00	000072
3/13/24	00052	3/07/24	5474	202402	320	53800	46100		RPR STUCCO-ENTR/REBLD FRM	*	1,870.60			
		3/07/24	5474	202402	300	13100	10100		RPR STUCCO-ENTR/REBLD FRM	*	2,109.40			
												BERRY CONSTRUCTION INC	3,980.00	000073
3/13/24	00001	3/01/24	197	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,333.33			
		3/01/24	197	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00			
		3/01/24	197	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00			
		3/01/24	197	202403	310	51300	31300		DISSEMINATION FEE MAR24	*	500.00			

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		197		202403	310-51300-51000		OFFICE SUPPLIES	*	.30		
3/01/24		197		202403	310-51300-42000		POSTAGE	*	6.49		
3/01/24		197		202403	310-51300-42500		COPIES	*	13.80		
3/01/24		198		202403	320-53800-12000		FIELD MANAGEMENT MAR24	*	1,305.25		
3/01/24		198A		202401	310-51300-51000		OFFICE DEPOT-W2/W3/1096	*	14.43		
3/01/24		198A		202401	310-51300-42000		USPS-MAIL W3 FORMS	*	.79		
3/01/24		198A		202401	310-51300-42000		USPS-MAIL 941&944 FORMS	*	.89		
3/01/24		198A		202401	310-51300-42000		USPS-MAIL 1099 FORMS	*	.66		
GOVERNMENTAL MANAGEMENT SERVICES										5,425.94	000074
3/13/24	00055	2/26/24	023069.0	202402	310-51300-31100		CDD BOS MTG/COPY 2ND PRD.	*	210.30		
MADDEN MOORHEAD & STOKES LLC										210.30	000075
3/13/24	00032	3/12/24	03122024	202403	300-20700-10100		FY24 DEBT SRVC SER2014	*	22,705.11		
STONEBROOK SOUTH CDD C/O USBANK										22,705.11	000076
3/13/24	00032	3/12/24	03122024	202403	300-20700-10200		FY24 DEBT SRVC SER2023	*	12,694.96		
STONEBROOK SOUTH CDD C/O USBANK										12,694.96	000077
3/13/24	00030	2/23/24	7236928	202402	310-51300-32300		TRUST FEES SERIES 2023	*	4,246.25		
USBANK										4,246.25	000078
3/21/24	00044	3/19/24	16832	202403	320-53800-47100		50%DEP-MOTOR CTRL BX/MOTT	*	2,608.03		
		3/19/24	16832	202403	300-13100-10100		50%DEP-MOTOR CTRL BX/MOTT	*	2,940.97		
LAKE FOUNTAINS AND AERATION, INC.										5,549.00	000079
TOTAL FOR BANK B									185,884.27		
TOTAL FOR REGISTER									185,884.27		

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2-3	<hr/> <u>General Fund Income Statement</u>
4	<hr/> <u>Capital Reserve Fund</u>
5	<hr/> <u>Debt Service Fund Series 2013 Income Statement</u>
6	<hr/> <u>Debt Service Fund Series 2014 Income Statement</u>
7	<hr/> <u>Debt Service Fund Series 2023 Income Statement</u>
8	<hr/> <u>Month to Month</u>
9	<hr/> <u>Assessment Receipt Schedule</u>

Stoneybrook South
Community Development District
Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 143,560	\$ 358,291	\$ -	\$ 501,851
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 613,380	\$ 613,380
Revenue	\$ -	\$ -	\$ 1,502,768	\$ 1,502,768
Series 2023				
Revenue	\$ -	\$ -	\$ 589,193	\$ 589,193
Interest	\$ -	\$ -	\$ 451	\$ 451
Investment - SBA	\$ 474,519	\$ 1,017,799	\$ -	\$ 1,492,318
Due From SSC CDD	\$ 231,868	\$ -	\$ -	\$ 231,868
Total Assets	\$ 849,947	\$ 1,376,090	\$ 2,705,793	\$ 4,931,830
Liabilities:				
Accounts Payable	\$ 11,329	\$ -	\$ -	\$ 11,329
Due to SSC CDD	\$ 114,131	\$ -	\$ -	\$ 114,131
Total Liabilities	\$ 125,460	\$ -	\$ -	\$ 125,460
Fund Balances:				
Assigned For Debt Service 2013	\$ -	\$ -	\$ -	\$ -
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,116,149	\$ 2,116,149
Assigned For Debt Service 2023	\$ -	\$ -	\$ 589,644	\$ 589,644
Unassigned	\$ 724,488	\$ -	\$ -	\$ 724,488
Total Fund Balances	\$ 724,488	\$ 1,376,090	\$ 2,705,793	\$ 4,806,371
Total Liabilities & Fund Equity	\$ 849,947	\$ 1,376,090	\$ 2,705,793	\$ 4,931,830

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 759,559	\$ 759,559	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 6,603	\$ 4,519
Miscellaneous Income	\$ -	\$ -	\$ 5,738	\$ 5,738
Total Revenues	\$ 850,101	\$ 761,642	\$ 771,900	\$ 10,258
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 3,333	\$ 2,200	\$ 1,133
FICA Expense	\$ 612	\$ 255	\$ 168	\$ 87
Engineering Fees	\$ 10,000	\$ 4,167	\$ 690	\$ 3,476
Attorney	\$ 15,000	\$ 6,250	\$ 153	\$ 6,098
Arbitrage	\$ 1,100	\$ 458	\$ -	\$ 458
Dissemination	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Annual Audit	\$ 4,650	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,500	\$ 4,246	\$ 4,246	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 50	\$ 21	\$ -	\$ 21
Postage	\$ 500	\$ 208	\$ 106	\$ 102
Printing & Binding	\$ 400	\$ 400	\$ 0	\$ 400
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 500	\$ 208	\$ 571	\$ (362)
Office Supplies	\$ 100	\$ 42	\$ 16	\$ 26
Property Taxes	\$ 50	\$ 1	\$ 1	\$ -
Property Appraiser Fee	\$ 700	\$ 700	\$ 589	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 114,662	\$ 54,748	\$ 41,745	\$ 13,003

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 15,663	\$ 6,526	\$ 6,526	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 24,090	\$ 16,375	\$ 7,715
Streetlights	\$ 150,884	\$ 62,868	\$ 60,265	\$ 2,603
Water & Sewer	\$ 128,070	\$ 53,363	\$ 87,665	\$ (34,303)
Entry & Walls Maintenance	\$ 6,998	\$ 2,916	\$ 12,543	\$ (9,628)
Landscape Maintenance	\$ 239,861	\$ 99,942	\$ 78,975	\$ 20,968
Landscape Contingency	\$ 25,661	\$ 10,692	\$ 21,156	\$ (10,464)
Tree Trimming	\$ 2,333	\$ 972	\$ -	\$ 972
Irrigation Repairs	\$ 20,995	\$ 8,748	\$ 8,233	\$ 515
Aquatic Maintenance	\$ 4,773	\$ 1,989	\$ 1,638	\$ 351
Fountain Repair & Maintenance	\$ 3,499	\$ 1,458	\$ 11,129	\$ (9,671)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 972	\$ -	\$ 972
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 2,740	\$ 2,197	\$ 542
Pressure Washing	\$ 2,333	\$ 972	\$ -	\$ 972
Repairs & Maintenance	\$ 4,666	\$ 1,944	\$ -	\$ 1,944
Sidewalk Repair & Maintenance	\$ 2,333	\$ 972	\$ -	\$ 972
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 972	\$ -	\$ 972
Contingency	\$ 6,998	\$ 2,916	\$ -	\$ 2,916
Total Operations & Maintenance:	\$ 697,536	\$ 298,464	\$ 320,567	\$ (22,103)
<i>Reserves</i>				
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Reserves	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Expenditures	\$ 850,101	\$ 391,115	\$ 400,215	\$ (9,100)
Excess Revenues (Expenditures)	\$ -		\$ 371,685	
Fund Balance - Beginning	\$ -		\$ 352,803	
Fund Balance - Ending	\$ -		\$ 724,488	

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Transfer In	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Interest	\$ 7,500	\$ 3,125	\$ 27,374	\$ 24,249
Total Revenues	\$ 45,403	\$ 41,028	\$ 65,277	\$ 24,249
Expenditures:				
Capital Outlay	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Total Expenditures	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Excess Revenues (Expenditures)	\$ 20,403	\$ 30,611	\$ 65,277	
Fund Balance - Beginning	\$ 1,242,046		\$ 1,310,814	
Fund Balance - Ending	\$ 1,262,449		\$ 1,376,090	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/29/24		Thru 02/29/24		
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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 1,040,511	\$ 935,189	\$ 935,189	\$ -
Interest	\$ 1,500	\$ 625	\$ 36,367	\$ 35,742
Total Revenues	\$ 1,042,011	\$ 935,814	\$ 971,557	\$ 35,742
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		\$ 309,300	
Fund Balance - Beginning	\$ 1,037,104		\$ 1,806,848	
Fund Balance - Ending	\$ 1,087,321		\$ 2,116,149	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 522,886	\$ 522,886	\$ -
Interest	\$ 1,000	\$ 417	\$ 5,380	\$ 4,963
Total Revenues	\$ 582,771	\$ 523,303	\$ 528,266	\$ 4,963
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)		\$ 376,136	
Fund Balance - Beginning	\$ 201,480		\$ 213,508	
Fund Balance - Ending	\$ 195,748		\$ 589,644	

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	\$ 33,188	\$ 25,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759,559
Interest	\$ 941	\$ 412	\$ 943	\$ 2,224	\$ 2,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,603
Interest	\$ -	\$ -	\$ 5,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,738
Total Revenues	\$ 941	\$ 110,079	\$ 598,059	\$ 35,412	\$ 27,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 771,900
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering Fees	\$ 165	\$ -	\$ 315	\$ -	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 13	\$ 6	\$ 15	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106
Printing & Binding	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Insurance	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 127	\$ 155	\$ 200	\$ 38	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,981	\$ 4,253	\$ 5,466	\$ 4,151	\$ 9,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,745
Operations & Maintenance													
Field Services	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,526
Property Insurance	\$ 13,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,865
Electric	\$ 4,012	\$ 2,778	\$ 3,080	\$ 1,912	\$ 4,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,375
Streetlights	\$ 11,919	\$ 12,287	\$ 11,919	\$ 8,852	\$ 15,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,265
Water & Sewer	\$ 16,427	\$ 12,480	\$ 10,896	\$ 30,288	\$ 17,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,665
Entry & Walls Maintenance	\$ -	\$ 400	\$ 961	\$ 6,102	\$ 5,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,543
Landscape Maintenance	\$ 16,972	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,975
Landscape Contingency	\$ 2,907	\$ -	\$ -	\$ 7,681	\$ 10,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,156
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,217	\$ 1,995	\$ 2,126	\$ 1,787	\$ 1,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,233
Aquatic Maintenance	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,638
Fountain Repair & Maintenance	\$ 7,307	\$ 1,877	\$ 113	\$ 1,719	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,129
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 275	\$ 686	\$ 275	\$ 686	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,197
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 76,533	\$ 49,637	\$ 46,503	\$ 76,160	\$ 71,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,567
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Reserves	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Expenditures	\$ 94,515	\$ 53,890	\$ 89,872	\$ 80,311	\$ 81,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,215
Excess Revenues (Expenditures)	\$ (93,573)	\$ 56,189	\$ 508,187	\$ (44,899)	\$ (54,219)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371,685

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
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$2,035.68	\$2,035.68	\$697.24	\$858.46	\$479.98	\$2,035.68
02/08/24	ACH	\$75,504.70	\$1,479.71	\$1,518.77	\$0.00	\$72,506.22	\$24,834.01	\$30,576.29	\$17,095.92	\$72,506.22
02/08/24	ACH	\$1,468.27	\$29.38	\$0.00	\$0.00	\$1,438.89	\$492.83	\$606.79	\$339.27	\$1,438.89
03/08/24	ACH	\$55,494.83	\$1,098.79	\$554.92	\$0.00	\$53,841.12	\$18,441.05	\$22,705.11	\$12,694.96	\$53,841.12
						\$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		\$ 2,407,547.09	\$ 46,315.09	\$ 91,792.42	\$ 2,035.68	\$ 2,271,475.26	\$ 778,000.00	\$ 957,894.30	\$ 535,580.95	\$ 2,271,475.25

92.06%	Net Percent Collected
\$ 195,911.20	Balance Remaining to Collect

SECTION IV

SECTION A

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

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

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

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

DATE: June 3, 2024

HOUR: 10:00 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, Florida 33896

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

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

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

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

PASSED AND ADOPTED ON APRIL 1, 2024.

Attest:

**Stoneybrook South Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Exhibit A

Stoneybrook South
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-10	General Fund Narrative
11	Capital Reserve Fund
12	Debt Service Fund Series 2014
13	Amortization Schedule Series 2014
14	Debt Service Fund Series 2023
15	Amortization Schedule Series 2023

Stoneybrook South
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 845,101	\$ 759,559	\$ 85,542	\$ 845,101	\$ 845,101
Interest	\$ 5,000	\$ 6,603	\$ 6,000	\$ 12,603	\$ 12,000
Miscellaneous Income	\$ -	\$ 5,738	\$ -	\$ 5,738	\$ -
Total Revenues	\$ 850,101	\$ 771,900	\$ 91,542	\$ 863,442	\$ 857,101
Expenditures:					
Administrative:					
Supervisor Fees	\$ 8,000	\$ 2,200	\$ 3,200	\$ 5,400	\$ 8,000
FICA Expense	\$ 612	\$ 168	\$ 245	\$ 413	\$ 612
Engineering Fees	\$ 10,000	\$ 690	\$ 4,310	\$ 5,000	\$ 10,000
Attorney	\$ 15,000	\$ 153	\$ 347	\$ 500	\$ 15,000
Arbitrage	\$ 1,100	\$ -	\$ 1,100	\$ 1,100	\$ 1,100
Dissemination	\$ 6,000	\$ 2,500	\$ 3,500	\$ 6,000	\$ 6,000
Annual Audit	\$ 4,650	\$ -	\$ 4,650	\$ 4,650	\$ 4,650
Trustee Fees	\$ 8,500	\$ 4,246	\$ 4,148	\$ 8,395	\$ 8,500
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,000
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 45,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Postage	\$ 500	\$ 106	\$ 194	\$ 300	\$ 500
Printing & Binding	\$ 400	\$ 0	\$ 200	\$ 200	\$ 400
Insurance	\$ 6,825	\$ 6,413	\$ -	\$ 6,413	\$ 6,825
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 500	\$ 571	\$ 350	\$ 921	\$ 600
Office Supplies	\$ 100	\$ 16	\$ 34	\$ 50	\$ 100
Property Appraiser Fee	\$ 700	\$ 589	\$ -	\$ 589	\$ 700
Property Taxes	\$ 50	\$ 1	\$ -	\$ 1	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 114,662	\$ 41,745	\$ 49,887	\$ 91,632	\$ 119,762
Operations & Maintenance					
Field Services	\$ 15,663	\$ 6,526	\$ 9,137	\$ 15,663	\$ 20,000
Property Insurance	\$ 13,412	\$ 13,865	\$ -	\$ 13,865	\$ 13,825
Electric	\$ 57,816	\$ 16,375	\$ 32,154	\$ 48,530	\$ 57,108
Streetlights	\$ 150,884	\$ 60,265	\$ 82,250	\$ 142,515	\$ 149,038
Water & Sewer	\$ 128,070	\$ 87,665	\$ 76,272	\$ 163,937	\$ 156,688
Landscape Maintenance	\$ 239,861	\$ 78,975	\$ 119,508	\$ 198,483	\$ 219,427
Landscape Contingency	\$ 25,661	\$ 21,156	\$ 14,829	\$ 35,985	\$ 30,940
Tree Trimming	\$ 2,333	\$ -	\$ 2,350	\$ 2,350	\$ 2,304
Lake Maintenance	\$ 4,773	\$ 1,638	\$ 2,293	\$ 3,931	\$ 5,069
Irrigation Repairs	\$ 20,995	\$ 8,233	\$ 10,160	\$ 18,393	\$ 20,738
Entry & Walls Maintenance	\$ 6,998	\$ 12,543	\$ -	\$ 12,543	\$ 6,913
Fountain Repair & Maintenance	\$ 3,499	\$ 11,129	\$ 790	\$ 11,918	\$ 3,456
Miscellaneous - Stormwater Control	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 2,197	\$ 4,239	\$ 6,436	\$ 6,495
Pressure Washing	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Repairs & Maintenance	\$ 4,666	\$ -	\$ 2,350	\$ 2,350	\$ 4,608
Sidewalk Repair & Maintenance	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ -	\$ 1,175	\$ 1,175	\$ 2,304
Contingency	\$ 6,998	\$ -	\$ 3,525	\$ 3,525	\$ 6,913
Total Operations & Maintenance:	\$ 697,536	\$ 320,567	\$ 364,557	\$ 685,124	\$ 712,742
Reserves					
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 24,597
Total Reserves	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 24,597
Total Expenditures	\$ 850,101	\$ 400,215	\$ 414,444	\$ 814,659	\$ 857,101
Excess Revenues (Expenditures)	\$ -	\$ 371,685	\$ (322,902)	\$ 48,783	\$ 0

Net Assessment	\$845,101
Collection Cost (6%)	\$53,943
Gross Assessment	<u>\$899,044</u>

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2025

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

Fiscal Year 2024

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

Adopted Increase

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Apartment	304	0%	\$0.00	\$0
Condo	168	0%	\$0.00	\$0
Townhome	181	0%	\$0.00	\$0
Single Family 40'	82	0%	\$0.00	\$0
Single Family 50'	698	0%	\$0.00	\$0
Single Family 60'	197	0%	\$0.00	\$0
Single Family 80'	65	0%	\$0.00	\$0
Total	1695			\$0

Shared Costs

Operations & Maintenance Descriptions	FY2024 Budget	FY2024 Projections	Total Adopted 2025 Budget	SS CDD 46%	SSC CDD 54%
	1 Field Services	\$33,572	\$33,572	\$43,398	\$20,000
2 Property Insurance	\$28,747	\$29,500	\$30,000	\$13,825	\$16,175
3 Electric	\$123,920	\$100,773	\$123,920	\$57,108	\$66,812
4 Streetlights	\$323,400	\$301,108	\$323,400	\$149,038	\$174,362
5 Water & Sewer	\$274,500	\$346,223	\$340,000	\$156,688	\$183,312
6 Landscape Maintenance	\$514,110	\$422,304	\$476,138	\$219,427	\$256,711
7 Landscape Contingency	\$55,000	\$81,943	\$67,138	\$30,940	\$36,198
8 Tree Trimming	\$5,000	\$5,000	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$10,230	\$8,364	\$11,000	\$5,069	\$5,931
10 Irrigation Repairs	\$45,000	\$39,133	\$45,000	\$20,738	\$24,262
11 Entry & Walls Maintenance	\$15,000	\$20,451	\$15,000	\$6,913	\$8,087
12 Fountain Repair & Maintenance	\$7,500	\$25,358	\$7,500	\$3,456	\$4,044
13 Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,093	\$13,918	\$14,093	\$6,495	\$7,598
15 Pressure Washing	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$4,700	\$10,000	\$4,608	\$5,392
17 Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18 Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19 Contingency	\$15,000	\$7,500	\$15,000	\$6,913	\$8,087
Total	\$1,495,072	\$1,449,847	\$1,546,587	\$712,742	\$833,845

Stoneybrook South Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

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

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

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

Attorney

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

Arbitrage

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Dissemination

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Field:

The District is proposing for FY25 a shared cost for a maintenance costs. 46% of the maintenance costs will be allocated to Stoneybrook South and 54% will be allocated to Stoneybrook South at ChampionsGate during Fiscal Year 2025. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South and Stoneybrook South at ChampionsGate regarding the joint maintenance.

Field Services

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Property Insurance

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

Electric

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

Account #	Description	Monthly	Annual
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$950	\$11,400
9100 8717 4371	14381 Mickelson Ct., Fountain	\$425	\$5,100
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,250	\$15,000
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$50	\$600
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$750	\$9,000
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$500	\$6,000
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling	\$650	\$7,800
	Contingency - 5 Fountains		\$39,440
Total			\$123,920

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Streetlights

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

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$430	\$5,160
9100 8723 8643	000 Westside Blvd Lite, SL	\$760	\$9,120
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$700	\$8,400
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$625	\$7,500
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$950	\$11,400
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$625	\$7,500
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$1,600	\$19,200
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$460	\$5,520
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,050	\$12,600
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$510	\$6,120
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$300	\$3,600
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,450	\$17,400
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$430	\$5,160
9100 8723 5757	000 Stoneybrook Blvd S Lite, Tract C	\$900	\$10,800
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,275	\$15,300
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$580	\$6,960
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$410	\$4,920
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,725	\$20,700
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$630	\$7,560
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$25,080
Total			\$323,400

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Reclaimed Water

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

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,000	\$36,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$6,500	\$78,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,600	\$31,200
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,500	\$78,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$50	\$600
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$75	\$900
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$3,000	\$36,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$5,800	\$69,600
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$4,900
Total			\$340,000

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$22,352	\$268,224
Landscape Maintenance - SSC CDD	\$16,441	\$197,292
Contingency - FY25 Increase (3%)		\$8,047
Contingency - Fuel Surcharge		\$2,575
Total		\$476,138

Landscape Contingency

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

Tree Trimming

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

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

Description	Monthly	Annual
Pond Maintenance	\$172	\$2,064
Pond Maintenance - 7 Ponds	\$541	\$6,492
X Tract Pond	\$160	\$1,920
Contingency		\$524
Total		\$11,000

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

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

Fountain Repair & Maintenance

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

Miscellaneous – Stormwater Control

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

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and American Ecosystems, Inc. for the cogon grass treatments.

Description	Annual
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
Total	\$7,100

Description	Monthly	Annual
Cogon Grass Treatment	\$555	\$6,660
Contingency		\$333
Total		\$6,993

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

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

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Sidewalk Repair & Maintenance

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

Roadway Repair & Maintenance – Storm Gutters

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

Contingency

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

Stoneybrook South
Community Development District
Proposed Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 37,903	\$ 37,903	\$ -	\$ 37,903	\$ 24,597
Interest	\$ 7,500	\$ 27,384	\$ 36,323	\$ 63,707	\$ 60,000
Total Revenues	\$ 45,403	\$ 65,287	\$ 36,323	\$ 101,610	\$ 84,597
Expenditures:					
Contingency	\$ -	\$ -	\$ 266	\$ 266	\$ 600
Capital Outlay	\$ 25,000	\$ -	\$ 11,664	\$ 11,664	\$ 61,896
Total Expenditures	\$ 25,000	\$ -	\$ 11,930	\$ 11,930	\$ 62,496
Excess Revenues (Expenditures)	\$ 20,403	\$ 65,287	\$ 24,393	\$ 89,680	\$ 22,101
Fund Balance - Beginning	\$ 1,242,046	\$ 1,310,814	\$ -	\$ 1,310,814	\$ 1,400,493
Fund Balance - Ending	\$ 1,262,449	\$ 1,376,100	\$ 24,393	\$ 1,400,493	\$ 1,422,594

FY2024 Updated Expenses			
Description	Total Amount	SS CDD 47%	SSC CDD 53%
Monument Repainting & Architectural Fountain Repair	\$25,000	\$11,664	\$13,336
Total	\$25,000	\$11,664	\$13,336

FY2025 Proposed Expenses			
Description	Total Amount	SS CDD 47%	SSC CDD 53%
Monument Repainting & Repair	\$25,000	\$11,664	\$13,336
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$50,232	\$57,433
Total	\$132,665	\$61,896	\$70,769

Stoneybrook South
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2014

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
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Revenues:

Special Assessments	\$ 1,040,511	\$ 935,189	\$ 105,322	\$ 1,040,511	\$ 1,040,511
Interest	\$ 1,500	\$ 36,367	\$ 50,400	\$ 86,767	\$ 85,000
Carry Forward Surplus	\$ 1,037,104	\$ 1,191,822	\$ -	\$ 1,191,822	\$ 1,327,307
Total Revenues	\$ 2,079,115	\$ 2,163,379	\$ 155,722	\$ 2,319,101	\$ 2,452,819

Expenditures:

Series 2014

Interest - 11/01	\$ 337,256	\$ 337,256	\$ -	\$ 337,256	\$ 329,538
Principal - 11/01	\$ 325,000	\$ 325,000	\$ -	\$ 325,000	\$ 340,000
Interest - 05/01	\$ 329,538	\$ -	\$ 329,538	\$ 329,538	\$ 321,463
Total Expenditures	\$ 991,794	\$ 662,256	\$ 329,538	\$ 991,794	\$ 991,000

Excess Revenues (Expenditures)	\$ 1,087,321	\$ 1,501,123	\$ (173,815)	\$ 1,327,307	\$ 1,461,819
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Principal - 11/1/2025	\$355,000
Interest - 11/1/2025	<u>\$321,463</u>
Total	<u><u>\$676,463</u></u>

Net Assessment	\$1,040,511
Collection Cost (6%)	<u>\$66,416</u>
Gross Assessment	<u><u>\$1,106,927</u></u>

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/24	\$ 12,335,000	\$ -	\$ 329,537.50	\$ -
11/1/24	\$ 12,335,000	\$ 340,000	\$ 329,537.50	\$ 999,075.00
5/1/25	\$ 11,995,000	\$ -	\$ 321,462.50	\$ -
11/1/25	\$ 11,995,000	\$ 355,000	\$ 321,462.50	\$ 997,925.00
5/1/26	\$ 11,640,000	\$ -	\$ 312,365.63	\$ -
11/1/26	\$ 11,640,000	\$ 370,000	\$ 312,365.63	\$ 994,731.25
5/1/27	\$ 11,270,000	\$ -	\$ 302,884.38	\$ -
11/1/27	\$ 11,270,000	\$ 390,000	\$ 302,884.38	\$ 995,768.75
5/1/28	\$ 10,880,000	\$ -	\$ 292,890.63	\$ -
11/1/28	\$ 10,880,000	\$ 410,000	\$ 292,890.63	\$ 995,781.25
5/1/29	\$ 10,470,000	\$ -	\$ 282,384.38	\$ -
11/1/29	\$ 10,470,000	\$ 430,000	\$ 282,384.38	\$ 994,768.75
5/1/30	\$ 10,040,000	\$ -	\$ 271,365.63	\$ -
11/1/30	\$ 10,040,000	\$ 455,000	\$ 271,365.63	\$ 997,731.25
5/1/31	\$ 9,585,000	\$ -	\$ 259,706.25	\$ -
11/1/31	\$ 9,585,000	\$ 480,000	\$ 259,706.25	\$ 999,412.50
5/1/32	\$ 9,105,000	\$ -	\$ 247,406.25	\$ -
11/1/32	\$ 9,105,000	\$ 505,000	\$ 247,406.25	\$ 999,812.50
5/1/33	\$ 8,600,000	\$ -	\$ 234,465.63	\$ -
11/1/33	\$ 8,600,000	\$ 530,000	\$ 234,465.63	\$ 998,931.25
5/1/34	\$ 8,070,000	\$ -	\$ 220,884.38	\$ -
11/1/34	\$ 8,070,000	\$ 555,000	\$ 220,884.38	\$ 996,768.75
5/1/35	\$ 7,515,000	\$ -	\$ 206,662.50	\$ -
11/1/35	\$ 7,515,000	\$ 585,000	\$ 206,662.50	\$ 998,325.00
5/1/36	\$ 6,930,000	\$ -	\$ 190,575.00	\$ -
11/1/36	\$ 6,930,000	\$ 615,000	\$ 190,575.00	\$ 996,150.00
5/1/37	\$ 6,315,000	\$ -	\$ 173,662.50	\$ -
11/1/37	\$ 6,315,000	\$ 650,000	\$ 173,662.50	\$ 997,325.00
5/1/38	\$ 5,665,000	\$ -	\$ 155,787.50	\$ -
11/1/38	\$ 5,665,000	\$ 685,000	\$ 155,787.50	\$ 996,575.00
5/1/39	\$ 4,980,000	\$ -	\$ 136,950.00	\$ -
11/1/39	\$ 4,980,000	\$ 725,000	\$ 136,950.00	\$ 998,900.00
5/1/40	\$ 4,255,000	\$ -	\$ 117,012.50	\$ -
11/1/40	\$ 4,255,000	\$ 760,000	\$ 117,012.50	\$ 994,025.00
5/1/41	\$ 3,495,000	\$ -	\$ 96,112.50	\$ -
11/1/41	\$ 3,495,000	\$ 805,000	\$ 96,112.50	\$ 997,225.00
5/1/42	\$ 2,690,000	\$ -	\$ 73,975.00	\$ -
11/1/42	\$ 2,690,000	\$ 850,000	\$ 73,975.00	\$ 997,950.00
5/1/43	\$ 1,840,000	\$ -	\$ 50,600.00	\$ -
11/1/43	\$ 1,840,000	\$ 895,000	\$ 50,600.00	\$ 996,200.00
5/1/44	\$ 945,000	\$ -	\$ 25,987.50	\$ -
11/1/44	\$ 945,000	\$ 945,000	\$ 25,987.50	\$ 996,975.00
Totals		\$ 12,335,000	\$ 8,605,356	\$ 20,940,356.25

Stoneybrook South
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2023

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 581,771	\$ 522,886	\$ 58,888	\$ 581,774	\$ 581,771
Interest	\$ 1,000	\$ 5,380	\$ 6,300	\$ 11,680	\$ 12,000
Carry Forward Surplus	\$ 201,480	\$ 213,508	\$ -	\$ 213,508	\$ 224,581
Total Revenues	\$ 784,251	\$ 741,774	\$ 65,188	\$ 806,962	\$ 818,351
Expenditures:					
Series 2023					
Interest - 11/01	\$ 158,252	\$ 158,252	\$ -	\$ 158,252	\$ 151,520
Principal - 05/01	\$ 272,000	\$ -	\$ 272,000	\$ 272,000	\$ 284,000
Interest - 05/01	\$ 158,252	\$ -	\$ 158,252	\$ 158,252	\$ 151,520
Total Expenditures	\$ 588,503	\$ 158,252	\$ 430,252	\$ 588,503	\$ 587,039
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 6,122	\$ -	\$ 6,122	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 6,122	\$ -	\$ 6,122	\$ -
Excess Revenues (Expenditures)	\$ 195,748	\$ 589,644	\$ (365,064)	\$ 224,581	\$ 231,312

Interest - 11/1/2025	<u>\$144,491</u>
Total	<u><u>\$144,491</u></u>
Net Assessment	<u>\$581,771</u>
Collection Cost (6%)	<u>\$37,134</u>
Gross Assessment	<u><u>\$618,905</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Apartment	304	\$117	\$35,519
Condo **	162	\$771	\$124,871
Single Family 50'	207	\$1,095	\$226,742
Single Family 60'	197	\$1,177	\$231,773
Total	870		\$618,905

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

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
5/1/24	\$ 6,394,000	4.950%	\$ 272,000	\$ 158,251.50	\$ -
11/1/24	\$ 6,122,000	4.950%	\$ -	\$ 151,519.50	\$ 581,771.00
5/1/25	\$ 6,122,000	4.950%	\$ 284,000	\$ 151,519.50	\$ -
11/1/25	\$ 5,838,000	4.950%	\$ -	\$ 144,490.50	\$ 580,010.00
5/1/26	\$ 5,838,000	4.950%	\$ 296,000	\$ 144,490.50	\$ -
11/1/26	\$ 5,542,000	4.950%	\$ -	\$ 137,164.50	\$ 577,655.00
5/1/27	\$ 5,542,000	4.950%	\$ 311,000	\$ 137,164.50	\$ -
11/1/27	\$ 5,231,000	4.950%	\$ -	\$ 129,467.25	\$ 577,631.75
5/1/28	\$ 5,231,000	4.950%	\$ 329,000	\$ 129,467.25	\$ -
11/1/28	\$ 4,902,000	4.950%	\$ -	\$ 121,324.50	\$ 579,791.75
5/1/29	\$ 4,902,000	4.950%	\$ 343,000	\$ 121,324.50	\$ -
11/1/29	\$ 4,559,000	4.950%	\$ -	\$ 112,835.25	\$ 577,159.75
5/1/30	\$ 4,559,000	4.950%	\$ 361,000	\$ 112,835.25	\$ -
11/1/30	\$ 4,198,000	4.950%	\$ -	\$ 103,900.50	\$ 577,735.75
5/1/31	\$ 4,198,000	4.950%	\$ 382,000	\$ 103,900.50	\$ -
11/1/31	\$ 3,816,000	4.950%	\$ -	\$ 94,446.00	\$ 580,346.50
5/1/32	\$ 3,816,000	4.950%	\$ 399,000	\$ 94,446.00	\$ -
11/1/32	\$ 3,417,000	4.950%	\$ -	\$ 84,570.75	\$ 578,016.75
5/1/33	\$ 3,417,000	4.950%	\$ 419,000	\$ 84,570.75	\$ -
11/1/33	\$ 2,998,000	4.950%	\$ -	\$ 74,200.50	\$ 577,771.25
5/1/34	\$ 2,998,000	4.950%	\$ 439,000	\$ 74,200.50	\$ -
11/1/34	\$ 2,559,000	4.950%	\$ -	\$ 63,335.25	\$ 576,535.75
5/1/35	\$ 2,559,000	4.950%	\$ 462,000	\$ 63,335.25	\$ -
11/1/35	\$ 2,097,000	4.950%	\$ -	\$ 51,900.75	\$ 577,236.00
5/1/36	\$ 2,097,000	4.950%	\$ 489,000	\$ 51,900.75	\$ -
11/1/36	\$ 1,608,000	4.950%	\$ -	\$ 39,798.00	\$ 580,698.75
5/1/37	\$ 1,608,000	4.950%	\$ 510,000	\$ 39,798.00	\$ -
11/1/37	\$ 1,098,000	4.950%	\$ -	\$ 27,175.50	\$ 576,973.50
5/1/38	\$ 1,098,000	4.950%	\$ 535,000	\$ 27,175.50	\$ -
11/1/38	\$ 563,000	4.950%	\$ -	\$ 13,934.25	\$ 576,109.75
5/1/39	\$ 563,000	4.950%	\$ 563,000	\$ 13,934.25	\$ -
11/1/39	\$ -	4.950%	\$ -	\$ -	\$ 576,934.25
Totals			\$ 6,394,000	\$ 2,858,378	\$ 9,252,377.50

SECTION V

SECTION C

SECTION 1

Ethics Training Requirements

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the Florida Commission on Ethics' ("COE") website.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources -
<https://ethics.state.fl.us/Training/Training.aspx>

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources –
<https://www.myfloridalegal.com/open-government/training>

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

SECTION D



Stoneybrook South Community Development District



April 1, 2024

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

April 1, 2024

To: Jeremy LeBrun
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- April 1 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

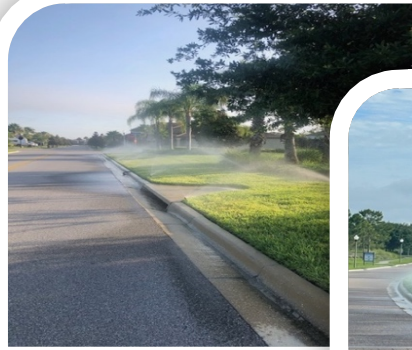
Architectural fountain is working fine. The fountain has been painted.



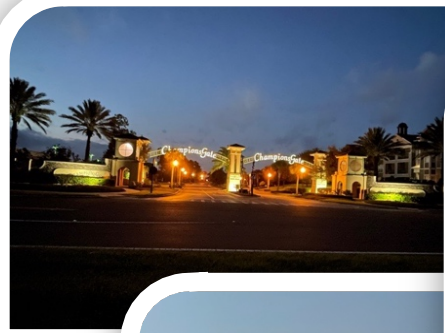
Completed Items

Irrigation

✚ Irrigation inspections area ongoing. Repairs as needed.



✚ The lights at the entrances are being repaired this week.



✚ Bella Citta Monument was repaired and painted.



Completed Items

All fountain working including hole 16 fountain.



Flora Lawn has installed the new landscaping at Oasis and Westside as well as off HWY 27



Staff meeting with Flora Lawn each week.

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

All fountains are working at this time

Ponds disked monthly.

Flora Lawn looking at replacement palms for the Bella Citta Entrance including a Mule Palm as suggested. The UF Extension office is of the opinion that once a palm has fusarium wilt we should consider waiting at least 5 years before replacing with another palm. We are working to confirm this statement.

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. Don Bell is on site this week and making any necessary repairs to all entry sign.

Architectural fountain work is complete. Waiting on fountain company to fill and start up the fountain.

We will have a pressure washer on site to clean the sidewalks and curbs around the traffic circle.

We had a bench repaired and reinstalled at the Architectural fountain.

Staff will provide a proposal at the next meeting to replace the landscaping at the Bella Citta Entrance.

No Parking signs should be installed by next week. Fausnight Stripe and Line has ordered all the material.

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