

*Stoneybrook South  
Community Development District*

*Agenda*

*August 5, 2024*

# AGENDA

# *Stoneybrook South*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

July 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, August 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. Organizational Matters
  - A. Review of Resume/Letter of Interest for Vacant Seat
  - B. Appointment of Individual in Seat #3
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Consideration of Resolution 2024-06 Electing Officers
4. Business Administration
  - A. Approval of Minutes of the June 3, 2024 Meeting
  - B. Consideration of Check Register
  - C. Balance Sheet and Income Statement
5. Business Items
  - A. Consideration of Professional Engineering Services Agreement with Kimley-Horn and Associates, Inc.
  - B. Consideration of Proposal for Street Light Conversions from Duke Energy
  - C. Approval of Meeting Schedule for Fiscal Year 2025
  - D. Presentation of Series 2014 Arbitrage Rebate Calculation Report
6. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - i. Presentation of Annual Engineer's Report
  - C. District Manager
    - i. Adoption of District Goals and Objectives
  - D. Field Manager
7. Supervisor's Requests

8. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun  
District Manager

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

Enclosures

# SECTION III

# SECTION A



6-27-24

Larry Bickel

National Account Manager

Saputo Dairy USA (retired)

My wife Kathy and I purchased our home in October 2019 after visiting The Champions Gate Country Club community on several occasions. The main reason we chose this community were the amenities along with the amazing people that we had met. We moved here on a permanent basis in April of 2020 and have not regretted one moment.

In October of 2020 I joined the turnover committee for Champions Gate Country Club. Our committee was set up to evaluate all areas of our community that the builder Lennar was overseeing including engineering, legal, finance and total operations. At the actual turnover I was elected to the first Board Of Directors at Champions Gate Country Club. I did this for one year and then had the responsibility for leading several committees.

On a personal level, I am recently retired from Saputo Dairy USA where I spent twenty-five years. My role was mainly with food service and industrial sales managing over forty million dollars of business per year. Prior to Saputo, I spent fifteen years in food service related roles including General Manager and Regional Manager with several restaurant companies

If given the opportunity to be part of the CDD my goal would be to work closely with the county officials as well as the other members of the Champions Gate group.

# SECTION D



**RESOLUTION 2024-06**

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

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.  
\_\_\_\_\_ is elected Assistant Treasurer.

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

**PASSED AND ADOPTED** this 5<sup>th</sup> day of August, 2024.

**ATTEST:**

**STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# SECTION IV

# SECTION A

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

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **June 3, 2024**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides	Vice Chair
Gerrard Knights	Assistant Secretary
Terry Siron	Assistant Secretary
Ron Phillips <i>by phone</i>	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 10:00 a.m. Three Board members were present in person constituting a quorum. Mr. Phillips attended by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: This is time for the members of the public to make statements to the Board. If you can state your name for the record and try to keep it under three minutes.

Resident: Back on June 30, 2022 two men were walking through our streets which is Azalea Sands and marking the curbs and sidewalks. I asked what they were doing, they stated they were marking the curbs that need to be replaced. Assuming they were part of the master turnover because a report was produced back in July 2022. I asked the masters as part of their turnover if they were going to look into that and that was about nine months ago. It finally ended up that it

sounds like the CDD takes care of the curbs for the streets in our area. I was wondering if there are plans to look at those. I noticed a year ago across the way the South at ChampionsGate a different CDD and retreat over there they were replacing all of the curbs that were marked. I am bringing it up to this Board because I was held up by the masters for nine months and now, they say it is a problem for the CDD. Is anything going to happen?

Mr. Manjourides: Did we order that survey?

Mr. Scheerer: No, we didn't order it. Jeremy was in communication with somebody, maybe it was you or not but we were not aware of that inventory. The engineers confirmed that the curbs are part of the stormwater system and he will be evaluating all of the curbs as part of his report in June. He will check all of the stormwater ponds, dry ponds, all of the curbing and will make recommendation. Just understand if it is just a stress crack, it is cosmetic and does not interfere with the flow of water. If it is damaged and needs to be replaced, Dave is committed to doing that. The other thing mentioned is Stoneybrook South at ChampionsGate which was done by Lennar as part of their maintenance bond. In order for the county to take things over, they go through and do a reinspect. I am pretty sure they were cutting out all of the curbs on West Side Blvd North. We weren't doing that.

Resident: One thing is the dry pond at west side and Bella Citta can the garbage be picked up before they rake it? The last thing is the unnamed road by the sewer place across from the golf course, there has been a cabinet of stuff sitting there. It looked like yours, its green on the map that shows you take care of it.

Mr. Scheerer: Yes. I am not sure where that road is.

Mr. Knights: If you turn right onto west side off of Bella Citta there is a little road that goes behind a substation of some sort. The road goes behind the school and stops.

Mr. Scheerer: The lift station is right there. It is all somebody else's, it's not us.

Mr. Manjourides: Who owns that?

Mr. Scheerer: Whoever owns that property back in there. The lift station is probably owned by Toho. It is not CDD.

Mr. Manjourides: It is on the left side of the road next to the condos.

Mr. Scheerer: We will take a look at it but it's not CDD property. That is all I can tell you.

Mr. Manjourides: Lennar owned that and deeded it to Osceola County.

Mr. Reid: That part is owned by Osceola County including the access road. I am looking at the property map.

Resident: The property by the wall there on the ChampionsGate side, is that part of Osceola too on both sides of the road?

Mr. Reid: Yes, everything surrounding the lift station tract and that pond.

Resident: On the other side of the road is what I am talking about, not the lift station.

Mr. Reid: The road is backed up to the condo tract. Everything outside the condo tract is Osceola County.

Resident: I will go look and let you know.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Discussion of Process for Filling Vacancy in Seat #3 Expiring November 2**

Mr. LeBrun: This is on here with Buzzes passing. The first thing the Board needs to do is declare that seat vacant. That seat expires in November 2026.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Declaring Seat #3 (B. Nembirkow's Seat) Vacant, was approved.

Mr. LeBrun: At this point, there are several ways the Board can go. Nothing has to be done today. What might happen is we would ask for any interested candidates to submit resumes or letters of interest in the District Manager. Then we could bring those back to the Board at the next meeting. The Board can review and decide to take action or continue to look for someone that they want to appoint to that open seat.

Mr. Manjourides: I have one interested party that wanted to apply. I need to know the process.

Mr. LeBrun: What would happen if anyone were interested, just contact the District Manager with a resume or letter of interest so the Board knows who they are as far as their background. We can collect those and bring that information to the next meeting. It will be on the agenda and the Board can start their process from there to appoint someone to that vacant seat. As of now, we can operate with that seat vacant going into the next meeting if the Board wants to go that route. It gives time for interested residents to submit their information. We will add that to the

agenda and if you have anyone you are aware of, if they can email me that information and we can make sure it gets to the Board.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the April 1, 2024 Meeting**

Mr. LeBrun: The first item under this is approval of the minutes of the April 1, 2024 meeting. Those were in your agenda packet. Any comments we received up to this point were included. We would just look for a motion to approve those meeting minutes.

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Minutes of the April 1, 2024 Meeting, were approved.

**B. Consideration of Check Register**

Mr. LeBrun: Next is consideration of the check register on page 16 of your electronic agendas. You will see the register summary from your general fund and you have checks number 80 through 103. From your capital reserve fund, you have checks number one and two. From the payroll fund, you have checks number 50106 through 50108. The grand total for the check register is \$193,104.34. Behind that you have your line-by-line register which details those expenses. Happy to take any questions on that. If not, we just look for a motion to approve the check register.

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: Behind that, you have your balance sheet and income statement. No action is required by the Board. These are just your unaudited financials through April 30<sup>th</sup>. That shows you the different line by line items.

Mr. Knights: One item on that, they have my name wrong in there. It's not Gerald, it is Gerrard. It is an honest mistake. People do it all the time. They see Gerrard and write Gerald.

Mr. LeBrun: We will make sure that is edited on there.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the annual Appropriations**

Mr. LeBrun: We just need a motion to open the public hearing.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Opening the Public Hearing, was approved.

**Mr. Lebrun: The public hearing is officially open. I will take the Board through the budget then open it up for public comment then come back to the Board. It hasn't changed since the last time. There's very minor just updated actuals since the last time the Board saw it. The budget starts on page 39 and this is the same budget that we reviewed at the previous meeting. Once you are on page 41, you will see the General Fund then you will see the assessments there. There is a note again for the Board that there is no assessment increase so residents will pay the same exact amount that they paid the previous year which is good. You will see the actuals have been updated through April 30<sup>th</sup> so a pretty good snapshot of where we are at in the District with the general fund. Behind the general fund is your gross assessment per unit. That shows the accessible units and what the assessments are for each one. Continue down to page 43, this is the general fund just a line-by-line description of all of the items. The Board has seen this previously. As you continue down, you will see your capital reserve fund that is on page 51. A very healthy capital reserve fund. Then your debt service that follows after that, it is similar to what we have seen at the previous meeting. This is just a formal process to go through and adopt the budget. If the Board is okay, I would ask for any public comment before going through any of this. Hearing no public comments, we will bring it back to the Board. I am happy to take any questions on the budget. If not, we just have to approve these two resolutions separately to officially adopt that FY2025 budget.**

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to Annual Appropriations, was approved.



**B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. LeBrun: The Board just adopted the budget. This resolution is the mechanism to fund that budget. This is just certifying those assessments but like I said previously no increase in assessments for the residents. Happy to take any questions on this resolution, if not looking for a motion to approve.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Mr. LeBrun: As our current District Engineer indicated at the previous meeting, due to shifting their work and newer projects they have let the Board know they are going to be resigning in the near future. They agreed to stay on until we were able to go through this process. Management sent out an RFQ which is required by state statute. We personally sent it out to all of the engineering firms that we have contacts with. It was advertised per statute in the newspaper and we received two responses for the District Engineer RFQ. One response came from Kimley-Horn that was in the agenda package and also Dewberry. We had two engineer firms respond with their proposals for District Engineer services to Stoneybrook South. At this point in the meeting essentially the Board can discuss what they read and if they saw one way or other. We do have to submit a scoring sheet as part of the process. I put copies of the scoring sheet in front of you as you go through and what the Board saw and various proposals, we assign points and at the end we have to come to a ranking of #1 and #2 in this case. The Board can come to a consensus on one ranking as #1 and #2 or do individual seats. It is totally up to the Board.

Mr. Manjourides: Do we have the RFQ?

Mr. LeBrun: We have the responses to the RFQ. They start on page 63 of the iPads. We went through these and they have met their requirements for the RFQ. Both firms are qualified engineers. Both currently manage CDDs within Florida.

Mr. Knights: What is the price?

LeBrun: What will happen on these, they will submit a price sheet so whoever the District chooses as their #1, we will engage them and part of that is they send their kind of going rates. Traditionally, they are very similar in scope in what they do and the amount of rates that they charge. The RFQ has to rank them on these qualities so that is the criteria that is used for these firms. Whoever you select as #1 and you find that prices are competitive then you also have your #2 ranking for engineering services.

Mr. Knights: They don't submit the price first?

Mr. LeBrun: This is basically the request for qualifications to see if they are qualified to perform.

Mr. Babbar: Under Florida Statute we are not authorized to look at price when doing the RFQ. That is a restriction in the way the statute was written.

Mr. LeBrun: Today will just be as you are looking through and saw them, if you want to assign points in various areas.

Mr. Knights: So only two firms qualified?

Mr. LeBrun: Correct.

Mr. Knights: We will continue with those two firms, right?

Mr. LeBrun: We do have to rank them though. We do have to select a #1 and #2 today.

Mr. Knights: Both of them will submit prices?

Mr. Babbar: You negotiate with the one that you rank highest. This decision is not intended to be a price decision. It is just who is going to be the best fit and that is why you rank them one and two. Again, we cannot solicit the price as part of the process in the decision making.

Mr. LeBrun: We are going to rank them so you will have your number one based on the criteria and then a number two and we start going with number one then the next part of the process. It is a formal process that we have to go through. On the scoring sheets, there are different categories within the RFQ that they responded to. The first category is ability and adequacy of personnel 25 points, consultants past performance 25 points, geographic location 20 points, willingness to meet time and budget requirements 15, and categories of certified minority business enterprise, recent current project workloads, volume of work previously assigned to the District and total those up for the score. Both are qualified to do the work. It is just up to the Board to decide for whatever the reason the Board feels who #1 and #2 is.

Mr. Siron: In our iPad, there is only Dewberry. I haven't seen Kimley-Horns yet.

Mr. LeBrun: Kimley-Horn on page 119. All of the Supervisors have the information in front of them.

Mr. Knights: What are we basically looking for between the two to decide which would be better?

Mr. LeBrun: When you are looking, you have to go off the criteria sheet that was published in the RFQ. On the categories, for example on ability and adequacy of personnel, the Board might have looked at the size of one of the firms. They are both of good scale. Kimley-Horn has a larger footprint nationally as you look at the different services they provide and different CDDs that they manage. I know Kimley-Horn is trying to get more Districts in the Central Florida area. This is out of their Lakeland office so very close to Stoneybrook South. Most of the rankings might be similar. Neither are on the certified minority business enterprises and neither indicated they are officially a minority business enterprise. They might put information about how they meet the criteria or are working towards it. Kimley-Horn talks about the steps they are taking to go towards that so that might award them some extra points versus if that wasn't indicated so those type of things. Good news is both firms are highly qualified and both firms can do the work for Stoneybrook South. Terry if you feel confident, we can go through it and I can write it in. The Board can talk about it.

Mr. Siron: It looks to me like they are very similar. I like Kimley-Horn's statement in their proposal that they are seeking to grow minority businesses.

Mr. Knights: They also give examples of the subcontractor's earnings.

Mr. Siron: I would score them #1 and Dewberry 2.

Mr. LeBrun: We will need a score for each. I am hearing you see them all as equal and you feel that Kimley-Horn expounded a little more.

Mr. Knights: They all get zero for certified minority business enterprise.

Mr. Manjourides: The only difference is that minority business appointment.

Mr. LeBrun: You could award on a scale with 5 being your certified if you feel Kimley would have been a 2 out of 5 because they made the effort to explain how they are working toward it. I heard you had them all equal in all categories except you felt even though they are both not certified minority enterprise that Kimley-Horn got two points where as Dewberry had zero based on the narrative you saw in the proposal.

Mr. Siron: The next one, they are both equal there so 5 and 5. Volume of work previously awarded to, neither one of them worked for this Board before so they both get zero there.

Mr. LeBrun: To summarize what I heard from Terry's scores all are equal except for certified business minority. Kimley-Horn had the edge there. The total was Dewberry 90 points and Kimley-Horn had a total of 92 points. What that means with those scores, Kimley-Horn will be ranked #1 and Dewberry ranked #2.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Kimley-Horn as the #1 Ranked Firm from RFQ, was approved.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, to Send Notice of Award and Authorize Staff to Draft and Enter into Agreement with #1 Ranked Firm and Authorization for the Vice Chair to Sign, was approved.

**B. Consideration of Water Management Agreement with The Lake Doctors, Inc.**

Mr. Scheerer: This is just the renewal with Lake Doctors. They maintain four wet ponds, the two at 27 and the two at Oasis and West Side Blvd. What we did with them this year is we are trying to get a lot of these vendors on the fiscal year calendar. They are going to start now and probably end up on June 1<sup>st</sup> through September 30<sup>th</sup> of next year. This way our contract is all expired at the same time. The two wet ponds at 27 and Palmetto and Oasis and West Side Blvd. Just looking for approval from the Board. It is included in your budget this year.

Mr. Siron: What do they do maintenance wise?

Mr. Scheerer: They spray for any invasive nuisance and exotic weeds. You might have some torpedo grass, or if we get any cattails. It is a monthly application. They come through and check all of the ponds. Standard water management practices. We are signing the contract back to the original vendor Lake Doctors and putting it on the fiscal year. It will run starting from June 1<sup>st</sup> all the way through September 30<sup>th</sup> of next year. This way when we do the budget, we are trying to get all of the contracts.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Water Management Agreement with The Lake Doctors, Inc., was approved.

**C. Presentation of Number of Registered Voters – 938**

Mr. LeBrun: Each year the District is required to report the registered number of voters. As of April 15<sup>th</sup>, there are 938 registered voters in Stoneybrook South CDD. It is not residents; it is just people that are registered to vote within the District. No action required on the Board's part.

**D. General Election Qualifying Period and Procedure**

Mr. LeBrun: Each year we publicly announce the election and qualifying period so for this year for 2024 Special Districts, the qualifying period starts at noon on Monday June 10<sup>th</sup> so next week and it ends on noon Friday June 14<sup>th</sup>. Each year it is all done through the Supervisor of Elections. The District really has no role in the process or the management company. This is all done through the Supervisor of Elections. The seats that are up for reelection this year, we have Terry's seat which expires November 2024 so that is seat #1 and we also have Ron's seat which expires November 2024, seat #2. Those two seats are up for election this November. You have to qualify if you want to run again for your seat. That is all done through the Supervisor of Election. If you have any questions, I can help you out. It is on their website and will take you through the process.

Mr. Siron: All of the Sunshine Laws. I have taken three courses, is that enough for the ethics training?

Mr. LeBrun: There are some free options. We can resend that out. It is four hours of instruction. I will resend the link. You have until the end of this calendar year. You actually aren't reporting it until you file your 2025 Form 1 next June.

Mr. Manjourides: Does this show up on the regular ballot?

Mr. LeBrun: Yes, once the seat transitions, it will be on the 2024 official ballot.

Mr. Phillips: I have been trying to get on that ethics training for weeks and can't so please send it out again.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. LeBrun: Anything to report to the Board?

Mr. Babbar: Nothing to report but would be happy to answer any questions.

Mr. LeBrun: No questions counsel, thank you.

**B. District Engineer**

Mr. LeBrun: Dave, do we still have you on?

Mr. Reid: I am still here. We are doing our final annual report in the next couple of weeks so I will get that out to you. I appreciate working with you guys. Alan, if you have any questions, you can always give me a call.

Mr. Scheerer: I have your cell phone. Thank you, Dave.

Mr. Reid: I have nothing else.

Mr. LeBrun: Thank you Dave. We appreciate your service to the District.

### **C. District Manager**

Mr. LeBrun: Your Form 1 that is your statement of financial interest and is due July 1<sup>st</sup>. We just want to make sure that is on your radar. Eventually, they do start threatening you with a fine if you don't do it by September. It is all electronic online this year. You should have received an email from the ethics department to whatever email you have used or been using. If you haven't, talk to me after the meeting and I will work with you. When you go to the ethics department website and say you're a filer, it will ask you for an email. You need to make sure it is one that you have used either in the past and I have the list of email that you have used so if you forget, I can tell you. You will request registration link. The ethics department will send you an email that says click this link to activate your account. You will pick a password and you are in. It is very intuitive. I was contacted by the HOA about the parking by the school. We are working through some solutions with the school making sure starting this new school year that we will get messaging out early to families about not parking in the no parking zone. We feel confident that we are in front of it to try alleviate some of that issue. The one thing they did ask is if the Board would be open to working with them to finance some off duty police officers for them to patrol the area at strategic times like beginning of the year. They did not ask for an exact dollar amount but just want to know if the Board would be open to splitting some costs with them and setting up some patrols who force that no parking zone when the school year starts. They are the ones that have to enforce that type of thing. I told them I would ask the Board if they would be open to splitting some costs or working with the HOA to hire some of those off duty officers.

Mr. Siron: I think we need to do that.

Mr. Knights: Absolutely. It is definitely a problem.

Mr. Siron: I think we should also get with the school authorities to start enforcing their own rules.

Mr. LeBrun: That would be the best-case scenario if the school could police their own parents.

Mr. Manjourides: I think the school has a policy that if the children are not walkers, they have to go out a certain door. What they do is sign up as walkers and they are not walkers and they are let out the other door. They only do that because they don't want to wait in line. I think the school should maybe put a monitor out there and see who is walking to the car and get a hold of the parents.

Mr. Manjourides: There is also a contingency which I have no problem with they walk all the way up to Publix and get picked up there by their parents. There is a bunch of kids every day.

Mr. LeBrun: It sounds like the Board would be open to working with the HOA.

Mr. Manjourides: Absolutely.

Mr. LeBrun: I will share that the Board is supportive of taking some extra means. The school isn't able to police their dismissal so we have to enforce our rights.

#### **D. Field Manager**

Mr. Scheerer: The architectural fountain is working well except for the lower fountain is not working. Chris sent me an email. The top part is discharging water but the portion on the bottom half is not. I apologize for that not being in the report. I did check this morning. We authorized a new pump for that to go in on April 12<sup>th</sup>. I checked this morning and it is still not in so I emailed Cascade to find out where we are on that.

Mr. Manjourides: Is that pump under warranty?

Mr. Scheerer: No.

Mr. Manjourides: We just replaced that pump.

Mr. Scheerer: We replaced the other pump. There are four pumps in there.

Mr. Manjourides: I thought it was the bottom pump.

Mr. Scheerer: There were four pumps in there. Two sump pumps that are in there to keep the water out of the basin and the two master pumps the one that does the top one and the one that does the bottom one.

Mr. Manjourides: The bottom one is the one we replaced.

Mr. Scheerer: I don't know off the top of my head. I will have to check it.

Mr. Manjourides: Check it because that one we replaced about six months ago. It was making noise. It was the bottom. They have a warranty on them, don't they?

Mr. Scheerer: Should be unless it is an act of God. I will have to wait for them to tell me what happened. Irrigation inspections are ongoing. We are dry as a bone, no rain. I did get a call from Toho last week that if we don't get anything soon, the District could probably be under watering restrictions which is basically where they shut your water off at 10 and turn it back on at four. No water Sunday morning 7:30 through Monday night at 11:30. I don't know if that affects the residents but from the commercial and the CDD that is what we are going through in the Eastern portion of Osceola County St. Cloud area right now. The entry lighting. I know Chris gave me some photos last meeting. All of those lights were repaired. We have a breaker tripping on Bella Citta. My guy was out over the weekend and double checked everything. As far as I know all of the lights are working in both Districts. I spotted a damaged sign post out front when I was out there. I am not sure what happened. Somebody didn't make the turn. We will try to find some old photos of what the sign was that was there.

Mr. Manjourides: It was a Lennar advertising sign.

Mr. Scheerer: We will just pull the post and put it in storage. Also, when we checked the fountains, all of the fountains were working. When I was out last Wednesday, the 27 North Side fountain was barely shooting any water out so we wouldn't have any damage to the pumps, I went head and shut it off so that is off right now and Lake Fountains is aware of that. The new landscaping looks good. It is still holding up well. We sure could use some rain. We continue to meet with Floralawn to discuss any of the problems. Brian Clayborn is here today with Floralawn. One thing you missed was the dry pond at the corner of Bella Citta and West Side Blvd, the small one there, we need to pick up the trash before we disc the ponds. Apparently, we are emulsifying whatever is in there.

Mr. Manjourides: At the last meeting I mentioned those bushes that were dying along West Side going towards Ronald Reagan. You fixed them and they are working beautiful. There are another two sections that are dying. Half of it is very good and then there is a section that you can see there is no water. What you did with those bushes was wonderful so if you could do it for the rest of them it would be great.



Mr. Clayborn: With that drip line, it tends to get clogged with reclaimed water so we have to periodically unclog it. That is probably what is happening but I will look into it.

Mr. Scheerer: Obviously the irrigation cost, we have a lot of zones here so a lot of times you will see water running mid-day which is because we are trying to play catchup on the irrigation. We had the sidewalks and curbs around the traffic circle pressure washed and all of the little island tips. All of that was done. New sod was installed there as well. Out Palmetto Dunes toward 27 there was some old Indian Hawthorne in there that we had removed. I think it looks really good. If the Board sees anything different, I think leaving a nice mulch bed is a better way than trying to keep the plants around the palm trees alive all day long. That is all I have and can answer any questions you might have.

Mr. Manjourides: Sounds good to me.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

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

Mr. Siron: There was a request about putting some signage up in honor of Buzz. There is a cut through to the golf course and they want to put a sign up that says this is a Buzz Cut Way. The signage has been purchased so they need permission to put it up.

Mr. Scheerer: That is CDD property.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Adding a Sign for Supervisor Nembirkow on District Property, was approved.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**Mr. LeBrun: If there are no other Supervisors requests, we are just looking for a motion to adjourn.**

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

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION B

# Stoneybrook South

## Community Development District

### Summary of Invoices

March 25, 2024 - May 28, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/29/24	104-105	\$1,555.44
	6/6/24	106	\$17,029.00
	6/12/24	107-108	\$0.00
	6/13/24	109-112	\$8,972.30
	6/20/24	113-115	\$63,379.98
	6/26/24	116-117	\$584.00
	7/3/24	118-119	\$17,201.00
	7/9/24	120	\$3,088.00
	7/11/24	121	\$5,399.86
	7/16/24	122	\$100.00
	7/25/24	123-125	\$2,066.20
			\$119,375.78
Payroll Fund			
	<u>June 2024</u>		
	Chris Manjourides	50109	\$184.70
	Gerald Knights	50110	\$184.70
	Ronald Phillips	50111	\$184.70
	Terry Siron	50112	\$109.70
			\$663.80
<b>TOTAL</b>			<b>\$120,039.58</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/29/24	00020	5/23/24	33282A	202405	320-53800-47100		PULL PUMP FROM FNT/DIAGNO	*	305.50		
		5/23/24	33282A	202405	300-13100-10100		PULL PUMP FROM FNT/DIAGNO	*	344.50		
		5/24/24	33317A	202405	320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		5/24/24	33317A	202405	300-13100-10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
FOUNTAIN DESIGN GROUP, INC.										890.00	000104
5/29/24	00056	5/14/24	25624	202405	320-53800-46400		RMV TREE-ENTR OLYMPC/WEST	*	312.76		
		5/14/24	25624	202405	300-13100-10100		RMV TREE-ENTR OLYMPC/WEST	*	352.68		
FLORALAWN 2, LLC										665.44	000105
6/06/24	00056	6/01/24	25929	202406	320-53800-46200		LANDSCAPE MAINT JUN24	*	8,003.63		
		6/01/24	25929	202406	300-13100-10100		LANDSCAPE MAINT JUN24	*	9,025.37		
FLORALAWN 2, LLC										17,029.00	000106
6/12/24	00032	6/12/24	06122024	202406	300-20700-10100		FY24 DEBT SERV SER 2014	*	10,892.77		
		6/12/24	06122024	202406	300-20700-10100		FY24 DEBT SERV SER 2014	V	10,892.77-		
STONEBROOK SOUTH CDD C/O USBANK										.00	000107
6/12/24	00032	6/12/24	06122024	202406	300-20700-10200		FY24 DEBT SERV SER 2023	*	6,090.40		
		6/12/24	06122024	202406	300-20700-10200		FY24 DEBT SERV SER 2023	V	6,090.40-		
STONEBROOK SOUTH CDD C/O USBANK										.00	000108
6/13/24	00001	6/01/24	206	202406	310-51300-34000		MANAGEMENT FEES JUN24	*	3,333.33		
		6/01/24	206	202406	310-51300-35200		WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	206	202406	310-51300-35100		INFORMATION TECH JUN24	*	150.00		
		6/01/24	206	202406	310-51300-31300		DISSEMINATION FEE JUN24	*	500.00		
		6/01/24	206	202406	310-51300-51000		OFFICE SUPPLIES	*	.21		
		6/01/24	206	202406	310-51300-42000		POSTAGE	*	8.26		

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24		206	COPIES	202406	310	51300	42500			*	52.65		
6/01/24		207	FIELD MANAGEMENT JUN24	202406	320	53800	12000			*	1,305.25		
6/01/24		207A	USPS-MAIL 941FORM-1ST QTR	202404	310	51300	42000			*	.79		
GOVERNMENTAL MANAGEMENT SERVICES												5,450.49	000109
6/13/24	00044	6/03/24	16914	202406	320	53800	47100		FOUNT.RMV/TAKEN APART/CLN	*	759.05		
		6/03/24	16914	202406	300	13100	10100		FOUNT.RMV/TAKEN APART/CLN	*	855.95		
LAKE FOUNTAINS AND AERATION, INC.												1,615.00	000110
6/13/24	00055	5/28/24	023069.0	202405	310	51300	31100		SFWM PERMIT/CURB CRACK	*	633.30		
MADDEN MOORHEAD & STOKES LLC												633.30	000111
6/13/24	00002	5/31/24	94145034	202405	310	51300	48000		RFQ ENG.SERVICES 05/28/24	*	519.51		
		5/31/24	94145034	202405	310	51300	48000		NOT.PUB.HEARING 06/03/24	*	557.00		
		5/31/24	94145034	202405	310	51300	48000		NOT.QUALIFY BRD 06/14/24	*	197.00		
ORLANDO SENTINEL												1,273.51	000112
6/20/24	00011	6/18/24	24783	202405	310	51300	31500		FY24-25 BGT/FY22-23 AUDIT	*	1,248.50		
STRALEY, ROBIN & VERICKER												1,248.50	000113
6/20/24	00032	6/18/24	06182024	202406	300	20700	10100		FY24 DEBT SRVCS SER2014	*	39,850.27		
STONEBROOK SOUTH CDD C/O USBANK												39,850.27	000114
6/20/24	00032	6/18/24	06182024	202406	300	20700	10200		FY24 DEBT SRVCS SER2023	*	22,281.21		
STONEBROOK SOUTH CDD C/O USBANK												22,281.21	000115
6/26/24	00020	6/25/24	33552A	202406	320	53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		6/25/24	33552A	202406	300	13100	10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
FOUNTAIN DESIGN GROUP, INC.												240.00	000116
6/26/24	00012	5/01/24	179536B	202405	320	53800	47000		MTHLY WATER MGMT MAY24	*	80.84		
SSTH STONE SOUTH TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/24	179536B	202405	300-13100-10100		MTHLY WATER MGMT MAY24	*	91.16		
		6/03/24	187177B	202406	320-53800-47000		MTHLY WATER MGMT JUN24	*	80.84		
		6/03/24	187177B	202406	300-13100-10100		MTHLY WATER MGMT JUN24	*	91.16		
										344.00	000117
7/03/24	00056	7/01/24	26513	202407	320-53800-46200		LANDSCAPE MAINT JUL24	*	8,003.63		
		7/01/24	26513	202407	300-13100-10100		LANDSCAPE MAINT JUL24	*	9,025.37		
										17,029.00	000118
7/03/24	00012	7/01/24	195002B	202407	320-53800-47000		MTHLY WATER MGMT JUL24	*	80.84		
		7/01/24	195002B	202407	300-13100-10100		MTHLY WATER MGMT JUL24	*	91.16		
										172.00	000119
7/09/24	00020	6/24/24	33521A	202406	320-53800-47100		INST.MOTOR/SLEEVE/GASKET	*	1,451.36		
		6/24/24	33521A	202406	300-13100-10100		INST.MOTOR/SLEEVE/GASKET	*	1,636.64		
										3,088.00	000120
7/11/24	00001	7/01/24	208	202407	310-51300-34000		MANAGEMENT FEES JUL24	*	3,333.33		
		7/01/24	208	202407	310-51300-35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	208	202407	310-51300-35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	208	202407	310-51300-31300		DISSEMINATION FEE JUL24	*	500.00		
		7/01/24	208	202407	310-51300-51000		OFFICE SUPPLIES	*	.33		
		7/01/24	208	202407	310-51300-42000		POSTAGE	*	10.95		
		7/01/24	209	202407	320-53800-12000		FIELD MANAGEMENT JUL24	*	1,305.25		
										5,399.86	000121
7/16/24	00044	7/08/24	16955	202407	320-53800-47100		CLN FOUNT/RMV PLASTIC BAG	*	47.00		
		7/08/24	16955	202407	300-13100-10100		CLN FOUNT/RMV PLASTIC BAG	*	53.00		
										100.00	000122
SSTH STONE SOUTH TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/25/24	00029	7/18/24 3437	202407 310-51300-31200	LLS TAX SOLUTIONS INC.	*	550.00	550.00 000123
7/25/24	00055	7/02/24 023069.0	202406 310-51300-31100	MADDEN MOORHEAD & STOKES LLC	*	1,211.20	1,211.20 000124
7/25/24	00011	7/22/24 24954	202406 310-51300-31500	STRALEY, ROBIN & VERICKER	*	305.00	305.00 000125
TOTAL FOR BANK B						119,375.78	
TOTAL FOR REGISTER						119,375.78	

SSTH STONE SOUTH TVISCARRA



# SECTION C

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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**Stoneybrook South**  
**Community Development District**  
**Balance Sheet**  
**June 30, 2024**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - SouthState Bank	\$ 51,432	\$ 318,205	\$ -	\$ 369,637
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 607,995	\$ 607,995
Revenue	\$ -	\$ -	\$ 1,328,414	\$ 1,328,414
Series 2023				
Revenue	\$ -	\$ -	\$ 230,939	\$ 230,939
Interest	\$ -	\$ -	\$ 458	\$ 458
Investment - SBA	\$ 483,310	\$ 1,036,657	\$ -	\$ 1,519,967
Due From SSC CDD	\$ 140,499	\$ 22,962	\$ -	\$ 163,461
<b>Total Assets</b>	<b>\$ 675,241</b>	<b>\$ 1,377,824</b>	<b>\$ 2,167,806</b>	<b>\$ 4,220,870</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,802	\$ -	\$ -	\$ 4,802
Due to SSC CDD	\$ 70,981	\$ 28,401	\$ -	\$ 99,382
<b>Total Liabilities</b>	<b>\$ 75,782</b>	<b>\$ 28,401</b>	<b>\$ -</b>	<b>\$ 104,183</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2013	\$ -	\$ -	\$ -	\$ -
Assigned For Debt Service 2014	\$ -	\$ -	\$ 1,936,409	\$ 1,936,409
Assigned For Debt Service 2023	\$ -	\$ -	\$ 231,397	\$ 231,397
Assigned For Capital Reserves	\$ -	\$ 1,349,422	\$ -	\$ 1,349,422
Unassigned	\$ 599,459	\$ -	\$ -	\$ 599,459
<b>Total Fund Balances</b>	<b>\$ 599,459</b>	<b>\$ 1,349,422</b>	<b>\$ 2,167,806</b>	<b>\$ 4,116,687</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 675,241</b>	<b>\$ 1,377,824</b>	<b>\$ 2,167,806</b>	<b>\$ 4,220,870</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 845,101	\$ 845,101	\$ 852,488	\$ 7,387
Interest	\$ 5,000	\$ 3,750	\$ 15,394	\$ 11,644
Miscellaneous Income	\$ -	\$ -	\$ 5,738	\$ 5,738
<b>Total Revenues</b>	<b>\$ 850,101</b>	<b>\$ 848,851</b>	<b>\$ 873,620</b>	<b>\$ 24,769</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 8,000	\$ 6,000	\$ 4,200	\$ 1,800
FICA Expense	\$ 612	\$ 459	\$ 321	\$ 138
Engineering Fees	\$ 10,000	\$ 7,500	\$ 2,956	\$ 4,544
Attorney	\$ 15,000	\$ 11,250	\$ 2,892	\$ 8,358
Arbitrage	\$ 1,100	\$ 825	\$ -	\$ 825
Dissemination	\$ 6,000	\$ 4,500	\$ 4,500	\$ -
Annual Audit	\$ 4,650	\$ 4,650	\$ -	\$ 4,650
Trustee Fees	\$ 8,500	\$ 4,246	\$ 4,246	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ 0
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 500	\$ 375	\$ 137	\$ 238
Printing & Binding	\$ 400	\$ 300	\$ 86	\$ 214
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412
Legal Advertising	\$ 2,500	\$ 1,875	\$ 1,274	\$ 601
Other Current Charges	\$ 500	\$ 375	\$ 914	\$ (539)
Office Supplies	\$ 100	\$ 75	\$ 17	\$ 58
Property Taxes	\$ 50	\$ 50	\$ 1	\$ 49
Property Appraiser Fee	\$ 700	\$ 700	\$ 589	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 114,662</b>	<b>\$ 88,468</b>	<b>\$ 66,971</b>	<b>\$ 21,497</b>

# Stoneybrook South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 15,663	\$ 11,747	\$ 11,747	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 43,362	\$ 29,989	\$ 13,373
Streetlights	\$ 150,884	\$ 113,163	\$ 99,984	\$ 13,179
Water & Sewer	\$ 128,070	\$ 96,053	\$ 141,842	\$ (45,790)
Entry & Walls Maintenance	\$ 6,998	\$ 5,249	\$ 15,013	\$ (9,765)
Landscape Maintenance	\$ 239,861	\$ 179,896	\$ 143,797	\$ 36,099
Landscape Contingency	\$ 25,661	\$ 19,246	\$ 22,810	\$ (3,565)
Tree Trimming	\$ 2,333	\$ 1,750	\$ -	\$ 1,750
Irrigation Repairs	\$ 20,995	\$ 15,746	\$ 11,890	\$ 3,856
Aquatic Maintenance	\$ 4,773	\$ 3,580	\$ 3,340	\$ 239
Fountain Repair & Maintenance	\$ 3,499	\$ 2,624	\$ 18,153	\$ (15,528)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 1,750	\$ -	\$ 1,750
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 4,931	\$ 6,282	\$ (1,350)
Pressure Washing	\$ 2,333	\$ 1,750	\$ 1,028	\$ 722
Repairs & Maintenance	\$ 4,666	\$ 3,500	\$ 2,350	\$ 1,149
Sidewalk Repair & Maintenance	\$ 2,333	\$ 1,750	\$ -	\$ 1,750
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 1,750	\$ -	\$ 1,750
Contingency	\$ 6,998	\$ 5,249	\$ -	\$ 5,249
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 697,536</b>	<b>\$ 526,505</b>	<b>\$ 522,090</b>	<b>\$ 4,415</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
<b>Total Reserves</b>	<b>\$ 37,903</b>	<b>\$ 37,903</b>	<b>\$ 37,903</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 850,101</b>	<b>\$ 652,876</b>	<b>\$ 626,964</b>	<b>\$ 25,911</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 246,656</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 352,803</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 599,459</b>	

# Stoneybrook South

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Interest	\$ 7,500	\$ 5,625	\$ 49,470	\$ 43,845
<b>Total Revenues</b>	<b>\$ 45,403</b>	<b>\$ 43,528</b>	<b>\$ 87,373</b>	<b>\$ 43,845</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 18,750	\$ 48,764	\$ (30,014)
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ 18,750</b>	<b>\$ 48,764</b>	<b>\$ (30,014)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 20,403</b>	<b>\$ 24,778</b>	<b>\$ 38,609</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,242,046</b>		<b>\$ 1,310,814</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,262,449</b>		<b>\$ 1,349,422</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2013

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 06/30/24		Thru 06/30/24		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$	-	\$ -
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	(6,122)	\$ 6,122
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(6,122)</b>	<b>\$ 6,122</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(6,122)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>6,122</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>-</b>	



# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2014

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

#### For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,040,511	\$ 1,040,511	\$ 1,049,605	\$ 9,094
Interest	\$ 1,500	\$ 1,125	\$ 71,749	\$ 70,624
<b>Total Revenues</b>	<b>\$ 1,042,011</b>	<b>\$ 1,041,636</b>	<b>\$ 1,121,354</b>	<b>\$ 79,718</b>
<b>Expenditures:</b>				
<b>Series 2014</b>				
Interest - 11/01	\$ 337,256	\$ 337,256	\$ 337,256	\$ -
Principal - 11/01	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 05/01	\$ 329,538	\$ 329,538	\$ 329,538	\$ -
<b>Total Expenditures</b>	<b>\$ 991,794</b>	<b>\$ 991,794</b>	<b>\$ 991,794</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 50,217</b>		<b>\$ 129,561</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,037,104</b>		<b>\$ 1,806,848</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,087,321</b>		<b>\$ 1,936,409</b>	

# Stoneybrook South

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 581,771	\$ 581,771	\$ 586,859	\$ 5,088
Interest	\$ 1,000	\$ 750	\$ 13,412	\$ 12,662
<b>Total Revenues</b>	<b>\$ 582,771</b>	<b>\$ 582,521</b>	<b>\$ 600,271</b>	<b>\$ 17,750</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 11/01	\$ 158,252	\$ 158,252	\$ 158,252	\$ -
Principal - 05/01	\$ 272,000	\$ 272,000	\$ 272,000	\$ -
Interest - 05/01	\$ 158,252	\$ 158,252	\$ 158,252	\$ -
<b>Total Expenditures</b>	<b>\$ 588,503</b>	<b>\$ 588,503</b>	<b>\$ 588,503</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,122	\$ (6,122)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,122</b>	<b>\$ (6,122)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (5,732)</b>		<b>\$ 17,889</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 201,480</b>		<b>\$ 213,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ 195,748</b>		<b>\$ 231,397</b>	

**Stoneybrook South**  
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 109,667	\$ 591,377	\$ 33,188	\$ 25,327	\$ 18,441	\$ 25,451	\$ 16,670	\$ 32,366	\$ -	\$ -	\$ -	\$ 852,488
Interest	\$ 941	\$ 412	\$ 943	\$ 2,224	\$ 2,082	\$ 2,225	\$ 2,163	\$ 2,230	\$ 2,173	\$ -	\$ -	\$ -	\$ 15,394
Interest	\$ -	\$ -	\$ 5,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,738
<b>Total Revenues</b>	<b>\$ 941</b>	<b>\$ 110,079</b>	<b>\$ 598,059</b>	<b>\$ 35,412</b>	<b>\$ 27,409</b>	<b>\$ 20,666</b>	<b>\$ 27,615</b>	<b>\$ 18,900</b>	<b>\$ 34,539</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 873,620</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ 200	\$ 400	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ 4,200
FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ 15	\$ 31	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ 321
Engineering Fees	\$ 165	\$ -	\$ 315	\$ -	\$ 210	\$ 105	\$ 316	\$ 633	\$ 1,211	\$ -	\$ -	\$ -	\$ 2,956
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ 645	\$ 323	\$ 218	\$ 1,249	\$ 305	\$ -	\$ -	\$ -	\$ 2,892
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 4,500
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	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 13	\$ 6	\$ 15	\$ 67	\$ 6	\$ 4	\$ 12	\$ 8	\$ -	\$ -	\$ -	\$ 137
Printing & Binding	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 14	\$ 19	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ 86
Insurance	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,274	\$ -	\$ -	\$ -	\$ -	\$ 1,274
Other Current Charges	\$ 127	\$ 155	\$ 200	\$ 38	\$ 51	\$ 76	\$ 107	\$ 74	\$ 86	\$ -	\$ -	\$ -	\$ 914
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ 17
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 17,981</b>	<b>\$ 4,253</b>	<b>\$ 5,466</b>	<b>\$ 4,151</b>	<b>\$ 10,538</b>	<b>\$ 4,823</b>	<b>\$ 5,178</b>	<b>\$ 7,972</b>	<b>\$ 6,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,971</b>
<b>Operations &amp; Maintenance:</b>													
Field Services	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ -	\$ -	\$ -	\$ 11,747
Property Insurance	\$ 13,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,865
Electric	\$ 4,012	\$ 2,778	\$ 3,080	\$ 1,912	\$ 4,593	\$ 3,405	\$ 3,028	\$ 3,743	\$ 3,438	\$ -	\$ -	\$ -	\$ 29,989
Streetlights	\$ 11,919	\$ 12,287	\$ 11,919	\$ 8,852	\$ 15,289	\$ 11,029	\$ 12,572	\$ 4,483	\$ 11,634	\$ -	\$ -	\$ -	\$ 99,984
Water & Sewer	\$ 16,427	\$ 12,480	\$ 10,896	\$ 30,288	\$ 17,575	\$ 13,347	\$ 6,245	\$ 16,445	\$ 18,140	\$ -	\$ -	\$ -	\$ 141,842
Entry & Walls Maintenance	\$ -	\$ 400	\$ 961	\$ 6,102	\$ 6,427	\$ -	\$ -	\$ 766	\$ 357	\$ -	\$ -	\$ -	\$ 15,013
Landscape Maintenance	\$ 16,972	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ 18,321	\$ 15,501	\$ 15,501	\$ -	\$ -	\$ -	\$ 143,797
Landscape Contingency	\$ 2,907	\$ -	\$ -	\$ 7,681	\$ 10,568	\$ -	\$ 1,029	\$ 626	\$ -	\$ -	\$ -	\$ -	\$ 22,810
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,217	\$ 1,995	\$ 2,126	\$ 3,903	\$ 1,877	\$ 772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,890
Aquatic Maintenance	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 720	\$ 328	\$ 328	\$ 328	\$ -	\$ -	\$ -	\$ 3,340
Fountain Repair & Maintenance	\$ 7,307	\$ 1,877	\$ 113	\$ 1,719	\$ 113	\$ 2,608	\$ 1,463	\$ 521	\$ 2,431	\$ -	\$ -	\$ -	\$ 18,153
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 745	\$ 686	\$ 275	\$ 686	\$ 1,497	\$ 275	\$ 686	\$ 1,156	\$ 275	\$ -	\$ -	\$ -	\$ 6,282
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323	\$ 705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 464	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,350
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 77,003</b>	<b>\$ 49,637</b>	<b>\$ 46,503</b>	<b>\$ 78,276</b>	<b>\$ 75,262</b>	<b>\$ 49,748</b>	<b>\$ 47,377</b>	<b>\$ 44,874</b>	<b>\$ 53,409</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 522,090</b>
<b>Reserves:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,903</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,903</b>
<b>Total Expenditures</b>	<b>\$ 94,985</b>	<b>\$ 53,890</b>	<b>\$ 89,872</b>	<b>\$ 82,428</b>	<b>\$ 85,800</b>	<b>\$ 54,572</b>	<b>\$ 52,556</b>	<b>\$ 52,846</b>	<b>\$ 60,016</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 626,964</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (94,043)</b>	<b>\$ 56,189</b>	<b>\$ 508,187</b>	<b>\$ (47,016)</b>	<b>\$ (58,392)</b>	<b>\$ (33,905)</b>	<b>\$ (24,941)</b>	<b>\$ (33,946)</b>	<b>\$ (25,477)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 246,656</b>

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

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

**ON ROLL ASSESSMENTS**

34.25%      42.17%      23.58%      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2014 Debt Service Asmt	2023 Debt Service Asmt	Total
11/10/23	ACH	\$23,861.07	\$453.58	\$1,181.93	\$0.00	\$22,225.56	\$7,612.45	\$9,372.65	\$5,240.46	\$22,225.56
11/24/23	ACH	\$316,711.45	\$6,080.86	\$12,668.38	\$0.00	\$297,962.21	\$102,054.64	\$125,652.39	\$70,255.17	\$297,962.20
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
04/08/24	ACH	\$63,439.28	\$1,268.80	\$0.00	\$0.00	\$62,170.48	\$21,293.93	\$26,217.65	\$14,658.90	\$62,170.48
04/08/24	ACH	\$12,009.55	\$240.18	\$0.00	\$0.00	\$11,769.37	\$4,031.11	\$4,963.21	\$2,775.05	\$11,769.37
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$369.03	\$369.03	\$126.40	\$155.62	\$87.01	\$369.03
05/08/24	ACH	\$48,760.98	\$975.23	\$0.00	\$0.00	\$47,785.75	\$16,367.03	\$20,151.53	\$11,267.19	\$47,785.75
05/08/24	ACH	\$902.24	\$18.03	\$0.00	\$0.00	\$884.21	\$302.85	\$372.88	\$208.48	\$884.21
06/10/24	ACH	\$24,030.50	\$480.62	\$0.00	\$0.00	\$23,549.88	\$8,066.04	\$9,931.12	\$5,552.72	\$23,549.88
06/10/24	ACH	\$2,326.91	\$46.53	\$0.00	\$0.00	\$2,280.38	\$781.05	\$961.65	\$537.68	\$2,280.38
06/18/24	ACH	\$70,068.92	\$1,401.38	\$0.00	\$0.00	\$68,667.54	\$23,519.23	\$28,957.50	\$16,190.81	\$68,667.54
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$216.17	\$216.17	\$74.04	\$91.16	\$50.97	\$216.17
<b>TOTAL</b>		<b>\$ 2,629,085.47</b>	<b>\$ 50,745.86</b>	<b>\$ 91,792.42</b>	<b>\$ 2,620.88</b>	<b>\$ 2,489,168.07</b>	<b>\$ 852,561.68</b>	<b>\$ 1,049,696.62</b>	<b>\$ 586,909.76</b>	<b>\$ 2,489,168.06</b>

<b>100.88%</b>	<b>Net Percent Collected</b>
<b>\$ (21,781.61)</b>	<b>Balance Remaining to Collect</b>

# SECTION V

# SECTION A

# Agreement for Professional Engineering Services

This Agreement for Professional Engineering Services (this "**Agreement**") is entered into as of June 3, 2024 between the **Stoneybrook South Community Development District** (the "**District**") and **Kimley-Horn and Associates, Inc.**, a North Carolina for profit corporation registered to do business in Florida ("**Engineer**"), in accordance with the scope of services and for the fees set forth below.

## SCOPE OF SERVICES

The Engineer shall be the District's engineer, and in that capacity, shall perform the following:

1. General Consultation, Meetings, and District Representation:
  - a) Consult with the Board of Supervisors of the District ("**Board**") and its designated representative and participate in such meetings, discussions, project site visits, workshops and hearings as may be necessary for the administration, accomplishment and fulfillment of the professional services set forth herein with regard to those projects authorized by the Board;
  - b) Consultation and representation before the Water Management District and such other public agencies and private individuals as may be necessary in connection with the interests of the District and when so directed to do so by the Board or its designated representative;
  - c) Engineer's contract administration services, including: establishing and maintaining project records, files and permitting documents; planning, scheduling, production and quality control; coordinating and invoicing management; coordinating and administrating of various professional service elements; and
  - d) Such other professional and technical services as may be requested by the Board, in accordance with generally accepted engineering practices and procedures.
2. Meetings of the Board. At the District's direction, the Engineer shall attend regular and special meetings of the Board.
3. Operating and Maintenance of District Facilities and Infrastructure. The Engineer shall consult with and advise the Board, or its designated representative, on the operation and maintenance of all District facilities and infrastructure.
4. Inspection of District Facilities and Infrastructure. The Engineer shall make periodic inspections of the District's facilities and infrastructure, at the direction of the Board, and shall provide reports to the Board of these observations.
5. Maintenance Work. The Engineer shall recommend to the Board, such maintenance as is necessary for the District's facilities and infrastructure and shall prepare a project task report for such purposes.
6. Annual Maintenance Budget. The Engineer shall assist in the preparation of the District's annual maintenance budget.
7. Permitting. The Engineer shall prepare and submit to the appropriate regulatory agency those permit application materials needed for environmental, design and construction elements of the District's facilities and infrastructure and shall assist the District with the processing of such applications.

8. Construction Project Plans and Specifications. The Engineer shall prepare plans and specifications, contract documents, cost estimates, bid evaluations and other allied engineering work for these construction projects undertaken by the District.
9. Surveying Services. The Engineer, or a subconsultant to the Engineer, shall provide boundary, land, topographic construction master control, construction staking and excavation quantity surveys in support of the projects and services described herein, as requested by the Board.
10. Construction Project Oversight. The Engineer shall provide project oversight services for the District on all District construction projects for which the Engineer prepared or assisted in the preparation of construction drawings and specifications, District construction projects for which a work certification or permit is required by a regulatory agency, and all other construction projects for which the Board has requested the Engineer to provide oversight services in the interest of the District ("**Construction Project(s)**"). Project oversight services shall be performed by the Engineer or by persons in the employ of and working under the direction and control of the Engineer. The performance of project oversight services may require one or more full or part-time project representative, depending upon the requirements of the Construction Project. The Engineer, or its representative, shall endeavor to protect the District against all defects and deficiencies in all Construction Projects. However, the Engineer's furnishing of project oversight services does not guarantee the work of any contractor, nor represent the assumption by the Engineer of any obligation for job safety. The Engineer shall not be responsible for the enforcement of safety regulations involving any contract to the District. The Engineer shall file oversight reports with the District, as necessary, based on the length and complexity of the Construction Project, except that the Engineer shall file oversight reports at least monthly.
11. Litigation and Legal Proceedings. The Engineer shall assist the District in all litigation or legal action, or shall act as an expert witness on behalf of the District, as needed.
12. Engineering Records. The Engineer shall maintain copies of all such designs, plans, specifications, construction documents, reports, permits, correspondence, records and other data produced by the Engineer in the performance of services under this agreement. Upon the request of the District, the Engineer shall transfer duplicates of appropriate engineering records to the District's office, and the Engineer shall be reimbursed for the cost of reproduction.
13. Additional Services. The Engineer shall provide such other additional services as may be required by the District and mutually agreed to.

### **ENGINEERING SERVICES WORK AUTHORIZATION**

Performance by the Engineer of the work described in paragraphs 1 through 6, of the Scope of Services shall be approved and authorized upon execution of this Agreement.

Performance by the Engineer of the work described in paragraphs 7 through 13 of the Scope of Services shall be subject to the reasonable approval and direction of the Board, and the issuance of an approved work authorization ("WA"). Each WA issued shall delineate the scope of work to be performed, including that work described in the Scope of Services, that is to be performed; all work set forth in the WA shall have been established at the time the work was requested and shall not be exceeded, except with the prior written approval of the Board. The Board may increase the maximum fee set forth in a WA when the scope of work, as delineated in the WA, is changed, or when additional work must be performed which could not have been reasonably foreseen or anticipated at the time the WA was authorized and issued.



## **INSURANCE**

The Engineer shall provide the District with evidence of insurance with limits of liability not less than the amounts described below and such insurance policy may not be canceled without a 30-day written notice to the District.

1. Workmen's Compensation: As required by law.
2. General Liability
  - a. Bodily Injury (including contractual): \$2,000,000.00
  - b. Property Damage (including contractual): \$1,000,000.00 Umbrella
3. Automobile Liability
  - a. Bodily Injury/Property Damage: \$2,000,000.00 Combined Single Limit
4. Professional Liability for Errors & Omissions: \$1,000,000.00

## **CODE AND REGULATORY COMPLIANCE**

The Engineer shall prepare all documents in accordance with current, existing and applicable codes and ordinances, resolutions, and laws. The District relies on the Engineer's expertise to evaluate the applicability of these codes, resolutions and laws to the designs, products, studies and decisions that are part of the Scope of Services performed by the Engineer on behalf of the District.

The Engineer shall maintain in the Engineer's office a complete, current updated library of all of the materials, technical manuals, books, memoranda, including but not limited to codes, laws and ordinances, in Engineer's possession, necessary for Engineer to provide complete, competent services to the District.

The interpretation of codes and regulations may vary within local jurisdictions and may require input from these authorities having jurisdiction over the project. During the permit processing phase, specific interpretations of these codes and resolutions may be made by local authorities that can impact the cost and/or scheduling of the Construction Project and which are largely outside the control of the Engineer, including but not limited to:

1. The application to the construction project of codes and/or after regulatory criteria not published or enacted at the time the WA between the Engineer and the District was entered into,
2. Changes in agency staff, conflict or changes in official interpretations of existing codes and regulations, or the application of a particular code or regulation to the Construction Project, made after the WA was entered into, or
3. Conflicting interpretations of agency inspectors or representatives during or after construction of the Construction Project.

In the event of the occurrence of any of the above-described interpretations, the District may not rely upon any existing contract documents as a basis for it to proceed, with any activity that will cause the District to incur costs or liability above those set forth in the Engineer's cost estimates, prior to receipt of permits or agency approvals.

## **DISTRICT RESPONSIBILITIES**

The District shall:

1. Furnish all permit and governmental inspection fees.

2. The District Manager is authorized to act as the District's representative, for the services to be performed under this Agreement, who shall have the authority to transmit instructions, receive information, interpret and define the policies and decisions of the District with respect to those materials, equipment, elements and systems pertinent to the Engineer's services, except as limited by those special conditions for invoicing items necessary to perform the services, that are ordered or purchased by the Engineer and are furnished by the District under the section entitled "Fees to be Paid".

### **TIME OF PERFORMANCE**

The Engineer shall provide those professional services described in the above Scope of Services, until this Agreement is terminated in accordance with the terms of this Agreement described below.

### **FEES TO BE PAID**

1. Professional Services:

In consideration of the performance of the services set forth in items 1 through 13 of the Scope of Services, or for such additional services as may be agreed to in writing by both parties, the Engineer shall be compensated on the actual hours worked, in accordance with the rate table set forth on **Exhibit A**.

In addition, the Engineer shall be reimbursed for direct non-salary expenses at cost, including, but not limited to, testing of materials, and subsurface explorations, equipment rental, automobile travel, per State of Florida mileage rates, printing and reproduction, plus Florida sales taxes, if applicable.

2. Litigation Support Services:

When requested by the District to assist in any litigation as an expert witness or in any other professional manner, the fee paid the Engineer for such service shall be the fee set forth in **Exhibit A**, which is a reasonable fee, which need not be limited by the finding of any Court concerning the adequacy or inadequacy of the fee.

Invoices for services rendered shall be prepared monthly and submitted to the District for review and payment. The District will pay invoices in accordance with the Florida Prompt Payment Act.

All bills and invoices for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

All bills and invoices for any travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes.

In no event shall the Engineer be permitted to discontinue or slow down service for any project under this Agreement for any reason whatsoever, without the written approval of the District.

If items are to be sublet, confirmed, certified, or updated, the Engineer shall order the work after receiving the approval of the District. No change in the list of subcontractors submitted as part of Engineer's proposal shall be made without the prior review and approval of the District.

When the Engineer is assisting the District in the applications for permits, or other approvals, the Engineer's fee for such services will not be contingent upon final approval or denial.

## **PROJECT REVIEW SERVICES**

When the Engineer is required to perform services on a Construction Project site that include evaluating the conditions of items such as paving, structural, architectural, building envelope, roofing, mechanical and/or electrical systems, the Engineer's services are limited to the identification of observable conditions only. Systems not visible from within the building envelope or from accessible exterior elements of the project are not part of the Engineer's observations. Review of these systems by the Engineer will occur only when specific and detailed descriptions of the system to be evaluated and the manner in which access is to be provided are detailed in the WA.

## **SHOP DRAWING AND SAMPLING REVIEW**

When required by the District to provide shop drawing and sample review services as part of the construction administration phase of a project, the Engineer's responsibilities shall be to review the quality and quantity of materials, drawings, methods and means of construction for conformance with the design criteria required in the contract documents.

## **ESTIMATES**

Because the Engineer has no control over the cost of labor and materials, or competitive bidding and market conditions, all estimates of construction cost provided for herein are to be made on the basis of experience and qualifications. Accordingly, the Engineer does not guarantee the accuracy of such estimates when compared with a contractor's bid or the project construction cost.

## **TERMINATION**

This Agreement may be terminated by the District's giving of 30 days advance written notice. Unless there is an active project that the Engineer is involved in or overseeing, this Agreement may be terminated by the Engineer's giving of 30 days advance written notice. If there is an active project that the Engineer is involved in or overseeing, then the Engineer may terminate this Agreement for all other services except for the active project by giving 30 days advance written notice. The Engineer will complete the active project or may negotiate with the District a mutually acceptable separation to account for any detriment or delays for the active project. The Engineer shall be paid the reasonable value of such services or portion of service satisfactorily completed prior to the date of termination and for any unpaid reimbursable expenses.

The District shall further have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Engineer in conjunction with this Agreement.

## **PUBLIC RECORDS AND USE OF DOCUMENTS**

All documents, including, but not limited to, drawings, specifications, electronic data files, correspondence and contracts, as instruments of service are public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, the Engineer shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and

transfer, at no cost, to the District all public records in possession of the Engineer upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. The drawings and specifications may be used by the District on other construction projects, additions to the construction project, or for completion of the construction project by others, provided that the Engineer will owe no duty to or have any liability to the District as to such other projects, or for use of the Engineer's designs for purposes other than as specifically designed in the project. The District agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of the District's reuse or modification of the documents. Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 613-2944, OR BY EMAIL AT [JLEBRUN@GMSCFL.COM](mailto:JLEBRUN@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON ST., ORLANDO, FL 32801.**

#### **PROHIBITION AGAINST CONTINGENCY FEES**

The Engineer warrants that the Engineer has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer to solicit or secure this Agreement and that the Engineer has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

#### **TRUTH IN NEGOTIATION**

In conformance with Section 287.055(5), Florida Statutes, a truth in negotiation certificate shall be executed by Engineer, and any contract price and any additions thereto approved by the District shall be adjusted to exclude any significant sums by which the District determines that the contract price was increased due to inaccurate, incomplete, or on-current wage rates and other factual unit costs. All such adjustments shall be made within 1 year following the end of the completion of the project for which such services were rendered.

#### **AUDIT**

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of 3 years after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or 3 years after completion of all services under this Agreement.

## **NONDISCRIMINATION**

The Engineer covenants and agrees that they shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of age, sex, or physical handicap (except where based on a bona fide occupational qualification); or because of marital status, race, color, religion, national origin, or ancestry.

## **VERIFICATION OF EMPLOYMENT STATUS**

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Pursuant to Section 448.095(2), Florida Statutes, Engineer represents that Engineer is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

If the District has a good faith belief that the Engineer has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Engineer otherwise complied with its obligations thereunder, the District shall promptly notify the Engineer and the Engineer will immediately terminate its contract with the subcontractor.

## **PUBLIC ENTITY CRIMES**

Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Engineer represents that in entering into this Agreement, the Engineer has not been placed on the convicted vendor list within the last 36 months and, in the event that the Engineer is placed on the convicted vendor list, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

## **SCRUTINIZED COMPANIES**

Pursuant to Section 287.135, Florida Statutes, Engineer represents that in entering into this Agreement, the Engineer has not been designated as a "scrutinized company" under the statute and, in the event that the

Engineer is designated as a “scrutinized company”, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

### **INDEMNIFICATION**

The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, losses or damages arising from the negligent acts, errors, or omissions of the Engineer, the Engineer’s agents, or its employees, in the performance of professional services under this Agreement; provided, however, that the liability of the Engineer hereunder shall not exceed \$1,000,000 or the amount of the Engineer’s professional liability insurance coverage, whichever is greater.

**PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, NO INDIVIDUAL EMPLOYEE OF CONSULTANT OR ENGINEER OR DESIGN PROFESSIONAL PERFORMING PROFESSIONAL SERVICES IN CONNECTION WITH THIS AGREEMENT MAY BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

### **GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Florida. The venue for any actions arising out of this Agreement shall be in the county the District is located in.

### **CLAIMS AND ATTORNEYS FEES**

In the event of any claim or cause of action asserted by the District against the Engineer, the District agrees that such claims or causes of action shall be directed or asserted solely against the Engineer and not against any of Engineer’s employees, officers or directors. In any claim or dispute arising from the performance of this Agreement, the prevailing party shall be entitled to recover its attorneys’ fees and all related costs and expenses, including, without limitation, attorneys’ fees and costs for all appeals and in bankruptcy proceedings.

### **STANDARD OF CARE**

Because of the Engineer's many years of background and experience in design and construction, the Engineer is qualified to make recommendations and master designs which, in the Engineer's opinion, will meet the needs of the situation. These services will be performed to the best of the Engineer's skill and ability and commensurate with the economics of the situation.

The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer’s profession practicing under similar conditions at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer’s services.

### **ARM’S LENGTH TRANSACTION.**

This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to

have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**MODIFICATION TO THE TERMS OF THIS AGREEMENT**

There is no modification or waiver of any of the terms and conditions herein unless agreed to in writing and signed by both parties.

**NOTICE**

Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail or email to the other party at the addresses listed below and shall be deemed received upon actual receipt:

**To the District:**

c/o GMS - Central Florida  
219 East Livingston Street  
Orlando, FL 32801  
Attn: Jeremy LeBrun  
E-mail: [Jlebrun@gmscfl.com](mailto:Jlebrun@gmscfl.com)

**To Engineer:**

109 South Kentucky Avenue  
Lakeland, FL 33801  
Attn: Jason Alligood,  
[Jason.Alligood@kimley-horn](mailto:Jason.Alligood@kimley-horn)

**ENTIRE AGREEMENT**

This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement as of the date above.

**Kimley-Horn and Associates, Inc.**

**Stoneybrook South  
Community Development District**

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

\_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors



# Kimley-Horn and Associates, Inc.

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## Hourly Labor Rate Schedule

<b>Classification</b>	<b>Rate</b>
Analyst	\$160 - \$220
Professional	\$220 - \$285
Senior Professional I	\$265 - \$370
Senior Professional II	\$360 - \$390
Senior Technical Support	\$175 - \$270
Support Staff	\$130 - \$155
Technical Support	\$135 - \$185

Effective through December 31, 2024

Subject to adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract



# SECTION B



DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

WR **54142974**

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087238908 <b>Premise:</b> 5206576254 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD S - PALMETTO DUNES ST <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  <b>Existing Poles to Remain</b>  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
67	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$1,100.81
2	50W LED OCALA 3000K TYPE V BLK L17OCBL5	\$8.28	\$1.39	\$1.45	\$11.12	\$22.24
					\$0.00	\$0.00
69	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$728.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$1,443.34	\$126.06	\$282.29		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,851.69</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
69	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$1,130.22
					\$0.00	\$0.00
69	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$728.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$1,662.90	\$95.91	\$100.05		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,858.86</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

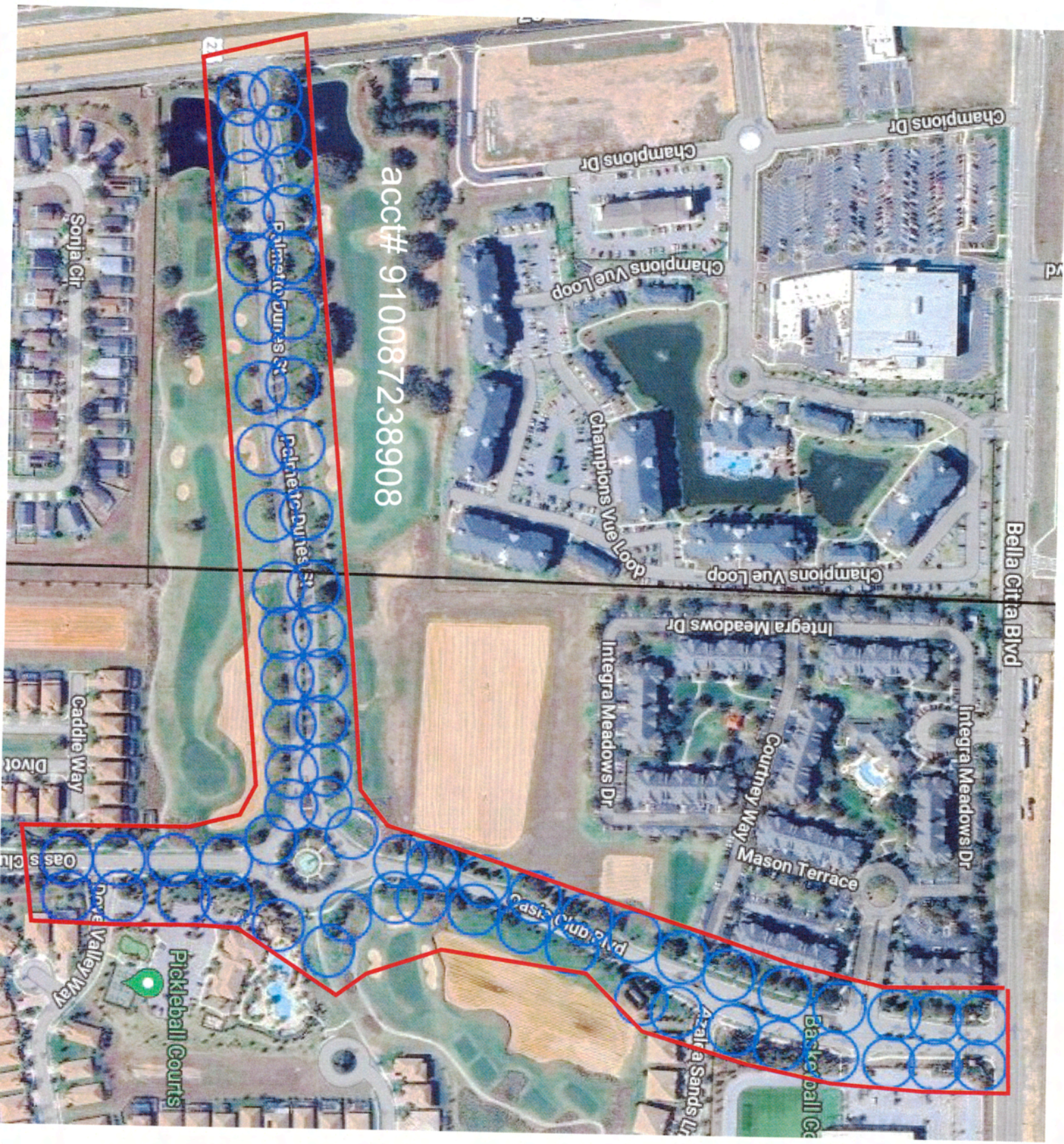
\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

(Please sign and date to approve this estimate and return via email or the mailing address above)



acct# 910087238908

Palmero Dunes St  
Palmero Dunes St

Champions Dr

Champions Dr

Champions Vue Loop

Champions Vue Loop

Champions Vue Loop

Bella Cita Blvd

Integra Meadows Dr

Integra Meadows Dr

Integra Meadows Dr

Mason Terrace

Courtney Way

Palmero Dunes St

Azalea Sands Dr

Basketball Co

Sonia Cir

Caddie Way

Divot

Oasis Cir

Dove Valley Way

Pickleball Courts

DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

**WR 54142528**

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087235757 <b>Premise:</b> 5206590735 <b>Site:</b> STONEYBROOK BLVD S - TRACT C <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	REMOVE: 100W HPS Ocala light fixtures  INSTALL: 50W LED K118 light fixtures  Existing Poles to Remain  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
36	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$591.48
					\$0.00	\$0.00
36	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$380.16
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$755.28	\$66.24	\$150.12		
<b>Existing Estimated Monthly Rates</b>						<b>\$971.64</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
36	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$589.68
					\$0.00	\$0.00
36	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$380.16
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$867.60	\$50.04	\$52.20		
<b>Proposed Estimated Monthly Rates</b>						<b>\$969.84</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	\$0.00
* MLDF MONTHLY PAYMENT	\$0.00

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

OR

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

(Please sign and date to approve this estimate and return via email or the mailing address above)

acct# 910087235757



Ball courts



DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

WR 54142908

June 19, 2024

Project Details	
<b>Customer:</b>	STONEBROOK SOUTH CDD
<b>Account:</b>	910087238445
<b>Premise:</b>	5205892779
<b>Site:</b>	DAVENPORT, STONEYBROOK BLVD S - TRACT E1
<b>Contact:</b>	Alan Scheerer <ascheerer@gmscfl.com>
<b>Phone:</b>	407.398.2890

Scope of Request
<b>REMOVE:</b> 100W HPS Ocala light fixtures
<b>INSTALL:</b> 50W LED K118 light fixtures
<b>Existing Poles to Remain</b>
<i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
16	100W HPS Ocala BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$262.88
16	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$168.96
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$335.68	\$29.44	\$66.72		
<b>Existing Estimated Monthly Rates</b>						<b>\$431.84</b>

PROPOSED INVENTORY

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
16	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$262.08
16	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$168.96
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$385.60	\$22.24	\$23.20		
<b>Proposed Estimated Monthly Rates</b>						<b>\$431.04</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	\$0.00
* MLDF MONTHLY PAYMENT	\$0.00

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

(Please sign and date to approve this estimate and return via email or the mailing address above)



acct# 910087238445

Oasis Club Blvd

DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

**WR 54142812**

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087237684 <b>Premise:</b> 5205361367 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD S - TRACT C1B <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  <b>Existing Poles to Remain</b>  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
23	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$377.89
23	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$242.88
					\$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
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$482.54	\$42.32	\$95.91		
<b>Existing Estimated Monthly Rates</b>						<b>\$620.77</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
23	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$376.74
23	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$242.88
					\$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
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$554.30	\$31.97	\$33.35		
<b>Proposed Estimated Monthly Rates</b>						<b>\$619.62</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

OR

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Please sign and date to approve this estimate and return via email or the mailing address above)



acct# 910087237684



DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

**WR 54142704**

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087237212 <b>Premise:</b> 5205873439 <b>Site:</b> DAVENPORT, OASIS CLUB BLVD - OASIS CLUB BLVD <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	REMOVE: 100W HPS Ocala light fixtures  INSTALL: 50W LED K118 light fixtures  Existing Poles to Remain  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
51	100W HPS Ocala BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$837.93
					\$0.00	\$0.00
51	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$538.56
					\$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
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,069.98	\$93.84	\$212.67		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,376.49</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
51	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$835.38
					\$0.00	\$0.00
51	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$538.56
					\$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
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,229.10	\$70.89	\$73.95		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,373.94</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

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Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

(Please sign and date to approve this estimate and return via email or the mailing address above)

acct# 910087237212



DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>  
 Address: 3300 Exchange Place Lake Mary, FL 32746  
 Phone: 407.942.9205

**WR 54142186**

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087210774 <b>Premise:</b> 5206456180 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD - AZALEA SANDS LN <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  Existing Poles to Remain  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
17	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$279.31
					\$0.00	\$0.00
17	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$179.52
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$356.66	\$31.28	\$70.89		
<b>Existing Estimated Monthly Rates</b>						<b>\$458.83</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
17	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$278.46
					\$0.00	\$0.00
17	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$179.52
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$409.70	\$23.63	\$24.65		
<b>Proposed Estimated Monthly Rates</b>						<b>\$457.98</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ <b>CIAC</b> - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.
<b>OR</b>
* <b>MLDF</b> - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

(Please sign and date to approve this estimate and return via email or the mailing address above)



acct# 910087210774

Azalea Sands Ln

Azalea Sands Ln

Azalea Sands Ln

Long Cove Loop

Long Cove Loop

Long Cove Loop

Westside Blvd

Oasis Club Blvd

Basketball Court

DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

**WR 54141922**

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087210245 <b>Premise:</b> 5206603188 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD S - TRACT G123 <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  <b>Existing Poles to Remain</b>  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
57	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$936.51
1	50W LED K118 3K Type V L18Z	\$13.54	\$1.39	\$1.45	\$16.38	\$16.38
					\$0.00	\$0.00
58	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$612.48
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,219.96	\$106.27	\$239.14		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,565.37</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
58	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$950.04
					\$0.00	\$0.00
58	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$612.48
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,397.80	\$80.62	\$84.10		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,562.52</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ <b>CIAC</b> - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.
<b>OR</b>
* <b>MLDF</b> - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Please sign and date to approve this estimate and return via email or the mailing address above)

acct# 910087210245





DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

WR 54141797

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087209250 <b>Premise:</b> 5205665330 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD S - TRACT D1 <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  <b>Existing Poles to Remain</b>  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

EXISTING INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
20	100W HPS Ocala BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$328.60
					\$0.00	\$0.00
20	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$211.20
					\$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
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$419.60	\$36.80	\$83.40		
<b>Existing Estimated Monthly Rates</b>						<b>\$539.80</b>

PROPOSED INVENTORY		Per Unit				Sub-Total
Quantity	Product Description Fixtures and Poles	Monthly Charge	Maint.	Fuel & Energy	Unit Total	
20	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$327.60
					\$0.00	\$0.00
20	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$211.20
					\$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
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$482.00	\$27.80	\$29.00		
<b>Proposed Estimated Monthly Rates</b>						<b>\$538.80</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ CIAC ONE TIME PAYMENT	\$0.00
* MLDF MONTHLY PAYMENT	\$0.00

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Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Please sign and date to approve this estimate and return via email or the mailing address above)





acct# 910087209250

DE Contact: Laura Stapleton <laura.stapleton@duke-energy.com>

**WR 54141573**

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407.942.9205

June 19, 2024

Project Details	Scope of Request
<b>Customer:</b> STONEYBROOK SOUTH CDD <b>Account:</b> 910087207357 <b>Premise:</b> 5205778939 <b>Site:</b> DAVENPORT, STONEYBROOK BLVD S - TRACT H <b>Contact:</b> Alan Scheerer <ascheerer@gmscfl.com> <b>Phone:</b> 407.398.2890	<b>REMOVE:</b> 100W HPS Ocala light fixtures  <b>INSTALL:</b> 50W LED K118 light fixtures  <b>Existing Poles to Remain</b>  <i>Note: Quantities &amp; Wattages subject to Field Verification</i>

**EXISTING INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
64	100W HPS OCALA BLK S49PO	\$10.42	\$1.84	\$4.17	\$16.43	\$1,051.52
					\$0.00	\$0.00
64	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$675.84
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,342.72	\$117.76	\$266.88		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,727.36</b>

**PROPOSED INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
64	50W LED K118 3K Type IV L17Z	\$13.54	\$1.39	\$1.45	\$16.38	\$1,048.32
					\$0.00	\$0.00
64	16' COLONIAL SINGLE BLK P492	\$10.56	\$0.00	\$0.00	\$10.56	\$675.84
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>		\$1,542.40	\$88.96	\$92.80		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,724.16</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

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◇ CIAC ONE TIME PAYMENT	<b>\$0.00</b>
* MLDF MONTHLY PAYMENT	<b>\$0.00</b>

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Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Please sign and date to approve this estimate and return via email or the mailing address above)



acct# 910087207357

# SECTION C

**BOARD OF SUPERVISORS MEETING DATES  
STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Stoneybrook South Community Development District (“District”) will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896 at **10:00 a.m. on the 1<sup>st</sup> Monday of every other month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**October 7, 2024  
December 2, 2024  
February 3, 2025  
April 7, 2025  
June 2, 2025  
August 4, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://stoneybrooksouthcdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy Lebrun  
District Manager

# SECTION D



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 18, 2024

Ms. Teresa Viscarra  
Stoneybrook South Community Development District  
c/o Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771

**\$14,785,000**  
**Stoneybrook South Community Development District**  
**(Osceola County, Florida) Special Assessment Bonds, Series 2014**  
**(Assessment Area Two-A Project)**  
**("Bonds")**

Dear Ms. Viscarra:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the fifth-year period ended June 11, 2024 ("Computation Period"). This report indicates that there is no rebate requirement liability as of June 11, 2024.

The next annual arbitrage rebate calculation date is June 11, 2025. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

***Stoneybrook South  
Community Development  
District***

*\$14,785,000 Stoneybrook South Community  
Development District (Osceola County, Florida)  
Special Assessment Bonds, Series 2014  
(Assessment Area Two-A Project)*

*For the period ended June 11, 2024*





LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 18, 2024

Stoneybrook South Community Development District  
c/o Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771

Re: \$14,785,000 Stoneybrook South Community Development District (Osceola County, Florida)  
Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project) (“Bonds”)

Stoneybrook South Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended June 11, 2024 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(2,183,974.24) at June 11, 2024. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.4541%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 18, 2024

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2024

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is June 12, 2014.
2. The end of the first Bond Year for the Bonds is June 11, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 18, 2024

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2024

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued to provide funds to the District that will be used to: (i) pay the costs of certain offsite road way improvements, stormwater management and control facilities, including earthwork and acquisition of certain interest in land, water and wastewater systems, landscaping and irrigation in public rights-of-way, entrance features, and related soft and incidental costs (collectively, the "Assessment Area Two-A Project"), (ii) fund the Assessment Area Two-A Reserve Account of the Reserve Fund in an amount equal to the Assessment Area Two-A Reserve Requirement, (iii) pay interest on the Assessment Area Two-A Bonds through at least November 1, 2014, and (iv) pay the costs of issuance of the Assessment Area Two-A Bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 18, 2024

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2024

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District  
July 18, 2024  
\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)  
For the period ended June 11, 2024

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Stoneybrook South Community Development District

July 18, 2024

\$14,785,000 Special Assessment Bonds, Series 2014 (Assessment Area Two-A Project)

For the period ended June 11, 2024

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE REQUIREMENT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$14,785,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
 SPECIAL ASSESSMENT BONDS, SERIES 2014 (ASSESSMENT AREA TWO-A PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 12 / 2014 ISSUE DATE  
 6 / 12 / 2019 BEGINNING OF COMPUTATION PERIOD  
 6 / 11 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4541%	ALLOWABLE EARNINGS
6 / 12 / 2019	BEGINNING BALANCE		0.00	603,877.85	790,191.50	186,313.65
6 / 12 / 2019	INTEREST ACCRUAL REVERSAL		(401.89)	0.00	0.00	0.00
7 / 1 / 2019	RESERVE ACCOUNT		1,104.98	0.00	0.00	0.00
8 / 1 / 2019	RESERVE ACCOUNT		1,135.02	0.00	0.00	0.00
9 / 3 / 2019	RESERVE ACCOUNT		1,025.48	0.00	0.00	0.00
10 / 1 / 2019	RESERVE ACCOUNT		977.53	0.00	0.00	0.00
11 / 1 / 2019	RESERVE ACCOUNT		896.79	0.00	0.00	0.00
12 / 2 / 2019	RESERVE ACCOUNT		782.77	0.00	0.00	0.00
1 / 2 / 2020	RESERVE ACCOUNT		776.30	0.00	0.00	0.00
2 / 3 / 2020	RESERVE ACCOUNT		759.13	0.00	0.00	0.00
3 / 2 / 2020	RESERVE ACCOUNT		709.32	0.00	0.00	0.00
3 / 20 / 2020	RESERVE ACCOUNT		0.00	(11,643.28)	(14,615.44)	(2,972.16)
4 / 1 / 2020	RESERVE ACCOUNT		390.80	0.00	0.00	0.00
5 / 1 / 2020	RESERVE ACCOUNT		79.92	0.00	0.00	0.00
6 / 1 / 2020	RESERVE ACCOUNT		40.13	0.00	0.00	0.00
7 / 1 / 2020	RESERVE ACCOUNT		28.41	0.00	0.00	0.00
8 / 3 / 2020	RESERVE ACCOUNT		30.60	0.00	0.00	0.00
9 / 1 / 2020	RESERVE ACCOUNT		27.61	0.00	0.00	0.00
9 / 21 / 2020	RESERVE ACCOUNT		0.00	(597.47)	(729.97)	(132.50)
10 / 1 / 2020	RESERVE ACCOUNT		17.76	0.00	0.00	0.00
11 / 2 / 2020	RESERVE ACCOUNT		17.52	0.00	0.00	0.00
12 / 1 / 2020	RESERVE ACCOUNT		12.83	0.00	0.00	0.00
1 / 4 / 2021	RESERVE ACCOUNT		13.25	0.00	0.00	0.00
2 / 1 / 2021	RESERVE ACCOUNT		13.24	0.00	0.00	0.00
3 / 1 / 2021	RESERVE ACCOUNT		13.36	0.00	0.00	0.00
4 / 1 / 2021	RESERVE ACCOUNT		14.76	0.00	0.00	0.00
5 / 3 / 2021	RESERVE ACCOUNT		9.37	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(87.96)	(103.94)	(15.98)
6 / 1 / 2021	RESERVE ACCOUNT		5.39	0.00	0.00	0.00
7 / 1 / 2021	RESERVE ACCOUNT		4.93	0.00	0.00	0.00
8 / 2 / 2021	RESERVE ACCOUNT		5.10	0.00	0.00	0.00
9 / 1 / 2021	RESERVE ACCOUNT		5.09	0.00	0.00	0.00
10 / 1 / 2021	RESERVE ACCOUNT		4.93	0.00	0.00	0.00
11 / 1 / 2021	RESERVE ACCOUNT		0.00	(44.64)	(51.37)	(6.73)
11 / 1 / 2021	RESERVE ACCOUNT		5.10	0.00	0.00	0.00
12 / 1 / 2021	RESERVE ACCOUNT		4.93	0.00	0.00	0.00

\$14,785,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2014 (ASSESSMENT AREA TWO-A PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 12 / 2014 ISSUE DATE  
6 / 12 / 2019 BEGINNING OF COMPUTATION PERIOD  
6 / 11 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4541%	ALLOWABLE EARNINGS
12 / 29 / 2021	RESERVE ACCOUNT		0.06	0.00	0.00	0.00
1 / 3 / 2022	RESERVE ACCOUNT		5.10	0.00	0.00	0.00
2 / 1 / 2022	RESERVE ACCOUNT		5.10	0.00	0.00	0.00
3 / 1 / 2022	RESERVE ACCOUNT		4.60	0.00	0.00	0.00
4 / 1 / 2022	RESERVE ACCOUNT		45.28	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT		110.43	0.00	0.00	0.00
5 / 5 / 2022	RESERVE ACCOUNT		0.00	(29.82)	(33.39)	(3.57)
6 / 1 / 2022	RESERVE ACCOUNT		286.88	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT		478.88	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT		741.64	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT		1,048.79	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT		1,176.03	0.00	0.00	0.00
11 / 1 / 2022	RESERVE ACCOUNT		0.00	(2,711.90)	(2,957.50)	(245.60)
11 / 1 / 2022	RESERVE ACCOUNT		1,506.10	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT		1,797.31	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT		2,023.64	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT		2,152.39	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT		2,063.06	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT		2,337.06	0.00	0.00	0.00
5 / 1 / 2023	RESERVE ACCOUNT		2,362.48	0.00	0.00	0.00
5 / 3 / 2023	RESERVE ACCOUNT		0.00	(10,718.53)	(11,375.53)	(657.00)
6 / 1 / 2023	RESERVE ACCOUNT		2,530.81	0.00	0.00	0.00
7 / 3 / 2023	RESERVE ACCOUNT		2,483.22	0.00	0.00	0.00
8 / 1 / 2023	RESERVE ACCOUNT		2,602.56	0.00	0.00	0.00
9 / 1 / 2023	RESERVE ACCOUNT		2,709.61	0.00	0.00	0.00
10 / 2 / 2023	RESERVE ACCOUNT		2,634.06	0.00	0.00	0.00
11 / 1 / 2023	RESERVE ACCOUNT		2,739.47	0.00	0.00	0.00
11 / 2 / 2023	RESERVE ACCOUNT		0.00	(15,025.74)	(15,525.74)	(500.00)
12 / 1 / 2023	RESERVE ACCOUNT		2,605.74	0.00	0.00	0.00
12 / 21 / 2023	RESERVE ACCOUNT		0.60	0.00	0.00	0.00
12 / 21 / 2023	RESERVE ACCOUNT		0.02	0.00	0.00	0.00
1 / 2 / 2024	RESERVE ACCOUNT		2,700.47	0.00	0.00	0.00
2 / 1 / 2024	RESERVE ACCOUNT		2,700.01	0.00	0.00	0.00
3 / 1 / 2024	RESERVE ACCOUNT		2,527.31	0.00	0.00	0.00
4 / 1 / 2024	RESERVE ACCOUNT		2,706.75	0.00	0.00	0.00
5 / 1 / 2024	RESERVE ACCOUNT		2,626.42	0.00	0.00	0.00



\$14,785,000 STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)  
 SPECIAL ASSESSMENT BONDS, SERIES 2014 (ASSESSMENT AREA TWO-A PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

6 / 12 / 2014    ISSUE DATE  
 6 / 12 / 2019    BEGINNING OF COMPUTATION PERIOD  
 6 / 11 / 2024    COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4541%	ALLOWABLE EARNINGS
5 / 3 / 2024	RESERVE ACCOUNT		0.00	(15,907.68)	(15,998.29)	(90.61)
6 / 3 / 2024	RESERVE ACCOUNT		2,661.66	0.00	0.00	0.00
6 / 11 / 2024	INTEREST ACCRUAL		945.43	0.00	0.00	0.00
		<u>608,940.26</u>	<u>61,829.43</u>	<u>547,110.83</u>	<u>728,800.33</u>	<u>181,689.50</u>
	ACTUAL EARNINGS		61,829.43			
	ALLOWABLE EARNINGS		<u>181,689.50</u>			
	REBATE REQUIREMENT		(119,860.07)			
	FUTURE VALUE OF 6/11/2019 CUMULATIVE REBATE REQUIREMENT		(2,053,663.34)			
	FUTURE VALUE OF 6/11/2020 COMPUTATION DATE CREDIT		(2,182.69)			
	FUTURE VALUE OF 6/11/2021 COMPUTATION DATE CREDIT		(2,091.84)			
	FUTURE VALUE OF 6/11/2022 COMPUTATION DATE CREDIT		(2,037.94)			
	FUTURE VALUE OF 6/11/2023 COMPUTATION DATE CREDIT		(2,068.36)			
	COMPUTATION DATE CREDIT		<u>(2,070.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(2,183,974.24)</u>			

# SECTION VI

# SECTION B

# SECTION 1



# MADDEN

**MOORHEAD & STOKES, LLC**  
CIVIL ENGINEERS

June 19, 2024

Mr. Jeremy LeBrun, District Manager  
Stoneybrook South Community Development District  
Government Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

**RE: Master Trust Indenture - 2024 Annual Project Report  
Stoneybrook South Community Development District  
Bond Series 2013**

Dear Mr. LeBrun:

In accordance with section 9.21 of the Stoneybrook South Community Development District's Master Trust Indenture, an annual inspection is required to report on whether the project is being maintained in good repair, working order, and condition.

This letter is to confirm that Madden, Moorhead & Stokes, LLC inspected the facilities that are owned and maintained by the District on June 10, 2024. Based on this inspection, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Minor maintenance items have been identified and a list has been sent to the District Manager for review and completion. Generally, the project is in excellent condition.

We reviewed the Operation and Maintenance budget for Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for the community.

If you have any questions or concerns, please do not hesitate to contact my office.

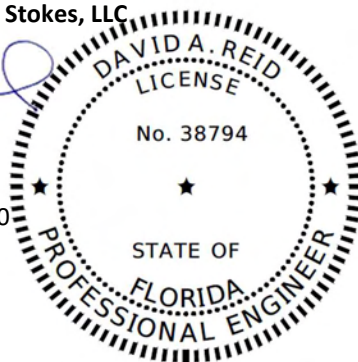
Sincerely,

**Madden, Moorhead & Stokes, LLC**

**David A. Reid, PE**

VP - Operations

(407) 629-8330 ext. 150



# SECTION C

# SECTION 1



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 5, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.



**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Stoneybrook South Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

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

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

Stoneybrook South Community Development District

District Manager: \_\_\_\_\_

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

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

Stoneybrook South Community Development District

# SECTION D



# Stoneybrook South Community Development District



August 5, 2024

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South  
Community Development District

Field Management Report

August 5, 2024

To: Jeremy LeBrun  
District Manager

From: Alan Scheerer  
Field Services Manager

RE: Stoneybrook South CDD- August 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



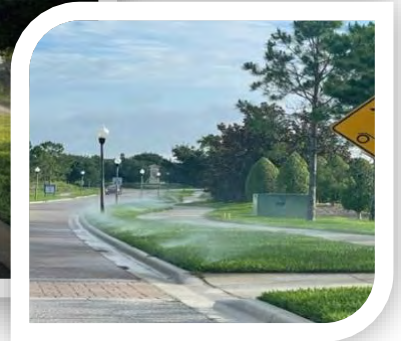
Architectural fountain is working fine. Repairs completed to the lower pump.



# Completed Items

## Irrigation

✚ Irrigation inspections area ongoing. Repairs as needed.



✚ Entry lighting is working as of this report. Light inspections ongoing.

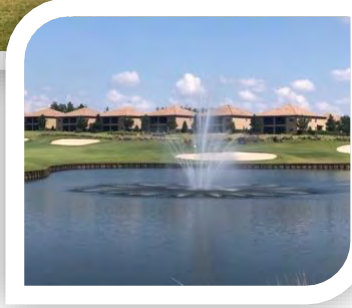
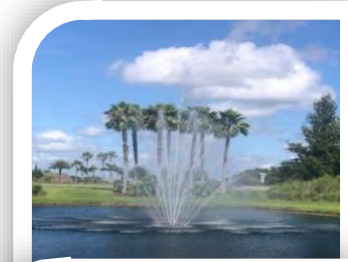
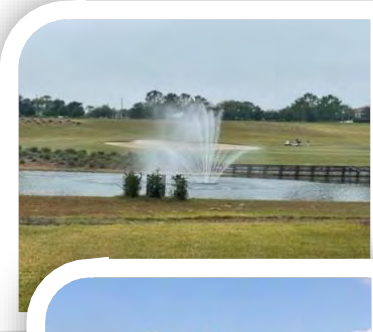




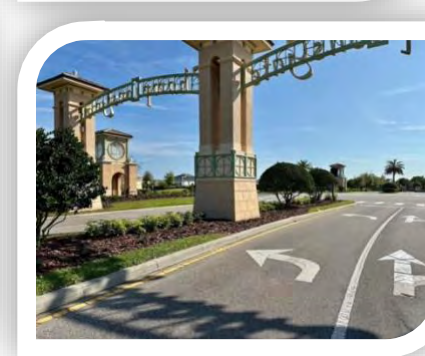
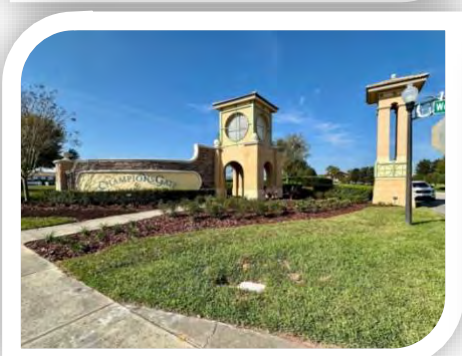
# Completed Items



All fountain working as of this report.



New landscaping holding up well.



Staff meeting with Flora Lawn each week.

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

Palm tree pruning has begun and will be completed soon.

All fountains are working at the time of this report. We will monitor them weekly.

Ponds disked monthly. Flora Lawn directed to pick up all trash prior to dinking.

Architectural fountain work is complete. Fountain looks good.

The landscape lights and tower light inspection is ongoing.

The landscaping by the triangles at the traffic circle will be trimmed down so as to not create a line of site issue.

We have a new onsite account manager. His name is Casey Hallman. The branch manager Bryan is still our branch manager.

Staff has been working with Duke Energy to list the accounts available to be converted to LED. This will be discussed during the meeting.

We do have some street light accounts not in the name of the District and will look to transfer those should that be the desire of the board.

For any questions or comments regarding the above information, please contact me by phone at 407-398-2890, or by email at [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com) Thank you.

Respectfully,

Alan Scheerer