

*Stoneybrook South
Community Development District*

Agenda

December 2, 2024

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

November 25, 2024

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, December 2, 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. Appointment of Individuals to Fulfill Vacancies in Seats #1 and #2
 - B. Administration of Oaths of Office
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Business Administration
 - A. Approval of Minutes of the October 7, 2024 Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
5. Business Items
 - A. Consideration of Resolution 2025-03 Authorizing Electronic Signatures
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
7. Supervisor's Requests
8. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria

- B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. 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 D

RESOLUTION 2025-02

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.** George Flint is elected Secretary.
- Section 4.** Jeremy LeBrun is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
- Section 5.** Jill Burns is elected Treasurer.
- Section 6.** Darrin Mossing, Sr. is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of December, 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, **October 7, 2024**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager GMS
Alan Scheerer	Field Manager
Jason Allgood <i>via phone</i>	District Engineer
Vivek Babbar <i>via phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order. Four Supervisors were in attendance constituting a quorum. Mr. Phillips joined via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There are no members of the public present or on the phone.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 5, 2024 Meeting

Mr. LeBrun: These are the minutes of the August 5, 2024 meeting. Those were sent out electronically and also in your agendas. Happy to take any revisions on those. If not, just look for a motion to approve those minutes.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Minutes of the August 5, 2024 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The check register starts on page 23 of your electronic agendas. You will see the check register is through September 30, 2024 which takes us through the end of the fiscal year. From your general fund you have check numbers 126-147, total there is \$109,791.68, check number 3 from your capital reserve is there \$5,439.28, and the payroll fund checks 50113-50117 total there is \$848.50. The grand total for the check register is \$116,079.46. Behind that you will see the line-by-line register that details those checks. Happy to take any questions on those, if not, just look for a motion to approve that check register.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: The balance sheet and income statement is behind your check register. No action required on the Board’s part. Those are just your unaudited financials for your review.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Addendum to Landscape Agreement

Mr. Scheerer: Included in your agenda package is a landscape extension with our current provider of the Stoneybrook South CDD. There is no increase anticipated for this year. There is also an option for renewal in 2026 and 2027. As this is a joint agreement, there is also a fee summary in there for the Stoneybrook South at ChampionsGate. I think in 2026 and 2027 there is a request for a 3% increase in either one of those years. I can try to answer any questions for you but this would just renew them for October 1st through September 30th of this year and an option for two more once this addendum expires.

Mr. Manjourides: Where is this?

Mr. Scheerer: It is an addendum to the landscape maintenance agreement.

Mr. LeBrun: We just started the new fiscal year and each year we renew it.

Mr. Scheerer: These maps are just showing some of the other service areas.

Mr. Manjourides: What is the map for?

Mr. Scheerer: This is for Fox North. You have a joint agreement now with both CDDs so the other District that meets after you guys will be looking at this as well. It just shows what the fee summaries are for Fox North. It is not on your side. It is on the Stoneybrook South at ChampionsGate side. It is just showing the dollar amounts.

Mr. Knights: A question on the Floralawn contract. Are you pretty satisfied?

Mr. Scheerer: Yeah, I have no issues with what they are doing. I think the HOA may be renewing. I am not sure what is going on with that. I know that most of the Board seemed pretty satisfied with the services they are getting from them.

Mr. Manjourides: The Masters uses them too.

Mr. Scheerer: We are the only ones that don't have them. The Country Club doesn't have them. The Country Club has United. United did go through the same public bid process and unfortunately you guys the Country Club had already entered into an agreement with United prior to the joint RFP between the Master and the CDD. We are good with them. I have no problems with them. They are very cooperative and very helpful. Everything seems to be in good shape.

Mr. Siron: It looks good for me.

Mr. Manjourides: They were cheaper than United when they bid this job.

Mr. Knights: I am not surprised. If we get one company doing everything, they won't be stealing each other's employees.

Mr. Scheerer: Prior to our bid, we were trying to have conversations with Country Club saying hey we are going to do a joint bid do you want to be part of that. My understanding was they were just ready to get rid of Down to Earth right now and they made a decision to go ahead and get their own landscape pricing. It's not to say we can't do a joint at some point again. Maybe after these two extensions if they are granted in 2027, all three parties can together and once again do the joint RFP. That is how we ended up with Down to Earth originally was we did a triparty bid between the HOA, CDD, and the Master.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Addendum to Landscape Agreement, was approved.

B. Appointment of Audit Committee and Chairman

Mr. LeBrun: Each year the District is required to undergo a third-party independent audit of its finances. Item 4B is appointment of the Audit Committee and a Chairman. At your December

meeting the Audit Committee will meet and solicit bids for auditors. At the February meeting, the Board will select the auditor based on criteria. All this item is doing is appointing the Audit Committee. We recommend the Board appoint themselves as the Audit Committee and the Chair of course can be the Chairman of the Board and the Audit Committee. That is our recommendation but the Board can of course appoint whoever they wish but that is what 99.9% of all Districts do. If the Board is amenable, we just need a motion to appoint the Board as the Audit Committee and Chris as Chair.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Appointment of the Board as Audit Committee and Chris Manjourides as Chairman, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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

Mr. Babbar: Nothing to report. Happy to answer any questions.

Mr. LeBrun: Any questions for counsel? I think they are all good, thank you.

B. District Engineer

Mr. LeBrun: I believe we do have our new District Engineer on the phone, Jason with Kimley-Horn. As the Board recalls, previously they went out to bid and selected Kimley-Horn as the new District Engineer. I believe Jason is on the phone.

Mr. Allgood: Good morning, this is Jason Allgood with Kimley-Horn. Obviously, I have nothing to report yet but I do plan to get out next week assuming the hurricane stuff doesn't cause more problems. I would just like to get out there physically and get out there for at least one meeting in person just to kind of get faces and names, those kinds of things. There are documents that I probably want to get from the previous engineer just to kind of review those and get caught up on that as well. Other than that, I am happy to join the team.

Mr. Siron: Welcome.

Mr. LeBrun: Jason, I have already contacted Dave. He has already reached out to see if you guys need anything so I will make sure he has your contact that way you guys can connect.

Mr. Allgood: Sounds good. Thank you.

C. District Manager

Mr. LeBrun: Nothing to report back to the Board. I am sure Alan will cover most of the hurricane storm prep items in his report. Nothing to formally to report to the Board but happy to take any questions that you may have.

D. Field Manager

Mr. Scheerer: As Jeremy stated we are in full hurricane prep mode right now. There is not a lot of prep for the CDD on this side but we are right now in the process. I started before the meeting, shutting off all of the lake fountains. I have an email into Cascade who maintains the architectural fountain to see if they recommend us shutting that down. If that is the case, I will shut it down no later than tomorrow if I don't hear from them right away today. I have already had meetings with Casey Holland our account manager with Floralawn. They have the crews in here to do some general clean up and pickup to make sure everything is looking good. Immediately after the storm probably Thursday-ish as this thing is tentative to come through Wednesday evening through Thursday morning, as soon it is safe to get back out on the road, staff will be on the road, myself, and the landscapers as well. At some point, we will get out and turn the fountains back on to see if we have any damage and will go from there. With that said, the managers' report is in your agenda for review. The Architectural fountain is working well. Irrigation inspections are ongoing. All of the fountains were working at the time of this report. New landscaping is still looking good. We will be shutting off all of the irrigation clocks. We don't want to run water during the hurricane as well. If something gets on or something stuck, we will address it as soon as we can. The ponds are still being maintained in a good fashion. We do a monthly check of the landscape lights in and around the entry towers and the signs coming in. We will be going into fall cleaning with pressure washing the whole 13 wall, traffic circle and some of the other monuments prior to Thanksgiving and Christmas holiday which is coming up.

Mr. Siron: Do we maintain that wall between us and that other subdivision?

Mr. Scheerer: We maintain it on our side but we don't do anything on the other side. Typically, I get a request from the Board to go out there because we do get a little mildew on there. We get out there and do a little Wet and Forget or put something on it to clean it. We will be doing that. I have on here from the last storm we held up pretty well from Helene but now I guess we will see what happens.

Mr. Siron: But Helene didn't kind of hit us direct like this one is going too.

Mr. Scheerer: Yes, this one is going right across our driveway. I will be on call. I am not sure what our office is doing but if you guys have a problem, I know Chris has my number. Shoot me a text if something is going on or somebody is complaining about the fountains. It is intentional that we are shutting them down because I know they love their fountains. If you have any problems or concerns. I live East of town by Harmony so I am way out there so hopefully we have some sort of power or cable or internet but we will see what happens out in the remote cow pastures of Osceola County. Also, I met with Ron Phillips with the school parking out here. I did get a new sign drafted up that says no standing, stopping or parking. I sent the diagram to Ron. I know he is going to send it over to the HOA but I haven't heard anything back. If I can get approval for that, I will get those signs changed out with no standing, stopping or parking. Instead of just having an arrow in this way, the sign guy thought it might be good to have arrows going both ways.

Mr. Siron: Right, I agree with that.

Mr. Scheerer: If everybody is okay with that, I don't know if Ron has anymore information from our meeting onsite, I can go ahead and get those ordered and we will get them installed as soon as possible. I will need to meet with our new engineer because of the pedestrian crosswalk that is being requested in an area that is beyond my expertise of whether or not we can do it there. It's kind of out that exit gate only coming from the school which means we would have to cut the median out and put in truncated domes to create an actual crosswalk with the crosswalk striping and the proper signage. I would have to get with our new engineer and let them look at it and tell us if it is feasible.

Mr. Knights: Who is requesting that?

Mr. Scheerer: Law enforcement.

Mr. Knights: It has gotten better since the law enforcement has been there a few times so thanks to Mark Lustra's tenacity getting those people out there. It has gotten a little better. I mean you still have problems at times but it has gotten better. A lot of what you are saying is what the police had recommended. We actually had a division sergeant out there and several police officers from Osceola County Sheriff's Department and they pretty much read people the riot act about parking there.

Mr. Scheerer: They told me I had to put the DOT certified stickers on the back of the signs which the company that we use to do this work does a lot of DOT work. The DOT approved sticker

has to be on the back of the sign because they can't enforce it without it. It's kind of crazy but we will have them install them.

Mr. Phillips: I think all of those signs have been approved by the Masters so you can proceed with that.

Mr. Scheerer: Okay, thanks Ron. I will do that and send the email with the approval today.

Mr. Phillips: Thank you.

Mr. Siron: Do we own the crosswalk to be painted?

Mr. Scheerer: Yes, we own from Oasis Club Blvd from Bella Cita to the guard house.

Mr. Siron: We don't own Oasis Blvd or anything?

Mr. Scheerer: No. Once you get inside the gates, it becomes part of the Masters. I am assuming because there is a school there, they made that section of the road public and not private. I believe coming in off Palmetto or Eagle Dunes off of 27 that is all of your road, same with coming in off West Side Blvd that is all of your all's road. We do have landscape tracts in those areas that the CDD maintains obviously but the roads are all private except for Bella Cita and the Oasis Club.

Mr. Siron: What about the other crosswalk at the end? That is not the CDD, right?

Mr. Scheerer: Yes, it is. From my understanding, that is not where they want kids crossing because everybody comes out of that locked gate and go directly across to the apartments and want a crosswalk there. It would be right before the guard house.

Mr. Scheerer: There is an island coming out of the school.

Mr. Manjourides: Yeah, there is a gate there.

Mr. Scheerer: There is a small concrete divider there. They want us to create a pedestrian crosswalk through the middle of that divider which means we would have to cut out that divider and then stripe it and take it all the way across to the apartments.

Mr. Manjourides: Isn't there a driveway there?

Mr. Scheerer: That is why I have to get the engineer to look at it. I am not an engineer.

Mr. Manjourides: There is no sidewalk for them to go to.

Mr. Scheerer: Well, there is. There is a sidewalk all the way down. The sidewalk runs parallel to Oasis Club on both sides of the road. Basically, you have the school here, that little divider here so they want us to sawcut that and put a crosswalk all the way over and adjoin it where the other sidewalk is by the apartments.

Mr. Siron: Sidewalk to sidewalk.

Mr. Scheerer: I don't know that it is feasible. I would look at it and go that is crazy. I would never put one there.

Mr. Siron: It isn't going to do us any good if they don't have a crossing guard. That is not on us.

Mr. Manjourides: Everybody comes out of the school in the back and walks across.

Mr. Scheerer: I will get with our engineer and he can look at it. He can tell us if it is doable and if so, how much it is going to cost.

Mr. Siron: Sounds good. I always go by there and they have that gate closed now. The worst part is if the cars are back there, they walk between the cars and you can't see them.

Mr. Knights: A kid is going to get hit there one of these days. They don't pay attention to what is going on around them.

Mr. Scheerer: That is all I have. Everybody stay safe during the storm. Call me if you need me.

Mr. Siron: The ponds right, what is the access to the community of the ponds? Is it all no fishing?

Mr. Scheerer: We don't manage most of the ponds here. Most of the ponds out here are managed by golf. The ponds that we have are the two at 27 and Palmetto Dunes. We have the two as you come in off of Oasis.

Mr. Siron: Nothing within the community?

Mr. Scheerer: We probably own them as part of the stormwater system but we don't do any maintenance on them. The golf course manages them because most of them are on the golf course.

Mr. Siron: So, it is our responsibility to make a decision on fishing or no fishing.

Mr. Manjourides: Wouldn't that be Country Club making that decision?

Mr. Knights: It would be golf club land.

Mr. Scheerer: Most of our ponds are no fishing and no trespassing just from a liability perspective.

Mr. Knights: We had a couple on five a couple of weeks ago that would not get off the course. They said we are taking pictures. I said you are on private property.

Mr. Scheerer: Vivek can comment on that if you want no fishing and no trespassing signs.

Mr. Knights: I don't think the signs help.

Mr. Siron: I was just curious about it. It would be Country Club to figure out how they want to stand behind that but I do appreciate the liability issue.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: That brings us down to Supervisor's requests. Do we have any Supervisors requests? Hearing no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: That brings us down to a motion to adjourn.

On MOTION by Mr. Siron, seconded by Mr. Knights, 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

October 1, 2024 - November 26, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/24	148-149	\$17,269.00
	10/17/24	150-153	\$8,297.63
	10/24/24	154-156	\$9,170.62
	10/30/24	157	\$501.60
	11/7/24	158-164	\$31,258.17
	11/14/24	165-166	\$7,519.13
	11/21/24	167	\$339.00
	11/24/24	168-169	\$199,891.29
			\$274,246.44
Payroll Fund			
	<u>October 2024</u>		
	Chris Manjourides	50118	\$184.70
	Gerard Knights	50119	\$184.70
	Lawrence Bickel	50120	\$184.70
	Ronald Phillips	50121	\$184.70
	Terry Siron	50122	\$109.70
			\$848.50
TOTAL			\$275,094.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/09/24	00020	9/25/24	34311A	202409	320-53800-47100		FOUNTAIN CLEAN ROUNDABOUT	*	112.80		
		9/25/24	34311A	202409	300-13100-10100		FOUNTAIN CLEAN ROUNDABOUT	*	127.20		
FOUNTAIN DESIGN GROUP, INC.										240.00	000148
10/09/24	00056	10/01/24	28172	202410	320-53800-46200		LANDSCAPE MAINT OCT24	*	7,833.34		
		10/01/24	28172	202410	300-13100-10100		LANDSCAPE MAINT OCT24	*	9,195.66		
FLORALAWN 2, LLC										17,029.00	000149
10/17/24	00052	10/04/24	5651	202410	320-53800-47400		RPLC BRKN CONCRETE-OASIS	*	855.60		
		10/04/24	5651	202410	300-13100-10100		RPLC BRKN CONCRETE-OASIS	*	1,004.40		
BERRY CONSTRUCTION INC										1,860.00	000150
10/17/24	00013	10/01/24	90955	202410	310-51300-54000		FY25 SPECIAL DISTRICT FEE	*	175.00		
FLORIDA DEPARTMENT OF COMMERCE										175.00	000151
10/17/24	00001	10/01/24	215	202410	310-51300-34000		MANAGEMENT FEES OCT24	*	3,750.00		
		10/01/24	215	202410	310-51300-35200		WEBSITE ADMIN OCT24	*	105.00		
		10/01/24	215	202410	310-51300-35100		INFORMATION TECH OCT24	*	157.50		
		10/01/24	215	202410	310-51300-31300		DISSEMINATION FEE OCT24	*	525.00		
		10/01/24	215	202410	310-51300-51000		OFFICE SUPPLIES	*	.21		
		10/01/24	215	202410	310-51300-42000		POSTAGE	*	16.75		
		10/01/24	216	202410	320-53800-12000		FIELD MANAGEMENT OCT24	*	1,536.17		
GOVERNMENTAL MANAGEMENT SERVICES										6,090.63	000152
10/17/24	00012	10/01/24	218540B	202410	320-53800-47000		MTHLY WATER MGMT OCT24	*	79.12		
		10/01/24	218540B	202410	300-13100-10100		MTHLY WATER MGMT OCT24	*	92.88		
THE LAKE DOCTORS, INC.										172.00	000153
10/24/24	00056	10/18/24	28452	202410	320-53800-53100		HURRICANE MILTON-CLEANUP	*	1,628.40		

SSTH STONE SOUTH TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/18/24		28452		202410	300	13100	10100		HURRICANE MILTON-CLEANUP FLORALAWN 2, LLC	*	1,911.60	3,540.00	000154
10/24/24	00055	8/26/24	23MMS069	202407	310	51300	31100		ANNUAL INSPECT/RESRCH/RPT	*	3,025.94		
10/21/24		23MMS069		202409	310	51300	31100		MTG/MNT MAP/RPT/UPDATES MADDEN MOORHEAD & STOKES LLC	*	2,343.93	5,369.87	000155
10/24/24	00002	9/18/24	10118293	202409	310	51300	48000		NOT.OF FY25 MEETING DATES ORLANDO SENTINEL	*	260.75	260.75	000156
10/30/24	00056	10/25/24	28341	202410	320	53800	46700		RPR 16 NOZZLES/13 SPRAYS	*	230.74		
10/25/24		28341		202410	300	13100	10100		RPR 16 NOZZLES/13 SPRAYS FLORALAWN 2, LLC	*	270.86	501.60	000157
11/07/24	00037	11/04/24	R312527-	202411	310	51300	49100		2024 PROPERTY TAX - 1PJ40 BRUCE VICKERS, TAX COLLECTOR	*	1.20	1.20	000158
11/07/24	00020	1/28/24	34563A	202410	320	53800	47100		FOUNTAIN CLEAN ROUNDABOUT	*	110.40		
1/28/24		34563A		202410	300	13100	10100		FOUNTAIN CLEAN ROUNDABOUT FOUNTAIN DESIGN GROUP, INC.	*	129.60	240.00	000159
11/07/24	00056	11/01/24	28678	202411	320	53800	46200		LANDSCAPE MAINT NOV24	*	7,833.34		
11/01/24		28678		202411	300	13100	10100		LANDSCAPE MAINT NOV24 FLORALAWN 2, LLC	*	9,195.66	17,029.00	000160
11/07/24	00012	11/01/24	226336B	202411	320	53800	47000		MTHLY WATER MGMT NOV24	*	79.12		
11/01/24		226336B		202411	300	13100	10100		MTHLY WATER MGMT NOV24 THE LAKE DOCTORS, INC.	*	92.88	172.00	000161
11/07/24	00032	11/01/24	11012024	202411	300	20700	10100		FY24 DEBT SRVC SER2014 STONEBROOK SOUTH CDD C/O USBANK	*	8,763.56	8,763.56	000162
									SSTH STONE SOUTH TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/24	00032	11/01/24	11012024	202411	300	20700	10200			*	4,899.91		
			FY24 DEBT SRVC SER2023						STONEYBROOK SOUTH CDD C/O USBANK			4,899.91	000163
11/07/24	00011	11/05/24	25456	202409	310	51300	31500			*	152.50		
			REV/REPLY ENG.AGR EMAIL						STRALEY, ROBIN & VERICKER			152.50	000164
11/14/24	00058	10/31/24	37195	202410	320	53800	49100			*	662.40		
			RPLC VERBIAGE SIGN/FDOT										
		10/31/24	37195	202410	300	13100	10100			*	777.60		
			RPLC VERBIAGE SIGN/FDOT						FAUSNIGHT STRIPE & LINE INC			1,440.00	000165
11/14/24	00001	11/01/24	217	202411	310	51300	34000			*	3,750.00		
			MANAGEMENT FEES NOV24										
		11/01/24	217	202411	310	51300	35200			*	105.00		
			WEBSITE ADMIN NOV24										
		11/01/24	217	202411	310	51300	35100			*	157.50		
			INFORMATION TECH NOV24										
		11/01/24	217	202411	310	51300	31300			*	525.00		
			DISSEMINATION FEE NOV24										
		11/01/24	217	202411	310	51300	51000			*	.27		
			OFFICE SUPPLIES										
		11/01/24	217	202411	310	51300	42000			*	4.89		
			POSTAGE										
		11/01/24	217	202411	310	51300	42500			*	.30		
			COPIES										
		11/01/24	218	202411	320	53800	12000			*	1,536.17		
			FIELD MANAGEMENT NOV24						GOVERNMENTAL MANAGEMENT SERVICES			6,079.13	000166
11/21/24	00044	11/12/24	17159	202411	320	53800	47100			*	155.94		
			POND6 FNT-2POLE GFI BRKR										
		11/12/24	17159	202411	300	13100	10100			*	183.06		
			POND6 FNT-2POLE GFI BRKR						LAKE FOUNTAINS AND AERATION, INC.			339.00	000167
11/24/24	00032	11/22/24	11222024	202411	300	20700	10100			*	128,207.80		
			FY25 DEBT SERVICE SER2014						STONEYBROOK SOUTH CDD C/O USBANK			128,207.80	000168
11/24/24	00032	11/22/24	11222024	202411	300	20700	10200			*	71,683.49		
			FY25 DEBT SERVICE SER2023						STONEYBROOK SOUTH CDD C/O USBANK			71,683.49	000169
TOTAL FOR BANK B											274,246.44		
SSTH STONE SOUTH TVISCARRA													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						274,246.44	

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
September 30, 2024



Table of Contents

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

Stoneybrook South
Community Development District
Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 199,939	\$ 315,203	\$ -	\$ 515,142
Assessment Receivable	\$ 7,118	\$ -	\$ 13,663	\$ 20,781
Investments:				
Series 2014				
Reserve	\$ -	\$ -	\$ 615,929	\$ 615,929
Revenue	\$ -	\$ -	\$ 1,345,693	\$ 1,345,693
Series 2023				
Revenue	\$ -	\$ -	\$ 233,783	\$ 233,783
Interest	\$ -	\$ -	\$ 464	\$ 464
Investment - SBA	\$ 136,048	\$ 1,050,925	\$ -	\$ 1,186,973
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Due From SSC CDD	\$ 110,457	\$ -	\$ -	\$ 110,457
Prepaid Expenses	\$ 33,462	\$ -	\$ -	\$ 33,462
Total Assets	\$ 487,024	\$ 1,366,128	\$ 2,209,533	\$ 4,062,685
Liabilities:				
Accounts Payable	\$ 6,023	\$ -	\$ -	\$ 6,023
Due to SSC CDD	\$ 58,665	\$ -	\$ -	\$ 58,665
Total Liabilities	\$ 64,688	\$ -	\$ -	\$ 64,688
Fund Balances:				
Assigned For Debt Service 2013	\$ -	\$ -	\$ -	\$ -
Assigned For Debt Service 2014	\$ -	\$ -	\$ 1,970,386	\$ 1,970,386
Assigned For Debt Service 2023	\$ -	\$ -	\$ 239,147	\$ 239,147
Assigned For Capital Reserves	\$ -	\$ 1,366,128	\$ -	\$ 1,366,128
Unassigned	\$ 422,336	\$ -	\$ -	\$ 422,336
Total Fund Balances	\$ 422,336	\$ 1,366,128	\$ 2,209,533	\$ 3,997,996
Total Liabilities & Fund Equity	\$ 487,024	\$ 1,366,128	\$ 2,209,533	\$ 4,062,685

Stoneybrook South

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 845,101	\$ 859,679	\$ 14,578
Interest	\$ 5,000	\$ 5,000	\$ 18,132	\$ 13,132
Miscellaneous Income	\$ -	\$ -	\$ 5,738	\$ 5,738
Total Revenues	\$ 850,101	\$ 850,101	\$ 883,550	\$ 33,449
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 8,000	\$ 5,200	\$ 2,800
FICA Expense	\$ 612	\$ 612	\$ 398	\$ 214
Engineering Fees	\$ 10,000	\$ 10,000	\$ 9,703	\$ 297
Attorney	\$ 15,000	\$ 15,000	\$ 3,990	\$ 11,010
Arbitrage	\$ 1,100	\$ 1,100	\$ 550	\$ 550
Dissemination	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
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	\$ 40,000	\$ 40,000	\$ 0
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 50	\$ 50	\$ -	\$ 50
Postage	\$ 500	\$ 500	\$ 176	\$ 324
Printing & Binding	\$ 400	\$ 400	\$ 116	\$ 284
Insurance	\$ 6,825	\$ 6,825	\$ 6,413	\$ 412
Legal Advertising	\$ 2,500	\$ 2,500	\$ 1,534	\$ 966
Other Current Charges	\$ 500	\$ 500	\$ 1,231	\$ (731)
Office Supplies	\$ 100	\$ 100	\$ 18	\$ 82
Property Taxes	\$ 50	\$ 50	\$ 1	\$ 49
Property Appraiser Fee	\$ 700	\$ 700	\$ 589	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 114,662	\$ 114,662	\$ 93,490	\$ 21,172

Stoneybrook South

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 15,663	\$ 15,663	\$ 15,663	\$ -
Property Insurance	\$ 13,412	\$ 13,412	\$ 13,865	\$ (453)
Electric	\$ 57,816	\$ 57,816	\$ 41,297	\$ 16,519
Streetlights	\$ 150,884	\$ 150,884	\$ 138,792	\$ 12,092
Water & Sewer	\$ 128,070	\$ 128,070	\$ 185,052	\$ (56,982)
Entry & Walls Maintenance	\$ 6,998	\$ 6,998	\$ 15,572	\$ (8,574)
Landscape Maintenance	\$ 239,861	\$ 239,861	\$ 198,237	\$ 41,624
Landscape Contingency	\$ 25,661	\$ 25,661	\$ 24,389	\$ 1,273
Tree Trimming	\$ 2,333	\$ 2,333	\$ -	\$ 2,333
Irrigation Repairs	\$ 20,995	\$ 20,995	\$ 12,210	\$ 8,785
Aquatic Maintenance	\$ 4,773	\$ 4,773	\$ 4,323	\$ 450
Fountain Repair & Maintenance	\$ 3,499	\$ 3,499	\$ 22,301	\$ (18,802)
Miscellaneous - Stormwater Control	\$ 2,333	\$ 2,333	\$ -	\$ 2,333
Mitigation Monitoring & Maintenance	\$ 6,575	\$ 6,575	\$ 7,106	\$ (531)
Pressure Washing	\$ 2,333	\$ 2,333	\$ 1,028	\$ 1,305
Repairs & Maintenance	\$ 4,666	\$ 4,666	\$ 2,789	\$ 1,877
Sidewalk Repair & Maintenance	\$ 2,333	\$ 2,333	\$ -	\$ 2,333
Roadway Repair & Maintenance - Storm Gutters	\$ 2,333	\$ 2,333	\$ -	\$ 2,333
Contingency	\$ 6,998	\$ 6,998	\$ -	\$ 6,998
Total Operations & Maintenance:	\$ 697,536	\$ 697,536	\$ 682,624	\$ 14,912
<i>Reserves</i>				
Capital Reserve Transfer	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Reserves	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Total Expenditures	\$ 850,101	\$ 850,101	\$ 814,018	\$ 36,083
Excess Revenues (Expenditures)	\$ -		\$ 69,533	
Fund Balance - Beginning	\$ -		\$ 352,803	
Fund Balance - Ending	\$ -		\$ 422,336	

Stoneybrook South

Community Development District

Capital Reserve

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Transfer In	\$ 37,903	\$ 37,903	\$ 37,903	\$ -
Interest	\$ 7,500	\$ 7,500	\$ 66,175	\$ 58,675
Total Revenues	\$ 45,403	\$ 45,403	\$ 104,078	\$ 58,675
Expenditures:				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 48,764	\$ (23,764)
Total Expenditures	\$ 25,000	\$ 25,000	\$ 48,764	\$ (23,764)
Excess Revenues (Expenditures)	\$ 20,403	\$ 20,403	\$ 55,314	
Fund Balance - Beginning	\$ 1,242,046		\$ 1,310,814	
Fund Balance - Ending	\$ 1,262,449		\$ 1,366,128	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2013

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

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 09/30/24		Thru 09/30/24		
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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 1,040,511	\$ 1,040,511	\$ 1,058,460	\$ 17,949
Interest	\$ 1,500	\$ 1,500	\$ 96,871	\$ 95,371
Total Revenues	\$ 1,042,011	\$ 1,042,011	\$ 1,155,331	\$ 113,320
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		\$ 163,538	
Fund Balance - Beginning	\$ 1,037,104		\$ 1,806,848	
Fund Balance - Ending	\$ 1,087,321		\$ 1,970,386	

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 581,771	\$ 581,771	\$ 591,810	\$ 10,039
Interest	\$ 1,000	\$ 1,000	\$ 16,211	\$ 15,211
Total Revenues	\$ 582,771	\$ 582,771	\$ 608,020	\$ 25,249
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)		\$ 25,639	
Fund Balance - Beginning	\$ 201,480		\$ 213,508	
Fund Balance - Ending	\$ 195,748		\$ 239,147	

Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments	\$ -	\$ 109,667	\$ 591,377	\$ 33,188	\$ 25,327	\$ 18,441	\$ 25,451	\$ 16,670	\$ 32,366	\$ 74	\$ -	\$ 7,118	\$ 859,679
Interest	\$ 941	\$ 412	\$ 943	\$ 2,224	\$ 2,082	\$ 2,225	\$ 2,163	\$ 2,230	\$ 2,173	\$ 1,517	\$ 628	\$ 593	\$ 18,132
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	\$ 7,711	\$ 883,550
<u>Expenditures:</u>													
<u>Administrative:</u>													
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	\$ 3,026	\$ 1,377	\$ 2,344	\$ 9,703
Attorney	\$ 153	\$ -	\$ -	\$ -	\$ 645	\$ 323	\$ 218	\$ 1,249	\$ 305	\$ 488	\$ 458	\$ 153	\$ 3,990
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 550
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
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	\$ 3,333	\$ 40,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 13	\$ 6	\$ 15	\$ 67	\$ 6	\$ 4	\$ 12	\$ 8	\$ 12	\$ 20	\$ 7	\$ 176
Printing & Binding	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 14	\$ 19	\$ -	\$ 53	\$ -	\$ -	\$ 31	\$ 116
Insurance	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,274	\$ -	\$ -	\$ -	\$ -	\$ 1,534
Other Current Charges	\$ 127	\$ 155	\$ 200	\$ 38	\$ 51	\$ 76	\$ 107	\$ 74	\$ 86	\$ 137	\$ 114	\$ 67	\$ 1,231
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 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	\$ 12,445	\$ 7,129	\$ 6,946	\$ 93,490
<u>Operations & Maintenance:</u>													
Field Services	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 1,305	\$ 15,663
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	\$ 3,722	\$ 41,297
Streetlights	\$ 11,919	\$ 12,287	\$ 11,919	\$ 8,852	\$ 15,289	\$ 11,029	\$ 12,572	\$ 4,483	\$ 11,634	\$ 12,984	\$ 12,446	\$ 13,378	\$ 138,792
Water & Sewer	\$ 16,427	\$ 12,480	\$ 10,896	\$ 30,288	\$ 17,575	\$ 13,347	\$ 6,245	\$ 16,445	\$ 19,435	\$ 16,160	\$ 14,718	\$ 11,037	\$ 185,052
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	\$ 23,439	\$ 198,237
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	\$ 328	\$ 4,323
Fountain Repair & Maintenance	\$ 7,307	\$ 1,877	\$ 113	\$ 1,719	\$ 113	\$ 2,608	\$ 1,463	\$ 521	\$ 2,431	\$ 224	\$ 2,206	\$ 1,718	\$ 22,301
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 745	\$ 686	\$ 275	\$ 686	\$ 1,497	\$ 275	\$ 686	\$ 1,156	\$ 275	\$ 275	\$ 275	\$ 275	\$ 7,106
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	\$ 55,202	\$ 682,624
<u>Reserves:</u>													
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	\$ 63,249	\$ 58,784	\$ 62,148	\$ 814,018
Excess Revenues (Expenditures)	\$ (94,043)	\$ 56,189	\$ 508,187	\$ (47,016)	\$ (58,392)	\$ (33,905)	\$ (24,941)	\$ (35,524)	\$ (26,771)	\$ (61,658)	\$ (58,156)	\$ (54,437)	\$ 69,533

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
10/31/24	ACH	\$19,431.97	\$0.00	\$0.00	\$1,349.24	\$20,781.21	\$7,117.74	\$8,763.56	\$4,899.91	\$20,781.21
TOTAL		\$ 2,648,517.44	\$ 50,745.86	\$ 91,792.42	\$ 3,970.12	\$ 2,509,949.28	\$ 859,679.42	\$ 1,058,460.18	\$ 591,809.67	\$ 2,509,949.27

101.73%	Net Percent Collected
\$ (42,562.82)	Balance Remaining to Collect

SECTION V

SECTION A

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of December, 2024.

ATTEST:

**STONEBROOK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

SECTION D



Stoneybrook South Community Development District



December 2, 2024

Alan Scheerer - Field Services Manager

GMS

Stoneybrook South
Community Development District

Field Management Report

December 2, 2024

To: Jeremy LeBrun
District Manager

From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- December 2, 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.



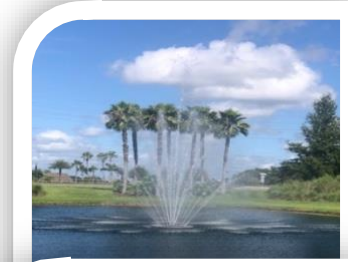
✚ Champions Gate letters are all working as of this report.



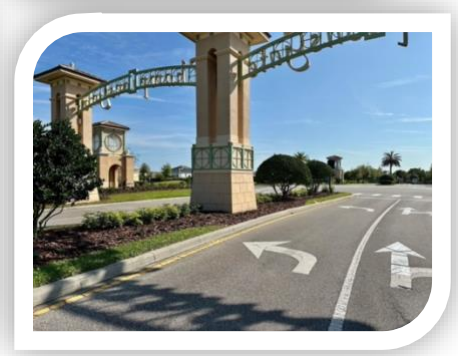
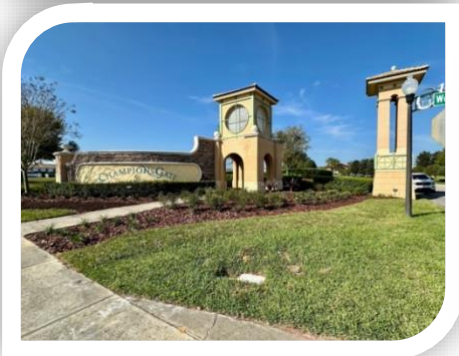
Completed Items



All fountain working as of this report.



landscaping holding up well. Irrigation adjusted as needed.



Staff meeting with Flora Lawn each week. The landscape provider is in the winter mow schedule of every other week mowing.

Minimal issues from the hurricanes.

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

Palm tree pruning, annuals and mulch will begin after Thanksgiving holiday.

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 diking.

Architectural fountain working as of this report.

The landscape lights and tower light inspection is ongoing.

We will begin pressure washing CDD common areas and hardscapes.

Met with Supervisor Phillips on the school parking. The new signs with modified language and DOT stickers were put in place as requested by the school.

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

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2024
Osceola County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, January 24, 2025, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Bella Tara Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2024, 2025, 2026, 2027 and 2028. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

Stoneybrook South
Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Stoneybrook South Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Stoneybrook South Community Development District.**" Proposals must be received by **Friday, January 24, 2025, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Jeremy Lebrun
Governmental Management Services - Central Florida, LLC
District Manager