

*Stoneybrook South
Community Development District*

Agenda

October 7, 2024

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 30, 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, October 7, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the August 5, 2024 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Addendum to Landscape Agreement
 - B. Appointment of Audit Committee and Chairman
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
6. Supervisor's Requests
7. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Vivek Babbar, District Counsel
Jason Alligood, District Engineer
Alan Scheerer, Field Manager

Enclosures

SECTION III

SECTION A

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

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **August 5, 2024**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides	Appointed as Chairman
Terry Siron <i>by phone</i>	Appointed as Vice Chairman
Gerrard Knights	Assistant Secretary
Ron Phillips	Assistant Secretary
Larry Bickel	Appointed as 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
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:11 a.m. Three Board members were present constituting a quorum. Mr. Siron attended by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next is the public comment period. Are there any members of the public that wish to make a comment? Hearing no comments, we will move on.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Review of Resume / Letter of Interest for Vacant Seat

Mr. LeBrun: As you will recall at the last meeting, the Board declared the seat vacant held by a previous Supervisor. When that happens, we look for an individual to be appointed to that seat for the remainder of the term. That is what this section of the meeting is. In the agenda, there is one letter of interest from a person that is interested in the vacant seat. This would be the time for the Board to discuss, review and or appoint someone to that seat if they wish. I will leave it to the Board on how they want to proceed at this point.

B. Appointment of Individual in Seat #3

Mr. Manjourides: I will make a motion to approve the seat to Larry Bickel.

Mr. LeBrun: Any discussion on this? Hearing none.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, Appointing Larry Bickel to Seat #3, was approved.

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

Mr. LeBrun administered the Oath of Office to Mr. Bickel.

Mr. LeBrun: Board members have the option to receive compensation up to \$200 per meeting per state statute. All of the other members of the Board accept compensation so we are asking if you want to accept compensation.

Mr. Bickel: Yes sir. Send me a check.

Mr. Babbar: Mr. Bickel, there is a welcome packet that I will go through with you after the meeting. It has different documents that we need also a guide on public records and Sunshine Law. Vivek our District Counsel is on the line. Did you want to do a brief Public Records Law, Sunshine Law reminder for our new Supervisor or did you want me to cover that after the meeting?

Mr. Babbar: I can do a quick two-minute overview or after the meeting that is fine.

Mr. LeBrun: Just give a quick review for the benefit of all Board members and I will get with Mr. Bickel after the meeting as well and follow up.

Mr. Babbar: Absolutely, first off congratulations on your appointment Larry. You are now a public official for the State of Florida. Again, this isn't appointed but again typically it is done on election day unless we have a vacant seat. Just like it applies to all public officials in the State of Florida, the Sunshine Law requires that District business be conducted open to the public or in

the sunshine and broadly defines anything that the CDD Board can take action on. Supervisors are only allowed to communicate about District business with other Supervisors at a noticed public meeting so you can't communicate informally, directly or indirectly or by any other means of communication whether that be telephone, email, text messaging, social media with another Supervisor about CDD business. The form of communication that takes place is irrelevant its subject matter. We can certainly talk to other Supervisors about the weather, sports, HOA business things of that nature but not CDD business. Violators can be fined up to \$500 or guilty of a misdemeanor in the second degree so it is taken seriously in the State of Florida. The Public Records Law again Florida has one of the broadest Public Records Law in the nation and essentially anything pertaining to CDD business is going to be considered a public record and can be requested by any member of the public. They don't have to be a resident at all. It governs the subject matter, anything related to CDD business broader than the forum the communication takes place. Any emails, text messages, social media posts, things of that nature would be considered a public record if it pertains to CDD business. If you communicate about CDD business via a private Facebook page, private email or work email it would still be considered a public record and it needs to be maintained. Again, there is a \$500 fine or you can be found guilty of misdemeanor in the first degree for violation of Public Records Law. The Code of Ethics applies to all Supervisors and employees. It is pretty self-explanatory that you should not accept anything that may come before the CDD as well. There is fine of up to \$20,000 for that. If there was ever a situation where you, your spouse, or family members might receive benefit of something that the CDD might vote on, just let us know ahead of time and we can guide you in the appropriate direction to file a disclosure or abstain from the voting or discussion. Lastly, we will need to file the Form 1 financial disclosure. Since you are appointed today, you will need to file it within 30 days of the appointment and that is something that is going to be in the package and Jeremy can assist you with that. It will be filed with the Commission on Ethics. That is an overview. We can talk about any other questions or details that you may have after the fact. You can come to Jeremy's office or my office, we are always here to help and support all of our Supervisors.

Mr. LeBrun: Thank you Vivek. We will make sure we get with Larry after the meeting as well and help answer any questions. The Form 1 is all electronic from this year forward. We will help you with all of that and get you squared away.

D. Consideration of Resolution 2024-06 Electing Officers

Mr. LeBrun: Anytime there is an opening or appointment to the Board, the Board has an election of officers. Currently, the Chair seat was with the previous person so we have the opening in the Chair seat. Chris currently serves as Vice Chair and the rest of the Board serves as Assistant Secretaries. At this point, we would need to hold an election of officers. One Supervisor can make a recommendation for a slate of officers and the Board can go with that or they can do each individual officer separately. It is totally at the pleasure of the Board of how they want to proceed.

Mr. Knights: Chris is Vice Chair right now so it makes sense for him to move up to Chair. He has been here the longest.

Mr. LeBrun: Did you also want to maybe nominate someone for the Vice Chair and we can just do it all in one vote. It is totally up to the Board.

Mr. Knights: I think Terry should be the Vice Chair because he has been here the second longest.

Mr. Siron: That would be fine.

Mr. LeBrun: It sounds like Mr. Knights is motioning for Chris Manjourides to serve as Chairman and then Terry Siron to serve as Vice Chair and the rest as Assistant Secretaries.

Mr. Knights: Yes.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, Resolution 2024-06 Electing Supervisors with Chris Manjourides as Chairman, Terry Siron as Vice Chairman, and Gerrard Knights, Ron Phillips, and Larry Bickel as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the June 3, 2024 Meeting

Mr. LeBrun: The first item under this is approval of the minutes of the June 3, 2024 meeting. Those were your minutes that were sent out electronically.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Minutes of the June 3, 2024 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Next is consideration of the check register on page 27 of your electronic agendas. From our general fund we have check numbers 104 – 125, from our payroll fund we have checks 50109-50112. The grand total for the check register is \$120,039.58. Behind that you will have the line-by-line register that shows you each of the amounts and the checks for those items.

Mr. Knights: They still don't have my name right. It says Gerald and my name is Gerrard.

Mr. LeBrun: They were supposed to fix that. I will make another note to follow up with accounting on that.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind the check register, starting on page 33 is your unaudited financials. No action required on the Board's part. This shows your accounts up through June 30th. These are just there for your review.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Professional Engineering Services Agreement with Kimley Horn and Associates, Inc.

Mr. LeBrun: If you recall, the Board previously sent out an RFP for District engineering services. At the last meeting, the Board ranked them based on the established criteria. We sent out the award letters. The Board selected Kimley Horn as the new District Engineer. This is for our new Board member; this is a result of our current engineer moving onto other projects and cycle through his portfolio. This is the agreement with the number one ranked firm. It was drafted by counsel and he is on the phone if you have any questions. A pretty standard agreement with the District Engineer. There is a specific process we go through with the RFP and what services they provide. This is there for the Board's review and ultimately, we would need the Board to approve this agreement and we would send it over to Kimley Horn and have them sign and then effectively they will be our replacement for our current District Engineer.

Mr. Knights: When would that become effective?

Mr. LeBrun: We have Dave our current Engineer on the phone. We will double check. Once the Board approves this, we are hoping for maybe a September 1 start date to give some time

to transition and kind of onboard and offboard. Dave, are you still on? I know we were shooting for August 1st but we didn't hit that point, so would September 1st still work for you?

Mr. Reid: Yes, that is fine. We will do September 1.

Mr. LeBrun: Perfect. We will get that and get with Kimley Horn and get that start date and make sure they get all of the information they need from Dave who served us very well for a very, very long time. Happy to take any questions, if not, looking for a motion to approve the Engineering Services Agreement with Kimley Horn.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Professional Engineering Services Agreement with Kimley-Horn and Associates, Inc., was approved.

B. Consideration of Proposal for Street Light Conversions from Duke Energy

Mr. LeBrun: Our next item is consideration of proposal for street light conversions from Duke Energy.

Mr. Scheerer: As you know, we have had multiple conversations with different Board members and other members of the HOA requesting a conversion from metal lights to LED lights. Included in your agenda package are the proposed lights eligible now to be upgraded without any extra charges.

Mr. Manjourides: Is this the spreadsheet that I see here?

Mr. Scheerer: There are multiple in your agenda pack. There is a map associated with that area located behind it. The way they listed the lights they are showing you the existing inventory then showing the upgraded inventory and the associated cost. Some of them are insignificant cost in my opinion a few bucks here and there, up or down. The map I gave you pretty much shows you everything that is in your agenda and where it is. Everything outside of the highlighted orange is not eligible until 2027. These are all the ones that are currently available for upgrade should the Board want to do it. Laura Stapleton with Duke Energy has been really helpful in putting the maps together for us and providing us with the contracts and current pricing and future pricing.

Mr. Knights: Let me just clarify what you just said. You are telling me the highlighted areas in pink are the eligible ones?

Mr. Scheerer: Correct. Anything not highlighted is not eligible until 2027. There is a section in the back that is not eligible until 2029. It was probably one of the last sets of streetlights

to go in. It is part of the master right now. Right now, should the Board choose to do this, the pricing current and the pricing future is in there. The map I handed you are the areas eligible and it is going to take up to eight months to get the equipment in and have the conversion begin.

Mr. Knights: The reason we are doing this is to save energy?

Mr. Scheerer: I have a lot of people in the HOA that has been asking for the nicer lighting instead of the dull metal-halide lights. They would like the 50-watt LED lights. It is energy savings.

Mr. Manjourides: It is more esthetic than saving anything.

Mr. Phillips: Take a ride over to Bellatrae they just changed all of theirs.

Mr. Manjourides: It's different lighting, a brighter white.

Mr. Phillips: It's not the yellow lighting.

Mr. Scheerer: It's a brighter white light. It's an LED. I converted my whole house over from incandescence to LED. You can get different ranges you know daylight, dusk, medium. This was a request that we have been working on for several months. Like I said, we met Laura Stapleton through somebody over at Duke and she has been very helpful not only to me but Nina had some questions about some streetlights that she is dealing with and I gave her that information and she has been very helpful to Nina as well.

Mr. Knights: When the light goes out, do we pay for the light bulbs?

Mr. Scheerer: No. It is part of a lease. We have a lease agreement. They do all of the maintenance. All we do is pay the monthly fee.

Mr. Manjourides: Just pay to have them changed and then they take care of it from then on.

Mr. Scheerer: Yes.

Mr. Knights: There is no capital expense here.

Mr. Scheerer: The capital expense is gone. There is normally a CIEC charge that is at the beginning of all of the streetlights and that has already been paid by the developer during the startup of the project, they pay all of that. All we are going to be paying is the monthly fees that you see associated with the lights. If you go to that first work order, it is right now \$1,851 and its going to \$1,858.86 and that is our monthly fee. There will be some changes in that going forward but I think we can accommodate it should the Board want to do it. We can come back in a couple of years when the other ones are eligible in 2027.

Mr. Knights: For this eligibility really, the net difference is like \$6.00.

Mr. Scheerer: For that particular agreement yes sir. If you go to the next one, it actually goes down a couple of dollars. The third one is \$431.84 to \$431.04 so we actually save a few cents. There is one that went from \$620 down to \$619 and one that was \$1,376 went down to \$1,373. One went from \$458 to \$457.

Mr. Phillips: With the LED, they get longer lifespan too, right?

Mr. Scheerer: That is the rumor.

Mr. Knights: The other thing is the LED is multiple so the chances of an entire light going out at one time is low.

Mr. Scheerer: There is a dimming factor that happens when they start to go if something happens with them. Again, that is not an expense that you as the residents of this community would have to pay for. We will pay the lease fee and then any problems that get reported to Duke Energy, they have to come out and fix.

Mr. Phillips: I have a question about the trees that are blocking the lights and whose responsibility?

Mr. Scheerer: If they are internal by the homes that's...

Mr. Phillips: Shouldn't it be Dukes responsibility?

Mr. Scheerer: No, we have to take care of the trees. Trees that are blocking lights and are on CDD maintained property then the CDD or Brian and Casey would have to come in trim the trees and clean them out from around the light fixtures.

Mr. Phillips: There are two of them on Dove Circle that are on all day.

Mr. Scheerer: Okay.

Mr. Phillips: I think one actually is burned out when you first go up Dew Circle on the left has finally burned out.

Mr. Manjourides: There are two on Dove Valley too.

Mr. Scheerer: We would have to get with Flora Lawn because they maintain the trees over there.

Mr. Siron: I don't think so. That is United.

Mr. Scheerer: I am sorry, United not Flora Lawn.

Mr. Siron: Can I go yell at United to come and cut it. You can never get a hold of them.

Mr. Scheerer: You tell me where they are and I will handle it for you.

Mr. Manjourides: It might be that there is a bad sensor.

Mr. Siron: Is it the cul-de-sac right across the street here?

Mr. Scheerer: We will find them.

Mr. Siron: When you first go on, it is the first light on your left and then there is another one that might even be on Dove Valley.

Mr. Manjourides: There are two on Dove Valley but it might be sensors, that's the thing.

Mr. Siron: If a tree is blocking the sunlight, that light will stay on all day.

Mr. Manjourides: It might be a bad sensor that keeps the light on.

Mr. Scheerer: Most of the poles have an asset number. I hate to do this to you but since I am not familiar with where they are, if you just let me know where they are I will take a look at them. I will get with the branch manager for United and we will try to figure it out. If it is in the middle of the tree then there is going to be some consideration on what you do with that tree cause these people that do these new subdivisions decide they are going to put in the streetlights and then the architect comes in and sticks an oak tree right in front of it. We will have to probably work with Country Clubs, HOA, their landscape provider, and what is best for the tree and see if we can't get that figured out for you.

Mr. Phillips: I have addressed Duke Energy online with streetlights that went out and it was a very efficient process. Can the same be done with the trees?

Mr. Scheerer: They aren't going to do the trees.

Mr. Phillips: I mean to alert them there is an issue or you guys don't have anything to do with it reporting wise or anything.

Mr. Scheerer: We can report that the light is off and Duke will come out.

Mr. Phillips: Who would you report that too?

Mr. Scheerer: Online just like you do. I just need the asset ID#. Dukes are six or seven digits. If I can get that number and the address of the home then I can go online just like you would and pull it up. They usually have an icon there where the light post is supposed to be, you just hit and tell them what the problem is.

Mr. Phillips: Again, I guess my question is can you tell them that it is a tree issue?

Mr. Scheerer: I can tell them that there is a tree that may be creating that problem.

Mr. Phillips: What happens at that point?

Mr. Scheerer: Duke will either come out and try to make a repair or they will say the tree is your problem. In this case, it would be the HOA for Country Club and we would just have to work with everybody to get it figured out.

Mr. Siron: But that goes through us, the HOA works through the CDD.

Mr. Scheerer: I don't want to get into any of that. I can handle it and talk directly with the HOA manager. The CDD has the streetlight leases so that would have to come through me and I will work in conjunction with whoever is over at the HOA. I am not sure who manages the Country Club.

Mr. Siron: I think it is Carlon.

Mr. Manjourides: I think we should start with Duke coming out to make sure it is the tree. When they say it's not them, then we can cut the tree.

Mr. LeBrun: Any further questions for Alan on the streetlight conversion?

Mr. Knights: No.

Mr. LeBrun: If you feel comfortable and want to go through and approve that proposal for the streetlight conversions from Duke Energy.

Mr. Knights: Sounds like a no brainer to me.

Mr. Scheerer: They say in their proposal it is going to take up to eight months. We have to get them all executed and sent back over to them.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Proposal for Street Light Conversion from Duke Energy was approved.

C. Approval of Meeting Schedule for Fiscal Year 2025

Mr. LeBrun: This is also in the agenda package and follows the same first Monday every other month. The new fiscal year starts October 1st and runs through September 30th. It is the same meeting schedule that the Board has used previously. I can take any questions on that or if the Board is amenable, we will just look for a motion to approve Fiscal Year 2025 meeting schedule and then advertise that per state statute.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Meeting Schedule for Fiscal Year 2025, was approved.
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D. Presentation of Series 2014 Arbitrage Rebate Calculation Report

Mr. LeBrun: The Board has seen these previously in previous years. Essentially this is a report that gets done by an independent firm and it calculates to make sure there is no arbitrage for interest that is earned. Essentially, you can't earn more interest on your bonds than you are paying or else there will be an IRS rebate liability. This firm just calculates that and this report shows there is no rebate liability which is a good thing. There is no IRS action that needs to occur. You will see that for all of the different bond series throughout the year as they are calculated. Happy to take any questions, if not just looking for a motion to approve that report.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Series 2014 Arbitrage Rebate Calculation Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: Vivek, do you have anything to report?

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

Mr. LeBrun: No questions for counsel, thank you.

B. District Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: Dave, did you want to go through the one-page annual report that is in the agenda?

Mr. Reid: Yes, in June we did our annual inspection and I submitted my report that the general condition of the District infrastructure is in good condition. I am following up with a maintenance report that I do after these, any minor maintenance of the ponds or control structures and summarizing it in a report. I will finish that this week and get it out to Alan. Also, the issue of the curbing in the condo section. I have walked that whole thing and there are a few areas that we would recommend repairing the curbs. I will finish that report shortly and get that over to you guys to look at.

Mr. Knights: Which condo area is that?

Mr. Manjourides: Champions Reserve.

Mr. LeBrun: Any further questions for Dave? The only action we will need on that is a motion to accept the annual Engineer's Report that is in your agenda.

On MOTION by Mr. Manjourides seconded by Mr. Knights, with all in favor, the Annual Engineer's Report, was approved.

C. District Manager

i. Adoption of District Goals and Objectives

Mr. LeBrun: Just one item under this report. At the most recent legislation session there were a couple of new laws that apply to CDD's, once of which is highlighted here. By October 1st, CDD's have to approve goals and objectives in the various areas of the Districts operations. That was a pretty quick turnaround from when the legislation was approved and when the Board has to adopt some goals and objectives for the upcoming fiscal year. GMS developed a list of goals and objectives that not only align with state statute but also meet the legislative requirement as it is written. It starts on page 97 and you will see that starts with the first goal. Basically, then centers around three areas, communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability aligning with state statute. For each goal you will see there is an objective, there is a measurement and then the standard. That language came from the actual legislation that was passed. There is an achieved yes or no at the end. As part of that law, the District has to publish on their website at the end of the year if they achieved their goals, yes or no. This would also meet that requirement. As of right now, we don't have to submit this report to any agency in Tallahassee and there is no one coming to check or oversight. There are no penalties as of now. There is that requirement to adopt it by October 1st and then have that report in December the following year. We are commending to our Boards to adopt these goals that we developed here. In the future years, if the Board wants to get more specific with their goals and objectives, of course the Board can develop their own but since this is the last meeting before the October 1st deadline, in all of our Districts, we are recommending the Districts adopt these goals and objectives for this upcoming Fiscal Year.

Mr. Manjourides: Is there anything different than we have been doing?

Mr. LeBrun: No. All of these goals here align with current practices. Nothing has changed.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Adoption of District Goals and Objectives, was approved.

Mr. LeBrun: We have adopted those goals and objectives and will get them on the website and by next December we will report back to the Board on those goals so we have met that new state law requirement. That is all I have under my report. Happy to take any questions from the Board.

D. Field Manager

Mr. Scheerer: We have Brian Clayborn our branch manager for the landscape company Floralawn and we have a new account manager. He wanted to introduce him.

Mr. Clayborn: I was the account manager here for a few months after David left and I am now taking the position as the branch manager for the Orlando market. I will still be involved but Casey will be your boots on the ground, day to day contact for the CDD so just wanted to make the introduction.

Mr. Scheerer: This way you can put a face with the name. Brian is accurate, he is always available as is Casey. We will continue to meet with them on a regular basis. Any problems you see in the field, I know Ron is really good and so is Chris, shoot me a text or email if it is landscape related and these guys will take care of it.

Mr. Knights: I will say if you put a ticket in at least in my experience, Carlon who is the maintenance guy, he is there. I put a ticket in last Thursday morning and by Thursday afternoon it was all fixed.

Mr. Scheerer: Any questions for the guys at all? A follow up on the managers' report, the lower pump was repaired on the architectural fountain and that looks good. These reports go out a week in advance so they make your agenda according to the schedule. Chris brought to my attention there was some lights out at the Bella Citta monument that burn out last week when I did my report so we will double check those. I don't know if it's just the breaker. Irrigation inspections are ongoing. We do have a rain sensor up by Palmetto Dunes that needs to be replaced so we will be working on that. The new landscaping at the entrances is holding up well. Palm tree pruning around for the CDD is complete at this time. We will do the pond discing each month accordingly depending on weather as you know we are getting some good weather right now. I appreciate the

Board reviewing those streetlight leases. I think it is going to be a good addition. We will bring back the other remaining ones closer to the 2027 budget and go from there. We are dealing with not only this District but the other District apparently there were a handful of streetlight leases that did not get in the name of the CDD so we are working with the Master and Country Club to identify those streetlight leases, get those back and there may be some reimbursables to those two HOA's for however long they have been paying that. That is something Jeremy and I are working on with the respective account managers for the Country Club and the Masters. I think things are holding up well considering the rain. I drove the community this morning early and did not a whole lot of problems with drainage on the roads and stuff like that.

Mr. Phillips: I have a question about the overflow on 18 on Westside in that lake. How come it doesn't work?

Mr. Scheerer: It works.

Mr. Phillips: Where does it overflow to?

Mr. Scheerer: That would probably be a question for the engineer than myself. There is a skimmer right there on 18.

Mr. Manjourides: It never gets out of there. It should be checked.

Mr. Scheerer: I will have it checked out.

Mr. Phillips: Yeah, that's why that goes up to the railing.

Mr. Manjourides: It is going to do damage to the railing when it goes over.

Mr. Scheerer: I will get with the engineer and we will take a look at it. I don't have a flow chart. I think it probably goes across the street.

Mr. Manjourides: It might be blocked.

Mr. Scheerer: We will take a look. That is all I have.

Mr. LeBrun: Any more questions for Alan?

SEVENTH ORDER OF BUSINESS

Supervisor's Request

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

Mr. Knights: At the last meeting we had discussions about the school by the Bella Citta gate. Has anything been done?

Mr. LeBrun: I have already reached out to the school and didn't hear back from them, just to remind them that they have to really remind their parents and students of their own rules and how the pickup lines are supposed to be. We will make sure we follow up. Also, at the meeting before, the Board kind of gave consensus that we will work with the HOA as well if they want to do some additional law enforcement type patrol and reminders. I assume the first couple of weeks of school there is going to be a lot of hiccups and just people learning the processes. We will stay on top of that.

Mr. Phillips: My understanding from the HOA is that the school is totally ignoring them, not even returning their phone calls.

Mr. LeBrun: You guys authorized the no parking signs to be put up so you already as a Board said you are going to work in conjunction with the HOA for law enforcement to enforce those areas so that might be the area that it is not flowing correctly. We did ask for some assistance on the enforcement of this.

Mr. Phillips: People park right underneath the no parking sign.

Mr. LeBrun: We can bring this back to our October meeting and monitor for that first school opening.

Mr. Manjourides: It is next week.

Mr. LeBrun: Usually the first couple of weeks of school there is just hiccups generally with procedures and routines. You have new families.

Mr. Knights: It is going to be worse on Bella Citta cause now you have a junior high opening this year too.

Mr. Phillips: My point on this is it's not just necessarily the traffic backups, but it is a dangerous situation with kids walking between the cars and right in front of you. My opinion where I came from, the school always posted people out there or even teachers coming out there to have somebody running the process.

Mr. Knights: There are no crossing guards.

Mr. Manjourides: The school doesn't want to pay, that is the problem.

Mr. LeBrun: I think the CDD and the Board have done all they can do to help mitigate that process; it is on the school to ensure the safe dismissal of their students. We will continue to stay on them and follow up.

Mr. Phillips: My point is anytime there is communication along those lines, I think safety is clearly number one. Don't worry about inconvenience to the people that live here but its safety and somebody's kid is going to get hit.

Mr. Knights: That is what it's going to take, for somebody's kid to get hit.

Mr. LeBurn: I will send another follow up message voicing our concerns about that area. Any other Supervisor requests?

EIGHTH 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. Phillips, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

July 29, 2024 - September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	8/1/24	126-127	\$17,305.00
	8/8/24	128-131	\$1,249.13
	8/15/24	132-136	\$13,602.80
	8/21/24	137	\$327.53
	8/28/24	138-139	\$625.00
	9/5/24	140-141	\$32,891.00
	9/11/24	142	\$457.50
	9/19/24	143-147	\$43,333.72
			\$109,791.68
Capital Reserve			
	7/29/24	3	\$5,439.28
			\$5,439.28
Payroll Fund			
	<u>August 2024</u>		
	Chris Manjourides	50113	\$184.70
	Gerard Knights	50114	\$184.70
	Lawrence Bickel	50115	\$184.70
	Ronald Phillips	50116	\$184.70
	Terry Siron	50117	\$109.70
			\$848.50
TOTAL			\$116,079.46

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00020	7/25/24	33800A	202407	320	320-53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		7/25/24	33800A	202407	300	300-13100	10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
		7/25/24	33800A	202407	320	320-53800	47100		RPLC 2 AIR RELEASE VALVE	*	16.92		
		7/25/24	33800A	202407	300	300-13100	10100		RPLC 2 AIR RELEASE VALVE	*	19.08		
FOUNTAIN DESIGN GROUP, INC.												276.00	000126
8/01/24	00056	8/01/24	27059	202408	320	320-53800	46200		LANDSCAPE MAINT AUG24	*	8,003.63		
		8/01/24	27059	202408	300	300-13100	10100		LANDSCAPE MAINT AUG24	*	9,025.37		
FLORALAWN 2, LLC												17,029.00	000127
8/08/24	00052	8/03/24	5606	202407	320	320-53800	49100		RPLC 3 LIGHTS-HWY27/OASIS	*	439.45		
		8/03/24	5606	202407	300	300-13100	10100		RPLC 3 LIGHTS-HWY27/OASIS	*	495.55		
BERRY CONSTRUCTION INC												935.00	000128
8/08/24	00012	8/01/24	202686B	202408	320	320-53800	47000		MTHLY WATER MGMT AUG24	*	80.84		
		8/01/24	202686B	202408	300	300-13100	10100		MTHLY WATER MGMT AUG24	*	91.16		
THE LAKE DOCTORS, INC.												172.00	000129
8/08/24	00032	8/01/24	08012024	202408	300	300-20700	10100		FY24 DEBT SRVC SER2014	*	91.16		
STONEYBROOK SOUTH CDD C/O USBANK												91.16	000130
8/08/24	00032	8/01/24	08012024	202408	300	300-20700	10200		FY24 DEBT SRVC SER2023	*	50.97		
STONEYBROOK SOUTH CDD C/O USBANK												50.97	000131
8/15/24	00056	8/06/24	27188	202405	320	320-53800	46400		11178 INDIAN HAWTHORN RMV	*	1,578.03		
		8/06/24	27188	202405	300	300-13100	10100		11178 INDIAN HAWTHORN RMV	*	1,779.47		
FLORALAWN 2, LLC												3,357.50	000132
8/15/24	00001	8/01/24	210	202408	310	310-51300	34000		MANAGEMENT FEES AUG24	*	3,333.33		
		8/01/24	210	202408	310	310-51300	35200		WEBSITE ADMIN AUG24	*	100.00		
SSTH STONE SOUTH TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/01/24		210		202408	310	51300	35100			*	150.00			
			INFORMATION TECH AUG24											
8/01/24		210		202408	310	51300	31300			*	500.00			
			DISSEMINATION FEE AUG24											
8/01/24		210		202408	310	51300	51000			*	.18			
			OFFICE SUPPLIES											
8/01/24		210		202408	310	51300	42000			*	20.16			
			POSTAGE											
8/01/24		211		202408	320	53800	12000			*	1,305.25			
			FIELD MANAGEMENT AUG24											
			GOVERNMENTAL MANAGEMENT SERVICES										5,408.92	000133
8/15/24	00044	8/08/24	17005		202408	320	53800	47100		*	47.00			
			87831 BETH PAGE-RPLC WIRE											
8/08/24		17005		202408	300	13100	10100			*	53.00			
			87831 BETH PAGE-RPLC WIRE											
8/08/24		17006		202408	320	53800	47100			*	47.00			
			WHISTLING STRT-CLN FOUNT											
8/08/24		17006		202408	300	13100	10100			*	53.00			
			WHISTLING STRT-CLN FOUNT											
			LAKE FOUNTAINS AND AERATION, INC.										200.00	000134
8/15/24	00011	8/13/24	25093		202407	310	51300	31500		*	488.00			
			DRAFT ENG SVC-KIMLEY HORN											
			STRALEY, ROBIN & VERICKER										488.00	000135
8/15/24	00030	7/25/24	7417110		202407	310	51300	32300		*	4,148.38			
			TRUST FEES SERIES 2014											
			USBANK										4,148.38	000136
8/21/24	00057	8/21/24	29995		202408	320	53800	46100		*	153.94			
			RPLC 60WATT 12V LED DRIVR											
8/21/24		29995		202408	300	13100	10100			*	173.59			
			RPLC 60WATT 12V LED DRIVR											
			DON BELL SIGNS, LLC										327.53	000137
8/28/24	00052	8/24/24	5617		202408	320	53800	46100		*	180.95			
			RPLC TOWER LIGHT/ADJ.ENTR											
8/24/24		5617		202408	300	13100	10100			*	204.05			
			RPLC TOWER LIGHT/ADJ.ENTR											
			BERRY CONSTRUCTION INC										385.00	000138
8/28/24	00020	8/26/24	34056A		202408	320	53800	47100		*	112.80			
			FOUNTAIN CLEAN ROUNDABOUT											
8/26/24		34056A		202408	300	13100	10100			*	127.20			
			FOUNTAIN CLEAN ROUNDABOUT											
			FOUNTAIN DESIGN GROUP, INC.										240.00	000139
			SSTH STONE SOUTH											
			TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00056	9/01/24	27696	202409	320	53800	46200		LANDSCAPE MAINT SEP24	*	15,377.93		
		9/01/24	27696	202409	300	13100	10100		LANDSCAPE MAINT SEP24	*	17,341.07		
FLORALAWN 2, LLC											32,719.00	000140	
9/05/24	00012	9/02/24	210469B	202409	320	53800	47000		MTHLY WATER MGMT SEP24	*	80.84		
		9/02/24	210469B	202409	300	13100	10100		MTHLY WATER MGMT SEP24	*	91.16		
THE LAKE DOCTORS, INC.											172.00	000141	
9/11/24	00011	9/11/24	25193	202408	310	51300	31500		PHONE MTG/REV.AGDA PCKGE	*	457.50		
STRALEY, ROBIN & VERICKER											457.50	000142	
9/19/24	00047	9/03/24	25155	202409	300	15500	10000		FY25 GEN.LIAB/PUBLIC OFFC	*	6,861.00		
		9/03/24	25155	202409	300	15500	10000		FY25 PROPERTY INSURANCE	*	20,301.00		
EGIS INSURANCE & RISK ADVISORS											27,162.00	000143	
9/19/24	00001	9/01/24	212	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,333.33		
		9/01/24	212	202409	310	51300	35200		WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	212	202409	310	51300	35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	212	202409	310	51300	31300		DISSEMINATION FEE SEP24	*	500.00		
		9/01/24	212	202409	310	51300	51000		OFFICE SUPPLIES	*	.39		
		9/01/24	212	202409	310	51300	42000		POSTAGE	*	7.49		
		9/01/24	212	202409	310	51300	42500		COPIES	*	30.75		
		9/01/24	213	202409	320	53800	12000		FIELD MANAGEMENT SEP24	*	1,305.25		
		9/01/24	213A	202407	310	51300	42000		USPS-MAIL 2ND QTR-941FORM	*	.82		
		9/15/24	214	202409	300	15500	10000		FY25 ASSESSMENT ROLL CERT	*	6,300.00		
GOVERNMENTAL MANAGEMENT SERVICES											11,728.03	000144	
9/19/24	00059	9/16/24	CP504B	202409	310	51300	49000		76-0837439,03/31/2024,941	*	25.78		
UNITED STATES TREASURY											25.78	000145	
SSTH STONE SOUTH TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/19/24	00055	9/18/24 23MMS069	202408 310-51300-31100	MADDEN MOORHEAD & STOKES LLC	*	1,377.48	1,377.48 000146

9/19/24	00009	8/05/24 00216639	202407 320-53800-43200	9100 E STONEYBROOK BLVD	*	1,429.00	
		8/05/24 00216639	202407 300-13100-10100	9100 E STONEYBROOK BLVD	*	1,611.43	

							3,040.43 000147

						TOTAL FOR BANK B	109,791.68
						TOTAL FOR REGISTER	109,791.68

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/29/24	00003	7/29/24 07292024	202407 300-20700-10100		*	28,401.28		
			EXP DUE TO SSC THRU JUN24					
		7/29/24 07292024	202407 300-13100-10100		*	22,962.00-		
			EXP DUE FROM SSC JUN24					
							STONEYBROOK SOUTH AT	5,439.28 000003

						TOTAL FOR BANK D	5,439.28	
						TOTAL FOR REGISTER	5,439.28	

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Stoneybrook South
Community Development District
Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 319,325	\$ 314,402	\$ -	\$ 633,727
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 613,252	\$ 613,252
Revenue	\$ -	\$ -	\$ 1,339,844	\$ 1,339,844
Series 2023				
Revenue	\$ -	\$ -	\$ 232,814	\$ 232,814
Interest	\$ -	\$ -	\$ 462	\$ 462
Investment - SBA	\$ 135,455	\$ 1,046,341	\$ -	\$ 1,181,796
Due From SSC CDD	\$ 70,286	\$ -	\$ -	\$ 70,286
Total Assets	\$ 525,066	\$ 1,360,743	\$ 2,186,372	\$ 4,072,181
Liabilities:				
Accounts Payable	\$ 4,876	\$ -	\$ -	\$ 4,876
Due to SSC CDD	\$ 40,392	\$ -	\$ -	\$ 40,392
Total Liabilities	\$ 45,268	\$ -	\$ -	\$ 45,268
Fund Balances:				
Assigned For Debt Service 2013	\$ -	\$ -	\$ -	\$ -
Assigned For Debt Service 2014	\$ -	\$ -	\$ 1,953,096	\$ 1,953,096
Assigned For Debt Service 2023	\$ -	\$ -	\$ 233,275	\$ 233,275
Assigned For Capital Reserves	\$ -	\$ 1,360,743	\$ -	\$ 1,360,743
Unassigned	\$ 479,799	\$ -	\$ -	\$ 479,799
Total Fund Balances	\$ 479,799	\$ 1,360,743	\$ 2,186,372	\$ 4,026,913
Total Liabilities & Fund Equity	\$ 525,066	\$ 1,360,743	\$ 2,186,372	\$ 4,072,181

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 845,101	\$ 852,562	\$ 7,461
Interest	\$ 5,000	\$ 4,583	\$ 17,539	\$ 12,956
Miscellaneous Income	\$ -	\$ -	\$ 5,738	\$ 5,738
Total Revenues	\$ 850,101	\$ 849,684	\$ 875,839	\$ 26,155
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 7,333	\$ 5,200	\$ 2,133
FICA Expense	\$ 612	\$ 561	\$ 398	\$ 163
Engineering Fees	\$ 10,000	\$ 9,167	\$ 4,333	\$ 4,833
Attorney	\$ 15,000	\$ 13,750	\$ 3,838	\$ 9,913
Arbitrage	\$ 1,100	\$ 550	\$ 550	\$ -
Dissemination	\$ 6,000	\$ 5,500	\$ 5,500	\$ -
Annual Audit	\$ 4,650	\$ 4,650	\$ -	\$ 4,650
Trustee Fees	\$ 8,500	\$ 8,500	\$ 8,395	\$ 105
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ 0
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 50	\$ 46	\$ -	\$ 46
Postage	\$ 500	\$ 458	\$ 169	\$ 290
Printing & Binding	\$ 400	\$ 367	\$ 86	\$ 281
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412
Legal Advertising	\$ 2,500	\$ 2,292	\$ 1,274	\$ 1,018
Other Current Charges	\$ 500	\$ 458	\$ 1,165	\$ (707)
Office Supplies	\$ 100	\$ 92	\$ 18	\$ 74
Property Taxes	\$ 50	\$ 50	\$ 1	\$ 49
Property Appraiser Fee	\$ 700	\$ 700	\$ 589	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 114,662	\$ 106,890	\$ 83,519	\$ 23,372

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 15,663	\$ 14,358	\$ 14,358	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 52,998	\$ 37,575	\$ 15,423
Streetlights	\$ 150,884	\$ 138,310	\$ 125,414	\$ 12,896
Water & Sewer	\$ 128,070	\$ 117,398	\$ 174,014	\$ (56,617)
Entry & Walls Maintenance	\$ 6,998	\$ 6,415	\$ 15,572	\$ (9,157)
Landscape Maintenance	\$ 239,861	\$ 219,873	\$ 174,798	\$ 45,074
Landscape Contingency	\$ 25,661	\$ 23,523	\$ 24,389	\$ (866)
Tree Trimming	\$ 2,333	\$ 2,139	\$ -	\$ 2,139
Irrigation Repairs	\$ 20,995	\$ 19,245	\$ 12,210	\$ 7,035
Aquatic Maintenance	\$ 4,773	\$ 4,375	\$ 3,996	\$ 380
Fountain Repair & Maintenance	\$ 3,499	\$ 3,207	\$ 20,583	\$ (17,375)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 2,139	\$ -	\$ 2,139
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 6,027	\$ 6,831	\$ (804)
Pressure Washing	\$ 2,333	\$ 2,139	\$ 1,028	\$ 1,111
Repairs & Maintenance	\$ 4,666	\$ 4,277	\$ 2,789	\$ 1,488
Sidewalk Repair & Maintenance	\$ 2,333	\$ 2,139	\$ -	\$ 2,139
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 2,139	\$ -	\$ 2,139
Contingency	\$ 6,998	\$ 6,415	\$ -	\$ 6,415
Total Operations & Maintenance:	\$ 697,536	\$ 640,526	\$ 627,422	\$ 13,104
<i>Reserves</i>				
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Reserves	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Expenditures	\$ 850,101	\$ 785,319	\$ 748,843	\$ 36,475
Excess Revenues (Expenditures)	\$ -		\$ 126,996	
Fund Balance - Beginning	\$ -		\$ 352,803	
Fund Balance - Ending	\$ -		\$ 479,799	

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Transfer In	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Interest	\$ 7,500	\$ 6,875	\$ 60,790	\$ 53,915
Total Revenues	\$ 45,403	\$ 44,778	\$ 98,693	\$ 53,915
Expenditures:				
Capital Outlay	\$ 25,000	\$ 22,917	\$ 48,764	\$ (25,847)
Total Expenditures	\$ 25,000	\$ 22,917	\$ 48,764	\$ (25,847)
Excess Revenues (Expenditures)	\$ 20,403	\$ 21,861	\$ 49,929	
Fund Balance - Beginning	\$ 1,242,046		\$ 1,310,814	
Fund Balance - Ending	\$ 1,262,449		\$ 1,360,743	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 08/31/24		Thru 08/31/24		
Revenues:							
Interest	\$	-	\$	-	\$	-	\$ -
Total Revenues	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	(6,122)	\$ 6,122
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	(6,122)	\$ 6,122
Excess Revenues (Expenditures)	\$	-			\$	(6,122)	
Fund Balance - Beginning	\$	-			\$	6,122	
Fund Balance - Ending	\$	-			\$	-	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 1,040,511	\$ 1,040,511	\$ 1,049,697	\$ 9,186
Interest	\$ 1,500	\$ 1,375	\$ 88,345	\$ 86,970
Total Revenues	\$ 1,042,011	\$ 1,041,886	\$ 1,138,042	\$ 96,156
Expenditures:				
Series 2014				
Interest - 11/01	\$ 337,256	\$ 337,256	\$ 337,256	\$ -
Principal - 11/01	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 05/01	\$ 329,538	\$ 329,538	\$ 329,538	\$ -
Total Expenditures	\$ 991,794	\$ 991,794	\$ 991,794	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 50,217		\$ 146,248	
Fund Balance - Beginning	\$ 1,037,104		\$ 1,806,848	
Fund Balance - Ending	\$ 1,087,321		\$ 1,953,096	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 581,771	\$ 586,910	\$ 5,139
Interest	\$ 1,000	\$ 917	\$ 15,239	\$ 14,322
Total Revenues	\$ 582,771	\$ 582,688	\$ 602,149	\$ 19,461
Expenditures:				
Series 2023				
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	\$ -
Total Expenditures	\$ 588,503	\$ 588,503	\$ 588,503	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,122	\$ (6,122)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,122	\$ (6,122)
Excess Revenues (Expenditures)	\$ (5,732)		\$ 19,767	
Fund Balance - Beginning	\$ 201,480		\$ 213,508	
Fund Balance - Ending	\$ 195,748		\$ 233,275	

Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 109,667	\$ 591,377	\$ 33,188	\$ 25,327	\$ 18,441	\$ 25,451	\$ 16,670	\$ 32,366	\$ 74	\$ -	\$ -	\$ 852,562
Interest	\$ 941	\$ 412	\$ 943	\$ 2,224	\$ 2,082	\$ 2,225	\$ 2,163	\$ 2,230	\$ 2,173	\$ 1,517	\$ 628	\$ -	\$ 17,539
Interest	\$ -	\$ -	\$ 5,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,738
Total Revenues	\$ 941	\$ 110,079	\$ 598,059	\$ 35,412	\$ 27,409	\$ 20,666	\$ 27,615	\$ 18,900	\$ 34,539	\$ 1,591	\$ 628	\$ -	\$ 875,839
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ 200	\$ 400	\$ 600	\$ 800	\$ -	\$ 1,000	\$ -	\$ 5,200
FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ 15	\$ 31	\$ 46	\$ 61	\$ -	\$ 77	\$ -	\$ 398
Engineering Fees	\$ 165	\$ -	\$ 315	\$ -	\$ 210	\$ 105	\$ 316	\$ 633	\$ 1,211	\$ -	\$ 1,377	\$ -	\$ 4,333
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ 645	\$ 323	\$ 218	\$ 1,249	\$ 305	\$ 488	\$ 458	\$ -	\$ 3,838
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 550
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 5,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ 4,148	\$ -	\$ -	\$ 8,395
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	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 13	\$ 6	\$ 15	\$ 67	\$ 6	\$ 4	\$ 12	\$ 8	\$ 12	\$ 20	\$ -	\$ 169
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	\$ 137	\$ 114	\$ -	\$ 1,165
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ 18
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,981	\$ 4,253	\$ 5,466	\$ 4,151	\$ 10,538	\$ 4,823	\$ 5,178	\$ 7,972	\$ 6,607	\$ 9,419	\$ 7,129	\$ -	\$ 83,519
Operations & Maintenance:													
Field Services	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ -	\$ 14,358
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	\$ 3,588	\$ 3,998	\$ -	\$ 37,575
Streetlights	\$ 11,919	\$ 12,287	\$ 11,919	\$ 8,852	\$ 15,289	\$ 11,029	\$ 12,572	\$ 4,483	\$ 11,634	\$ 12,984	\$ 12,446	\$ -	\$ 125,414
Water & Sewer	\$ 16,427	\$ 12,480	\$ 10,896	\$ 30,288	\$ 17,575	\$ 13,347	\$ 6,245	\$ 16,445	\$ 19,435	\$ 16,160	\$ 14,718	\$ -	\$ 174,014
Entry & Walls Maintenance	\$ -	\$ 400	\$ 961	\$ 6,102	\$ 6,427	\$ -	\$ -	\$ 766	\$ 357	\$ -	\$ 559	\$ -	\$ 15,572
Landscape Maintenance	\$ 16,972	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ 18,321	\$ 15,501	\$ 15,501	\$ 15,501	\$ 15,501	\$ -	\$ 174,798
Landscape Contingency	\$ 2,907	\$ -	\$ -	\$ 7,681	\$ 10,568	\$ -	\$ 1,029	\$ 2,204	\$ -	\$ -	\$ -	\$ -	\$ 24,389
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,217	\$ 1,995	\$ 2,126	\$ 3,903	\$ 1,877	\$ 772	\$ -	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ 12,210
Aquatic Maintenance	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 720	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ -	\$ 3,996
Fountain Repair & Maintenance	\$ 7,307	\$ 1,877	\$ 113	\$ 1,719	\$ 113	\$ 2,608	\$ 1,463	\$ 521	\$ 2,431	\$ 224	\$ 2,206	\$ -	\$ 20,583
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 745	\$ 686	\$ 275	\$ 686	\$ 1,497	\$ 275	\$ 686	\$ 1,156	\$ 275	\$ 275	\$ 275	\$ -	\$ 6,831
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323	\$ 705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 464	\$ 1,695	\$ -	\$ -	\$ 439	\$ -	\$ -	\$ 2,789
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 77,003	\$ 49,637	\$ 46,503	\$ 78,276	\$ 75,262	\$ 49,748	\$ 47,377	\$ 46,452	\$ 54,703	\$ 50,805	\$ 51,654	\$ -	\$ 627,422
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Reserves	\$ -	\$ -	\$ 37,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,903
Total Expenditures	\$ 94,985	\$ 53,890	\$ 89,872	\$ 82,428	\$ 85,800	\$ 54,572	\$ 52,556	\$ 54,424	\$ 61,311	\$ 60,223	\$ 58,784	\$ -	\$ 748,843
Excess Revenues (Expenditures)	\$ (94,043)	\$ 56,189	\$ 508,187	\$ (47,016)	\$ (58,392)	\$ (33,905)	\$ (24,941)	\$ (35,524)	\$ (26,771)	\$ (58,632)	\$ (58,156)	\$ -	\$ 126,996

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
TOTAL		\$ 2,629,085.47	\$ 50,745.86	\$ 91,792.42	\$ 2,620.88	\$ 2,489,168.07	\$ 852,561.68	\$ 1,049,696.62	\$ 586,909.76	\$ 2,489,168.06

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

SECTION IV

SECTION A

**FIRST EXTENSION AND AMENDMENT TO THE TRI-PARTY LANDSCAPE
MAINTENANCE AGREEMENT**

(Stoneybrook South Community Development District, Stoneybrook South at ChampionsGate
Community Development District and Floralawn, Inc.)

THIS FIRST EXTENSION AND AMENDMENT TO THE TRI-PARTY LANDSCAPE MAINTENANCE AGREEMENT (the “Amendment”), effective as of the 1st day of October, 2024 (the “**Effective Date**”), between the **STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT** (the “**SBS District**”) and the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (“**SBS CG District**”) (hereinafter the SBS District and SBS CG District are collectively referred to herein as the “**District**”), local units of special purpose governments, created under Chapter 190, *Florida Statutes*, whose mailing addresses are c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **FLORALAWN INC.** (hereinafter referred to as “Contractor”), a Florida corporation, whose principal address is 734 S. Combee Road, Lakeland, Florida, 33801.

WHEREAS, the District and Contractor are parties to the Tri-Party Landscape Maintenance Agreement, dated September 1, 2023 (the “Agreement”), relating to the maintenance of landscaping within the boundaries of the District;

WHEREAS, the Contractor and District, in accordance with the provisions of the Agreement and this Amendment, determined it to be in their best interest to extend the Term of the Agreement for an additional two year period; and

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the terms of the Agreement are in full force and effect.
3. That the Agreement is amended to reflect that the Contractor shall provide the Services to the SBS CG District for an additional two years in accordance with the compensation terms detailed in the “Fee Summary” attached hereto as **Exhibit “A”** (the “SBS CG Proposal”) and at a 3% increase for Fiscal Year 2026, to be paid after the Services are completed and have been inspected and approved by the District’s authorized representative.
4. That the Agreement is amended to reflect that the Contractor shall provide the Services to the SBS District for an additional two years in accordance with the compensation terms detailed in the “Fee Summary” attached hereto as **Exhibit “B”** (the “SBS Proposal” and with the “SBS CG Proposal” collectively referred to herein as the “Propsoal”) and at a 3% increase for Fiscal Year 2026, to be paid after the Services are

completed and have been inspected and approved by the District's authorized representative.

5. That the Agreement is amended to reflect that the SBS CG District and the SBS District shall have the option to add an additional year of Services for Fiscal Year 2027 at the rate charged for Fiscal Year 2026.
6. That the Agreement is amended to reflect that the Contractor is now providing the SBS CG District the Services to the added areas described in **Exhibit "C"** attached hereto, and that the cost for such additional areas is reflected in the compensation terms described in Paragraph 3 herein.
7. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
8. That in order to facilitate execution of this Amendment, this Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
9. That except as specifically modified and/or amended herein, all provisions of the Agreement and Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on their behalf by duly authorized representatives as of the date first set forth above.

[Signatures on following page.]

**SIGNATURE PAGE TO THE FIRST EXTENSION AND AMENDMENT TO
THE TRI-PARTY LANDSCAPE MAINTENANCE AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Extension to be duly executed affective as of the day and year first above written.

SBS DISTRICT:

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**, a Florida community
development district

By: _____
Name: _____
Chairman/Vice-Chair, Board of Supervisors

SBS CG DISTRICT:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____
Name: _____
Chairman/Vice-Chair, Board of Supervisors

CONTRACTOR:

FLORALAWN, INC., a Florida
corporation


By:  _____
Print: Robert P. Averitt
Title: CEO 9-18-24

Exhibit "A"
SBS CG Proposal

[See attached.]

EXHIBIT 2 - FEE SUMMARY

Contractor: Floralawn, Inc.

Address: 734 S Combee
Lakeland, FL 33801

Phone: 863-668-0494
Email: Bryan.boyett@floralawn.com
Contact: Bryan Boyette

Property: Stoneybrook South at
ChampionsGate CDD

Address: 219 East Livingston Street
Orlando, FL 32801

Phone: 407-841-5524
Email: gflint@gmscdl.com
Contact: George Flint

Dates: 10/1/2024 through 10/1/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
GENERAL SERVICES (Schedule A)	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	\$143,604
TURF CARE (Schedule B)	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	\$13,380
TREE/SHRUB CARE (Schedule C)	581	581	581	581	581	581	581	581	581	581	581	581	\$6,972
<i>Includes Date Palm Injections</i> BEDDING PLANTS (Schedule D) <i>500 Units Per Rotation</i>	250	250	250	250	250	250	250	250	250	250	250	250	\$3,000
BED DRESSING (Schedule D) <i>400 Yards of Bed Dressing</i>	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	\$21,996
PALM TRIMMING (Schedule D) <i>0 Sabal</i> <i>5 Date</i> <i>5 Washington</i>		450						450					\$900
IRRIGATION MAINT. (Schedule E) <i>62 Number of Zones</i>	620	620	620	620	620	620	620	620	620	620	620	620	\$7,440
TOTAL FEE PER MONTH:	\$16,366	\$16,816	\$16,366	\$16,366	\$16,366	\$16,366	\$16,366	\$16,816	\$16,366	\$16,366	\$16,366	\$16,366	\$197,292
Flat Fee Schedule	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$197,292

Initials AS

Exhibit "B"

SBS Proposal

[See attached.]

EXHIBIT 2 - FEE SUMMARY

Contractor: Floralawn, Inc.
 Address: 734 S Combee
 Lakeland, FL 33801
 Phone: 863-668-0494
 Email: Bryan.boyett@floralawn.com
 Contact: Bryan Boyette

Property: Stoneybrook South CDD
 (Resident Board of Directors)
 Address: 219 East Livingston Street
 Orlando, FL 32801
 Phone: 407-841-5524
 Email: gflint@gmscfl.com
 Contact: George Flint

Dates: 10/1/2024 through 10/1/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
GENERAL SERVICES (Schedule A)	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	\$145,200
TURF CARE (Schedule B)	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	\$25,392
TREE/SHRUB CARE (Schedule C)	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	\$16,596
<small>*Includes Date Palm Injections</small> BEDDING PLANTS (Schedule D) <small>3,500 Units Per Rotation</small>	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$21,000
BED DRESSING (Schedule D) <small>400 Yards of Bed Dressing</small>	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	\$21,996
PALM TRIMMING (Schedule D) <small>13 Queen 43 Sabal/ 37 Date 167 Washington</small>		10,440						10,440					\$20,880
IRRIGATION MAINT. (Schedule E) <small>143 Number of Zones</small>	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	\$17,160
TOTAL FEE PER MON	\$20,612	\$31,052	\$20,612	\$20,612	\$20,612	\$20,612	\$20,612	\$31,052	\$20,612	\$20,612	\$20,612	\$20,612	\$268,224
Flat Fee Schedule	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$268,224





Initials AB

Exhibit “C”

Additional Areas of Services Provided to the SBS CG District

[See attached.]


CDD OWNED AND MAINTAINED

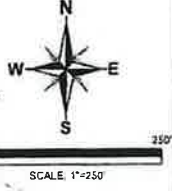
-  WET PONDS 2.38 AC. TOTAL
-  SODDED POND SLOPE 0.94 AC. TOTAL
-  WETLAND 2.74 AC. TOTAL
-  DRAINAGE PIPE

COUNTY OWNED & MAINTAINED

-  OSCEOLA COUNTY

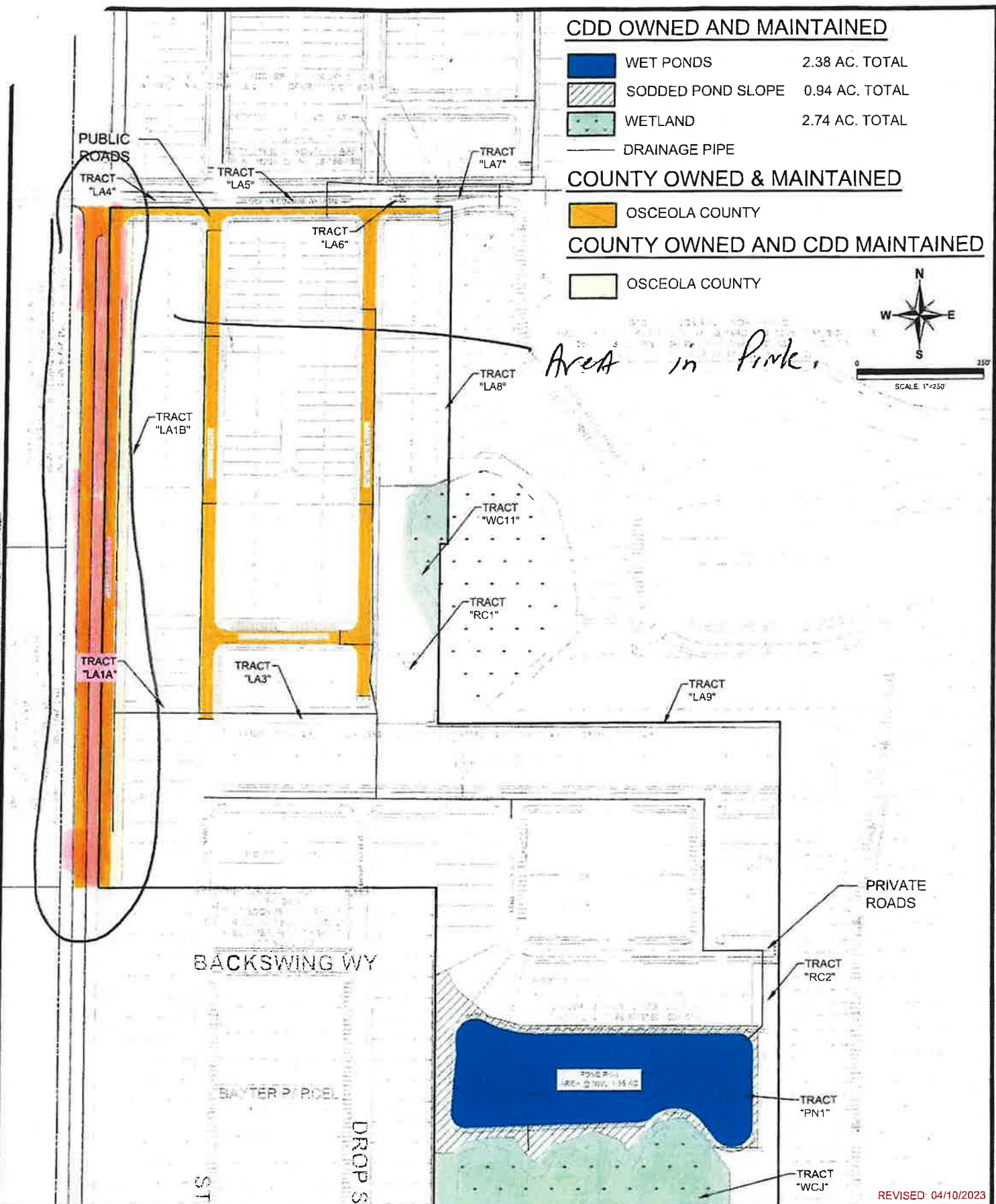
COUNTY OWNED AND CDD MAINTAINED

-  OSCEOLA COUNTY



Area in Pink

L:\370 Stonebrook South At Championsgate CDD\0001 SSEC CDD\ENR\1 DVG\CDD Enrichment\Map\Fox North Maintenance Map (8111-CDD).dwg (8111-CDD) January 16, 2023 7:16pm



REVISED: 04/10/2023



3409 W LEMON ST
TAV/PA, FL 32609
TEL: 813.350.3535

LB 97013 CA #6474
www.HamiltonEngineering.US






775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

FOX NORTH MAINTENANCE MAP-CDD
STONEBROOK SOUTH AT CHAMPIONSGATE CDD



SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	04/10/23

EXHIBIT
X


CDD OWNED AND MAINTAINED

-  WET PONDS 3.36 AC. TOTAL
-  SODDED POND SLOPE 1.08 AC. TOTAL
-  LANDSCAPE/SOD 0.69 AC. TOTAL
-  WETLAND 1.36 AC. TOTAL
-  DRAINAGE PIPE

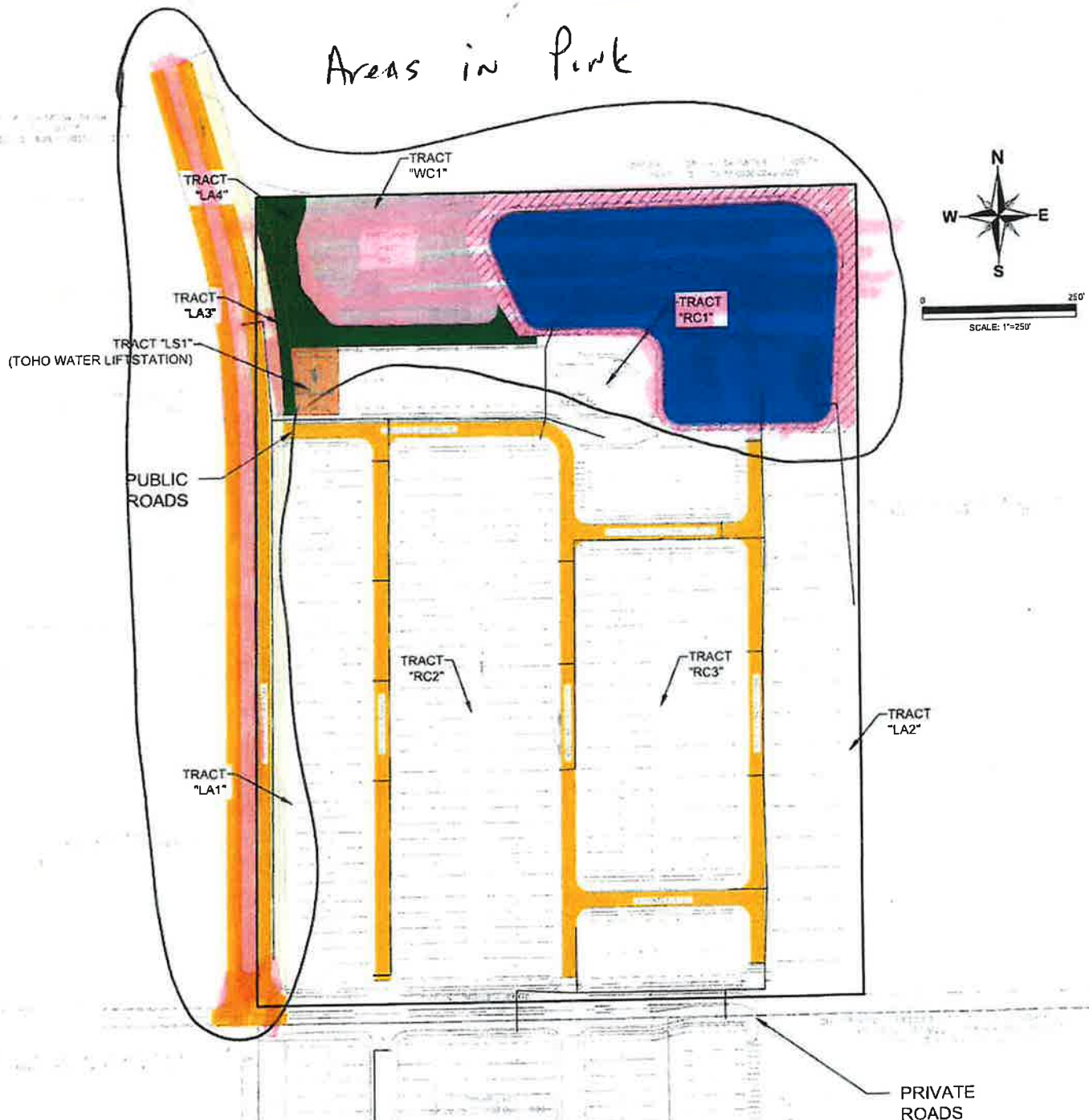
COUNTY OWNED AND MAINTAINED

-  OSCEOLA COUNTY
-  LIFT STATION (TWA)

COUNTY OWNED AND CDD MAINTAINED

-  OSCEOLA COUNTY

Areas in Pink



L:\3670 Stonybrook South At Championsgate CDD\0001 - BSCG CDD\ENGR\DWG\CDD\Parcel B (TRACT X) MAINTENANCE MAP-CDD.dwg (8/11/2023) 4:11pm

REVISED: 04/10/2023



3409 W LEMON ST TAMPA, FL 33609 TEL: 813-250-3333 | LB #7013 CA #8474 www.HamiltonEngineering US | 775 WARNER LANE CHILKIND, FL 32803 TEL: 407-302-5929

PARCEL B (TRACT X) MAINTENANCE MAP-CDD
STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE 29,30,31-25S-27E	JOB NUMBER 53670.0001	DATE 04/10/23
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EXHIBIT
X

Stoneybrook South At Champions Gate Cdd Addendum 2023

Contractor: Floralawn Inc.

Address: 734 S Combee Rd.

Phone: 863-668-0494

Fax:

Contact: Bryan Boyett

Email: bryan.boyett@floralawn.com

Property: Stoneybrook South At Championsgate CDD

Address: 219 E. Livingston St.

Orlando,
Florida, 32801
Phone: 407-841-5524

Contact: Gorge Filint

Email: gfilint@gmccfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Discing	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	\$18,900
TURF CARE (Component B) Bahia/St Augustine/Zoysia	218	218	218	218	218	218	218	218	218	218	218	218	\$2,616
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	56	56	56	56	56	56	56	56	56	56	56	56	\$672
IRRIGATION MAINT. (Component D)	160	160	160	160	160	160	160	160	160	160	160	160	\$1,920
ANNUAL CHANGES - None at this time (Component E.1)													\$0
<i>Per Annual Pricing:</i> BED DRESSING - Estimate mulch yds (Component E.2)	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	<i>Count:</i> 156	\$1,872
<i>34 Yards</i> PALM TRIMMING (Component E.3) <i>Per Palm Price: \$60</i>	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	<i>6 Palm counts:</i> 30	\$300
TOTAL FEE PER MONTH	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$26,340
Final Fee Schedule	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$26,340
Discing: Monthly of CDD Dry Ponds													
Essential Services Mowing/Detailing/Irrigation/Fert and Pest													\$26,340
Extra Services Annual Changes, Palm Pruning, Mulch Bush Hog													
TOTAL													\$26,340.00

Initials 

SECTION V

SECTION D



Stoneybrook South Community Development District



October 7, 2024

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

October 7, 2024

To: Jeremy LeBrun
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- October 7, 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



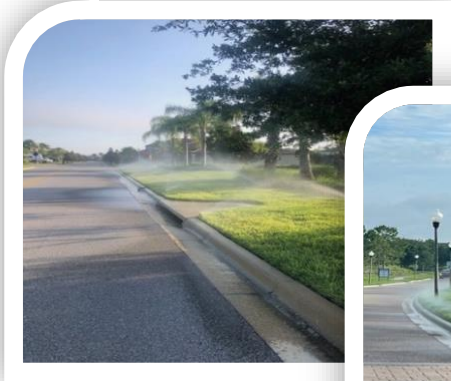
Architectural fountain is working fine as of this report.



Completed Items

Irrigation

✚ Irrigation inspections area ongoing. Repairs as needed.



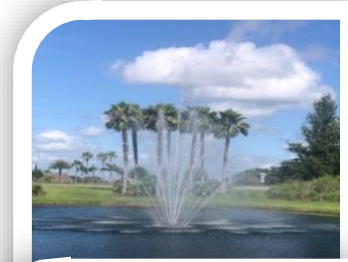
✚ Champions Gate letters are all working. Staff checking all lights each month.



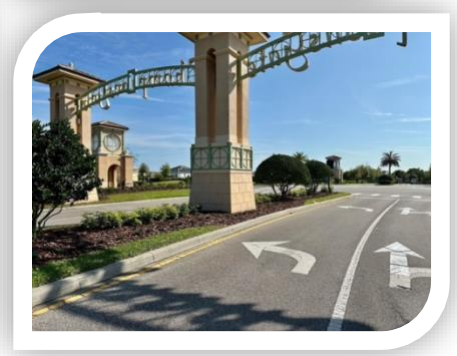
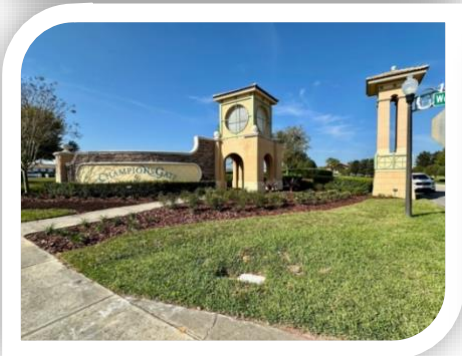
Completed Items



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.

All fountains are working at the time of this report. We will monitor them weekly. We did check with the fountain company about leaving them on during the storm and they said that was ok so we did.

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

Architectural fountain work is complete. Fountain looks good.

The landscape lights and tower light inspection is ongoing.

Fall and seasonal cleaning will begin soon. We will begin pressure washing CDD common areas and hardscapes.

Met with Supervisor Phillips on the school parking. A sample of a modified sign was created and being evaluated to ensure its what all parties would like to see so enforcement can take place. Law enforcement is asking for a pedestrian crosswalk in the middle of the road so we will need to engage the engineer to see if its possible.

The community did well during the storm. We had no real damages on property.

Landscape cut down at the traffic circle to ensure a good line of site for vehicle traffic.

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

Respectfully,

Alan Scheerer