

*Stoneybrook South
Community Development District*

Agenda

April 7, 2025

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 31, 2025

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, April 7, 2025 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of Minutes of the February 3, 2025 Audit Committee Meeting
 - B. Approval of the Minutes of the February 3, 2025 Board of Supervisors Meeting
 - C. Consideration of Check Register
 - D. Balance Sheet and Income Statement
4. Business Items
 - A. Ratification of Audit Engagement Letter
 - B. Consideration of Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
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
David Reid, District Engineer
Alan Scheerer, Field Manager

Enclosures

SECTION III

SECTION A

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

The Audit Committee meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **February 3, 2025**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides
Terry Siron *by phone*
Gerrard Knights
Ron Phillips
Larry Bickel

Also present were:

Jeremy LeBrun
Vivek Babbar *via phone*

District Manager GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Four Supervisors were present in person constituting a quorum. Mr. Siron joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next is the public comment period. Just for the record there are no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 2, 2024 Meeting

Mr. LeBrun: The next item is the approval of the minutes of the December 2, 2024 audit committee meeting. I am happy to take any questions on that. If not, I am just looking for a motion to approve.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Minutes of the December 2, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Ranking of Proposals and Selection of an Auditor

A. Grau & Associates

Mr. LeBrun: On page 12 of your electronic agenda, we have item number four. This is the review and ranking of the proposals and selection of an auditor. The audit committee last met to review the criteria and the announcement for requesting proposals for the Fiscal Year 2024 audit. There is only one proposer that submitted, that was Grau & Associates. They do a ton of CDDs, we do a lot of work with this firm. They are the only one that submitted a proposal after all the notices that we sent out to the other firms. In front of you I have a printout of the ranking sheet that the Board approved. Since there is only one proposer, if there is consensus with the Board, you could just rank each max points. If the Board agrees to that we could just approve to select them as the number one ranked choice. It is up to the Board. Like I said before, Grau does a ton of work for CDDs, and they are actually below budget.

Mr. Manjourides: Do you want us to approve it?

Mr. LeBrun: Did you want to just provide the max points in each category and then the Board can approve?

Mr. Knights: I'm okay with that.

Mr. LeBrun: Okay, I'll do the motion for you guys, and we can go from there. So, what I am hearing is, for Grau & Associates the audit committee is giving 20 points for the ability of personnel, 20 points for experience, 20 points for scope of work, 20 points for ability to furnish the required services, and then 20 points for price. A total of 100 points which ranks them number one.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, Ranking Grau & Associates as the #1 Ranked Auditor, was approved.

Mr. LeBrun: Okay, Grau & Associates is ranked as the #1 auditor so we will get them the information and have them start working on the fiscal year audit.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there are no further questions or business, we just need a motion to adjourn the audit committee meeting.

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

**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, **February 3, 2025**, at 10:04 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

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

Also present were:

| | |
|--------------------------------|----------------------|
| Jeremy LeBrun | District Manager GMS |
| Alan Scheerer | Field Manager |
| Vivek Babbar <i>via phone</i> | District Counsel |
| Casey Hallman <i>via phone</i> | Floralawn |

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:04 a.m. Four Supervisors were in attendance constituting a quorum. Mr. Siron joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next is our public comment period. Just for the record, there are no members of the public present, just Board and Staff.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 2, 2024 Meeting

Mr. LeBrun: That brings us down to item number three, business administration. That starts on page 38 of your electronic agendas. This is the approval of the minutes of the December 2, 2024

meeting. I am happy to take any comments or revisions. If not, I'll just look for a motion to approve those minutes.

On MOTION by Mr. Phillips, seconded by Mr. Knights, with all in favor, the Minutes of the December 2, 2024 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The next item is the consideration of the check register. This starts on page 47 of your electronic agendas. You'll notice the number is a lot bigger than it usually is for the check register. That is just because there were debt service payments for each of the bond series that are calculated and then transfers into your operating reserves. That's why that number is a little higher than it normally is. Those are things that are done a couple times per year, and this was one of those times. What we have for our general fund are checks 148-191 that total \$2,145,431.58. From your payroll fund, you have checks 50118-50127 and the total there is \$848.50 and for checks 50123-50127 is \$848.50. The total for the check register is \$2,147,128.58. Behind that you have your register. I am happy to take any questions on it. If not, I am just looking for a motion to approve that check register.

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

Mr. Knights: The \$1.7 million, what is that? I'm just curious.

Mr. LeBrun: Which one are you looking at?

Mr. Knights: The general fund. That's a big number, that's why I ask.

Mr. LeBrun: That's your debt service. Each bond series has debt service that is paid twice per year. You'll see that is reflected there. That's why those numbers are pretty large. Any excess funds that we can transfer into the investment account that the Board doesn't need for day-to-day operations, we put that in there. That earns more interest. That's where you guys get your interest on that money that is not just sitting in the checking account. It is moved into an investment account.

Mr. Bickel: Where does it show the total income?

Mr. Manjourides: We haven't gotten to it yet.

Mr. Bickel: I'm sorry. I apologize.

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you'll see, as Mr. Bickel brought up, you have your unaudited financials. Those start on 56 as the title page. And then if you scroll down a couple pages, you will see your balance sheet that is as of December 31, 2024. You have your adopted budget, your prorated budget, and then your actuals through 12/31. That gives you a snapshot of what's been spent through that 12/31/24 date. No action is required from the Board's part. Those are just there for reference and Board review as well. That's where you'll find all that, Mr. Bickel.

Mr. Bickle: Thank you.

Mr. LeBrun: And good news on the assessments. It looks like we're at almost 87% collected on the assessments, so that is good news.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun: Next is the ratification of the data sharing and usage agreement with Osceola County. I've already signed this as District Manager, this is basically a required agreement with the County saying we won't share any confidential information to anyone else. They don't usually send us any confidential information, but this just basically says that we will follow any confidentiality agreements that they have. I already signed this, and I am just looking for ratification from the Board on that item.

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| On MOTION by Mr. Bickel, seconded by Mr. Knights, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was ratified. |
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B. Presentation of FY2023 Audit Report from Berger Toombs

Mr. LeBrun: You have in your agenda the Fiscal Year 2023 Audit Report from Berger Toombs. That's on page 108 of your electronic agendas. If you go to page 108, they provide a letter to the Board of Supervisors that essentially summarizes their findings. The full audit report is there and is available on the website as well. If you look at the last section of it on page 108, it basically says it was a clean audit. There were no audit findings, which is good news. Essentially,

they are saying it's just a clean audit from their analysis and this is an independent third-party auditor.

Mr. Manjourides: Where does this go to?

Mr. LeBrun: This gets transmitted to the state. We have to send these in to the state.

Mr. Manjourides: And they just hold it there?

Mr. LeBrun: Yes, they will look at it and they'll go through it. If there are any issues they will get in touch with the auditor.

Mr. Phillips: It's like any corporation. At the end of the year, you have to have an outside party do the audit.

Mr. LeBrun: The Board selected a new auditor for this upcoming year, Grau & Associates. I'm happy to take any questions on this. Like I said, it's a clean audit, and I am just looking for a motion to approve the auditor report and authorize transmitting it to the state.

On MOTION by Mr. Manjourides, seconded by Mr. Bickel, with all in favor, Accepting the FY2023 Audit Report from Berger Toombs, was approved.

C. Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Firm to Provide Auditing Services

Mr. LeBrun: The next item is the acceptance of the Audit Committee recommendation and selection of #1 ranked auditor to provide auditing services. Previously the Audit Committee met and they selected Grau & Associates as the #1 ranked auditor. We're just asking the Board to accept that ranking. I'm happy to take any questions on it. If not, I am just looking for a motion to accept that ranking of Grau as #1.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm Grau & Associates to Provide Auditing Services, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: Next is staff reports. Vivek, did you have anything for the Board?

Mr. Babbar: Nothing to report. I'm happy to answer any questions before I need to leave.

B. District Engineer

Mr. LeBrun: I don't know if we have our District Engineer on the line. I don't think so, and I have not received any reports or anything of note from the engineer.

Mr. Knights: What do we have going with them right now? Anything?

Mr. Scheerer: Nothing really at this time, no.

C. District Manager

Mr. LeBrun: Next we have our District Manager's report. I don't have anything to report other than what we have covered in the meeting so far.

D. Field Manager

Mr. LeBrun: That will bring us down to field management.

Mr. Scheerer: The field report was included in your agenda. I assumed you all looked at it pretty good. The upper part of the fountain is not working.

Mr. Manjourides: Again.

Mr. Scheerer: No, last time was the bottom part of the fountain. This is the pump for the upper part of the fountain. They pulled the pump and motor. They said that the bearings, the seals, and the impeller all need to be replaced so they are working on that right now. After this report you will see a ratification of those repairs and a list of the repairs that we will talk about. I have already approved them, so it is already in process with that. Irrigation inspections are ongoing. We've got a little bit of brown patch up and down the boulevard. You'll see this really tan looking area. That's brown patch. I know Casey's here, our landscape provider manager, is here today and I know they are working on that. All the letters on the signs are all working., We did have a couple of the tower lights out. I'm hoping they have been repaired by now. That was supposed to be done last week.

Mr. Phillips: Which gate was that?

Mr. Scheerer: That was here at the main gate.

Mr. Manjourides: I checked them last night.

Mr. Scheerer: I know, I try to get ahead of you. I know Chris's routine now. It's like the day before the meeting I'll get some pictures. So, I am trying to keep you from having to do that, sir. All fountains are working as of this report. The entrances look really good. Irrigation inspection is ongoing. Ponds are being dissed monthly. We do restate to them,

make sure you are picking up all the trash. The wet ponds are being treating. We have four, as you know, that have water in them that the District pays for maintenance on. Palm tree pruning is completed. New annuals and mulch. We did have the traffic circle and the tips of the islands coming up to each side all pressure washed and cleaned. Those look really good. Landscape lights, tower lights, should all be working as of this report. We are gearing up for budget season, just so you know. So, if there is anything the Board or you're hearing through your HOA that they would like the CDD to do, we need to know as soon as possible in case we need to allocate any additional funding for capitol projects. I'm not aware of anything as of right now. We have two years remanding on the agreement with FloraLawn so we shouldn't see anything going up as far as contract costs with that. We'll reach out to the various contract, Lake Doctors, and stuff and work with them to make sure. Because we only meet every-other month. So, if you hear anything, see anything, please let me know. And we'll be working hard here in the next 30-days to start prepping your budget for 2026.

Mr. Bickel: I have a question. When you said, what the Board wants...

Mr. Scheerer: Well, you guys. A lot of time we get requests from HOAs.

Mr. Bickel: So, what kind of requests do you accept and decline?

Mr. Scheerer: We look at everything. And we won't do anything without permission form the Board. So, if we got anything like, say this other pond up here at Westside and Oasis Club. If you wanted a fountain in that. It's really the only one you have here that doesn't have a fountain. So, if that's something you wanted to see or you're members of your HOA, I don't know if you all are involved with your HOA. But if you hear stuff like that, that's something we can at least look at it, try to get number for it. It doesn't mean you're going to approve it.

Mr. Manjourides: What I would like for you to look at, is between Oasis Boulevard and Ronald Reagan on Westside, that row of bushes.

Mr. Scheerer: On the right side, as you are headed toward Ronald Reagan?

Mr. Manjourides: There are a lot of blank spots and dead bushes that need to be replaced.

Mr. Scheerer: Okay, we'll work within the budget we have now to get that...

Mr. Phillips: I have a questions, are those supposed to get much taller than they are? Or is that height going to be it? Because it doesn't seem like...

Mr. Scheerer: Those grow pretty good typically, but they have been the same height since I have been here.

Mr. Phillips: I was just thinking it would make it more secure in here I think if those were bigger.

Mr. Scheerer: Let me work with FloraLawn and we'll see what we can do to fill in the gaps and the voids. We'll just keep the beds clear, and we'll just start letting them grow and trim them as needed.

Mr. Phillips: Start looking like a real gated community.

Mr. Bickel: How much property does the county own on Westside Boulevard? On the eastside of Westside. On the golf course side.

Mr. Manjourides: It goes all the way up to the sidewalk.

Mr. Scheerer: My understanding is a lot of that stuff that's across the street, is basically slated for another lane.

Mr. Manjourides: I know you have a sidewalk you can walk, but on the other side, isn't there a sidewalk that's up by the gate?

Mr. Bickel: I was just getting at, and somebody jumped in there and said what I was going to ask, some sort of sidewalk running down that side of the road. Since we have a sidewalk. On the eastside of Westside.

Mr. Phillips: They won't do it because that's going to be another two lanes.

Mr. Bickel: And with a new road going in, that's going to make it even more dangerous.

Mr. Phillips: My understanding is the only reason they haven't done that is the last 100 or 200 yards belong to Polk County, and they won't approve it.

Mr. Manjourides: The problem is they have to move the high-tension lines. That's a lot of money to move those.

Mr. Scheerer: That will eventually be a long-term plan for the county. Anyway, that's all I have as far as that report goes.

Mr. Phillips: I have a questions. A couple of meetings ago, I think you eluded to them changing the light post. Duke Energy, I believe. Is that still?

Mr. Scheerer: It is. Between Jeremy, myself, and a representative from Duke Energy, all the accounts have been transferred. The information we received when we started the

process to swap over to LED, that it would take about eight-months. So, we are nowhere near that eight-month period right now. I would imagine it would be somewhere towards August/September time frame. To where they will start changing out all the heads to LED heads.

Mr. Phillips: The only reason I ask is because there are so many lights that are out. They probably hate me there because the numbers that I'm sending to them.

Mr. Manjourides: No, keep sending them to them.

Mr. Scheerer: We do the same thing when we're out here. We do the exact same thing. I have my iPad. I get right on the website, report the lights out, and the numbers. But that's their job.

Mr. Phillips: Well, you have to be here at night to see them.

Mr. Scheerer: I came here early enough in the morning. I'm up at 4:00 a.m., guys. I get out to this neck of the woods at about 6:00. So, it's still plenty dark.

Mr. Bickel: They repaired the ones on Bunker.

Mr. Phillips: I put them in.

Mr. Bickel: You did that? Oh, I was praising them earlier.

Mr. Phillips: They have me over there.

Mr. Scheerer: It would make more sense to me, if they were out to just put an LED light in there.

Mr. Phillips: That's what I'm saying. They change the whole head, though. Because they changed them over in Belle Cita. They look nice.

Mr. Scheerer: When that was done, it was based on the knowledge from Ms. Stapleton from Duke told us it would take about eight-months. So, that's where we're at with that.

Mr. Bickel: The ponds look terrific.

Mr. Scheerer: Good. I see the fountains are on and everything looks good.

Mr. Knights: Well, sometimes they are on.

Mr. Scheerer: I'm here every Monday morning. That's my day. I come out here and I know Casey is here five days a week. If we see some and there off, we need to reset a breaker. As soon as I am done here, I will be checking them all today. I know that my favorite fountain guy over here is usually sending me some information.

i. Ratification of Proposal for Fountain Repairs

Mr. LeBrun: On the fountain note, there is our ratification on the proposal to repair that fountain.

Mr. Scheerer: That's the architectural fountain.

Mr. LeBrun: Alan has already started that process, so we are just looking for the Board to ratify.

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| On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Proposal for Fountain Repairs, was ratified. |
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Mr. Phillips: Are we responsible to have like aqua people come and take care of them, or is that HOA?

Mr. Scheerer: The architectural fountain?

Mr. Phillips: No, all the fountains. All the lakes, I mean.

Mr. Scheerer: We only have four wet lakes that we maintain. That the CDD maintains. You only pay for four wet ponds. All the other ones that are on the golf course, would fall to the golf course. Now, it is part of the stormwater system, and I don't want to speak out of term, and the engineer is not on the call, but if the Board wanted to look at doing something like that, I guess that would be a budget item to consider for 26.

Mr. Phillips: The only reason I ask is there is that one fountain when you're going from seven to eight, that one lake, I'm sorry, when you go from seven to eight, that needs help.

Mr. Scheerer: I have no idea what seven or eight is.

Mr. Phillips: Behind all of the houses off of Black Wolf?

Mr. Scheerer: There is one on the other CDD, that lake is maintained by the CDD. Where they just put in the fountain. There is a bigger one in the middle.

Mr. Phillips: No not that one. That one needs help too.

Mr. Scheerer: You've got the wet pond and then you have the sand pond next to it? Yeah, that's maintained by the CDD. What I may do with the other Board, there is a machine called a truxor machine and I have a company that owns one that I know. It's not my company. It's a giant paddle boat and they come in there and it's wide like this and it just rips all the plant material out from inside. It's very expensive because we don't have a place

to dump it. The price to do the work is probably double to dump it. But if that’s something that that Board would like us to do, I have no problem getting Applied Aquatic. It’s an aquatic harvester. Since we’re probably one here a little quicker than we normally are, I’ll see if I can find a photo of it. We used it at a place next to Bass Pro Shop called Story Drive CDD, which is another Lennar project.

SIXTH ORDER OF BUSINESS

Supervisor’s Request

Mr. LeBrun: That brings us down to Supervisor’s requests. Do any Supervisors have any special requests? Hearing none, we will move to the next item.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: We just need a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION C

Stoneybrook South

Community Development District

Summary of Invoices

January 28, 2025 - March 31, 2025

| Fund | Date | Check No.'s | Amount |
|--------------|----------------------|-------------|----------------------|
| General Fund | | | |
| | 2/3/25 | 192-194 | \$ 21,289.00 |
| | 2/6/25 | 195-203 | 120,381.49 |
| | 2/20/25 | 204 | 850.00 |
| | 2/27/25 | 205-207 | 23,722.64 |
| | 3/6/25 | 208-211 | 21,651.00 |
| | 3/13/25 | 212-215 | 40,388.87 |
| | 3/20/25 | 216 | 327.50 |
| | | | \$ 228,610.50 |
| Payroll Fund | | | |
| | <u>February 2025</u> | | |
| | Chris Manjourides | 50128 | \$ 184.70 |
| | Gerard Knights | 50129 | 184.70 |
| | Lawrence Bickel | 50130 | 184.70 |
| | Ronald Phillips | 50131 | 184.70 |
| | Terry Siron | 50132 | 109.70 |
| | | | \$ 848.50 |
| TOTAL | | | \$ 229,459.00 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------------------|-------|--------------|---------|------------------|-----------------|--------------|---------------------------|--------|-----------|--------------|---------|
| 2/03/25 | 00020 | 1/24/25 | 35293A | 202501 | 320-53800-47100 | | FOUNTAIN CLEAN ROUNDABOUT | * | 110.40 | | |
| | | 1/24/25 | 35293A | 202501 | 300-13100-10100 | | FOUNTAIN CLEAN ROUNDABOUT | * | 129.60 | | |
| FOUNTAIN DESIGN GROUP, INC. | | | | | | | | | | 240.00 | 000192 |
| 2/03/25 | 00056 | 12/01/24 | 29316 | 202412 | 320-53800-46200 | | LANDSCAPE MAINT DEC24 | * | 7,833.34 | | |
| | | 12/01/24 | 29316 | 202412 | 300-13100-10100 | | LANDSCAPE MAINT DEC24 | * | 9,195.66 | | |
| | | 1/15/25 | 30076 | 202501 | 320-53800-46200 | | LANDSCAPE MAINT JAN25 | * | 1,648.18 | | |
| | | 1/15/25 | 30076 | 202501 | 300-13100-10100 | | LANDSCAPE MAINT JAN25 | * | 1,934.82 | | |
| FLORALAWN 2 LLC | | | | | | | | | | 20,612.00 | 000193 |
| 2/03/25 | 00018 | 1/22/25 | 2018868 | 202501 | 310-51300-49200 | | 2024 TAX ROLL ADMIN FEE | * | 437.00 | | |
| OSCEOLA CTY PROPERTY APPRAISER | | | | | | | | | | 437.00 | 000194 |
| 2/06/25 | 00052 | 2/01/25 | 5747 | 202501 | 320-53800-46100 | | RPLC TREE/TWR/LNDSCP LGHT | * | 338.10 | | |
| | | 2/01/25 | 5747 | 202501 | 300-13100-10100 | | RPLC TREE/TWR/LNDSCP LGHT | * | 396.90 | | |
| BERRY CONSTRUCTION INC | | | | | | | | | | 735.00 | 000195 |
| 2/06/25 | 00056 | 12/16/24 | 29496 | 202412 | 320-53800-46200 | | 13907 PINE BRK MULCH INST | * | 10,118.16 | | |
| | | 12/16/24 | 29496 | 202412 | 300-13100-10100 | | 13907 PINE BRK MULCH INST | * | 11,877.84 | | |
| | | 12/30/24 | 29945 | 202412 | 320-53800-46200 | | ANNUAL WINTER 12/04/24 | * | 2,415.00 | | |
| | | 12/30/24 | 29945 | 202412 | 300-13100-10100 | | ANNUAL WINTER 12/04/24 | * | 2,835.00 | | |
| | | 1/23/25 | 30152 | 202501 | 320-53800-46200 | | 14101 PALM TRIMMING 01/14 | * | 4,802.40 | | |
| | | 1/23/25 | 30152 | 202501 | 300-13100-10100 | | 14101 PALM TRIMMING 01/14 | * | 5,637.60 | | |
| | | 2/01/25 | 30324 | 202502 | 320-53800-46200 | | LANDSCAPE MAINT FEB25 | * | 9,481.52 | | |
| | | 2/01/25 | 30324 | 202502 | 300-13100-10100 | | LANDSCAPE MAINT FEB25 | * | 11,130.48 | | |
| FLORALAWN 2 LLC | | | | | | | | | | 58,298.00 | 000196 |
| 2/06/25 | 00012 | 2/01/25 | 248134B | 202502 | 320-53800-47000 | | MTHLY WATER MGMT FEB25 | * | 79.12 | | |
| SSTH STONE SOUTH TVISCARRA | | | | | | | | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------|--------------|--|--------|-----------|--------------|---------|
| | | 2/01/25 | 248134B | 202502 | 300-13100 | 10100 | MTHLY WATER MGMT FEB25 THE LAKE DOCTORS, INC. | * | 92.88 | 172.00 | 000197 |
| 2/06/25 | 00060 | 2/01/25 | 3673712 | 202502 | 320-53800 | 47200 | POND MAINTENANCE FEB25 | * | 282.90 | | |
| | | 2/01/25 | 3673712 | 202502 | 300-13100 | 10100 | POND MAINTENANCE FEB25 TIGRIS AQUATIC SERVICES LLC | * | 332.10 | 615.00 | 000198 |
| 2/06/25 | 00001 | 2/01/25 | 223 | 202502 | 310-51300 | 34000 | MANAGEMENT FEES FEB25 | * | 3,750.00 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 35200 | WEBSITE ADMIN FEB25 | * | 105.00 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 35100 | INFORMATION TECH FEB25 | * | 157.50 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 31300 | DISSEMINATION FEE FEB25 | * | 525.00 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 51000 | OFFICE SUPPLIES | * | .45 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 42000 | POSTAGE | * | 26.43 | | |
| | | 2/01/25 | 223 | 202502 | 310-51300 | 42500 | COPIES | * | 131.10 | | |
| | | 2/01/25 | 224 | 202502 | 320-53800 | 12000 | FIELD MANAGEMENT FEB25 GOVERNMENTAL MANAGEMENT SERVICES | * | 1,536.17 | 6,231.65 | 000199 |
| 2/06/25 | 00002 | 1/24/25 | 11045014 | 202501 | 310-51300 | 48000 | NOT.AUDIT SELECT 02/03/25 ORLANDO SENTINEL | * | 238.18 | 238.18 | 000200 |
| 2/06/25 | 00032 | 2/10/25 | 02102025 | 202502 | 300-20700 | 10100 | FY25 DEBT SRVC SER2014 STONEBROOK SOUTH CDD C/O USBANK | * | 34,537.22 | 34,537.22 | 000201 |
| 2/06/25 | 00032 | 2/10/25 | 02102025 | 202502 | 300-20700 | 10200 | FY24 DEBT SRVC SER2023 STONEBROOK SOUTH CDD C/O USBANK | * | 19,310.44 | 19,310.44 | 000202 |
| 2/06/25 | 00011 | 1/14/25 | 25848 | 202411 | 310-51300 | 31500 | REV.AGDA PCKGE/FOLLOW UP | * | 91.50 | | |
| | | 2/06/25 | 25999 | 202412 | 310-51300 | 31500 | PREP/ATTEND BRD MTG-PHONE STRALEY ROBIN VERICKER PA | * | 152.50 | 244.00 | 000203 |
| | | | | | | | SSTH STONE SOUTH TVISCARRA | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------|--------|----------|--------------|---------|
| 2/20/25 | 00042 | 2/12/25 | 2069 | 202502 | 320 | 53800 | 47300 | | PRS.WSH-ROUNDAABOUT/ISLAND | * | 391.00 | | |
| | | 2/12/25 | 2069 | 202502 | 300 | 13100 | 10100 | | PRS.WSH-ROUNDAABOUT/ISLAND | * | 459.00 | | |
| PRESSURE WASH THIS | | | | | | | | | | | | 850.00 | 000204 |
| 2/27/25 | 99999 | 2/27/25 | VOID | 202502 | 000 | 00000 | 00000 | | VOID CHECK | C | .00 | | |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | | .00 | 000205 |
| 2/27/25 | 00022 | 2/06/25 | 02262025 | 202401 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-JAN24 | * | 1,067.51 | | |
| | | 2/26/25 | 02262025 | 202310 | 320 | 53800 | 43100 | | DUKE#9100 8720 7357-FY23 | * | 8,683.50 | | |
| | | 2/26/25 | 02262025 | 202411 | 300 | 13100 | 10100 | | DUKE#9100 8671 3091-NOV24 | * | 571.00 | | |
| | | 2/26/25 | 02262025 | 202310 | 320 | 53800 | 43100 | | DUKE#9100 8720 7357-OCT23 | * | 1,088.80 | | |
| | | 2/26/25 | 02262025 | 202311 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-NOV23 | * | 1,088.80 | | |
| | | 2/26/25 | 02262025 | 202312 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-DEC23 | * | 1,088.80 | | |
| | | 2/26/25 | 02262025 | 202402 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-FEB24 | * | 1,067.51 | | |
| | | 2/26/25 | 02262025 | 202403 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-MAR24 | * | 1,067.40 | | |
| | | 2/26/25 | 02262025 | 202404 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-APR24 | * | 1,067.55 | | |
| | | 2/26/25 | 02262025 | 202405 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-MAY24 | * | 1,067.55 | | |
| | | 2/26/25 | 02262025 | 202406 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-JUN24 | * | 1,057.22 | | |
| | | 2/26/25 | 02262025 | 202407 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-JUL24 | * | 1,057.22 | | |
| | | 2/26/25 | 02262025 | 202408 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-AUG24 | * | 1,057.22 | | |
| | | 2/26/25 | 02262025 | 202409 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-SEP24 | * | 1,057.33 | | |
| | | 2/26/25 | 02262025 | 202410 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-OCT24 | * | 486.37 | | |
| | | 2/26/25 | 02262025 | 202410 | 300 | 13100 | 10100 | | DUKE#9100 8671 3091-OCT24 | * | 570.96 | | |
| | | 2/26/25 | 02262025 | 202411 | 320 | 53800 | 43100 | | DUKE#9100 8671 3091-NOV24 | * | 486.40 | | |
| CHAMPIONSGATE MASTER ASSOCIATION | | | | | | | | | | | | 23,631.14 | 000206 |

SSTH STONE SOUTH TVISCARRA

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|---------|------------------|-----------------|-----|----------|--|--------|-----------|--------------|---------|
| 2/27/25 | 00011 | 2/26/25 | 26078 | 202501 | 310-51300-31500 | | | REV.AGDA PCKGE/FOLLOW UP STRALEY ROBIN VERICKER PA | * | 91.50 | 91.50 | 000207 |
| 3/06/25 | 00020 | 2/26/25 | 35531A | 202502 | 320-53800-47100 | | | FOUNTAIN CLEAN ROUNDABOUT | * | 110.40 | | |
| | | 2/26/25 | 35531A | 202502 | 300-13100-10100 | | | FOUNTAIN CLEAN ROUNDABOUT FOUNTAIN DESIGN GROUP, INC. | * | 129.60 | 240.00 | 000208 |
| 3/06/25 | 00056 | 3/01/25 | 30806 | 202503 | 320-53800-46200 | | | LANDSCAPE MAINT MAR25 | * | 9,481.52 | | |
| | | 3/01/25 | 30806 | 202503 | 300-13100-10100 | | | LANDSCAPE MAINT MAR25 FLORALAWN 2 LLC | * | 11,130.48 | 20,612.00 | 000209 |
| 3/06/25 | 00012 | 3/01/25 | 255629B | 202503 | 320-53800-47000 | | | MTHLY WATER MGMT MAR25 | * | 84.64 | | |
| | | 3/01/25 | 255629B | 202503 | 300-13100-10100 | | | MTHLY WATER MGMT MAR25 THE LAKE DOCTORS, INC. | * | 99.36 | 184.00 | 000210 |
| 3/06/25 | 00060 | 3/01/25 | 3673713 | 202503 | 320-53800-47200 | | | POND MAINTENANCE MAR25 | * | 282.90 | | |
| | | 3/01/25 | 3673713 | 202503 | 300-13100-10100 | | | POND MAINTENANCE MAR25 TIGRIS AQUATIC SERVICES LLC | * | 332.10 | 615.00 | 000211 |
| 3/13/25 | 00001 | 3/01/25 | 225 | 202503 | 310-51300-34000 | | | MANAGEMENT FEES MAR25 | * | 3,750.00 | | |
| | | 3/01/25 | 225 | 202503 | 310-51300-35200 | | | WEBSITE ADMIN MAR25 | * | 105.00 | | |
| | | 3/01/25 | 225 | 202503 | 310-51300-35100 | | | INFORMATION TECH MAR25 | * | 157.50 | | |
| | | 3/01/25 | 225 | 202503 | 310-51300-31300 | | | DISSEMINATION FEE MAR25 | * | 525.00 | | |
| | | 3/01/25 | 225 | 202503 | 310-51300-51000 | | | OFFICE SUPPLIES | * | .36 | | |
| | | 3/01/25 | 225 | 202503 | 310-51300-42000 | | | POSTAGE | * | 57.25 | | |
| | | 3/01/25 | 226 | 202503 | 320-53800-12000 | | | FIELD MANAGEMENT MAR25 | * | 1,536.17 | | |
| | | 3/01/25 | 226A | 202501 | 310-51300-51000 | | | OFFICE DEPOT-W2/1099 FORM | * | 9.48 | | |
| | | 3/01/25 | 226A | 202501 | 310-51300-42000 | | | USPS-MAIL 941 FORMS | * | 1.85 | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | 6,142.61 | 000212 |
| SSTH STONE SOUTH TVISCARRA | | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|---------------------------|--------|------------|----------------------------|
| 3/13/25 | 00044 | 3/10/25 17292 | 202503 320-53800-47100 | CLEAN FOUNTAIN | * | 46.00 | |
| | | 3/10/25 17292 | 202503 300-13100-10100 | CLEAN FOUNTAIN | * | 54.00 | |
| | | | | | | | 100.00 000213 |
| 3/13/25 | 00032 | 3/11/25 03112025 | 202503 300-20700-10100 | FY25 DEBT SRVC SER2014 | * | 21,900.99 | |
| | | | | | | | 21,900.99 000214 |
| 3/13/25 | 00032 | 3/11/25 03112025 | 202503 300-20700-10200 | FY25 DEBT SRVC SER2023 | * | 12,245.27 | |
| | | | | | | | 12,245.27 000215 |
| 3/20/25 | 00011 | 3/17/25 26215 | 202502 310-51300-31500 | FY25-26 BDGT/PUB.HEAR/MTG | * | 327.50 | |
| | | | | | | | 327.50 000216 |
| TOTAL FOR BANK B | | | | | | 228,610.50 | |
| TOTAL FOR REGISTER | | | | | | 228,610.50 | |

SSTH STONE SOUTH TVISCARRA

SECTION D

Stoneybrook South
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Stoneybrook South
Community Development District
Balance Sheet
February 28, 2025

| | <i>General Fund</i> | <i>Capital Reserve Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|---------------------------------|------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash - SouthState Bank | \$ 120,428 | \$ 318,517 | \$ - | \$ 438,946 |
| Investments: | | | | |
| Series 2014 | | | | |
| Reserve | - | - | 611,806 | 611,806 |
| Revenue | - | - | 1,660,262 | 1,660,262 |
| Series 2023 | | | | |
| Revenue | - | - | 616,143 | 616,143 |
| Interest | - | - | 2 | 2 |
| Investment - SBA | 621,858 | 1,094,971 | - | 1,716,830 |
| Due From General Fund | - | - | - | - |
| Due From SSC CDD | 106,792 | - | - | 106,792 |
| Total Assets | \$ 849,079 | \$ 1,413,489 | \$ 2,888,214 | \$ 5,150,781 |
| Liabilities: | | | | |
| Accounts Payable | \$ 579 | \$ - | \$ - | \$ 579 |
| Due to Debt Service 2014 | - | - | - | - |
| Due to Debt Service 2023 | - | - | - | - |
| Due to SSC CDD | 53,572 | - | - | 53,572 |
| Total Liabilities | \$ 54,151 | \$ - | \$ - | \$ 54,151 |
| Fund Balances: | | | | |
| Assigned For Debt Service 2014 | \$ - | \$ - | \$ 2,272,068 | \$ 2,272,068 |
| Assigned For Debt Service 2023 | - | - | 616,145 | 616,145 |
| Assigned For Capital Reserves | - | 1,413,489 | - | 1,413,489 |
| Unassigned | 794,928 | - | - | 794,928 |
| Total Fund Balances | \$ 794,928 | \$ 1,413,489 | \$ 2,888,214 | \$ 5,096,630 |
| Total Liabilities & Fund Equity | \$ 849,079 | \$ 1,413,489 | \$ 2,888,214 | \$ 5,150,781 |

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

| | Adopted | Prorated Budget | Actual | |
|--------------------------------|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 02/28/25 | Thru 02/28/25 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 845,101 | \$ 760,144 | \$ 760,144 | \$ - |
| Interest | 12,000 | 5,000 | 5,810 | 810 |
| Total Revenues | \$ 857,101 | \$ 765,144 | \$ 765,954 | \$ 810 |
| Expenditures: | | | | |
| Administrative: | | | | |
| Supervisor Fees | \$ 8,000 | \$ 3,333 | \$ 3,000 | \$ 333 |
| FICA Expense | 612 | 255 | 230 | 26 |
| Engineering Fees | 10,000 | 4,167 | 2,113 | 2,054 |
| Attorney | 15,000 | 6,250 | 938 | 5,313 |
| Arbitrage | 1,100 | - | - | - |
| Dissemination | 6,300 | 2,625 | 2,625 | - |
| Annual Audit | 4,650 | - | - | - |
| Trustee Fees | 8,500 | - | - | - |
| Assessment Administration | 6,300 | 6,300 | 6,300 | - |
| Management Fees | 45,000 | 18,750 | 18,750 | - |
| Information Technology | 1,890 | 788 | 788 | - |
| Website Maintenance | 1,260 | 525 | 525 | - |
| Telephone | 50 | 21 | - | 21 |
| Postage | 500 | 208 | 69 | 139 |
| Printing & Binding | 400 | 167 | 131 | 35 |
| Insurance | 7,055 | 7,055 | 6,861 | 194 |
| Legal Advertising | 2,500 | 1,042 | 703 | 338 |
| Other Current Charges | 1,200 | 500 | 235 | 265 |
| Office Supplies | 100 | 42 | 11 | 31 |
| Property Appraiser Fee | 700 | 437 | 437 | - |
| Property Taxes | 50 | 50 | 1 | 49 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total Administrative: | \$ 121,342 | \$ 52,689 | \$ 43,891 | \$ 8,797 |

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 02/28/25 | Thru 02/28/25 | Variance |
| <i>Operations & Maintenance</i> | | | | |
| Field Services | \$ 18,434 | \$ 7,681 | \$ 7,681 | \$ (0) |
| Property Insurance | 15,362 | 15,362 | 14,646 | 716 |
| Electric | 57,108 | 23,795 | 18,547 | 5,248 |
| Streetlights | 149,038 | 62,099 | 69,824 | (7,725) |
| Water & Sewer | 156,688 | 65,287 | 65,365 | (78) |
| Landscape Maintenance | 219,427 | 91,428 | 109,557 | (18,129) |
| Landscape Contingency | 30,940 | 12,892 | 2,129 | 10,763 |
| Tree Trimming | 2,304 | 960 | - | 960 |
| Lake Maintenance | 5,069 | 2,112 | 1,640 | 472 |
| Irrigation Repairs | 20,738 | 8,641 | 2,145 | 6,495 |
| Entry & Walls Maintenance | 6,913 | 2,880 | 338 | 2,542 |
| Fountain Repair & Maintenance | 3,456 | 1,440 | 4,897 | (3,457) |
| Miscellaneous - Stormwater Control | 2,304 | 960 | 856 | 105 |
| Mitigation Monitoring & Maintenance | 6,495 | 2,706 | 2,972 | (265) |
| Pressure Washing | 2,304 | 960 | 391 | 569 |
| Repairs & Maintenance | 4,608 | 1,920 | 662 | 1,258 |
| Sidewalk Repair & Maintenance | 2,304 | 960 | - | 960 |
| Roadway Repair & Maintenance - Storm Gutters | 2,304 | 960 | - | 960 |
| Contingency | 6,913 | 2,880 | - | 2,880 |
| Hurricane Expenses | - | - | 3,257 | (3,257) |
| Total Operations & Maintenance: | \$ 712,713 | \$ 305,925 | \$ 304,907 | \$ 1,018 |
| <i>Reserves</i> | | | | |
| Capital Reserve Transfer | \$ 23,046 | \$ 23,046 | \$ 23,046 | \$ - |
| Total Reserves | \$ 23,046 | \$ 23,046 | \$ 23,046 | \$ - |
| Total Expenditures | \$ 857,101 | \$ 381,660 | \$ 371,845 | \$ 9,815 |
| Excess Revenues (Expenditures) | \$ 0 | | \$ 394,109 | |
| Fund Balance - Beginning | \$ - | | \$ 400,819 | |
| Fund Balance - Ending | \$ 0 | | \$ 794,928 | |

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

| | Adopted Budget | Prorated Budget Thru 02/28/25 | Actual Thru 02/28/25 | Variance |
|---------------------------------------|---------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Transfer In | \$ 23,046 | \$ 23,046 | \$ 23,046 | \$ - |
| Interest | 60,000 | 25,000 | 24,315 | (685) |
| Total Revenues | \$ 83,046 | \$ 48,046 | \$ 47,361 | \$ (685) |
| Expenditures: | | | | |
| Contingency | \$ 600 | \$ - | \$ - | \$ - |
| Capital Outlay | 61,139 | 25,475 | - | 25,475 |
| Total Expenditures | \$ 61,739 | \$ 25,475 | \$ - | \$ 25,475 |
| Excess Revenues (Expenditures) | \$ 21,307 | \$ 22,571 | \$ 47,361 | |
| Fund Balance - Beginning | \$ 1,379,192 | | \$ 1,366,128 | |
| Fund Balance - Ending | \$ 1,400,499 | | \$ 1,413,489 | |

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

| | Adopted Budget | Prorated Budget Thru 02/28/25 | Actual Thru 02/28/25 | Variance |
|---|---------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments | \$ 1,040,511 | \$ 935,909 | \$ 935,909 | \$ - |
| Interest | 85,000 | 35,417 | 35,311 | (106) |
| Total Revenues | \$ 1,125,511 | \$ 971,326 | \$ 971,220 | \$ (106) |
| Expenditures: | | | | |
| Series 2014 | | | | |
| Interest - 11/01 | \$ 329,538 | \$ 329,538 | \$ 329,538 | \$ - |
| Principal - 11/01 | 340,000 | 340,000 | 340,000 | - |
| Interest - 05/01 | 321,463 | - | - | - |
| Total Expenditures | \$ 991,000 | \$ 669,538 | \$ 669,538 | \$ - |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Excess Revenues (Expenditures) | \$ 134,511 | | \$ 301,682 | |
| Fund Balance - Beginning | \$ 1,332,396 | | \$ 1,970,386 | |
| Fund Balance - Ending | \$ 1,466,907 | | \$ 2,272,068 | |

Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|---------------|
| | Budget | Thru 02/28/25 | Thru 02/28/25 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 581,771 | \$ 523,285 | \$ 523,285 | \$ - |
| Interest | 12,000 | 5,000 | 5,233 | 233 |
| Total Revenues | \$ 593,771 | \$ 528,285 | \$ 528,518 | \$ 233 |
| Expenditures: | | | | |
| Series 2023 | | | | |
| Interest - 11/01 | \$ 151,520 | \$ 151,520 | \$ 151,520 | \$ - |
| Principal - 05/01 | 284,000 | - | - | - |
| Interest - 05/01 | 151,520 | - | - | - |
| Total Expenditures | \$ 587,039 | \$ 151,520 | \$ 151,520 | \$ - |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Excess Revenues (Expenditures) | \$ 6,732 | | \$ 376,998 | |
| Fund Balance - Beginning | \$ 228,020 | | \$ 239,147 | |
| Fund Balance - Ending | \$ 234,752 | | \$ 616,145 | |

Stoneybrook South
Community Development District

Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|--|--------------------|-------------------|-------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments | \$ - | \$ 104,130 | \$ 594,938 | \$ 33,646 | \$ 27,429 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 760,144 |
| Interest | 201 | 65 | 992 | 2,395 | 2,156 | - | - | - | - | - | - | - | 5,810 |
| Miscellaneous Income | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Revenues | \$ 201 | \$ 104,195 | \$ 595,931 | \$ 36,042 | \$ 29,585 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 765,954 |
| Expenditures: | | | | | | | | | | | | | |
| Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 |
| FICA Expense | 77 | - | 77 | - | 77 | - | - | - | - | - | - | - | 230 |
| Engineering Fees | 2,113 | - | - | - | - | - | - | - | - | - | - | - | 2,113 |
| Attorney | 275 | 92 | 153 | 92 | 328 | - | - | - | - | - | - | - | 938 |
| Arbitrage | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination | 525 | 525 | 525 | 525 | 525 | - | - | - | - | - | - | - | 2,625 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessment Administration | 6,300 | - | - | - | - | - | - | - | - | - | - | - | 6,300 |
| Management Fees | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | - | - | - | - | - | - | - | 18,750 |
| Information Technology | 158 | 158 | 158 | 158 | 158 | - | - | - | - | - | - | - | 788 |
| Website Maintenance | 105 | 105 | 105 | 105 | 105 | - | - | - | - | - | - | - | 525 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage | 18 | 5 | 4 | 17 | 26 | - | - | - | - | - | - | - | 69 |
| Printing & Binding | - | 0 | - | - | 131 | - | - | - | - | - | - | - | 131 |
| Insurance | 6,861 | - | - | - | - | - | - | - | - | - | - | - | 6,861 |
| Legal Advertising | - | 242 | 223 | 238 | - | - | - | - | - | - | - | - | 703 |
| Other Current Charges | 61 | 74 | 50 | - | 50 | - | - | - | - | - | - | - | 235 |
| Office Supplies | 0 | 0 | 0 | 10 | 0 | - | - | - | - | - | - | - | 11 |
| Property Appraiser Fee | - | - | - | 437 | - | - | - | - | - | - | - | - | 437 |
| Property Taxes | - | 1 | - | - | - | - | - | - | - | - | - | - | 1 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total Administrative: | \$ 21,416 | \$ 4,952 | \$ 6,044 | \$ 5,331 | \$ 6,149 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 43,891 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Field Services | \$ 1,536 | \$ 1,536 | \$ 1,536 | \$ 1,536 | \$ 1,536 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,681 |
| Property Insurance | 14,646 | - | - | - | - | - | - | - | - | - | - | - | 14,646 |
| Electric | 3,854 | 3,113 | 3,787 | 3,944 | 3,849 | - | - | - | - | - | - | - | 18,547 |
| Streetlights | 14,096 | 13,383 | 12,929 | 11,862 | 17,554 | - | - | - | - | - | - | - | 69,824 |
| Water & Sewer | 10,655 | 12,246 | 12,585 | 13,263 | 16,616 | - | - | - | - | - | - | - | 65,365 |
| Landscape Maintenance | 15,171 | 15,171 | 38,167 | 23,029 | 18,020 | - | - | - | - | - | - | - | 109,557 |
| Landscape Contingency | - | - | 1,554 | 575 | - | - | - | - | - | - | - | - | 2,129 |
| Tree Trimming | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Lake Maintenance | 328 | 328 | 328 | 328 | 328 | - | - | - | - | - | - | - | 1,640 |
| Irrigation Repairs | 2,145 | - | - | - | - | - | - | - | - | - | - | - | 2,145 |
| Entry & Walls Maintenance | - | - | - | 338 | - | - | - | - | - | - | - | - | 338 |
| Fountain Repair & Maintenance | 338 | 266 | 4,072 | 110 | 110 | - | - | - | - | - | - | - | 4,897 |
| Miscellaneous - Stormwater Control | 856 | - | - | - | - | - | - | - | - | - | - | - | 856 |
| Mitigation Monitoring & Maintenance | 269 | 1,868 | 269 | 283 | 283 | - | - | - | - | - | - | - | 2,972 |
| Pressure Washing | - | - | - | - | 391 | - | - | - | - | - | - | - | 391 |
| Repairs & Maintenance | 662 | - | - | - | - | - | - | - | - | - | - | - | 662 |
| Sidewalk Repair & Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Roadway Repair & Maintenance - Storm Gutters | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Hurricane Expenses | 3,257 | - | - | - | - | - | - | - | - | - | - | - | 3,257 |
| Total Operations & Maintenance: | \$ 67,814 | \$ 47,912 | \$ 75,226 | \$ 55,268 | \$ 58,687 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 304,907 |
| Reserves | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ 23,046 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 23,046 |
| Total Reserves | \$ - | \$ - | \$ 23,046 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 23,046 |
| Total Expenditures | \$ 89,230 | \$ 52,864 | \$ 104,316 | \$ 60,599 | \$ 64,836 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 371,845 |
| Excess Revenues (Expenditures) | \$ (89,029) | \$ 51,331 | \$ 491,615 | \$ (24,557) | \$ (35,252) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 394,109 |

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 899,043.92 \$ 1,106,926.81 \$ 618,904.48 \$ 2,624,875.21
 Net Assessments \$ 845,101.28 \$ 1,040,511.20 \$ 581,770.21 \$ 2,467,382.70

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 |
|--------------|--------------|------------------------|---------------------|---------------------|--------------------|------------------------|----------------------|------------------------|------------------------|------------------------|
| 11/18/24 | ACH | \$28,051.17 | \$533.28 | \$1,387.14 | \$0.00 | \$26,130.75 | \$8,950.02 | \$11,019.51 | \$6,161.22 | \$26,130.75 |
| 11/22/24 | ACH | \$295,376.94 | \$5,671.25 | \$11,815.01 | \$0.00 | \$277,890.68 | \$95,180.12 | \$117,188.29 | \$65,522.27 | \$277,890.68 |
| 12/10/24 | ACH | \$780.26 | \$15.37 | \$11.70 | \$0.00 | \$753.19 | \$257.97 | \$317.63 | \$177.59 | \$753.19 |
| 12/11/24 | ACH | \$1,749,555.16 | \$33,591.46 | \$69,981.74 | \$0.00 | \$1,645,981.96 | \$563,763.97 | \$694,121.21 | \$388,096.78 | \$1,645,981.96 |
| 12/20/24 | ACH | \$95,372.53 | \$1,842.13 | \$3,265.91 | \$0.00 | \$90,264.49 | \$30,916.42 | \$38,065.12 | \$21,282.95 | \$90,264.49 |
| 01/09/25 | ACH | \$12,522.93 | \$242.93 | \$375.69 | \$0.00 | \$11,904.31 | \$4,077.34 | \$5,020.12 | \$2,806.85 | \$11,904.31 |
| 01/09/25 | ACH | \$88,927.53 | \$1,724.80 | \$2,688.73 | \$0.00 | \$84,514.00 | \$28,946.82 | \$35,640.10 | \$19,927.08 | \$84,514.00 |
| 01/28/25 | ACH | \$0.00 | \$0.00 | \$0.00 | \$1,816.51 | \$1,816.51 | \$622.17 | \$766.03 | \$428.30 | \$1,816.50 |
| 02/10/25 | ACH | \$1,577.99 | \$31.55 | \$0.00 | \$0.00 | \$1,546.44 | \$529.67 | \$652.14 | \$364.63 | \$1,546.44 |
| 02/10/25 | ACH | \$81,816.71 | \$1,602.77 | \$1,678.16 | \$0.00 | \$78,535.78 | \$26,899.23 | \$33,119.05 | \$18,517.51 | \$78,535.79 |
| 03/11/25 | ACH | \$810.42 | \$16.21 | \$0.00 | \$0.00 | \$794.21 | \$272.02 | \$334.92 | \$187.26 | \$794.20 |
| 03/11/25 | ACH | \$52,726.32 | \$1,043.67 | \$542.65 | \$0.00 | \$51,140.00 | \$17,515.92 | \$21,566.07 | \$12,058.01 | \$51,140.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 2,407,517.96 | \$ 46,315.42 | \$ 91,746.73 | \$ 1,816.51 | \$ 2,271,272.32 | \$ 777,931.67 | \$ 957,810.19 | \$ 535,530.45 | \$ 2,271,272.31 |

| | |
|----------------------|-------------------------------------|
| 92.05% | Net Percent Collected |
| \$ 196,110.38 | Balance Remaining to Collect |

SECTION IV

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

February 7, 2025

Board of Supervisors
Stoneybrook South Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Stoneybrook South Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stoneybrook South Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,600 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$3,700, \$3,800, \$3,900 and \$4,000, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stoneybrook South Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

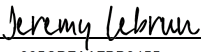
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stoneybrook South Community Development District.

Signed by: 

By: _____
665CD7AA7BB8455...

Title: Assistant Secretary

Date: 2025-02-07



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South Community Development District (“**District**”) prior to June 15, 2025 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 4, 2025
HOUR: 10:00 a.m.
LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, Florida 33896

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

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

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

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

PASSED AND ADOPTED ON APRIL 7, 2025.

Attest:

**Stoneybrook South Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Stoneybrook South
Community Development District

Proposed Budget
FY2026

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Stoneybrook South

Community Development District

Proposed Budget

FY2026

General Fund

| | Adopted Budget | Actual Thru | Projected Next | Total Projected | Proposed Budget |
|--|-------------------|-------------------|---------------------|--------------------|--------------------|
| | FY2025 | 2/28/25 | 7 Months | 9/30/25 | FY2026 |
| Revenues: | | | | | |
| Special Assessments | \$ 845,101 | \$ 760,144 | \$ 84,958 | \$ 845,101 | \$ 845,101 |
| Interest | 12,000 | 5,810 | 8,000 | 13,810 | 12,000 |
| Carry Forward Surplus | - | - | - | - | 12,765 |
| Total Revenues | \$ 857,101 | \$ 765,954 | \$ 92,958 | \$ 858,911 | \$ 869,866 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Supervisor Fees | \$ 8,000 | \$ 3,000 | \$ 3,000 | \$ 6,000 | \$ 8,000 |
| FICA Expense | 612 | 230 | 230 | 459 | 612 |
| Engineering Fees | 10,000 | 2,113 | 5,388 | 7,500 | 10,000 |
| Attorney | 15,000 | 938 | 4,063 | 5,000 | 15,000 |
| Arbitrage | 1,100 | - | 1,100 | 1,100 | 1,100 |
| Dissemination | 6,300 | 2,625 | 3,675 | 6,300 | 6,489 |
| Annual Audit | 4,650 | - | 3,600 | 3,600 | 3,700 |
| Trustee Fees | 8,500 | - | 8,500 | 8,500 | 9,350 |
| Assessment Administration | 6,300 | 6,300 | - | 6,300 | 6,489 |
| Management Fees | 45,000 | 18,750 | 26,250 | 45,000 | 46,350 |
| Information Technology | 1,890 | 788 | 1,103 | 1,890 | 1,947 |
| Website Maintenance | 1,260 | 525 | 735 | 1,260 | 1,298 |
| Telephone | 50 | - | 25 | 25 | 50 |
| Postage | 500 | 69 | 181 | 250 | 500 |
| Printing & Binding | 400 | 131 | 119 | 250 | 400 |
| Insurance | 7,055 | 6,861 | - | 6,861 | 7,547 |
| Legal Advertising | 2,500 | 703 | 1,797 | 2,500 | 2,500 |
| Other Current Charges | 1,200 | 235 | 525 | 760 | 1,200 |
| Office Supplies | 100 | 11 | 14 | 25 | 100 |
| Property Appraiser Fee | 700 | 437 | - | 437 | 700 |
| Property Taxes | 50 | 1 | - | 1 | 50 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| Total Administrative: | \$ 121,342 | \$ 43,891 | \$ 60,302 | \$ 104,194 | \$ 123,557 |
| Operations & Maintenance | | | | | |
| Field Services | \$ 18,434 | \$ 7,681 | \$ 10,753 | \$ 18,434 | \$ 18,987 |
| Property Insurance | 15,362 | 14,646 | - | 14,646 | 16,874 |
| Electric | 57,108 | 18,547 | 25,200 | 43,747 | 52,998 |
| Streetlights | 149,038 | 69,824 | 91,000 | 160,824 | 170,028 |
| Reclaimed Water | 156,688 | 65,365 | 120,150 | 185,515 | 172,818 |
| Landscape Maintenance | 219,427 | 109,557 | 126,137 | 235,694 | 236,184 |
| Landscape Contingency | 30,940 | 2,129 | 10,339 | 12,467 | 18,434 |
| Tree Trimming | 2,304 | - | 1,150 | 1,150 | 2,304 |
| Aquatic Maintenance | 5,069 | 1,640 | 2,296 | 3,936 | 4,822 |
| Irrigation Repairs | 20,738 | 2,145 | 8,205 | 10,350 | 16,130 |
| Entry & Walls Maintenance | 6,913 | 338 | 3,295 | 3,633 | 4,608 |
| Fountain Repair & Maintenance | 3,456 | 4,897 | 819 | 5,716 | 6,913 |
| Miscellaneous - Stormwater Control | 2,304 | 856 | 524 | 1,380 | 2,304 |
| Mitigation Monitoring & Maintenance | 6,495 | 2,972 | 1,980 | 4,952 | 6,775 |
| Pressure Washing | 2,304 | 391 | 759 | 1,150 | 2,304 |
| Repairs & Maintenance | 4,608 | 662 | 1,638 | 2,300 | 4,608 |
| Sidewalk Repair & Maintenance | 2,304 | - | 1,150 | 1,150 | 2,304 |
| Roadway Repair & Maintenance - Storm Gutters | 2,304 | - | 1,150 | 1,150 | 2,304 |
| Contingency | 6,913 | - | 3,450 | 3,450 | 4,608 |
| Hurricane Expenses | - | 3,257 | - | 3,257 | - |
| Total Operations & Maintenance: | \$ 712,713 | \$ 304,907 | \$ 409,994 | \$ 714,901 | \$ 746,309 |
| Reserves | | | | | |
| Capital Reserve Transfer | \$ 23,046 | \$ 23,046 | \$ - | \$ 23,046 | \$ - |
| Total Reserves | \$ 23,046 | \$ 23,046 | \$ - | \$ 23,046 | \$ - |
| Total Expenditures | \$ 857,101 | \$ 371,845 | \$ 470,296 | \$ 842,141 | \$ 869,866 |
| Excess Revenues (Expenditures) | \$ 0 | \$ 394,109 | \$ (377,338) | \$ 16,770 | \$ 0 |

| | |
|----------------------|-----------|
| Net Assessment | \$845,101 |
| Collection Cost (6%) | \$53,943 |
| Gross Assessment | \$899,044 |

Stoneybrook South

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2026

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

FY2025

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

Variance Chart

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

Shared Costs

| Operations & Maintenance Descriptions | FY2025 Budget | FY2025 Projections | Total Proposed 2026 Budget | SS CDD 46% | SSC CDD 54% |
|---|--------------------|--------------------|----------------------------|------------------|------------------|
| | 1 Field Services | \$40,000 | \$40,000 | \$41,200 | \$18,987 |
| 2 Property Insurance | \$33,335 | \$31,839 | \$36,615 | \$16,874 | \$19,741 |
| 3 Electric | \$123,920 | \$94,081 | \$115,000 | \$52,998 | \$62,002 |
| 4 Streetlights | \$323,400 | \$345,335 | \$368,946 | \$170,028 | \$198,918 |
| 5 Water & Sewer | \$340,000 | \$401,225 | \$375,000 | \$172,818 | \$202,182 |
| 6 Landscape Maintenance | \$476,138 | \$512,382 | \$512,498 | \$236,184 | \$276,314 |
| 7 Landscape Contingency | \$67,138 | \$27,499 | \$40,000 | \$18,434 | \$21,566 |
| 8 Tree Trimming | \$5,000 | \$2,500 | \$5,000 | \$2,304 | \$2,696 |
| 9 Lake Maintenance | \$11,000 | \$8,872 | \$10,464 | \$4,822 | \$5,642 |
| 10 Irrigation Repairs | \$45,000 | \$22,500 | \$35,000 | \$16,130 | \$18,870 |
| 11 Entry & Walls Maintenance | \$15,000 | \$7,500 | \$10,000 | \$4,608 | \$5,392 |
| 12 Fountain Repair & Maintenance | \$7,500 | \$12,746 | \$15,000 | \$6,913 | \$8,087 |
| 13 Miscellaneous - Stormwater Control | \$5,000 | \$3,000 | \$5,000 | \$2,304 | \$2,696 |
| 14 Mitigation Monitoring & Maintenance | \$14,093 | \$10,449 | \$14,701 | \$6,775 | \$7,926 |
| 15 Pressure Washing | \$5,000 | \$2,500 | \$5,000 | \$2,304 | \$2,696 |
| 16 Repairs & Maintenance | \$10,000 | \$5,000 | \$10,000 | \$4,608 | \$5,392 |
| 17 Sidewalk Repair & Maintenance | \$5,000 | \$2,500 | \$5,000 | \$2,304 | \$2,696 |
| 18 Roadway Repair & Maintenance - Storm Gutters | \$5,000 | \$2,500 | \$5,000 | \$2,304 | \$2,696 |
| 19 Contingency | \$15,000 | \$7,500 | \$10,000 | \$4,608 | \$5,392 |
| Total | \$1,546,524 | \$1,539,930 | \$1,619,424 | \$746,309 | \$873,115 |

Stoneybrook South Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

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

Interest

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Stoneybrook South

Community Development District

GENERAL FUND BUDGET

Dissemination

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau and Associates for this service.

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Field:

The District is proposing for FY26 a shared cost for a maintenance costs. 46% of the maintenance costs will be allocated to Stoneybrook South and 54% will be allocated to Stoneybrook South at ChampionsGate during Fiscal Year 2026. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South and Stoneybrook South at ChampionsGate regarding the joint maintenance.

Field Services

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Property Insurance

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

Electric

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

| Account # | Description | Monthly | Annual |
|-----------------------|--|--------------|------------------|
| 9100 8720 7117 | 1300 Stoneybrook Blvd S, Fountain | \$1,170 | \$14,040 |
| 9100 8717 4371 | 14381 Mickelson Ct., Fountain | \$470 | \$5,640 |
| 9100 8717 4876 | 100 Double Eagle Dr, Sign/Lighting | \$1,175 | \$14,100 |
| 9100 8720 7836 | 1400 Deuce Cir, Entry Monument | \$35 | \$420 |
| 9100 8720 8093 | 8900 Leaderboard Ln, Lighting | \$45 | \$540 |
| 9100 8720 8530 | 15511 Oasis Club Blvd, Gatehouse Lighting | \$50 | \$600 |
| 9100 8720 8803 | 1200 Oasis Club Blvd, Meter B | \$35 | \$420 |
| 9100 8720 9010 | 9160 Tri County Rd, Irrigation 1 | \$35 | \$420 |
| 9100 8720 9755 | 14431 Bunker Drive, Fountain | \$590 | \$7,080 |
| 9100 8720 9995 | 1500 Rolling Fairway Dr, Entry Monument | \$35 | \$420 |
| 9100 8721 0518 | 1300 Stoneybrook Blvd S, 000 Blk | \$45 | \$540 |
| 9100 8723 5004 | 1400 Stoneybrook Blvd S, Sign | \$35 | \$420 |
| 9100 8723 5327 | 15101 Mulligan Blvd, West Entry | \$35 | \$420 |
| 9100 8723 5533 | 1500 Flange Dr, Entry Monument Light | \$35 | \$420 |
| 9100 8723 6039 | 9100 Iron Drive | \$35 | \$420 |
| 9100 8723 6253 | 1200 Stoneybrook Blvd S, Pump, Fountains | \$210 | \$2,520 |
| 9100 8723 6766 | 9160 Tri County Rd, Irrigation 2 | \$35 | \$420 |
| 9100 8723 7478 | 13241 Westside Blvd. South, Fountain | \$510 | \$6,120 |
| 9100 8723 7957 | 14471 Mickelson Ct., Fountain | \$500 | \$6,000 |
| 9100 8723 8205 | 1200 Stoneybrook Blvd S, 000/Meter A | \$50 | \$600 |
| 9100 8727 1157 | 14031 Mickelson Ct, Entry Monument | \$35 | \$420 |
| 9100 8577 8408 | 1521 Olympic Club Blvd, Entrance Lights | \$50 | \$600 |
| 9100 8581 1139 | 60401 Whistling Straits Blvd, Gate | \$100 | \$1,200 |
| 9100 8581 2255 | 90191 Leopard Creek Drive, Irrigation | \$35 | \$420 |
| 9101 2416 4654 | 11891 S Westside Blvd | \$500 | \$6,000 |
| 9101 2415 3809 | 87251 Bella Citta Blvd | \$575 | \$6,900 |
| 9101 2774 0771 | 11351 Whistling Straits | \$650 | \$7,800 |
| 9101 4599 8975 | 87831 Beth page Ln | \$520 | \$6,240 |
| 9101 4602 1723 | 88251 Falling Oak Dr | \$180 | \$2,160 |
| 9101 4624 1484 | 11981 Trappers Loop | \$375 | \$4,500 |
| 9101 6521 6893 | 14561 Olympic Club Blvd | \$255 | \$3,060 |
| 9101 6548 7109 | 10971 Blackwolf Run Rd Fountain | \$220 | \$2,640 |
| | Contingency | | \$11,500 |
| Total | | | \$115,000 |

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Streetlights

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

| Account # | Description | Monthly | Annual |
|-----------------------|--|----------------|------------------|
| 9100 8723 6576 | 000 Westside Blvd Lite, Stnbrk S Trc F PH1SL | \$470 | \$5,640 |
| 9100 8723 8643 | 000 Westside Blvd Lite, SL | \$720 | \$8,640 |
| 9100 8717 3619 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL | \$740 | \$8,880 |
| 9100 8717 3867 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL | \$660 | \$7,920 |
| 9100 8717 4107 | 1551 Flange Dr, Stnybrk S J2-3 PH1 SL | \$1,040 | \$12,480 |
| 9100 8717 4636 | 000 Westside Blvd Lite, WS Blvd Ext | \$500 | \$6,000 |
| 9100 8720 7357 | 000 Stoneybrook Blvd S Lite, Tract H | \$2,800 | \$33,600 |
| 9100 8720 7604 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL | \$500 | \$6,000 |
| 9100 8720 8316 | 000 Westside Blvd Lite, Stnbrk S Trc F PH2SL | \$1,125 | \$13,500 |
| 9100 8720 9250 | 000 Stoneybrook Blvd S Lite Tract 01 | \$550 | \$6,600 |
| 9100 8720 9531 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL | \$310 | \$3,720 |
| 9100 8721 0245 | 000 Stoneybrook BLVD S Lite, Tract G123 | \$1,585 | \$19,020 |
| 9100 8721 0774 | 1300 Stoneybrook Blvd S, Lite | \$470 | \$5,640 |
| 9100 8723 5757 | 000 Stoneybrook Blvdd S Lite, Tract C | \$985 | \$11,820 |
| 9100 8723 7212 | 000 Oasis Club Blvd Lite, SL | \$1,370 | \$16,440 |
| 9100 8723 7684 | 000 Stoneybrook Blvd S Lite, Tract C1B | \$630 | \$7,560 |
| 9100 8723 8445 | 000 Stoneybrook Blvd S, Lite, Tract E1 SLs | \$440 | \$5,280 |
| 9100 8723 8908 | 0 Stoneybrook Blvd S Lite, Lights | \$1,875 | \$22,500 |
| 9100 8727 1438 | 1551 Flange Dr, Stnybrk S J2-3 PH2 SL | \$765 | \$9,180 |
| 9100 8577 8680 | 000 Tri County Rd, N Parcel Entry | \$960 | \$11,520 |
| 9100 8581 2560 | 0000 Whistling Straits Blvd Lite | \$1,830 | \$21,960 |
| 9100 8577 8185 | 000 Westside Blvd Lite, SB Tract K SL | \$660 | \$7,920 |
| 9100 8577 8911 | 0 Westside Blvd Lite, Fox Prop West Blvd SL | \$795 | \$9,540 |
| 9100 8581 1402 | 000 Bella Citta Blvd Lite | \$765 | \$9,180 |
| 9100 8581 1600 | 000 Westside Blvd Lite, SS Tract K PH3 SL | \$660 | \$7,920 |
| 9100 8581 1874 | 000 Westside Blvd Lite, SS Tract K PH2 SL | \$685 | \$8,220 |
| 9100 8581 2099 | 00000 Westside Blvd Lite Fox Prop PH2C1 | \$950 | \$11,400 |
| 9101 4906 9762 | 0000 Westside Blvd Lite, Fox Prop PH3b SL | \$515 | \$6,180 |
| 9101 4907 2057 | 000 Westside Blvd Lite, Lite Fox Prop PH3A SL | \$1,055 | \$12,660 |
| 9101 6872 8662 | 00 Whistling Straits Blvd Lit, Fox Prop X SL | \$1,965 | \$23,580 |
| 9101 7466 6458 | 0000 Bella Citta Blvd Lite | \$950 | \$11,400 |
| 9101 7471 8825 | 00 Bella Citta Blvd Lite | \$525 | \$6,300 |
| | Contingency | | \$10,746 |
| Total | | | \$368,946 |

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Reclaimed Water

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

| Account # | Description | Monthly | Annual |
|-------------------------|---|----------------|------------------|
| 2166394-1188660 | 9100 E Stoneybrook Boulevard Blk#3 | \$3,800 | \$45,600 |
| 2166394-1188670 | 9100 E Stoneybrook South Blk#6 | \$9,760 | \$117,120 |
| 2166394-1196480 | 9100 E Stoneybrook Boulevard Blk#11 | \$2,650 | \$31,800 |
| 2166394-1274540 | 1500 A Oasis Club Blvd Blk Even | \$4,000 | \$48,000 |
| 2166394-1274550 | 1500 B Oasis Club Blvd Blk Even | \$30 | \$360 |
| 2166394-1279350 | 8900 Bella Cita Blvd Blk Odd | \$80 | \$960 |
| 2166394-33016799 | 1600 Even Moon Valley Drive | \$75 | \$900 |
| 2627512-33111069 | 1500 Olympic Club Blvd. Meter A | \$2,500 | \$30,000 |
| 2627512-33169919 | 1000 Whistling Straits Blvd Block | \$85 | \$1,020 |
| 2627512-33254859 | 1000 Westside Block ODD Blvd 2" RM | \$6,900 | \$82,800 |
| 2627512-33319269 | 8703 Bella Cita Blvd | \$250 | \$3,000 |
| | Contingency | | \$13,440 |
| Total | | | \$375,000 |

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Floralawn 2, Inc. for this service.

| Description | Monthly | Annual |
|---------------------------------|----------|------------------|
| Landscape Maintenance - SS CDD | \$20,612 | \$247,344 |
| Landscape Maintenance - SSC CDD | \$16,366 | \$196,392 |
| Fox North & X Tract | \$2,195 | \$26,340 |
| Palm Trimming | | \$28,320 |
| Contingency - 3% Increase | | \$14,102 |
| Total | | \$512,498 |

Landscape Contingency

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

Tree Trimming

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

Stoneybrook South Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

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

| Description | Monthly | Annual |
|------------------------|---------|-----------------|
| Pond Maintenance - SS | \$192 | \$2,304 |
| Pond Maintenance - SSC | \$680 | \$8,160 |
| Total | | \$10,464 |

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

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

Fountain Repair & Maintenance

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

Miscellaneous – Stormwater Control

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

Mitigation Monitoring & Maintenance

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

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

| Description | Monthly | Annual |
|-----------------------|---------|----------------|
| Cogon Grass Treatment | \$615 | \$7,380 |
| Contingency | | \$221 |
| Total | | \$7,601 |

Stoneybrook South
Community Development District
GENERAL FUND BUDGET

Pressure Washing

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

Repairs & Maintenance

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

Sidewalk Repair & Maintenance

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

Roadway Repair & Maintenance – Storm Gutters

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

Contingency

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

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Capital Reserve Fund

| | Adopted Budget FY2025 | Actual Thru 2/28/25 | Projected Next 7 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Transfer In | \$ 23,046 | \$ 23,046 | \$ - | \$ 23,046 | \$ - |
| Interest | 60,000 | 24,315 | 29,750 | 54,065 | 48,000 |
| Total Revenues | \$ 83,046 | \$ 47,361 | \$ 29,750 | \$ 77,111 | \$ 48,000 |
| Expenditures: | | | | | |
| Contingency | \$ 600 | \$ - | \$ 300 | \$ 300 | \$ 600 |
| Capital Outlay | 61,139 | - | \$27,651 | 27,651 | \$49,617 |
| Total Expenditures | \$ 61,739 | \$ - | \$ 27,951 | \$ 27,951 | \$ 50,217 |
| Excess Revenues (Expenditures) | \$ 21,307 | \$ 47,361 | \$ 1,799 | \$ 49,160 | \$ (2,217) |
| Fund Balance - Beginning | \$ 1,379,192 | \$ 1,366,128 | \$ - | \$ 1,366,128 | \$ 1,415,288 |
| Fund Balance - Ending | \$ 1,400,499 | \$ 1,413,489 | \$ 1,799 | \$ 1,415,288 | \$ 1,413,070 |

| FY2025 Updated Expenses | | | |
|----------------------------------|-----------------|-----------------|-----------------|
| Description | Total Amount | SS CDD 46% | SSC CDD 54% |
| Monument Repainting & Repair | \$25,000 | \$11,521 | \$13,479 |
| Installation of Fountain at Pond | \$35,000 | \$16,130 | \$18,870 |
| Total | \$60,000 | \$27,651 | \$32,349 |

| FY2026 Proposed Expenses | | | |
|--|------------------|-----------------|-----------------|
| Description | Total Amount | SS CDD 46% | SSC CDD 54% |
| Floralawn - Baseline Irrigation System Upgrade | \$107,665 | \$49,617 | \$58,048 |
| Total | \$107,665 | \$49,617 | \$58,048 |

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2014

| | Adopted Budget | Actual Thru | Projected Next | Total Projected | Proposed Budget |
|--|----------------|-------------|----------------|-----------------|-----------------|
| | FY2025 | 2/28/25 | 7 Months | 9/30/25 | FY2026 |

Revenues:

| | | | | | |
|-----------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| Special Assessments | \$ 1,040,511 | \$ 935,909 | \$ 104,602 | \$ 1,040,511 | \$ 1,040,511 |
| Interest | 85,000 | 35,311 | 49,000 | 84,311 | 84,000 |
| Carry Forward Surplus | 1,332,396 | 1,354,457 | - | 1,354,457 | 1,488,279 |
| Total Revenues | \$ 2,457,908 | \$ 2,325,677 | \$ 153,602 | \$ 2,479,279 | \$ 2,612,790 |

Expenditures:

Series 2014

| | | | | | |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Interest - 11/01 | \$ 329,538 | \$ 329,538 | \$ - | \$ 329,538 | \$ 321,463 |
| Principal - 11/01 | 340,000 | 340,000 | - | 340,000 | 355,000 |
| Interest - 05/01 | 321,463 | - | 321,463 | 321,463 | 312,366 |
| Total Expenditures | \$ 991,000 | \$ 669,538 | \$ 321,463 | \$ 991,000 | \$ 988,828 |

| | | | | | |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Excess Revenues (Expenditures) | \$ 1,466,908 | \$ 1,656,139 | \$ (167,861) | \$ 1,488,279 | \$ 1,623,962 |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|

| | |
|-------------------------|--------------------|
| Principal - 11/1/2026 | \$370,000 |
| Interest - 11/1/2026 | \$312,366 |
| Total | \$682,366 |
| | |
| Net Assessment | \$1,040,511 |
| Collection Cost (6%) | \$66,416 |
| Gross Assessment | \$1,106,927 |

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

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

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|---------------|----------------------|---------------------|-------------------------|
| 5/1/25 | \$ 11,995,000 | \$ - | \$ 321,462.50 | \$ - |
| 11/1/25 | \$ 11,995,000 | \$ 355,000 | \$ 321,462.50 | \$ 997,925.00 |
| 5/1/26 | \$ 11,640,000 | \$ - | \$ 312,365.63 | \$ - |
| 11/1/26 | \$ 11,640,000 | \$ 370,000 | \$ 312,365.63 | \$ 994,731.25 |
| 5/1/27 | \$ 11,270,000 | \$ - | \$ 302,884.38 | \$ - |
| 11/1/27 | \$ 11,270,000 | \$ 390,000 | \$ 302,884.38 | \$ 995,768.75 |
| 5/1/28 | \$ 10,880,000 | \$ - | \$ 292,890.63 | \$ - |
| 11/1/28 | \$ 10,880,000 | \$ 410,000 | \$ 292,890.63 | \$ 995,781.25 |
| 5/1/29 | \$ 10,470,000 | \$ - | \$ 282,384.38 | \$ - |
| 11/1/29 | \$ 10,470,000 | \$ 430,000 | \$ 282,384.38 | \$ 994,768.75 |
| 5/1/30 | \$ 10,040,000 | \$ - | \$ 271,365.63 | \$ - |
| 11/1/30 | \$ 10,040,000 | \$ 455,000 | \$ 271,365.63 | \$ 997,731.25 |
| 5/1/31 | \$ 9,585,000 | \$ - | \$ 259,706.25 | \$ - |
| 11/1/31 | \$ 9,585,000 | \$ 480,000 | \$ 259,706.25 | \$ 999,412.50 |
| 5/1/32 | \$ 9,105,000 | \$ - | \$ 247,406.25 | \$ - |
| 11/1/32 | \$ 9,105,000 | \$ 505,000 | \$ 247,406.25 | \$ 999,812.50 |
| 5/1/33 | \$ 8,600,000 | \$ - | \$ 234,465.63 | \$ - |
| 11/1/33 | \$ 8,600,000 | \$ 530,000 | \$ 234,465.63 | \$ 998,931.25 |
| 5/1/34 | \$ 8,070,000 | \$ - | \$ 220,884.38 | \$ - |
| 11/1/34 | \$ 8,070,000 | \$ 555,000 | \$ 220,884.38 | \$ 996,768.75 |
| 5/1/35 | \$ 7,515,000 | \$ - | \$ 206,662.50 | \$ - |
| 11/1/35 | \$ 7,515,000 | \$ 585,000 | \$ 206,662.50 | \$ 998,325.00 |
| 5/1/36 | \$ 6,930,000 | \$ - | \$ 190,575.00 | \$ - |
| 11/1/36 | \$ 6,930,000 | \$ 615,000 | \$ 190,575.00 | \$ 996,150.00 |
| 5/1/37 | \$ 6,315,000 | \$ - | \$ 173,662.50 | \$ - |
| 11/1/37 | \$ 6,315,000 | \$ 650,000 | \$ 173,662.50 | \$ 997,325.00 |
| 5/1/38 | \$ 5,665,000 | \$ - | \$ 155,787.50 | \$ - |
| 11/1/38 | \$ 5,665,000 | \$ 685,000 | \$ 155,787.50 | \$ 996,575.00 |
| 5/1/39 | \$ 4,980,000 | \$ - | \$ 136,950.00 | \$ - |
| 11/1/39 | \$ 4,980,000 | \$ 725,000 | \$ 136,950.00 | \$ 998,900.00 |
| 5/1/40 | \$ 4,255,000 | \$ - | \$ 117,012.50 | \$ - |
| 11/1/40 | \$ 4,255,000 | \$ 760,000 | \$ 117,012.50 | \$ 994,025.00 |
| 5/1/41 | \$ 3,495,000 | \$ - | \$ 96,112.50 | \$ - |
| 11/1/41 | \$ 3,495,000 | \$ 805,000 | \$ 96,112.50 | \$ 997,225.00 |
| 5/1/42 | \$ 2,690,000 | \$ - | \$ 73,975.00 | \$ - |
| 11/1/42 | \$ 2,690,000 | \$ 850,000 | \$ 73,975.00 | \$ 997,950.00 |
| 5/1/43 | \$ 1,840,000 | \$ - | \$ 50,600.00 | \$ - |
| 11/1/43 | \$ 1,840,000 | \$ 895,000 | \$ 50,600.00 | \$ 996,200.00 |
| 5/1/44 | \$ 945,000 | \$ - | \$ 25,987.50 | \$ - |
| 11/1/44 | \$ 945,000 | \$ 945,000 | \$ 25,987.50 | \$ 996,975.00 |
| Totals | | \$ 11,995,000 | \$ 7,946,281 | \$ 19,941,281.25 |

Stoneybrook South
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2023

| | Adopted Budget FY2025 | Actual Thru 2/28/25 | Projected Next 7 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 581,771 | \$ 523,285 | \$ 58,485 | \$ 581,770 | \$ 581,771 |
| Interest | 12,000 | 5,233 | 7,000 | 12,233 | 12,000 |
| Carry Forward Surplus | 228,020 | 239,147 | - | 239,147 | 246,111 |
| Total Revenues | \$ 821,791 | \$ 767,665 | \$ 65,485 | \$ 833,150 | \$ 839,882 |
| Expenditures: | | | | | |
| Series 2023 | | | | | |
| Interest - 11/01 | \$ 151,520 | \$ 151,520 | \$ - | \$ 151,520 | \$ 144,491 |
| Principal - 05/01 | 284,000 | - | 284,000 | 284,000 | 296,000 |
| Interest - 05/01 | 151,520 | - | 151,520 | 151,520 | 144,491 |
| Total Expenditures | \$ 587,039 | \$ 151,520 | \$ 435,520 | \$ 587,039 | \$ 584,981 |
| Excess Revenues (Expenditures) | \$ 234,752 | \$ 616,145 | \$ (370,034) | \$ 246,111 | \$ 254,901 |

| | |
|-------------------------|-------------------------|
| Interest - 11/1/2026 | <u>\$137,165</u> |
| Total | <u><u>\$137,165</u></u> |
| | |
| Net Assessment | \$581,771 |
| Collection Cost (6%) | <u>\$37,134</u> |
| Gross Assessment | <u><u>\$618,905</u></u> |

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

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

Amortization Schedule

| Date | Balance | Coupon | Principal | Interest | Annual |
|---------------|----------------|---------------|---------------------|---------------------|------------------------|
| 5/1/25 | \$ 6,122,000 | 4.950% | \$ 284,000 | \$ 151,519.50 | \$ - |
| 11/1/25 | \$ 5,838,000 | 4.950% | \$ - | \$ 144,490.50 | \$ 580,010.00 |
| 5/1/26 | \$ 5,838,000 | 4.950% | \$ 296,000 | \$ 144,490.50 | \$ - |
| 11/1/26 | \$ 5,542,000 | 4.950% | \$ - | \$ 137,164.50 | \$ 577,655.00 |
| 5/1/27 | \$ 5,542,000 | 4.950% | \$ 311,000 | \$ 137,164.50 | \$ - |
| 11/1/27 | \$ 5,231,000 | 4.950% | \$ - | \$ 129,467.25 | \$ 577,631.75 |
| 5/1/28 | \$ 5,231,000 | 4.950% | \$ 329,000 | \$ 129,467.25 | \$ - |
| 11/1/28 | \$ 4,902,000 | 4.950% | \$ - | \$ 121,324.50 | \$ 579,791.75 |
| 5/1/29 | \$ 4,902,000 | 4.950% | \$ 343,000 | \$ 121,324.50 | \$ - |
| 11/1/29 | \$ 4,559,000 | 4.950% | \$ - | \$ 112,835.25 | \$ 577,159.75 |
| 5/1/30 | \$ 4,559,000 | 4.950% | \$ 361,000 | \$ 112,835.25 | \$ - |
| 11/1/30 | \$ 4,198,000 | 4.950% | \$ - | \$ 103,900.50 | \$ 577,735.75 |
| 5/1/31 | \$ 4,198,000 | 4.950% | \$ 382,000 | \$ 103,900.50 | \$ - |
| 11/1/31 | \$ 3,816,000 | 4.950% | \$ - | \$ 94,446.00 | \$ 580,346.50 |
| 5/1/32 | \$ 3,816,000 | 4.950% | \$ 399,000 | \$ 94,446.00 | \$ - |
| 11/1/32 | \$ 3,417,000 | 4.950% | \$ - | \$ 84,570.75 | \$ 578,016.75 |
| 5/1/33 | \$ 3,417,000 | 4.950% | \$ 419,000 | \$ 84,570.75 | \$ - |
| 11/1/33 | \$ 2,998,000 | 4.950% | \$ - | \$ 74,200.50 | \$ 577,771.25 |
| 5/1/34 | \$ 2,998,000 | 4.950% | \$ 439,000 | \$ 74,200.50 | \$ - |
| 11/1/34 | \$ 2,559,000 | 4.950% | \$ - | \$ 63,335.25 | \$ 576,535.75 |
| 5/1/35 | \$ 2,559,000 | 4.950% | \$ 462,000 | \$ 63,335.25 | \$ - |
| 11/1/35 | \$ 2,097,000 | 4.950% | \$ - | \$ 51,900.75 | \$ 577,236.00 |
| 5/1/36 | \$ 2,097,000 | 4.950% | \$ 489,000 | \$ 51,900.75 | \$ - |
| 11/1/36 | \$ 1,608,000 | 4.950% | \$ - | \$ 39,798.00 | \$ 580,698.75 |
| 5/1/37 | \$ 1,608,000 | 4.950% | \$ 510,000 | \$ 39,798.00 | \$ - |
| 11/1/37 | \$ 1,098,000 | 4.950% | \$ - | \$ 27,175.50 | \$ 576,973.50 |
| 5/1/38 | \$ 1,098,000 | 4.950% | \$ 535,000 | \$ 27,175.50 | \$ - |
| 11/1/38 | \$ 563,000 | 4.950% | \$ - | \$ 13,934.25 | \$ 576,109.75 |
| 5/1/39 | \$ 563,000 | 4.950% | \$ 563,000 | \$ 13,934.25 | \$ - |
| 11/1/39 | \$ - | 4.950% | \$ - | \$ - | \$ 576,934.25 |
| Totals | | | \$ 6,122,000 | \$ 2,548,607 | \$ 8,670,606.50 |

SECTION V

SECTION D

Stoneybrook South Community Development District



April 7, 2025

Alan Scheerer - Field Services Manager
GMS

Stoneybrook South
Community Development District

Field Management Report

April 7, 2025

To: Jeremy LeBrun
District Manager

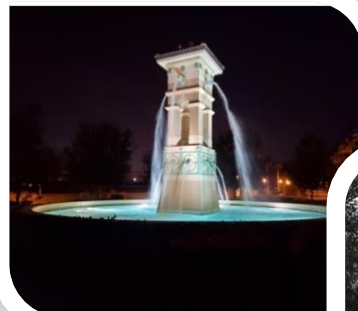
From: Alan Scheerer
Field Services Manager

RE: Stoneybrook South CDD- April 7, 2025

The following is a summary of items related to the field operations and management of Stoneybrook South Community Development District.

Architectural Fountain

Architectural fountain has been repaired and clean. Working well as of this report



Irrigation

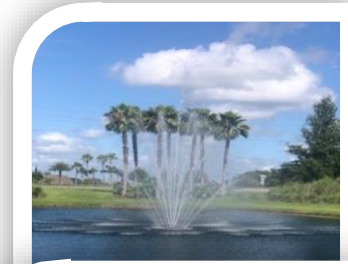
Irrigation inspections are ongoing. Repairs as needed.



Champions Gate letters are all working as of this report.



+ All fountain working as of this report.



+ Landscaping at the entrances look good.



Staff meeting with Flora Lawn each week. The landscaper is transitioning out of the winter schedule.

Irrigation inspections and repairs on going. Staff monitoring run days and times as we have been using a lot of water. Staff has been instructed to keep watering to two days a week per TOHO.

Ponds being disked monthly per the contract.

Wet ponds are being treated and looking good. Warmer weather will bring on the occasional algae bloom. Contractor will treat as needed.

The traffic circle concrete has been pressure washed.

Hole 13 wall was cleaned.

All fountains are working at the time of this report. We will monitor them weekly. We have an occasional breaker tripping on one of the fountains and the contractor will be onsite to evaluate.

Architectural fountain pump was repaired. The intake for the pump did get clogged, but that was cleaned and the fountain is working as of this report.

Staff is ordering new park benches for around the Architectural fountain.

The landscape lights and tower light inspection are ongoing.



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