

**STONEYBROOK WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MEETINGS  
NOVEMBER 17, 2021 – 6:30 P.M.**

Town Center, 1201 Black Lake Blvd, Winter Garden, FL

**Virtual Login/Call In:**  
Call In: 1 646 838-1601  
Meeting ID: 892813479#

## **Stoneybrook West Community Development District**

### **Board of Supervisors**

Tom Alexander, Chairman  
Tom White, Vice Chairman  
Tiffany Acireale, Assistant Secretary  
George Morgan, Assistant Secretary  
Jennifer Odom, Assistant Secretary

Bob Koncar, District Manager  
Scott D. Clark, District Counsel  
Gabriel Mena, Assistant District Manager S.E.  
Mark Vincutonis, District Engineer  
Freddy Blanco, Field Services Manager

November 10, 2021

Board of Supervisors  
Stoneybrook West Community  
Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Stoneybrook West Community Development District will be held on **Wednesday, November 17, 2021 at 6:30 P.M. at the Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida**. Following is the advance agenda for this meeting:

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval/Additions to Agenda**
- 4. Public Comment Period on Agenda Items**
- 5. Resolution 2022-01, Designating Secretary**
- 6. Approval of the Minutes of the July 28, 2021 Meeting**
- 7. District Manager's Report**
  - A. Financial Statements and Check Register**
  - B. Assigning Fiscal Year 2021 Fund Balance**
  - C. Grau Addendum Letter**
  - D. Reserve Study Update**
- 8. Staff Reports**
  - A. District Attorney**
  - B. District Engineer**
  - C. Field Manager's Report**
    - i. Sitex Proposals**
    - ii. Brightview Discussion**
- 9. Other Business**
- 10. Supervisor Comments**
- 11. Adjournment**

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,  
Bob Koncar, District Manager

**NOTES:** Pursuant to Section 1.4(2) of the Stoneybrook West CDD General and Procedural Rules, the agenda may be changed before or at the meeting for good cause stated by the presiding officer and recorded in the minutes. A matter not requiring a public hearing may be added to the agenda for discussion and action by the Board, if appropriate.

## **Fifth Order of Business**

**RESOLUTION 2022-01**

**A RESOLUTION REMOVING BOB KONCAR AS  
SECRETARY AND APPOINTING GABRIEL MENA AS  
SECRETARY OF THE STONEYBROOK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Stoneybrook West Community Development District desire to remove Bob Koncar as Secretary and appoint Gabriel Mena as Secretary;

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

1. Gabriel Mena is appointed Secretary.

Adopted, this 17th day of November 2021.

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Chairman

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Secretary



## **Sixth Order of Business**

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

The audit committee meeting and regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, July 28, 2021 at 6:08 p.m. via communications media technology call in: 1 646 838-1601 Meeting ID: 935 001 606#.

Present were:

Tom Alexander	Chairman
Tom White	Vice Chairman
George Morgan	Assistant Secretary
Tiffany Acireale	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Scott Clark (phone)	District Attorney
Peter Glasscock	District Engineer
Gabe Mena	Assistant District Manager
Freddy Blanco	Assistant Field Services Manager
Brian Fackler	Sitex Aquatics

Residents

*The following is a summary of the minutes and actions taken at the July 28, 2021 Stoneybrook West CDD Board of Supervisors meeting.*

**AUDIT COMMITTEE MEETING (6:00 P.M.)**

**FIRST ORDER OF BUSINESS**

**Call to Order**

The audit committee meeting was called to order at 6:08 P.M.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Roll was called with four committee members present. A quorum was established.

**THIRD ORDER OF BUSINESS**

**Evaluation of Auditing Service RFP's**

- A. Proposal from Berger, Toombs, Elam, Gaines & Frank**
- B. Proposal from Grau & Associates**
- C. Summary of Proposals**
- D. Evaluation Criteria**
- E. Ranking Sheet**

The audit committee members reviewed the proposals submitted by Berger Toombs, Elam Gaines and Frank and Grau & Associates. After discussing the proposals, the Board indicated they will recommend to the District Manager that he negotiate with the firm of Grau & Associates to perform the next fiscal year 2021 and proposed subsequent fiscal year auditing contract.

On MOTION by Mr. Morgan seconded by Ms. Acireale with all in favor the committee's recommendation to negotiate an agreement with the auditing firm of Grau & Associates to perform the fiscal year 2021 audit which begins October 1, 2021 was approved. 4-0

**REGULAR BOARD MEETING (6:30 P.M.)**

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 6:30 P.M.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Four Board members were present and a quorum was established.

**THIRD ORDER OF BUSINESS**

**Approval/Additions to Agenda**

There were no changes requested.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

Mr. Armstrong, the President of the Stoneybrook West HOA, noted concerns on the fountain and landscape mowing concerns on Avalon Road.

Mr. Blanco will request a proposal for a one-time mowing of the area of concern from the District's current landscape company in order to get the area cleaned up.

On MOTION by Mr. Alexander seconded by Mr. White with all in favor directing staff to request a proposal for a one-time cut and an expanded service proposal for mowing the parcel in question was approved. 4-0

The Board requested to have the map of the ponds with pond numbers using the Sitex pond numbers, that is posted on the District's website included in future agenda packages.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 26, 2021 Meeting**

Each Board member received a copy of the minutes of the May 26, 2021 meeting and were asked for any additions, corrections or deletions. There being none,

On MOTION by Mr. Morgan seconded by Mr. Alexander with all in favor the Minutes of the May 26, 2021 meeting were approved.  
4-0

**SIXTH ORDER OF BUSINESS**

**Acceptance of the FY 2020 Financial Audit Performed by Berger, Toombs, Elam, Gaines & Frank**

On MOTION by Mr. Alexander seconded by Mr. Morgan with all in favor the FY 2020 financial audit performed by Berger, Toombs was accepted.

**SEVENTH ORDER OF BUSINESS**

**Selection of the Auditing Services Proposal to Perform the Years 2021, 2022 & 2023 Financial Audit**

The recommendation made by the Audit Committee to negotiate and accept the audit proposal from Grau & Associates to perform the fiscal year 2021, 2022 and 2023 financial audits was acknowledged.

The District Manager will notify Grau & Associates of the Board's selection and negotiate the fee. Upon the mutual agreement, an engagement letter will be presented to the Board for signature. The Board agreed to allow the Chairman to sign the engagement letter when it is received.

On MOTION by Mr. Alexander seconded by Mr. Morgan with all in favor the recommendation of the Audit Committee to select the proposal received from Grau & Associates to perform the FY 2021 financial audit was accepted and the Chairman was authorized to sign the engagement letter when it is received.

**BUDGET PUBLIC HEARING**

**EIGHTH ORDER OF BUSINESS**

**Fiscal Year 2022 Proposed Modified Budget**

It was noted the budget indicates that the assessments are staying the same as they were noted in the tentative budget.

The public hearing on the budget was opened.

On MOTION by Mr. White seconded by Mr. Alexander with all in favor the public hearing to consider the approval of the Fiscal Year 2022 budget was opened. 4-0

Residents and members of the public were invited to comment on the proposed budget; there were no comments.

On MOTION by Ms. Acireale seconded by Mr. White with all in favor the public hearing to consider the approval of the Fiscal Year 2022 budget was closed. 4-0

**A. Resolution 2021-6 Adopting the Budget**

On MOTION by Mr. White seconded by Ms. Acireale with all in favor Resolution 2021-6 relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 was adopted. 4-0

**B. Resolution 2021-7 Levying the Assessments**

On MOTION by Mr. Alexander seconded by Ms. Acireale with all in favor Resolution 2021-7 imposing special assessments and certifying an assessment roll, providing a severability clause and providing an effective date was adopted. 4-0

**NINTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements and Check Registers**

- The financial statements and check register through June 30, 2021 were reviewed.

On MOTION by Mr. Alexander seconded by Mr. White with all in favor the June 30, 2021 Financial Statements and Check Register were accepted. 4-0

**B. Resolution 2021-5 Designating a District Treasurer**

On MOTION by Mr. Alexander seconded by Mr. White with all in favor resolution 2021-5 removing Alan Baldwin as Treasurer and appointing Ms. Trumaine Easy as Treasurer of the District was adopted. 4-0

**C. Consideration of Proposed Fiscal Year 2022 Meeting Schedule**

Board members reviewed the proposed fiscal year 2022 meeting schedule and had no changes.

On MOTION by Mr. Alexander seconded by Ms. Acireale with all in favor the fiscal year 2022 proposed meeting schedule was approved. 4-0

**D. Reserve Study Proposals**

At the last meeting the Board authorized the District Manager to obtain Reserve Study Proposals. Three proposals were received.

Mr. Gabe Mena summarized the proposals and the Board discussed them.

- i. Reserve Advisors, LLC
- ii. Dreux Isaac Associates, Inc.
- iii. Community Advisors, LLC.

Mr. Morgan MOVED seconded by Ms. Acireale to accept the Reserve Study proposal from Community Advisors in the amount of \$3,900.

Discussion ensued.

On VOICE Vote with all in favor the Reserve Study proposal from Community Advisors in the amount of \$3,900 was accepted.

Ms. Acireale recommended opening a line of communication between the CDD, HOA, golf course management and the reserve study company regarding the ownership of land and structures within the community.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Attorney**

Mr. Scott Clark had nothing new to report and offered to take comments or questions from the Board.

The Board discussed communicating with the new golf course management regarding previous golf course management/CDD concerns.

Mr. Alexander will reach out to the new golf course management to discuss the golf course and the CDD relationship.

**B. District Engineer**

Mr. Glasscock noted he is talking to the contractor about the repairs to be done and it shouldn't take him more than a few days to do.

**C. Field Manager's Report**

Mr. Blanco referred to his report included in the agenda package and offered to take comments and questions from the Board.

Ms. Acireale noted her concerns about the areas that were not included in the Brightview contract and that we are doing one cut. The contract looks like it comes up for renewal on November 1<sup>st</sup>. She is concerned with how many other areas are being taken care of either by the HOA landscaping or previously from the golf course or from the city; she wants to make sure the CDD is paying their part. The contract should be reviewed to figure out why these areas were not included in the scope of work.

Mr. Blanco noted he will be meeting with the Brightview account manager next week. The new contract will include the same areas on the old contract.

Mr. Alexander suggested before the new contract comes back, the scope of work should be discussed regarding including the some of the areas that are being missed that are the District's responsibility, that are not being taken care of right now.

- Mr. Brian Fackler of Sitex presented a proposal from Sitex Aquatics to provide aquatic management services at one (1) Pond #3 located on Towne Commons Blvd. @ Stoneybrook West, in Winter Garden, which was included with the today's Field Report. The proposed amount is \$9,770.

Ms. Acireale MOVED seconded by Mr. Alexander to accept the proposal from Sitex for fountain repair (bubblers) at Pond 3 located on Towne Commons Blvd. in the amount of \$9,770.

Discussion: The plants are also a part of the midge control plan.

The pond bubbler items will be included as part of the Reserve Study report.

Mr. Koncar pointed out that the current financial statements, under Repair & Maintenance, which the fountain repair cost would fall under, indicates there is \$100,000 budgeted and the District has not spent any of that yet. If the Board goes forward with the fountain repair recommendation for the \$9,770, it would come out of the Repair & Maintenance.

On VOICE Vote with all in favor the motion made above to accept the Sitex proposal for fountain repair (bubblers) at Pond 3 in the amount of \$9,770 was approved. 4-0

The Board recommended adding an agenda item for the next, November, meeting to discuss replacement of the two fountains in the front. Proposals from Sitex were requested.

**ELEVENTH ORDER OF BUSINESS**

None.

**Other Business**

**TWELFTH ORDER OF BUSINESS**

None.

**Supervisor Comments**

**THIRTEENTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

On MOTION by Mr. Morgan seconded by Ms. Acireale with all in favor the meeting was adjourned. 4-0

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Tom Alexander  
Chairman



## **Seventh Order of Business**

**7A**

**STONEYBROOK WEST**  
**Community Development District**

**CHECK REGISTER**

**07/01/21-09/30/21**

**STONEYBROOK WEST**

Community Development District

**Payment Register by Fund**  
**For the Period from 07/01/21 to 09/30/21**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	126	09/15/21	STONEYBROOK WEST CDD	090221 2556	TRFR FRM MMA TO BBVA 0948	Cash with Fiscal Agent	103000	\$70,000.00
001	3065	07/13/21	CLARK & ALBAUGH, LLP	17564	GEN MATTERS THRU JUNE 2021	ProfServ-Legal Services	531023-51401	\$82.50
001	3066	07/13/21	FEDEX	7-411-83437	JUNE POSTAGE	Postage and Freight	541006-51301	\$16.73
001	3067	07/13/21	ORLANDO SENTINEL	038156846000	NOTICE OF RFQ 6/16/21	Legal Advertising	548002-51301	\$256.25
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,833.33
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	ProfServ-Special Assessment	531038-51301	\$429.17
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	Postage and Freight	541006-51301	\$5.61
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	Printing and Binding	547001-51301	\$122.35
001	3068	07/13/21	INFRAMARK, LLC	64812	JUNE MGMT FEES	Office Supplies	551002-51301	\$90.00
001	3069	07/13/21	BRIGHTVIEW LANDSCAPE SVC, INC	7373547	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,047.10
001	3070	07/13/21	HANSON WALTER & ASSOCIATES, INC	5278244	ENGG SVCS THRU APRIL 2021	ProfServ-Engineering	531013-51501	\$3,546.95
001	3070	07/13/21	HANSON WALTER & ASSOCIATES, INC	5277797	ENGG SVCS THRU MAR 2021	ProfServ-Engineering	531013-51501	\$393.75
001	3070	07/13/21	HANSON WALTER & ASSOCIATES, INC	5278731	ENGG SVCS THRU MAY 2021	ProfServ-Engineering	531013-51501	\$693.75
001	3071	07/13/21	SITEX AQUATICS	4988B	JUNE LAKE/LMIDGE SVCS	Contracts-Lake and Wetland	534021-53901	\$2,770.00
001	3071	07/13/21	SITEX AQUATICS	4988B	JUNE LAKE/LMIDGE SVCS	Contracts-Pest Control	534125-53901	\$2,080.00
001	3071	07/13/21	SITEX AQUATICS	5016B	QUARTERLY STORM DRAIN CLEANING 67 STR	Capital Outlay	564043-53901	\$670.00
001	3072	07/19/21	STONEYBROOK WEST CDD	071521 0948	TRFR FR BBVA TO MMA 2556	Due From Other Funds	131000	\$215,000.00
001	3075	07/21/21	SITEX AQUATICS	5135B	JUNE MIDGE MOSQUITO CONTROL	Contracts-Pest Control	534125-53901	\$2,976.00
001	3076	07/26/21	INFRAMARK, LLC	65866	JULY MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,833.33
001	3076	07/26/21	INFRAMARK, LLC	65866	JULY MGMT FEES	ProfServ-Special Assessment	531038-51301	\$429.17
001	3076	07/26/21	INFRAMARK, LLC	65866	JULY MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	3076	07/26/21	INFRAMARK, LLC	65866	JULY MGMT FEES	Postage and Freight	541006-51301	\$3.06
001	3076	07/26/21	INFRAMARK, LLC	65866	JULY MGMT FEES	GODADDY RENEWAL	534384-51301	\$3.45
001	3081	08/02/21	ORLANDO SENTINEL	039477187000	NOTICE OF MTG 7/12/21	Legal Advertising	548002-51301	\$305.00
001	3082	08/03/21	BRIGHTVIEW LANDSCAPE SVC, INC	7419410	JULY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,047.10
001	3083	08/03/21	INNERSYNC STUDIO, LTD	19632	WEBSITE/COMPLIANCE SVCS	Contracts-Website Hosting	534384-51301	\$388.13
001	3084	08/03/21	SITEX AQUATICS	5126B	JULY FOUNTAIN MAINT	Contracts-Fountain	534023-53901	\$700.00
001	3084	08/03/21	SITEX AQUATICS	5103B	JULY LAKE/MIDGE SVCS	Contracts-Lake and Wetland	534021-53901	\$2,770.00
001	3084	08/03/21	SITEX AQUATICS	5103B	JULY LAKE/MIDGE SVCS	Contracts-Pest Control	534125-53901	\$2,205.00
001	3085	08/11/21	CLARK & ALBAUGH, LLP	17608	GEN MATTERS THRU JULY 2021	ProfServ-Legal Services	531023-51401	\$1,475.00
001	3086	08/11/21	FEDEX	7-455-47854	JULY POSTAGE	Postage and Freight	541006-51301	\$19.93
001	3087	08/19/21	FEDEX	7-462-88193	AUG POSTAGE	Postage and Freight	541006-51301	\$16.58
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,833.33
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	ProfServ-Special Assessment	531038-51301	\$429.17
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	Postage and Freight	541006-51301	\$5.61
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	Printing and Binding	547001-51301	\$210.45
001	3088	08/30/21	INFRAMARK, LLC	67046	AUG MGMT FEES	Office Supplies	551002-51301	\$90.00

**STONEBROOK WEST**

Community Development District

**Payment Register by Fund**  
**For the Period from 07/01/21 to 09/30/21**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	3089	08/30/21	BRIGHTVIEW LANDSCAPE SVC, INC	7462016	AUG LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,047.10
001	3089	08/30/21	BRIGHTVIEW LANDSCAPE SVC, INC	7502944	MOW AROUND GC-3 / CLEAN UP	Contracts-Landscape	534050-53901	\$424.38
001	3090	08/30/21	SITEX AQUATICS	5236B	JULY MIDGE/MOSQUITO CONTROL	Contracts-Pest Control	534125-53901	\$3,720.00
001	3090	08/30/21	SITEX AQUATICS	5207B	AUG LAKE MAIN/MIDGE FLY LARVICIDE	Contracts-Lake and Wetland	534021-53901	\$2,770.00
001	3090	08/30/21	SITEX AQUATICS	5207B	AUG LAKE MAIN/MIDGE FLY LARVICIDE	Contracts-Pest Control	534125-53901	\$2,205.00
001	3091	09/03/21	CLARK & ALBAUGH, LLP	17641	GEN MATTERS THRU AUG 2021	ProfServ-Legal Services	531023-51401	\$142.50
001	3092	09/03/21	HANSON WALTER & ASSOCIATES, INC	5279704	ENGG SVCS THRU JULY 2021	ProfServ-Engineering	531013-51501	\$425.00
001	3093	09/15/21	FEDEX	7-449-02885	JULY POSTAGE	Postage and Freight	541006-51301	\$134.26
001	3094	09/27/21	INFRAMARK, LLC	67923	SEPT 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,833.33
001	3094	09/27/21	INFRAMARK, LLC	67923	SEPT 2021 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$429.17
001	3094	09/27/21	INFRAMARK, LLC	67923	SEPT 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	3094	09/27/21	INFRAMARK, LLC	67923	SEPT 2021 MGMT FEES	Postage and Freight	541006-51301	\$4.63
001	3094	09/27/21	INFRAMARK, LLC	67923	SEPT 2021 MGMT FEES	Printing and Binding	547001-51301	\$0.42
001	DD197	07/19/21	DUKE ENERGY	062521 ACH	BILL PRD 5/26-6/25/21	Electricity - General	543006-53901	\$425.53
001	DD198	07/09/21	DUKE ENERGY	061721 ACH	BILL PRD 05/18-06/17/21	Electricity - General	543006-53901	\$603.23
001	DD199	08/18/21	DUKE ENERGY	072121 ACH	BILL PRD 6/25-7/27/21	Electricity - General	543006-53901	\$470.11
001	DD200	08/10/21	DUKE ENERGY	071921 ACH	BILL PRD 6/14-7/19/21	Electricity - General	543006-53901	\$648.01
001	DD201	09/08/21	DUKE ENERGY	081721 ACH	BILL PRD 7/19-8/17/21	Electricity - General	543006-53901	\$582.93
001	DD202	09/16/21	DUKE ENERGY	082521 ACH	BILL PRD 7/27-8/25/21	Electricity - General	543006-53901	\$426.37
001	3077	07/30/21	THOMAS C. WHITE	PAYROLL	July 30, 2021 Payroll Posting			\$184.70
001	3078	07/30/21	GEORGE MORGAN	PAYROLL	July 30, 2021 Payroll Posting			\$184.70
001	3079	07/30/21	THOMAS N. ALEXANDER	PAYROLL	July 30, 2021 Payroll Posting			\$184.70
001	3080	07/30/21	TIFFANY M. ACIREALE	PAYROLL	July 30, 2021 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$351,808.57</b>

**SERIES 2018 A-1 & A-2 FUND - 204**

204	3073	07/19/21	STONEBROOK WEST C/O US BANK NA	071521 0948	TRFR FY21 ASSMNTS SER 2018 A1	Due From Other Funds	131000	\$6,444.14
204	3074	07/19/21	STONEBROOK WEST C/O US BANK NA	071521-SER 2018A-2	TRFR FY21 ASSMNTS SER 2018 A-2	Due From Other Funds	131000	\$55,459.24
<b>Fund Total</b>								<b>\$61,903.38</b>

<b>Total Checks Paid</b>	<b>\$413,711.95</b>
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**STONEYBROOK WEST**  
**Community Development District**

*Financial Report*

*September 30, 2021*

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**STONEYBROOK WEST**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**September 30, 2021**



**Balance Sheet**  
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 A-1 & A-2 FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 117,090	\$ -	\$ 117,090
Assessments Receivable	1,267	2,677	3,944
Allow-Doubtful Collections	(160)	(339)	(499)
Due From Other Funds	-	7,984	7,984
Investments:			
Money Market Account	194,644	-	194,644
Reserve Fund (A-1)	-	12,957	12,957
Reserve Fund (A-2)	-	108,354	108,354
Revenue Fund (A-1)	-	15,637	15,637
Revenue Fund (A-2)	-	80,709	80,709
Prepaid Items	7,500	-	7,500
Deposits	685	-	685
<b>TOTAL ASSETS</b>	<b>\$ 321,026</b>	<b>\$ 227,979</b>	<b>\$ 549,005</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 38,467	\$ -	\$ 38,467
Due To Other Funds	7,984	-	7,984
<b>TOTAL LIABILITIES</b>	<b>46,451</b>	<b>-</b>	<b>46,451</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	7,500	-	7,500
Deposits	685	-	685
<b>Restricted for:</b>			
Debt Service	-	227,979	227,979
<b>Assigned to:</b>			
Operating Reserves	110,063	-	110,063
Reserves - Other	100,000	-	100,000
<b>Unassigned:</b>	<b>56,327</b>	<b>-</b>	<b>56,327</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 274,575</b>	<b>\$ 227,979</b>	<b>\$ 502,554</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 321,026</b>	<b>\$ 227,979</b>	<b>\$ 549,005</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,000	\$ 3,000	\$ 196	\$ (2,804)
Interest - Tax Collector	-	-	150	150
Special Assmnts- Tax Collector	455,471	455,471	454,396	(1,075)
Special Assmnts- Delinquent	-	-	2,486	2,486
Special Assmnts- Discounts	(18,219)	(18,219)	(17,051)	1,168
Other Miscellaneous Revenues	-	-	3,249	3,249
<b>TOTAL REVENUES</b>	<b>440,252</b>	<b>440,252</b>	<b>443,426</b>	<b>3,174</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	5,000	5,000	2,600	2,400
FICA Taxes	383	383	199	184
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	2,000	2,000	-	2,000
ProfServ-Engineering	7,000	7,000	7,353	(353)
ProfServ-Legal Services	20,000	20,000	15,938	4,062
ProfServ-Mgmt Consulting	46,000	46,000	46,000	-
ProfServ-Property Appraiser	3,747	3,747	3,746	1
ProfServ-Special Assessment	5,150	5,150	5,150	-
ProfServ-Trustee Fees	7,000	7,000	6,734	266
Auditing Services	5,500	5,500	5,500	-
Contract-Website Hosting	3,000	3,000	1,707	1,293
Postage and Freight	650	650	750	(100)
Insurance - General Liability	7,700	7,700	7,500	200
Printing and Binding	2,500	2,500	553	1,947
Legal Advertising	1,000	1,000	2,314	(1,314)
Miscellaneous Services	600	600	622	(22)
Misc-Assessment Collection Cost	6,832	6,832	1,295	5,537
Office Supplies	350	350	1,011	(661)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>125,187</b>	<b>125,187</b>	<b>109,147</b>	<b>16,040</b>
<b><u>Field</u></b>				
ProfServ-Field Management	15,000	15,000	15,000	-
Contracts-Lake and Wetland	33,240	33,240	33,240	-
Contracts-Fountain	4,200	4,200	4,200	-
Contracts-Landscape	36,565	36,565	36,565	-
Contracts-Pest Control	63,648	63,648	64,767	(1,119)

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - General	18,000	18,000	11,180	6,820
R&M-Fountain	10,000	10,000	3,210	6,790
R&M-Other Reserves	100,000	100,000	-	100,000
Misc-Contingency	3,817	3,817	5,865	(2,048)
Capital Outlay	30,595	30,595	49,905	(19,310)
<b>Total Field</b>	<b>315,065</b>	<b>315,065</b>	<b>223,932</b>	<b>91,133</b>
<b>TOTAL EXPENDITURES</b>	<b>440,252</b>	<b>440,252</b>	<b>333,079</b>	<b>107,173</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	110,347	110,347
Net change in fund balance	\$ -	\$ -	\$ 110,347	\$ 110,347
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>164,228</b>	<b>164,228</b>	<b>164,228</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 164,228</b>	<b>\$ 164,228</b>	<b>\$ 274,575</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,000	\$ 1,000	\$ 12	\$ (988)
Special Assmnts- Tax Collector	529,456	529,456	527,704	(1,752)
Special Assmnts- Delinquent	-	-	1,062	1,062
Special Assmnts- Discounts	(21,178)	(21,178)	(19,707)	1,471
<b>TOTAL REVENUES</b>	<b>509,278</b>	<b>509,278</b>	<b>509,071</b>	<b>(207)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	7,942	7,942	1,506	6,436
<b>Total Administration</b>	<b>7,942</b>	<b>7,942</b>	<b>1,506</b>	<b>6,436</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	30,000	30,000	30,000	-
Principal Debt Retirement A-2	296,000	296,000	296,000	-
Interest Expense Series A-1	21,622	21,622	21,622	-
Interest Expense Series A-2	154,860	154,860	154,860	-
<b>Total Debt Service</b>	<b>502,482</b>	<b>502,482</b>	<b>502,482</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>510,424</b>	<b>510,424</b>	<b>503,988</b>	<b>6,436</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,146)	(1,146)	5,083	6,229
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(1,146)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,146)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (1,146)	\$ (1,146)	\$ 5,083	\$ 6,229
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>222,896</b>	<b>222,896</b>	<b>222,896</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 221,750</b>	<b>\$ 221,750</b>	<b>\$ 227,979</b>	

## Notes to the Financial Statements

September 30, 2021

### Balance Sheet

#### General Fund

##### Assets

- **Cash and Investments** - See Cash and Investment Report for further details.
- **Assessment Receivable** - Prior years uncollected assessments.
- **Prepaid** - General Liability Insurance FY22.
- **Deposits** - Duke Energy utility deposit.

##### Liabilities

- **Accounts Payable** - Outstanding invoices paid in October 2021.

### Revenues, Expenditures and Change in Fund Balances

#### Financial Overview / Highlights

- ▶ The non-ad valorem assessments are 99.64% collected.
- ▶ The total expenditures are 75.66% of the YTD budget.
- ▶ Special Assmnts-Delinquent - Prior year assessments (FY20).
- ▶ Other Misc Revenue - Prior year vendor refund; Sitex Aquatics FY20.
- ▶ Collection costs from the Tax Collector are based on the number of items on the tax roll and are paid once during the year.
- ▶ Significant variances explained below.

### Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 7,000	\$ 7,353	105%	Hanson Walter & Associates - Engeering Invoices through Sept 2021.
Postage and Freight	\$ 650	\$ 750	115%	Postage through current month.
Legal Advertising	\$ 1,000	\$ 2,314	231%	Meeting notices (Budget, RFP & General Meeting)
Miscellaneous Services	\$ 600	\$ 622	104%	BBVA Account Analysis Fees & Complete IT (Zoom Meetings) through current month.
Office Supplies	\$ 350	\$ 1,011	289%	Includes Amazon (Meeting Equipment) through current month.
<b><u>Field</u></b>				
Contracts - Pest Control	\$ 63,648	\$ 64,767	102%	Sitex invoices midge, fogging services Sept 2021.
Misc-Contingency	\$ 3,817	\$ 5,865	154%	Includes drain cleaning (Brightview Landscape).
Capital Outlay	\$ 30,595	\$ 49,905	163%	Sitex Deposits (Pond Projects) & Fountain Installation.

**STONEYBROOK WEST**  
**Community Development District**

**Supporting Schedules**

**September 30, 2021**

**Non-Ad Valorem Special Assessments - Orange County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalty) Amount	(1) Collection Costs	Gross Amount Received	General Fund	Series 2018 Debt Service Fund
Assessments Levied				\$ 984,923	\$ 455,466	\$ 529,456
Allocation %				100%	46%	54%
11/09/20	\$ 3,130	\$ 169	\$ -	\$ 3,299	\$ 1,463	\$ 1,835
11/16/20	13,575	566	-	14,141	6,597	7,544
11/23/20	30,810	1,284	-	32,094	14,524	17,569
12/07/20	42,377	5,216	-	47,593	19,546	24,596
12/14/20	124,217	2,467	-	126,684	59,112	70,280
12/21/20	56,632	919	-	57,551	27,213	31,778
01/11/21	467,954	19,496	-	487,451	229,171	258,280
02/03/21	79,566	3,430	2,801	85,797	39,414	46,383
03/03/21	37,831	1,547	-	39,378	18,396	20,982
04/19/21	41,990	1,265	-	43,255	19,279	23,976
05/17/21	10,403	118	-	10,522	4,813	5,708
06/14/21	19,764	-	-	19,764	8,743	11,020
07/19/21	10,918	(318)	-	10,600	4,785	5,815
08/16/21	2,355	(69)	-	2,286	803	1,484
09/13/21	1,018	(30)	-	988	535	453
<b>TOTAL</b>	<b>\$ 942,541</b>	<b>\$ 36,061</b>	<b>\$ 2,801</b>	<b>\$ 981,403</b>	<b>\$ 454,396</b>	<b>\$ 527,704</b>
% COLLECTED				99.64%	99.77%	99.67%
<b>TOTAL OUTSTANDING</b>				<b>\$ 3,520</b>	<b>\$ 1,070</b>	<b>\$ 1,752</b>

Note (1) Collection costs from the Tax Collector are based on the number of items on the tax roll and are paid once during the year.

**Cash and Investment Report**  
**September 30, 2021**

**GENERAL FUND**

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
Checking Account - Operating	BBVA Compass	n/a	n/a	\$	117,090
			<b>Subtotal</b>	\$	117,090
Money Market Account	BankUnited	n/a	0.20%	\$	194,644
			<b>Subtotal</b>	\$	194,644

**DEBT SERVICE FUND**

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
<b>Series 2018 A-1 Reserve Fund</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	12,957
<b>Series 2018 A-2 Reserve Fund</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	108,354
<b>Series 2018 A-1 Revenue Account</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	15,637
<b>Series 2018 A-2 Revenue Account</b>				\$	80,709
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	25,249
			<b>Subtotal</b>	\$	162,198
			<b>Total</b>	\$	473,932



## Stoneybrook West CDD

### Bank Reconciliation

**Bank Account No.** 0948 BBVA Compass Checking GF  
**Statement No.** 09-21  
**Statement Date** 9/30/2021

<b>G/L Balance (LCY)</b>	117,090.40	<b>Statement Balance</b>	122,607.95
<b>G/L Balance</b>	117,090.40	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	122,607.95
<b>Subtotal</b>	117,090.40	<b>Outstanding Checks</b>	5,517.55
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	117,090.40	<b>Ending Balance</b>	117,090.40
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Outstanding Checks</b>						
9/27/2021	Payment	3094	INFRAMARK, LLC	5,517.55	0.00	5,517.55
<b>Total Outstanding Checks.....</b>				<b>5,517.55</b>		<b>5,517.55</b>

**7B**

**STONEYBROOK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 9/30/21**

The Board hereby assigns the FY 2021 Reserves per the FY20 Adopted Budget and the September 2021 Financial Statement.

Operating Reserve	\$ 110,063
Reserves – Other	\$ 100,000

**7C**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

October 25, 2021

Board of Supervisors  
Stoneybrook West Community Development District  
c/o Inframark  
210 N University Drive, Suite 702  
Coral Springs, FL 33071

This letter serves an addendum to the engagement letter dated August 06, 2021.

The following language is hereby added to and incorporated in the above referenced engagement letter;

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

*Grau & Associates*

Grau & Associates

## **EIGHTH ORDER OF BUSINESS**

**8C.**

A photograph of a large, ornate stone sign for Stoney Brook West. The sign features a central arched opening with a decorative pattern. The text "Stoneybrook West" is prominently displayed in a large, stylized font. Below it, the words "GOLF CLUB" are visible in a smaller font. The sign is set against a backdrop of palm trees and a clear blue sky. The image is overlaid with a semi-transparent dark rectangle containing text.

**Stoney Brook West 11/3/21,  
2:36 PM**

**Wednesday, November 3, 2021**

**11 Issues Identified**





Item 1

Assigned To BrightView

The edging service is not completed at all at Black Leon Way.



Item 2

Assigned To Brightview

Mowing service to the day pond is completed at Portcastle Circle



### Item 3

Assigned To Inframark

Provide Proposal for installation of storm drain grills at Portcastle Circle. (The grills is still under water )



### Item 4

Assigned To Inframark

Contact the HOA or County regarding the excessive algae growth in the pond located at Sherbourne St.(not under CDD contract)





#### Item 5

Assigned To Brightview

Provide Proposal for remove vegetation in the edge of the pond at Sherbourne St.



#### Item 6

Assigned To Sitex

Excessive algae growth in the Pond located at Stoneybrook West Pkwy.



Item 7

Assigned To Sitex

Garbage in the Pond located at  
Stoneybrook West Pkwy.



Item 8

Assigned To Brightview

Mowing service along the metallic  
fence behind the condos area at  
Priory Cir.





#### Item 9

Assigned To Inframark

Installation of combination lock to the gate located at Avalon Rd. For CDD access.



#### Item 10

Assigned To Brightview

Mowing service completed around the pond at Avalon Rd.



Item 11

Assigned To Inframark

Provide Proposal to skimmer  
repair for the storm drain located  
at Black Lake Blvd

FBIANCO

Freddy Blanco  
Inframark

**8Ci.**

# Fountain/Aeration Proposal

*Oct 27th, 2021*

Submitted by: Joe Craig

## StoneyBrook West CDD

C/o Inframark Mr. Brett Perez  
313 Campus St. Celebration, FL  
Brett.Perez@inframark.com

The following bid is for 2-5hp Otterbine floating fountains to StoneyBrook west community located in Winter garden, Florida.

Service	COST
Pond #1 5hp Equinox Floating Fountain w/control box & LED Lights & 150' cables	\$11,824.00
Pond #23 5hp Equinox Floating Fountain w/control box & LED Lights & 150' cables	\$11,824.00
Installation & disposal of old fountains	Included
Freight	\$800.00
Total	\$24,448.00



# Terms & Conditions

## Payment

A deposit of 50% (\$12,224.50) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$12,224.50) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

## Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

## Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

## Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

*Joseph T. Craig*

Accepted By

Date

President, Sitex Aquatics, Inc.

Date



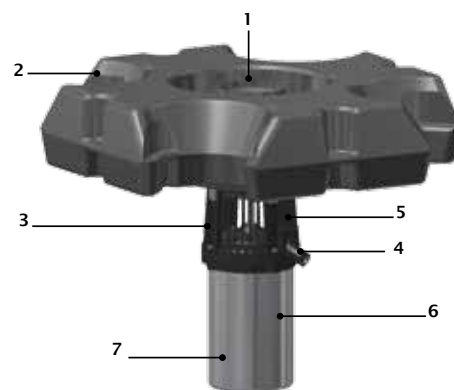
## EQUINOX AERATING FOUNTAIN

- » Most energy efficient system in the industry.
- » 5 year all-inclusive warranty.
- » Operates in 30in or 75cm of water. (No additional depth needed when adding LED lights; additional 10in or 26cm required if adding high voltage lights.)
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50HZ.)
- » Power control center comes standard with surge arrestor, timer and GFCI (Exc: optional EPD for 460V.)
- » Cable quick disconnect standard.
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.
- » Effectively controls algae, aquatic weeds, and foul odors; while deterring insects and insect breeding.
- » Published results from 3rd party testing verify highest oxygen transfer and pumping rates in the industry.

Product specifications and CADs can be found online through  
www.otterbine.com or www.caddetails.com.



*We Guarantee that  
You'll Love Your Pattern*



### PRODUCT ILLUSTRATION

1. High-tech thermal plastic pumping chambers are staged to allow for easy interchange.
2. Rugged low visibility closed cell foam filled float includes handles and protective pockets for lights when applicable.
3. Industrial strength thermal plastic screen helps keep debris out of the unit.
4. Electrical quick disconnect is part of the upper plate to prevent damage.
5. Mixed flow pumping system achieves maximum pumping capacities.
6. Oil cooled, efficient 3450/2875 RPM custom built motor incorporates a g-type seal to ensure dependability and long life.
7. Corrosion resistant, durable 18 gauge/316 grade stainless steel motor housing.

60 HZ	1 HP	2 HP	3 HP	5 HP
Spray Height (ft)	10	13	15	20
Spray Diam. (ft)	35	40	58	72
GPM	150	210	275	400
Volt/Ph/Amp 3450@60hz	115/1/15 230/1/7.5	230/1/11.4	230/1/12 230/3/7.6 460/3/4.1	230/1/20 230/3/11.4 460/3/6

# Fountain/Aeration Proposal

*Oct 27th, 2021*

Submitted by: Joe Craig

**StoneyBrook West CDD**C/o Inframark Mr. Brett Perez  
313 Campus St. Celebration, FL  
Brett.Perez@inframark.com

---

The following bid is for 1-Otterbine AIR FLO 3 diffused aeration systems & Native perimeter plants to StoneyBrook west community located in Winter garden, Florida.

Service	COST
Pond #2 1/2hp 230volt Compressors w/8 dual diffusers, 3500' of weighted tubing	\$10,351.00
2700 Pickerel weed bare root plants	\$3,375.00
Freight	\$1,000.00
Total	\$14,726.00

# Terms & Conditions

## Payment

A deposit of 50% (\$7,363.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$7,363.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

## Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

## Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

## Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

*Joseph T. Craig*

Accepted By

Date

President, Sitex Aquatics, Inc.

Date





## AIR FLO 3 DIFFUSED AERATION

- » No electrical parts in water, safe for recreational use.
- » Extremely energy efficient and cost effective.
- » 12in (350mm) discs are coated to provide non-stick surface and offer higher efficiencies throughout lifecycle.
- » Operating depths up to 40ft+ or 12.2m+.
- » 2 year all-inclusive warranty.
- » Complete package includes cabinet with compressor(s), filter and valve manifolds; and diffuser manifold(s).
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.

SYSTEM	# of Compressor(s)	Diffuser Pad(s)	# Discs per Pad	# Disc per System	Volt/Amp/Hz
AF3-121	1	2	1	2	115/4.7/60 230/2.5/60 220/2.8/50
AF3-131		3		3	
AF3-141		4		4	
AF3-112		1	2	2	
AF3-122		2		4	
AF3-241	2	4	1	4	115/8.9/60 230/4.7/60 220/5.6/50
AF3-261		6		6	
AF3-281		8		8	
AF3-222		2	2	4	
AF3-232		3		6	
AF3-242		4		8	
AF3-262		6		12	



Compressor Cabinet



Dual Disc Manifold



Single Disc Manifold

### PRODUCT ILLUSTRATIONS

- Air Flo 3 Diffused Air Systems incorporate 1/2HP oil-less rocking piston compressors allowing for operating depths up to 40ft or 12m.
- All systems come with self-cleaning 12in (350mm) disc diffuser manifolds (single or dual).
- Diffuser manifold base is constructed of high-density polyethylene plastic and incorporate ballast channels for level sinking of pads during installation.
- Enhanced 18 gauge, 304 stainless steel cabinet construction is corrosion resistant, provides quieter operation and simplified servicing.
- Compact and low profile, cabinet footprint for all systems is 16in x 16in x 20.5in (41cm x 41cm x 52cm)
- Cabinet cooling system includes (2) axial fans that draw air through vented louvers for complete cabinet air exchange at the rate of 225 times per minute.
- Valve manifolds located inside cabinet allow for future expansion of most Air Flo 3 systems.
- Cabinet enclosure secured by stainless steel latch that accommodates a locking mechanism.

Complete package is safety tested, approved and listed with ETL and ETL-C. Products for the European Union are also safety tested, approved, and carry CE certification. Minimum operating depth varies, visit [www.otterbine.com/airflo3](http://www.otterbine.com/airflo3) for product testing and package details.

Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com)



STONEBROOK WEST UNIT 1  
TRACT ACREAGES

[illegible]

STONEBROOK WEST UNIT 5  
TRACT ACREAGES

PLZ	Major	Minor	Category	Comment	Count
1	100	100A	ACCOS	ACCOS	1
2	101	101A	ACCE	ACCE	1
3	102	102A	ACCE	ACCE	1
4	103	103A	ACCE	ACCE	1
5	104	104A	ACCE	ACCE	1
6	105	105A	ACCE	ACCE	1
7	106	106A	ACCE	ACCE	1
8	107	107A	ACCE	ACCE	1
9	108	108A	ACCE	ACCE	1
10	109	109A	ACCE	ACCE	1
11	110	110A	ACCE	ACCE	1
12	111	111A	ACCE	ACCE	1
13	112	112A	ACCE	ACCE	1
14	113	113A	ACCE	ACCE	1
15	114	114A	ACCE	ACCE	1
16	115	115A	ACCE	ACCE	1
17	116	116A	ACCE	ACCE	1
18	117	117A	ACCE	ACCE	1
19	118	118A	ACCE	ACCE	1
20	119	119A	ACCE	ACCE	1
21	120	120A	ACCE	ACCE	1
22	121	121A	ACCE	ACCE	1
23	122	122A	ACCE	ACCE	1
24	123	123A	ACCE	ACCE	1
25	124	124A	ACCE	ACCE	1
26	125	125A	ACCE	ACCE	1
27	126	126A	ACCE	ACCE	1
28	127	127A	ACCE	ACCE	1
29	128	128A	ACCE	ACCE	1
30	129	129A	ACCE	ACCE	1
31	130	130A	ACCE	ACCE	1
32	131	131A	ACCE	ACCE	1
33	132	132A	ACCE	ACCE	1
34	133	133A	ACCE	ACCE	1
35	134	134A	ACCE	ACCE	1
36	135	135A	ACCE	ACCE	1
37	136	136A	ACCE	ACCE	1
38	137	137A	ACCE	ACCE	1
39	138	138A	ACCE	ACCE	1
40	139	139A	ACCE	ACCE	1
41	140	140A	ACCE	ACCE	1
42	141	141A	ACCE	ACCE	1
43	142	142A	ACCE	ACCE	1
44	143	143A	ACCE	ACCE	1
45	144	144A	ACCE	ACCE	1
46	145	145A	ACCE	ACCE	1
47	146	146A	ACCE	ACCE	1
48	147	147A	ACCE	ACCE	1
49	148	148A	ACCE	ACCE	1
50	149	149A	ACCE	ACCE	1
51	150	150A	ACCE	ACCE	1
52	151	151A	ACCE	ACCE	1
53	152	152A	ACCE	ACCE	1
54	153	153A	ACCE	ACCE	1
55	154	154A	ACCE	ACCE	1
56	155	155A	ACCE	ACCE	1
57	156	156A	ACCE	ACCE	1
58	157	157A	ACCE	ACCE	1
59	158	158A	ACCE	ACCE	1
60	159	159A	ACCE	ACCE	1
61	160	160A	ACCE	ACCE	1
62	161	161A	ACCE	ACCE	1
63	162	162A	ACCE	ACCE	1
64	163	163A	ACCE	ACCE	1
65	164	164A	ACCE	ACCE	1
66	165	165A	ACCE	ACCE	1
67	166	166A	ACCE	ACCE	1
68	167	167A	ACCE	ACCE	1
69	168	168A	ACCE	ACCE	1
70	169	169A	ACCE	ACCE	1
71	170	170A	ACCE	ACCE	1

STONEBROOK WEST UNIT 6  
TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
BOOK	TRACT 8-13	ROAD	SUN HASTEE ASSOCIATION	1.00

STONEBROOK.WEST UNIT 7  
TRACT ACREAGES

[illegible]

STONEBROOK WEST UNIT &  
TRACT ACREAGES

[illegible]

PIAT NAME		PIAT BOOK	PAGE
STONEBROOK	nrst UNIT 1	W 1/4 - 1-11	
STONEBROOK	nrst UNIT 2	46/65-57	
STONEBROOK	nrst UNIT 3	47/78-80	
STONEBROOK	nrst UNIT 3 REPLAT	51/19	
STONEBROOK	nrst UNIT 4	48/48-50	
STONEBROOK	nrst UNIT 4 REPLAT	49/51-52	
STONEBROOK	nrst UNIT 5	51/150-152	
STONEBROOK	nrst UNIT 6	54/116, 117	
STONEBROOK	nrst UNIT 7	60/68-71	
STONEBROOK	nrst UNIT 8	70/120-125	
STONE CREEK UNIT		4/1-131-1-3	
STONE CREEK UNIT 2		48/140, 141	
STONE CREEK UNIT 3		51/124, 125	
STONE CREEK UNIT 4		100/121-124	

L[GENO

SJA	== STORMWATER MANA.GEMENT AREA
CONSERV	◆ CONSRVA10N AREA
PARK	== <del>PARK</del>
PARK/REC	◆ PARK & RECREATION ARCA
PED	◆ PEDESTRIAN ACCESS
A/D	== ACCESS & DRAINAGE
W/I	◆ WALL & LANDSCAPE ARIA
OPEN	◆ OPEN SPACE
OP/N/PARK	== OPEN SPACE/PARK
◆	◆ LANDSCAPE AREAS
DM/LW	◆ DRAINAGE, MAINTENANCE, LANDSCAPE, & WALL TRACT
ROAD	◆ PRIVATE ROADWAYS
GATH:	◆ GATE HOUSE TRACTS
Mt/GARON	◆ MITIGATION AREA
ACCESS	◆ ACCESS
BOAT	◆ BOAT FACIUTY
SIGN	◆ SIGNAGE AND LANDSCAPE
VA	◆ VENTILATION AREA
SWW	◆ STONEYBROOK WREST


**STONEYBROOK JOINT VENTURES**

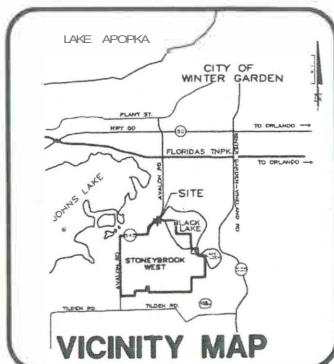
STONEBROOK 18CT COMMUNITY DEVELOPMENT DISTRICT

CTY OF SHERBORNE ASSOC/ANON

STONE CREEK HOMEOWNERS ASSOC/ANON

CTY OF WINNER GARDEN

STONEBROOK WIST TOWNHIDE ASSOCIATION



STONEBROOK  
WEST UNIT 8



STONE CREEK UNIT  
TRACT ACREAGES

PLAT	TRACT #	NAME	PURPOSE	OWNER	ACRES
SCI	TRACT B		SW	SEW COMMUNITY DEVELOPMENT DISTRICT	2.87
SCI	TRACT E		CONVEY	SEW COMMUNITY DEVELOPMENT DISTRICT	3.72
SCI	TRACT F		CONVEY	SEW COMMUNITY DEVELOPMENT DISTRICT	1.78
SCI	TRACT G		SW	SEW COMMUNITY DEVELOPMENT DISTRICT	1.72
SCI	TRACT H		PARK	SEW COMMUNITY DEVELOPMENT DISTRICT	4.71
SCI	TRACT XX		PARK/DEC	STOW CREEK HOMEOWNERS ASSOCIATION	0.63
SCI	TRACT ZZ		PED	STOW CREEK HOMEOWNERS ASSOCIATION	0.05
SCI	B/W		PUBLIC	THE CITY OF WINTER GARDEN	26.00
			TOTAL		45.87

STONE CREEK UNIT 2  
TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ADRES
SC2	TRACT AA	A/D	SRW COMMUNITY DEVELOPMENT DISTRICT	0.05
SC2	TRACT BB	PED	STONE CREEK HOMEOWNERS ASSOCIATION	0.63
SC2	B/W	PUBLIC	THE CITY OF WINTER GARDEN	2.80
			TOTAL	3.08

STONE CREEK UNIT 3  
TRACT ACREAGES

TRAC	TRAC NAME	SUBP	DATE	TIME	STATUS	REMARKS
E J	11ACTA	1991	11/11/91	11:00	11/11/91	11/11/91
SCJ	11ACTB	1991	11/11/91	11:00	11/11/91	11/11/91
SCJ	11ACTC	1991	11/11/91	11:00	11/11/91	11/11/91
SCJ	11ACTD	1991	11/11/91	11:00	11/11/91	11/11/91
SCJ	11ACTE	1991	11/11/91	11:00	11/11/91	11/11/91

STONE CREEK UNIT 4  
TRACT ACREAGES

PLAT	TRACT NAME	PURPOSE	OWNER	ACRES
SC4	TRACT A	STRA	SRY COMMUNITY DEVELOPMENT DISTRICT	7.26
SC4	TRACT B	STRA/PAKED	STONE CREEK HOMEOWNERS ASSOCIATION	0.42
SC4	TRACT C	STRA	STONE CREEK HOMEOWNERS ASSOCIATION	0.04
SC4	TRACT D	STRA	STONE CREEK HOMEOWNERS ASSOCIATION	0.04
SC4	TRACT E	PER	STONE CREEK HOMEOWNERS ASSOCIATION	0.04
SC4	TRACT F	ENH W	STONE CREEK HOMEOWNERS ASSOCIATION	0.11
SC4	TRACT G	ENH W	STONE CREEK HOMEOWNERS ASSOCIATION	0.15
SC4	R/W	PUBLIC	TOWN CITY OF WINTER GARDEN	4.80
			TOTAL	13.87

NOTES:

- THIS IS NOT A SURVEY.

- TH[ OWNERSHIP SET FORTH IN THE TABLE\$ IS BASCD  
ON NOTES FOUND ON SHfft 1 OF EACH OF TH[  
RECORDED PLATS, NO VER/FICATION OF ACTUAL  
OWNERSHIP HAS Bffn DON[.



# Stoneybrook West CDD

Knox Horticulture

Lake Claire Overlook Dr  
Avalon Rd

Avalon Rd  
Tour Pointe Blvd

Portal Supplies

14

13

10

11

Harbor Hill St

Amberbeam Blvd

9

17

18

Nicholas Ramprashad Inc.  
Buy And Sell

8

Black Lake Blvd

16

Pebble Ridge St

Castleport Rd

3

15

Selbydon Way

19

Phillips Parking P

4

20

22

21

Publix Super market  
at Stoneybrook West...

6

7

1

2

5

Form Security  
Solutions

23

Stoneybrook W Pkwy

PLM Seals

Stagrove Ct  
Fox Glove St  
Gorish Rd

Stoneybrook W Pkwy

Balfour Tower

Tisbury Walks Way

For Glove St

For Glove St

Oakington St

Eylewood Dr

Shirehall Ln

Uxtonmede Ct

Towne Commons Blvd

Sailborough Ct

Marble Crest Way

Spinmaker Cove

Black Lake

Avalon Rd

Priority Cir

Oxley St

Priority Cir

o's Pizza

OKYO

**8Cii.**



**STONEBROOK  
WEST UNIT 8**

1 SJ- 70f.J. NI,-Met.-wV1

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