

***Stoneybrook West
Community Development District***

Agenda

February 28, 2024

AGENDA

Stoneybrook West
Community Development District

219 E. Livingston St., Orlando, FL 32801
Phone: 407-841-5524

February 21, 2024

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 **Wednesday, February 28, 2024**, at **6:30 PM** at 1201 Black Lake Blvd., Winter Garden, FL 34787.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/84398763880>
Call-In Information: 305-224-1968 **Meeting ID:** 843 9876 3880

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Acceptance of Minutes of the November 29, 2023 Board of Supervisors and Audit Committee Meetings
4. Review of Stormwater Maintenance Responsibilities in the Vicinity of 15448 Amberbeam Blvd.
5. Presentation of Operations & Maintenance Assessment Methodology Report
6. Consideration of Resolution 2024-03 Appointing Assistant Treasurer & Assistant Secretaries
7. Consideration of Resolution 2024-04 Updating Local Bank Account Signatories
8. Consideration of Resolution 2024-05 Relating to General Election Seats & Qualifying Period Procedures
9. Staff Reports
 - A. Attorney
 - i. Consideration of Resolution 2024-06 Related to Supervisor Ethics Training
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisors Requests
12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held Wednesday, **November 29, 2023** at 6:30 p.m. at 1201 Black Lake Blvd., Winter Garden, FL 34787 and via Zoom.

Present and constituting a quorum:

Tom Alexander	Chairman
Tiffany Acireale	Vice Chair
Jennifer Odom <i>by Zoom</i>	Assistant Secretary
Mathew Nicolas	Assistant Secretary
George Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen <i>by Zoom</i>	District Manager, GMS
Pete Glasscock	District Engineer
Clayton Smith	Field Manager
Andy Hatton	Field Manager
Scott Clark	District Counsel
Bert Smith	Sitex

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Four Board members were present in person constituting a quorum and one Board member joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that there are no members of the public present, so the next agenda item followed.

THIRD ORDER OF BUSINESS**Acceptance of Minutes of the August 9, 2023 Board of Supervisors Meeting**

Ms. Adams presented the meeting minutes to the Board and stated that they had been reviewed by District Counsel and District Management. She asked for any corrections. There being none, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Acireale, with all in favor, the Minutes of the August 9, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-01 Appointing a Registered Agent**

Ms. Adams presented the resolution to the Board appointing a registered agent that is included in the agenda packet. This would authorize Tricia Adams, District Manager as the registered agent for Stoneybrook West CDD with the GMS office address as the registered address.

On MOTION by Mr. Alexander, seconded by Mr. Morgan, with all in favor, Resolution 2024-01 Adopting a Registered Agent, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-02 Use of Electronic Signatures**

Ms. Adams presented the resolution to the Board and noted that it can be found in the agenda packet. This resolution will authorize the use of electronic records and electronic signatures.

On MOTION by Mr. Morgan, seconded by Ms. Acireale, with all in favor, Resolution 2023-02 Use of Electronic Signatures, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Fiscal Year 2023 Audit Engagement Letter with Grau & Associates**

Ms. Adams stated that each year the District is required to undergo an annual independent audit of all the District's financial records, and this is a proposal from Grau & Associates for Fiscal Year 2023 due to be filed with the State of Florida by June 30, 2024. The proposed fee for the

audit is \$4,400 and the amount is in accordance with the Board's adopted budget. Ms. Adams recommends approval of the proposal and offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Odom, with all in favor, the Fiscal Year 2023 Audit Engagement Letter with Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Ms. Adams stated that this agreement allows the CDD non-ad valorem fees for operation and maintenance and debt service fees to be included on the Orange County property tax bill as well as the TRIM notice that is prepared by the property appraiser's office. She also noted that it is a standard agreement that is presented to all CDDs in Orange County. She offered to answer any questions the Board may have. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Acireale, seconded by Mr. Morgan, with all in favor, the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Termination of Agreement with Innersync for Website Services

Ms. Adams noted that this agenda item was added after the agenda was originally published that it will need to be opened up to public comment. She presented the agenda item to the Board and noted that after entering into the agreement with GMS part of their fees include technology and website fees and GMS has staff that maintain the CDD website in accordance with Florida Statutes. The District has been using Innersync for website services and Ms. Adams is recommending terminating the services with Innersync as the CDD website has already migrated to a new server and under control by GMS. This agreement requires a 60-day termination clause. She offered to answer any Board questions before opening this item up to public discussion. There being no questions from the Board or no comments from the public, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Acireale, with all in favor, the Termination of Agreement with Innersync for Website Services, was approved.

NINTH ORDER OF BUSINESS**Ratification of Fiscal Year 2024 Insurance Coverage and Premium**

Ms. Adams stated that they had received a proposal to renew the insurance with PGIT Brown & Brown and noted that staff had bid out the insurance coverage and received a competitive offer from Florida Insurance Alliance Egis. Due to time sensitivity, the Chair and District Manager scheduled a telephone conference to discuss the two coverages. She commented on the differences and noted that by moving to Florida Insurance Alliance the District saved \$1,943 which the Chairman did approve. She noted that they are looking for the Board to ratify the actions of the Chair securing the annual insurance policy with Florida Insurance Alliance.

On MOTION by Ms. Acireale, seconded by Mr. Morgan, with all in favor, the Fiscal Year 2024 Insurance Coverage and Premium, was ratified.

TENTH ORDER OF BUSINESS**Review of Landscape Maintenance Responsibilities Around Stormwater Ponds**

Ms. Adams stated that there is certain property is owned by private property owners such as residential lots, HOA ownership such as streets and roads, or CDD ownership like certain stormwater parcels. There are also recorded declarations with maintenance assignments. A copy of those assignments can be found in the agenda package. This states maintenance responsibilities for the landscaping are assigned to the abutting property owner up to the water's edge. There is a new golf course manager who is not familiar with the declarations or maintenance assignments as well as a new HOA manger. The HOA requested a meeting between the HOA, CDD, and golf course manager to help clear up any of the confusion. As a result of the meeting, the golf course operator was surprised that there was distinction between property ownership and maintenance assignments. During the meeting, information was shared regarding the recorded documents that assign maintenance responsibilities and obligate the golf course or residential property owner to maintain the property up to the water's edge even if the parcel is owned by the CDD. Subsequent to that meeting, CDD staff provided property ownership maps and maps showing landscape

maintenance areas. The association manager has reached out to the field services staff and is still seeking clarification about who is responsible for maintaining certain areas. Because there are property owners who are frustrated that there are certain areas that are not being maintained, District Counsel suggested this situation be added as an agenda item for discussion. District Counsel gave ample input. There was prolonged discussion looking for a solution to the continued residential complaints. The basic response from staff has been residents maintain up to water's edge, the golf course has responsibility because they are the abutting property owner. It would be District Counsel's advice to not change the plan and Board consensus is that they will not step in unless if it becomes an erosion issue or something considerably necessary for them to have to use public funds. They also want to be sure to have an answer for any resident who would complain to the CDD as it would be their responsibility with a consistent response of it is a responsibility of the abutting property owner.

ELEVENTH ORDER OF BUSINESS**Appointment of Audit Committee**

Ms. Adams stated that the district is required to go through an annual independent audit, as stated above. The audit agreement with Grau & Associates will expire in 2023 and the District will need to enter into a new audit agreement. Florida Statute requires an audit committee and in all other Districts that GMS manages, the Board of Supervisors will appoint themselves as the audit committee. Ms. Adams is recommending a motion from the Board to appoint themselves as the audit committee.

On MOTION by Mr. Alexander, seconded by Mr. Morgan, with all in favor, Appointment of the Board of Supervisors as the Audit Committee, was approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Clark had nothing further for the Board and offered to answer any Board questions. There being no questions from the Board, the next item followed.

B. District Engineer

Mr. Glasscock reported that the repairs to the two ponds are complete. There being no questions, the next item followed.

C. Field Manager's Report

Mr. Smith presented the field manager's report to the Board and noted that Andy Hatton will be handling most field managers services for this District. The field manager's report can be found in the agenda package as Mr. Smith summarized it for the Board. Mr. Smith and Mr. Hatton described how moving forward their working relationship during the transition will go as seamless as possible.

i. Ratification of Advance Proposal #6318 for Electrical Repairs

Ms. Adams noted that a copy of the ratification can be found in the agenda packet, and these were for electrical repairs for the aerators in pond # 7. The amount was a budgeted expense in the operations and maintenance fees. The total amount is \$3,228.40.

On MOTION by Ms. Acireale, seconded by Mr. Odom, with all in favor, the Advance Proposal #6318 for Electrical Repairs, was ratified.

ii. Consideration of Advance Electric Proposals

A. Est. # 6262 Ponds 16 & 17

B. Est. # 6264 Pond 14

Ms. Adams noted that at previous meetings there were approvals for a Not-To-Exceed amount for aerator instillation in ponds 16, 17, and 14. The vendor that provided that old proposal is no longer available. New proposals needed to be obtained and now the amount that was previously estimated is no longer in line with the pre-approved amounts. Mr. Hatton presented the proposals. The cost for 16 & 17 totals \$12,392 and the cost for 14 totals \$10,806.

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, the Advance Electric Proposals Est. #6262 Ponds 16 & 17 and Est. #6264 Pond 14, were approved.

iii. Consideration of Landscape Maintenance Request for Proposals

Ms. Adams stated that this item was added to the agenda because during the meetings that GMS staff attended it has been clear, based on Board discussion, that there was frustration with the current landscaper vendor, BrightView. Staff is just looking for Board direction on how to move forward. Board chose to defer this item for the time being.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated that the check register can be found in the agenda packet from August 1st through October 31st and totals \$206,740.74. She offered to answer any Board questions and noted that it has been reviewed by Districts Management and Field Management staff. After answering a few questions, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Acireale, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted that this agenda item is for informational purposes only and no Board action is required. She presented the financials for the Board and went over a few highlights as this was the first time going through financials since GMS has taken over District Management.

Ms. Adams asked for a motion to use Bank United Money Market for Surplus Funds.

On MOTION by Mr. Morgan, seconded by Ms. Acireale, with all in favor, the Use of Bank United Money Market for Surplus Funds, was approved.
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iii. Discussion of Assessment Methodology for Maintenance Fees

Ms. Adams that there hasn't been any revenue yet from the tax collector to the District. There is nothing of concern to bring to the Board's attention at the time. There will be some savings in the administration of the District due to an \$11,000 under what was budgeted for fees related to District Management services for the current Fiscal Year. Included in the budget is the field expenses and there was also nothing to bring to the Board's attention at the time.

Ms. Adams noted that with the bond interest and principal payments there were payments due on November 1st and payments due on May 1st.

Due to concerns from property owners within the District, the Board is interested in considering a revised assessment methodology for the operations and maintenance fees and

Ms. Adams summarized how that process would happen. GMS presented a proposal to do the assessment methodology for a cost of \$4,500 to have it ready for presentation to the Board at the next meeting.

On MOTION by Ms. Acireale, seconded by Mr. Alexander, with all in favor, the Proposals from GMS to Prepare and Updated Assessment Methodology for Maintenance Fees, was approved.

THIRTEENTH ORDER OF BUSINESS Other Business
There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Request
Mr. Alexander opened the discussion for public comment.

- Resident commented on the discussion of landscape maintenance responsibility and noted that she concurs with Board decision and commented further on the issue.
- Resident commented on the methodology and asked if the document in February will be available to the public and will they be able to make comment? Ms. Adams answer was yes and described how the public comment period will be scheduled in the agenda.

FIFTEENTH ORDER OF BUSINESS Adjournment
Ms. Adams asked for a motion to adjourn the meeting.

On MOTION by Mr. Alexander, seconded by Mr. Morgan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The Audit Committee meeting of the Stoneybrook West Community Development District was held Wednesday, **November 29, 2023** at 6:30 p.m. at Towne Center, 1201 Black Lake Blvd., Winter Garden, Florida.

Present and constituting a quorum:

Tom Alexander	Chairman
Tiffany Acireale	Vice Chair
Jennifer Odom <i>by Zoom</i>	Assistant Secretary
Mathew Nicolas	Assistant Secretary
George Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen <i>by Zoom</i>	District Manager, GMS
Pete Glasscock	District Engineer
Clayton Smith	Field Manager
Andy Hatton	Field Manager
Scott Clark	District Counsel
Bert Smith	Sitex

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Four Board members were present in person and one attended via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that there were no members of the public in attendance, so the next item followed.

THIRD ORDER OF BUSINESS**Audit Services for Fiscal Year 2024**

Ms. Adams stated that Florida Statutes prescribe the evaluation criteria, form of notice, and other information that is required for this process. All materials were available in the agenda packet. Ms. Adams presented the evaluation criteria most often used to the Board and noted that the CDD would have the ability to change the weight of how the criteria is measured if that were something the Board would like to do. The evaluations will be judged on ability of personnel at 20 points, proposers experience at 20 points, understanding the scope of work at 20 points, ability to furnish the required services at 20 points, and price at 20 points. She then stated that they could approve all items (form of the notice, selection criteria, and the public announcement for opportunity to provide audit services) in one motion or they could talk about them all individually. For the record, staff is requesting for the audit proposals to come in on time for the May Board of Supervisors meeting.

A. Approval of Request for Proposals and Selection Criteria**B. Approval of Notice of Request for Proposals for Audit Services****C. Public Announcement of Opportunity to Provide Audit Services**

On MOTION by Ms. Acireale, seconded by Mr. Morgan, with all in favor, the Request for Proposals and Selection Criteria, Notice of Request for Proposals for Audit Services, and Public Announcement of Opportunity to Provide Audit Services, were approved.
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FOURTH ORDER OF BUSINESS**Adjournment**

Ms. Adams asked for a motion to adjourn the meeting,

On MOTION by Mr. Alexander, seconded by Ms. Acireale, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV





CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

MEMORANDUM

From: Clark & Albaugh, LLP, District Counsel

To: Stoneybrook West CDD ("District") Board of Supervisors

Date: March 4, 2020

Subject: Responsibility for Stormwater Repairs at 15074 Masthead Landing Circle (the "Property")

I. Background

At the February 26, 2020 Board of Supervisors meeting, the District was presented with an invoice in the amount of \$7800 for work described as repair of a leak in a storm water line at the Property. The invoice was presented by the Master Association, which requested that it be reimbursed for the work. The Board discussed responsibility for the work and authorized a reimbursement if the work was found to have been "on District property." The District Engineer and I have reviewed and discussed the situation, and I have further reviewed legal documents that relate to the question of responsibility, as I will discuss below. Based on this review, I have reached an opinion that the invoice is not the responsibility of the District, and that the District should not offer the reimbursement. Because questions of this nature have frequently arisen and are likely to arise in the future, I'm taking this opportunity to present the following discussion about maintenance responsibilities with the stormwater management system within the District.

II. The Property

the Property is located within Stoneybrook West Unit 5, Plat Book 53, page 15. It is described as Lot 113 within that plat. The Property is not owned by the District and is not contiguous to any land owned by the District. The adjacent roadway is owned by the Master Association and, according to the plat notes, is to be maintained by the Master Association. Nothing on the plat suggest that the District is obligated to contain the Property, the adjacent roadway or any easement within the Property.

III. Maintenance Obligations

Section 7.2 of the Declaration for Stoneybrook West provides:

The CDD shall be responsible for operation and maintenance of the Surface Water Management System provided that each Owner shall maintain any portions of the Surface Water Management System situated on such Owner's Lot, Tract or Parcel. Each Owner also shall be responsible for the normal and day to day maintenance of any land areas which lie adjacent to and outside of such Owner's Lot, Tract or Parcel to the water's edge of an abutting lake, pond or other body of water. Further, the Owner of the Club Property shall be responsible for, and shall have the full right and authority for, the normal and day to day maintenance of any land areas which lie adjacent to and outside of the Club Property to the water's edge of an abutting lake, pond or other body of water. Such maintenance by the Owners of all Lots, Tracts, Parcels and the Club Property shall include routine mowing, weeding and cleaning.

The invoice for the work that was performed on the property does not give a specific location for the work or for the structure that was repaired. It seems likely that it was associated with the roadway tract owned by the Master Association. Under the language quoted above, the Master Association would be responsible for such maintenance. A comprehensive schedule of maintenance was developed by prior District Engineer based upon a review of ownership and construction factors, the latter of which is discussed below. As a separate Exhibit to this memorandum, I have been included a maintenance map. The map clearly depicts the roadway tract as the responsibility of the Master Association.

In addition to this provision, the historical background of the construction within the District is relevant as well. This is outlined in the Engineer's Report and the Assessment Methodology developed when the original bonds were issued in 2000. The Engineer's Report broke down the project infrastructure into master infrastructure and subdivision infrastructure. It also broke down the project into Phases I, II, III and IV. The 2000 Bonds provided for the funding of master infrastructure and certain subdivision infrastructure, which included the master stormwater system. Certain subdivision infrastructure, which included site-specific stormwater improvements within various development pods, was also financed with the proceeds of the 2000 Bonds. However, the 2000 Bonds only financed subdivision specific infrastructure in Phases I and II. It was anticipated

that subdivision specific infrastructure for Phases III and IV would be financed through a subsequent bond issue. However, this was not done; these improvements were financed by the developer. As such, the stormwater management infrastructure within Parcel 5 is not owned by the District, was not financed by or constructed by the District and is not a District maintenance obligation. The Engineer's maintenance map and the accompanying chart appear to correctly allocate the maintenance responsibilities that relate to the property.

IV. Conclusion.

The invoice presented by the Master Association for repair work represents work which is the responsibility of the Master Association. It would be improper for the District to use public funds to reimburse the Master Association for this repair.

Exhibits:

- Invoice dated 2/10/2020
- Excerpt of Engineer's Report
- Maintenance Map
- Maintenance Chart



SEPTIC DOMINATORS LLC

"DONE RIGHT
THE FIRST TIME"

SERVICE
INVOICE

5672

P.O. BOX 721116 ORLANDO, FL 32872 • OFFICE: (407) 888-8400 SEPTICDOMINATORS@GMAIL.COM

BILL TO:

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Bill Out	<input type="checkbox"/> CC
Technician: Bobby/Andy/Robert		Vehicle #	
Purchase Order		Time - In	Time - Out

NAME: Stony Brook West
STREET: 15074 Masthead Landing Circle
CITY/STATE: Winter Garden, FL
PHONE: Michelle
CONTACT PERSON: Michelle
DATE: 7/10/20

☐ Res. ☒ Comm.
☐ Septic/Lift Station
☒ Storm

TANK TYPE
☐ Concrete ☐ Fiberglass ☐ Poly
TANK SIZE
☐ 750 ☐ 900 ☐ 1050 ☐ 1200
Other:

PLEASE VISIT OUR WEBSITE AND WRITE A REVIEW

DESCRIPTION OF WORK DONE				WORK DETAILS	
				PRICE	
① Hydro Vac & Locate source of Leak				INSPECTION	
② Fix leak & Repair line				EMERGENCY SERVICE	
③ Fill Voids throughout yard & compact yard				ENZYME TREATMENT	
				LIFT STATION SERVICE	
				LINE JETTING	
				PERMIT	
Camera Line	Fair	Needs Repair	Septic Recommendations	PUMP OUT	
Clean Out				PUMPS	
Drainfield				REPAIRS	
Enzyme Treatment				RINGS & COVERS	
Toilets				SERVICE CALL	
Lid/Riser Condition				STORM DRAIN	
Main Line				TANK LIDS	
Outlet Filter Integrity				VIDEO CAM	
Pump & Alarm System				VACTOR SER.	
Tank Condition				OTHER	
<small>SEPTIC DOMINATORS, LLC is not responsible for any damage to existing landscape, driveways, sidewalks, sprinkler systems or underground wire and pipe, including but not limited to electric, phone cable, gas, water and sewer.</small>					
"24 HOUR EMERGENCY SERVICE" Service will be automatic and payment will be in full when service is completed, unless prior written arrangements have been made. Invoice subject to service charge of 1.5% per month (18% per annum). I agree to be responsible for any and all collection costs and attorney's fees necessary to recover any fees for services rendered. \$30.00 charge on returned pay method items. See reverse side for Terms And Conditions.					
PLEASE PRINT NAME SIGNATURE				TOTAL 7800.00 Thank You! We Appreciate Your Business.	
DATE 7/10/20 TITLE					

Septic Dominators
Orlando, Florida 32872

Office 407.888.8400

Invoice

septicdominators@gmail.com

Date

2/10/2020

Invoice #

5672

Bill To

Stoneybrook West Master Association Inc
C/O Leland Mngt Inc
6972 Lake Gloria Blvd
Orlando, FL 32809-3200

Ship To

15074 Masthead Landing Cir
Winter Garden

Septic Do

Orlando, FL

septicdom

P.O. No.

Terms

Due on receipt

Description	Amount
Orlando, FL 32872 Hydro vac & locate source of leak Fixed leak & repaired line Fill voids through out yard & compact yard Bagged up & cleaned existing street, sidewalk and driveway Pressured washed street, driveway and sidewalk	7,800.00

E-MAILED
2/17/2020

Thank you for choosing Septic Dominators LLC , All work is complete. Thank you for your business.

Total \$7,800.00

Payments/Credits \$0.00

Balance Due \$7,800.00



II. GENERAL DESCRIPTION OF BOND ISSUES

The District plans to issue two series of bonds consisting of a Series "2000" (Phases I and II) and a "Future" Series (Phases III and IV) bond issue.

Infrastructure improvements described in this report are broken into two categories, Master Infrastructure and Subdivision Infrastructure. Master Infrastructure includes the master stormwater system, the primary roadways, the main potable water system, the mainline sanitary sewer system, and undergrounding of lines for electric/lighting and landscape/irrigation (See Figure "D"). A more detailed breakdown of these items is discussed in section III. Subdivision Infrastructure for development parcels 1, 2, 4, 6, 8, 9, 11, 12 and 21A include portions of their individual roadways, their potable water, sanitary sewer, storm sewer and landscape/irrigation improvements (See Figure "E"). A more detailed breakdown of these items is discussed in section IV.

"Future" Series bonds will fund the remaining infrastructure improvements to serve Phases III and IV. Master Infrastructure will include any required additions or changes to the development Master Infrastructure as depicted in the Series "2000" Master Infrastructure improvement discussed above. Subdivision Infrastructure for development parcels 3, 5, 7, 13, 15, 16, 21B and 21C will include portions of their individual roadways, their potable water, sanitary sewer, storm sewer and landscape/irrigation improvements (See Figure "F").

It is important to note that portions of the Stoneybrook West PD are intended to be gated communities. Portions of the master infrastructure system being constructed with the District funds will serve both the Master Infrastructure and the gated facilities. Specifically, as designed, the master stormwater management system utilizes an intricate series of interconnected pipes and a control structure system lying within the subdivision development pods and the roadway rights of way to interconnect the subdivision development parcels, the roadway networks, the stormwater management facilities, and the master stormwater outfall systems. As such, portions of the subdivision roadways which are part of the stormwater management system (subgrade, base, curb and initial asphalt lift) intended to be operated and maintained behind the gated access, are included in the public infrastructure improvements included within the District. The Developer will fund the balance of the roadway systems (final lift of asphalt, striping, and signage) and has committed approximately \$946,850 to do so. None of the balance of the roadway systems in the gated communities is intended to be funded with District bonds.

III. MASTER INFRASTRUCTURE

- **Primary Roadways:** The primary roadway improvements include approximately seventeen thousand one hundred forty (17,140) linear feet of road and will define the major ingress and egress points throughout the

[illegible]

STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT

DRAWING
CS-406-434

STONEBROOK WEST SJRWMD MAINTENANCE AREAS

Plat Name	Community Development District	Home Owners Association	Golf Course
Stoneybrook West Unit 1		Stoney Brook West Master Association	
PB 44 p 134	GC-1A	Tract KK (Park Recreation Area)	Tract P
	GC-1B	Tract R (Roadway)	
4-095-056456-1	GC-1C	Tract R-1 (Roadway)	
40-095-56456-22	GC-2	Tract R-2 (Roadway)	
4-095-56456-2	GC-3	Tract R-4 (Roadway)	
40-095-56456-37	GC-4	Tract G-A (GuardHouse)	
40-095-56456-5	GC-7	Tract G-B (GuardHouse)	
4-095-56456-33	GC-8		
18-095-56456-27	GC-9		
400-095-56456-26	GC-10		
4-095-56456-3	GC-18		
	Tract O		
	Tract N		
Stoneybrook West Unit 2		Stoney Brook West Master Association	
PB 46 p 55		Tract R-6 (Roadway)	Tract P
40-095-56456-32		Tract R-8 (Roadway)	
40-095-56456-31		Tract A (Access Tract)	
40-095-56456-21			
40-095-56456-20			
40-905-56456-15			
4-095-56456-2			
Stoneybrook West Unit 3		Stoney Brook West Master Association	
PB 47 p 78	Tract PP	Tract R-11 (Roadway)	
40-095-56456-28	Tract GC-17	Tract R-12 (Roadway)	
40-095-56456-4	Tract V		
	Tract M-1		

Plat Name	Community Development District	Home Owners Association	Golf Course
Stoneybrook West Unit 4		Stoney Brook West Master Association	
PB 48 p 48	Tract S	Tract R-9 (Roadway)	Tract P
40-095-56456-38	Tract T		Tract P-1
40-095-56456-6	Tract GC-16		
Stoneybrook West Unit 5		Stoney Brook West Master Association	
PB 53 p 150	Tract GC-5A	Tract EE (Boat Facility)	Tract GC-IRR (Irrigation Pond)
40-065-56456-37	Tract GC-5C	Tract A	Tract YY (Maintenance Area)
40-095-56456-5	Tract GC-11	Tract EE	Tract P
		Tract R-5 (Roadway)	Tract P-1
		Tract R-7 (Roadway)	
		Pedestrian Access Easement	
Stoneybrook West Unit 6		Stoney Brook West Master Association	
PB 54 p 116		Tract R-13 (Roadway)	
40-095-56456-39			
40-095-56456-10			
Stoneybrook West Unit 7		Stoney Brook West Master Association	
PB 64 p 68	Tract C (Open Space)	Tract A (Park/Recreation Area)	Tract P
4-095-56456-7	Tract A	Tract R (Private Roadway)	
4-095-56456-2	Tract B		
40-095-56456-36	Tract C		
40-095-56456-32	Tract E		
40-095-56456-31	Tract F		
40-095-56456-21	Tract G		
40-095-56456-20	Tract GC-12		
40-095-56456-15	Tract GC-13		
	Tract GC-13PH		

Plat Name	Community Development District	Home Owners Association	Golf Course
Stoneybrook West Unit 8		Stoney Brook West Master Association	
PB 70 p 18		Tract A	
40-095-56456-22		Tract B	
		Tract C	
		Tract D	
		Tract E (Wall/Landscape Area)	
		Tract F (Wall/Landscape Area)	
		Tract G (Wall/Landscape Area)	
		Tract H (Recreation Area)	
		Tract R (Roadway)	
Stone Creek Unit 1		Stone Creek Homeowner Association	
PB 44 p 131	Tract B (SMA)	Tract ZZ	
4-095-56456-1	Tract G (SMA)	Tract XX	
	Tract E (Conservation Area)		
	Tract F (Conservation Area)		
	Tract H - Joint	Tract H - Joint	
Stone Creek Unit 2		Stone Creek Homeowner Association	
PB 48 p 140	Tract AA	Tract BB (Pedestrian Access)	
4-095-56456-1			
Stone Creek Unit 3		Stone Creek Homeowner Association	
PB 51 p 124		Tract A (Wall & Landscape Area)	
4-095-56456-1		Tract B (Wall & Landscape Area)	
		Tract C (Open Space)	
		Tract D (Open Space)	
Stone Creek Unit 4		Stone Creek Homeowner Association	
PB 60 p 122	Tract A	Tract B (Open Space/Park Area)	
40-095-56456-40		Tract C (Landscape Area)	
40-095-56456-13		Tract D (Landscape Area)	

SECTION V

**OPERATIONS & MAINTENANCE
ASSESSMENT METHODOLOGY REPORT**

**FOR
STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 28, 2024

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



Table of Contents

1.0 Introduction.....	3
1.1 The District.....	3
1.2 Executive Summary	3
1.3 Special Benefits and General Benefits	3
1.4 Requirements of a Valid Assessment Methodology	4
2.0 The Operations & Maintenance Expenditures of the District.....	4
2.1 Administrative	4
2.2 Field, Capital Projects/Outlay & Reserves	5
3.0 Assessment Allocation	5
4.0 Appendix	6
Exhibit A: Proposed O&M Budget Assessment Allocation.....	6
Exhibit B: Total Proposed O&M Budget Assessment Allocation & Variance ...	7

1.0 Introduction

1.1 The District

The Stoneybrook West Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District encompasses 936 acres in Orange County, Florida and was established by the City of Winter Garden in November 1999 for the purpose of, among other things, to finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within a portion of the District (the “Community”). The Community contains 1,874 attached and detached residential units (the “Assessable Property”), as well as an 18-hole golf course; a lakefront recreational complex, and two clubhouses. The District is considering the adoption of an assessment methodology for the purposes of reallocating the Operation & Maintenance Assessments (“O&M Assessments”) to the Assessable Properties within the District. This Assessment Methodology allocates the District’s O&M Assessments based on the benefit received from the District’s Operating Budget (herein the “O&M Budget”), which is determined annually through the annual budget process.

1.2 Executive Summary

This Operations & Maintenance Assessment Methodology Report is structured to allocate the various expenditures of the District to the development types. The general classifications of expenditures that are allocated in the O&M Budget include administrative, field, capital outlay/projects, and reserves. This report documents the benefits received by development types within each of the expenditure classifications. The development types in the District include townhomes, and single family – 40.5’, 40’, 50’, 60’, 75’, & 90’ lots. The administrative classification of expenditures in the O&M Budget have been determined to benefit all development types equally. However, the field, capital outlay/projects & reserves classification of expenditures have been determined to benefit the development types based on the proportion of impervious area per development type to the total impervious area of Assessable Properties utilizing lot size as the determination of the impervious area.

1.3 Special Benefits and General Benefits

The District’s O&M Budget creates special benefits specific to the Assessable Property within the District, different in kind and degree than general benefits, for properties within the District’s borders, as well as general benefits to the public at large. Special benefits include, but are not limited to, added use of the District’s

stormwater system, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are directly affected by the operations and maintenance of the District's infrastructure, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of the Assessable Properties.

There is no doubt that the general public and property owners outside the District will benefit from the O&M Budget. However, these benefits will be incidental to the District's O&M Budget, which is designed solely to meet the needs of the Assessable Property within the District. Properties outside the District boundaries do not depend on the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the improvements. Second, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the Assessable Properties. The allocation of responsibility for payment of the O&M Assessments associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each development type. Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that parcel of the District.

2.0 The Operations & Maintenance Expenditures of the District

2.1 Administrative

The O&M Budget expenditures of the District consist of administrative expenditures such as management, engineering, legal counsel, advertising, insurance, and annual audit that are necessary for the ongoing operation of the District. The O&M Budget administrative expenditures benefit all development types equally, as such each lot is assessed an equal amount for these expenditures.

2.2 Field, Capital Outlay & Reserves

The O&M Budget expenditures of the District consist of field, capital outlay/projects, and reserve expenditures. The field expenditures consist of field management, lake and wetland maintenance, fountain maintenance, landscape maintenance, pest control, storm drain maintenance, and electrical. The capital outlay/project consists of capital improvement expenses for the District, and the reserves consist of expenditures related to emergency maintenance or replacement expenditures that occur in the District. The general fund expenditure classifications of field, capital outlay/project, and reserve expenditures benefit the various development types based on the proportion of impervious area to the total impervious area of the Assessable Property.

3.0 Assessment Allocation

The O&M Budget consists of administrative, field, capital outlay/projects, and reserve expense classifications that provide varying benefit to the Assessable Properties within the District. The purpose of this Assessment Methodology is to revise the allocation of O&M Assessments based on the benefit each development type receives from each of the classifications of the O&M Budget. It has been determined that all development types benefit equally from the administrative section of the O&M Budget as there is not varying benefit based on lot size. Therefore, the portion of O&M Assessments related to the administrative section of the O&M budget will be divided equally among the Assessable Properties. However, the field, capital outlay/projects, and reserve sections provide varying benefit based on the proportion of impervious area per development type to the total impervious area of Assessable Properties. This benefit has been determined based on the proportion of impervious area per development type as it relates to the total field, capital outlay/projects, and reserves classification of expenditures in the O&M Budget. Therefore, the portion of the O&M Assessments related to field, capital outlay/projects, and reserves will be allocated to the various development types based on their proportion of impervious area to the total impervious area of the Assessable Properties. The maintenance of District Infrastructure benefits all Assessable Properties within the District proportionately to the benefit each development type receives. See **Exhibit A** for the Stoneybrook West CDD proposed O&M Budget Assessment Allocation per expenditure classification, proposed O&M Assessments per development type, and the proposed O&M Assessment Rate per unit. See **Exhibit B** O&M Assessment Rate Comparison Table illustrating the variance from the Current O&M Assessment Rates and the Proposed O&M Assessment Rates.

Exhibit A

Stoneybrook West Community Development District Proposed O&M Budget Assessment Allocation

Administrative Budget - Assessment Allocation (Equal Benefit)

Type	Units	ERUs	%	Allocation of Costs	Per Unit (net)	Per Unit (gross)**
TH	186	186	9.93%	\$11,257.17	\$60.52	\$64.39
40	350	350	18.68%	\$21,182.84	\$60.52	\$64.39
40.5	112	112	5.98%	\$6,778.51	\$60.52	\$64.39
50	589	589	31.43%	\$35,647.70	\$60.52	\$64.39
60	472	472	25.19%	\$28,566.58	\$60.52	\$64.39
75	138	138	7.36%	\$8,352.09	\$60.52	\$64.39
90	27	27	1.44%	\$1,634.11	\$60.52	\$64.39
Total	1874	1874	100.00%	\$113,419.00		

Field, Capital Outlay & Reserve Budgets - Assessments Allocation (Impervious Area)

Type	Units	Impervious Area*	%	Allocation of Costs	Per Unit (net)	Per Unit (gross)**
TH	186	225351	6.09%	\$23,721.04	\$127.53	\$135.67
40	350	435631	11.77%	\$45,855.77	\$131.02	\$139.38
40.5	112	120963	3.27%	\$12,732.86	\$113.69	\$120.94
50	589	1245690	33.65%	\$131,124.91	\$222.62	\$236.83
60	472	1195276	32.29%	\$125,818.19	\$266.56	\$283.58
75	138	392935	10.61%	\$41,361.41	\$299.72	\$318.85
90	27	86306	2.33%	\$9,084.82	\$336.47	\$357.95
Total	1874	3702151	100.00%	\$389,699.00		

Total Combined Administrative, Field, Capital Outlay & Reserve Budgets Assessment Allocation

Type	Units	Total Allocation %	Total Allocation of Costs	Total Per Unit (net)	Total Per Unit (gross)**
TH	186	6.95%	\$34,978.21	\$188.05	\$200.06
40	350	13.32%	\$67,038.62	\$191.54	\$203.76
40.5	112	3.88%	\$19,511.37	\$174.21	\$185.33
50	589	33.15%	\$166,772.61	\$283.15	\$301.22
60	472	30.69%	\$154,384.76	\$327.09	\$347.96
75	138	9.88%	\$49,713.51	\$360.24	\$383.24
90	27	2.13%	\$10,718.92	\$397.00	\$422.34
Total	1874	100.00%	\$503,118.00		

*Square feet

**Amount includes an additional 6% for the Orange County Tax Collector discount & collection costs

Total Fiscal Year 2024 administrative budget

Total Fiscal Year 2024 field, capital outlay/projects, and reserve budgets total

Prepared By: **Governmental Management Services - Central Florida, LLC**

Exhibit B

Stoneybrook West Community Development District Total Proposed O&M Budget Assessment Allocation & Variance

O&M Assessment Rate Comparison Table

Type	Proposed - Gross O&M/Unit**	Current Gross O&M/Unit**	Variance**	Variance %
TH	\$200.06	308.12	-\$108.06	-35.07%
40	\$203.76	193.57	\$10.19	5.27%
40.5	\$185.33	193.57	-\$8.24	-4.26%
50	\$301.22	308.12	-\$6.90	-2.24%
60	\$347.96	308.12	\$39.84	12.93%
75	\$383.24	308.12	\$75.12	24.38%
90	\$422.34	308.12	\$114.22	37.07%

**Amount includes an additional 6% for the Orange County Tax Collector discount & collection costs

Prepared By: **Governmental Management Services - Central Florida, LLC**

SECTION VI

RESOLUTION 2024-03

**A RESOLUTION OF THE STONEYBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT
SECRETARY AND ASSISTANT TREASURER OF THE BOARD
OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Stoneybrook West Community Development District desires to elect Patti Powers, Rich Hans and Sheik Neerooa as Assistant Secretaries.

WHEREAS, the Board of Supervisors of the Stoneybrook West Community Development District desires to elect Patti Powers, Rich Hans and Sheik Neerooa as Assistant Treasurers.

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

Patti Powers, Rich Hans and Sheik Neerooa are elected as Assistant Secretaries of the Board of Supervisors.

Patti Powers, Rich Hans and Sheik Neerooa are elected as Assistant Treasurers of the Board of Supervisors.

PASSED AND ADOPTED on this 28th day of February 2024.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

SECTION VII

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Stoneybrook West Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Winter Garden, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THIS 28th day of February 2024.

ATTEST:

**STONEYBROOK WEST
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook West Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Tiffany Acireale and Seat 5, currently held by Matthew Nicholas are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of February 2024.

ATTEST:

**STONEYBROOK WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stoneybrook West Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley St., Orlando, FL 32806, Phone: (407) 836- 2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Stoneybrook West Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

SECTION IX

SECTION A

SECTION 1



CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

M E M O R A N D U M

From: Clark & Albaugh
To: Board of Supervisors
Stoneybrook West Community Development District
Date: December 19, 2023
Subject: Ethics Training / Financial Disclosure

Ethics Training Requirement

Effective July 1, 2023, the Florida Legislature enacted a requirement that, beginning January 1, 2024, each Special District elected local officer and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year. The training shall address, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and public meetings laws.

This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, covering the required subject matter.

The required training should be completed as close as possible to the date that the office was assumed. A new officer assuming office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. An officer assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.



The legislation as drafted does not have a specific due date for the training other than during the calendar year. Notwithstanding that, the reporting requirements that govern financial disclosure will be amended to include a certification as to the ethics training on or before July 1 of the prior year, so the ethics training should be completed during the calendar year and be reported during the reporting cycle for the following year in time to fulfill the disclosure requirement. The Form 1 for 2024 and subsequent years will contain a “check the box” question regarding the requirement.

Following are links to some training opportunities:

<https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

<https://iog.fsu.edu/online-ethics>

<https://www.myfloridalegal.com/open-government/training> (Sunshine Law and Public Records only – 2 hours)

The Florida Bar City, County and Local Government Law Section will sponsor a course, details to be announced. [Sunshine Law, Public Records and Ethics for the Public Officers and Public Employees - City, County & Local Government Law Section \(cclgl.org\)](#)

Financial Disclosure Updates

The legislature also adopted significant changes to the mandatory financial disclosure requirements that affect public officials and candidates for public office. The most sweeping and controversial change involves a requirement that certain elected officials file a much more detailed financial disclosure referred to as a “full and public disclosure.” This type of disclosure is made on Form 6, which is promulgated by the Florida Commission on Ethics. It contains much more specific disclosure of finances than that required on Form 1. The requirement has been met with much objection from the local government officials involved, and some smaller local governments report that public officials are considering resignation as a result. Many district supervisors have heard about this change and have asked me whether they are subject to the new requirements. The short answer is “no.” The new requirements have been extended to certain constitutional officers and to mayors and members of a city commission or city council. Officers of independent special districts, which include community development districts, will still file Form 1. However, the filing is transitioning to an electronic filing through the Commission on Ethics effective with 2024 filings. Filing information may be found at <https://www.ethics.state.fl.us>.

RESOLUTION 2024-06

A RESOLUTION OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING PAYMENT OF REQUIRED ETHICS TRAINING FOR BOARD SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024 AND SUBSEQUENT FISCAL YEARS.

WHEREAS, the District is an Independent Special District subject to the requirements of Chapters 189 and 190 of the Florida Statutes. The District is governed, pursuant to Florida Statutes §190.006, by a Board of Supervisors (the “Board” and collectively, “Supervisors” and, individually, each a “Supervisor”); and

WHEREAS, Supervisors of the District are “Public Officers,” as that term is defined in Chapter 112, Florida Statutes, and are subject to the provisions of Chapter 112 creating ethics requirements for Public Officers; and

WHEREAS, pursuant to Section 112.3142(2)(d), Florida Statutes, Supervisors are required, commencing January 1, 2024, to complete ethics training (“Ethics Training”) during each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida; and

WHEREAS, the Ethics Training will require each Supervisor to enroll in and complete a course of instruction complying with the statutory requirements, which likely will involve a cost to the Supervisor; and

WHEREAS, the District desires to comply with the requirements of Section 112.3142(2)(d) and to provide for the payment or reimbursement of the costs of Ethic Training expended by the Supervisors;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Ethics Training

Each Supervisor of the District shall comply annually with the requirements of Section 112.3142(2)(d), commencing with the calendar year 2024.

Section 2. Cost of Training

The District is authorized to provide for the cost of the Ethics Training by advancing enrollment costs thereof or by reimbursing Supervisors for the cost of such enrollment.

Alternatively, the District may implement a system of internal Ethics Training at Board meetings or Workshops, provided that such training is compliant with Section 112.3142(2)(d).

Section 3. Effective Date

This Resolution shall become effective as of the date of its adoption by the Board of Supervisors.

Introduced, considered favorably, and adopted this ___ day of _____, 2024

ATTEST:

**BOARD OF SUPERVISORS OF THE
STONEBROOK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION C

to be provided under separate cover

SECTION D

SECTION 1

Stoneybrook West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

11/01/23 - 01/31/24

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
November 2023	15 - 22	\$63,855.82
December 2023	23 - 30	\$129,536.76
January 2024	31 - 36	\$55,141.84
TOTAL		\$248,534.42

*** CHECK DATES 11/01/2023 - 01/31/2024 *** STONEYBROOK WEST-GENERAL FUND
BANK A GENERAL FUND -TRUIST

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/20/23	00003	11/01/23 8646807 NOV 23-	202311 320-53800-46200 LANDSCAPE MAINT	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	4,593.21	4,593.21 000015
11/20/23	00005	11/01/23 18553 OCT 23 -	202310 310-51300-31500 LEGAL SVCS	CLARK & ALBAUGH, LLP	*	330.00	330.00 000016
11/20/23	00001	11/01/23 6 NOV 23 -	202311 310-51300-34000 MGMT FEE		*	3,125.00	
		11/01/23 6 NOV 23 -	202311 310-51300-35200 WEB MAINT.		*	100.00	
		11/01/23 6 NOV 23 -	202311 310-51300-35100 INFO TECH.		*	150.00	
		11/01/23 6 NOV 23 -	202311 310-51300-51000 OFFICE SUPP.		*	.15	
		11/01/23 6 NOV 23 -	202311 310-51300-42000 POSTAGE		*	40.07	
		11/01/23 7 NOV 23 -	202311 320-53800-34000 FIELD MGMT	GMS-CF, LLC	*	1,250.00	4,665.22 000017
11/20/23	00004	10/31/23 7576B OCT 23 -	202310 320-53800-46300 PEST CONTROL		*	2,976.00	
		11/01/23 7607B NOV 23 -	202311 320-53800-47000 LAKE \$ WETLAND		*	3,255.00	
		11/01/23 7607B NOV 23 -	202311 320-53800-46300 MIDGE FLY LARVIC	SITEX AQUATICS, LLC	*	2,205.00	8,436.00 000018
11/20/23	00009	10/24/23 10242023	202310 300-20700-10000 TAX RECEIPTS TRANSFER	STONEYBROOK WEST CDD C/O US BANK NA	*	45,361.08	45,361.08 000019
11/28/23	00008	11/23/23 F4824062	202311 320-53800-43000 SVC: 2442 BLACK LAKE BLVD	DUKE ENERGY	*	470.31	470.31 000022
12/15/23	00023	12/14/23 8014	202312 320-53800-49000 UNDERGROUND ELECTRIC WORK	ADVANCE ELECTRIC	*	1,801.50	1,801.50 000023
12/15/23	00003	12/01/23 8687977 DEC 23-	202312 320-53800-46200 LANDSCAPE MAINT	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	4,593.21	4,593.21 000024

SBWS STONEYBROOK WS SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/24/24	00001	12/01/23 8	202312 310-51300-34000		*	3,125.00	
		DEC 23 -	MGMT FEE				
		12/01/23 8	202312 310-51300-35200		*	100.00	
		DEC 23 -	WEB MAINT.				
		12/01/23 8	202312 310-51300-35100		*	150.00	
		DEC 23 -	INFO TECH.				
		12/01/23 8	202312 310-51300-51000		*	.09	
		DEC 23 -	OFFICE SUPP.				
		12/01/23 8	202312 310-51300-42000		*	1.89	
		DEC 23 -	POSTAGE				
		12/01/23 8	202312 310-51300-42500		*	22.65	
		DEC 23 -	COPIES				
		12/01/23 9	202312 320-53800-34000		*	1,250.00	
		DEC 23 -	FIELD MGMT				
		1/01/24 10	202401 310-51300-34000		*	3,125.00	
		JAN 24 -	MGMT FEE				
		1/01/24 10	202401 310-51300-35200		*	100.00	
		JAN 23 -	WEB MAINT.				
		1/01/24 10	202401 310-51300-35100		*	150.00	
		JAN 23 -	INFO TECH.				
		1/01/24 10	202401 310-51300-51000		*	.18	
		JAN 23 -	OFFICE SUPP.				
		1/01/24 10	202401 310-51300-42000		*	48.08	
		JAN 23 -	POSTAGE				
		1/01/24 11	202401 320-53800-34000		*	1,250.00	
		JAN 24 -	FIELD MGMT				
			GMS-CF, LLC				9,322.89 000031
1/04/24	00002	11/15/23 5289027	202310 310-51300-31100		*	450.00	
		ENG. SVCS OCT 2023					
		12/14/23 5289322	202311 310-51300-31100		*	575.00	
		ENG. SVCS NOV 2023					
			HANSON WALTER & ASSOCIATES INC				1,025.00 000032
1/24/24	00004	1/01/24 7947-B	202401 320-53800-46700		*	700.00	
		BI MO FOUNTAIN MAINT					
			SITEX AQUATICS, LLC				700.00 000032
1/04/24	00015	10/17/23 07971139	202310 310-51300-48000		*	238.18	
		CLASSIFIED LISTING/P HEAR					
			ORLANDO SENTINEL				238.18 000033
1/24/24	00024	8/25/23 22660	202401 300-20200-20000		*	21,503.00	
		POND REP PORTCASTLE/B.LK					
			TERRY ROBERTS SITE WORK, INC				21,503.00 000033
			SBWS STONEYBROOK WS SNEEROOA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/04/24	00004	11/01/23 7825-B	202311 320-53800-46700		*	700.00	
		BI MO FOUNTAIN MAINT					
		12/31/23 7829-B	202312 320-53800-48000		*	670.00	
		QTRLY STORM DRAINAGE					
		12/31/23 7832-B	202312 320-53800-46300		*	2,976.00	
		DEC 23 - PEST CONTROL					
		1/01/24 7864-B	202401 320-53800-47000		*	3,255.00	
		JAN 24 - LAKE \$ WETLAND					
		1/01/24 7864-B	202401 320-53800-46300		*	2,205.00	
		JAN 24 - MIDGE FLY LARVIC					
				SITEX AQUATICS, LLC			9,806.00 000034
1/04/24	00017	11/25/23 7135281	202311 310-51300-32300		*	4,040.63	
		SER2018A2-11/01-10/31/24					
		11/25/23 7136169	202311 310-51300-32300		*	2,963.13	
		SER2018A1-11/01-10/31/24					
				US BANK			7,003.76 000035
11/30/23	00008	10/24/23 91008354	202310 320-53800-43000		*	107.23	
		SVC 09/21/23 - 10/20/23					
		10/24/23 91008355	202310 320-53800-43000		*	106.89	
		SVC 09/21/23 - 10/20/23					
		10/24/23 91008355	202310 320-53800-43000		*	210.38	
		SVC 09/21/23 - 10/20/23					
		10/24/23 91008355	202310 320-53800-43000		*	105.30	
		SVC 09/21/23 - 10/20/23					
				DUKE ENERGY			529.80 000036
TOTAL FOR BANK A						248,534.42	
TOTAL FOR REGISTER						248,534.42	

SECTION 2

Stoneybrook West
Community Development District

Unaudited Financial Reporting
January 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2018</u>
5-6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

Stoneybrook West
Community Development District
Combined Balance Sheet
January 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account - Truist	\$ 621,097	\$ -	\$ 621,097
Due from General Fund	-	51,644	51,644
<u>Investments:</u>			
<u>Series 2018</u>			
Reserve Fund (A-1)	-	12,957	12,957
Reserve Fund (A-2)	-	111,465	111,465
Revenue Fund (A-1)	-	4,336	4,336
Revenue Fund (A-2)	-	147,448	147,448
			-
Deposits	235	-	235
Total Assets	\$ 621,332	\$ 327,850	\$ 949,181
Liabilities:			
Accounts Payable	\$ 10,125	\$ -	\$ 10,125
Due to Debt Service	51,644	-	51,644
Total Liabilities	\$ 61,769	\$ -	\$ 61,769
Fund Balance:			
Nonspendable:			
Deposits	\$ 235	\$ -	\$ 235
Restricted for:			
Debt Service - Series	-	327,850	327,850
Assigned for:			
Operating Reserves	125,779	-	125,779
Reserve - Emergency	27,346	-	27,346
Reserve - Ponds	77,600	-	77,600
Unassigned	328,603	-	328,603
Total Fund Balances	\$ 559,563	\$ 327,850	\$ 887,413
Total Liabilities & Fund Balance	\$ 621,332	\$ 327,850	\$ 949,181

*Cash balance as of 01.31.23 \$1,002,846

Stoneybrook West
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance

Revenues:

Special Assessments - Tax Roll	\$ 501,480	\$ 149,844	\$ 149,844	\$ -
Interest Income	289	96	1,213	1,116

Total Revenues	\$ 501,769	\$ 149,940	\$ 151,057	\$ 1,116
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ 1,000	\$ 1,000	\$ -
PR-FICA	383	77	77	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,000	-	-	-
Engineering	6,500	2,167	1,025	1,142
Attorney	15,500	5,167	4,020	1,147
Management Fees	48,801	16,267	12,500	3,767
Assessment Administration	5,150	-	-	-
Trustee Fees	7,200	7,200	7,004	196
Annual Audit	4,500	-	-	-
Website Maintenance	2,100	700	788	(88)
Postage & Delivery	650	217	90	127
Insurance General Liability	8,360	8,360	6,685	1,675
Printing & Binding	500	167	23	144
Legal Advertising	1,500	500	473	27
Information Technology	-	-	600	(600)
Other Current Charges	2,400	800	159	641
Office Supplies	750	250	0	250
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 112,069	\$ 43,045	\$ 34,618	\$ 8,427
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Stoneybrook West
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 15,914	\$ 5,305	\$ 5,000	\$ 305
Lake and Wetland	39,060	13,020	13,020	-
Contract - Fountain	4,200	1,400	1,400	-
Contract - Landscape	55,119	18,373	18,373	0
Contract - Pest Control	71,100	23,700	20,724	2,976
Storm Drainage	3,451	1,150	670	480
Utility - Electric	12,500	4,167	3,364	803
R&M - Fountain	12,500	4,167	-	4,167
Misc - Contingency	10,910	3,637	1,802	1,835
Capital Outlay	60,000	20,000	11,300	8,701
Total Field Expenditures	\$ 284,754	\$ 94,918	\$ 75,652	\$ 19,266
<u>Reserves</u>				
Reserves - Emergency	\$ 27,346	\$ -	-	-
Reserves - Ponds	77,600	-	-	-
Total Reserves	\$ 104,946	\$ -	\$ -	\$ -
Total Expenditures	\$ 501,768	\$ 137,963	\$ 110,270	\$ 27,693
Excess (Deficiency) of Revenues over Expenditures	\$ 1	\$ 11,977	\$ 40,787	\$ 28,809
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1	\$ 11,977	\$ 40,787	\$ 28,809
Fund Balance - Beginning	\$ 495,124		\$ 518,541	
Fund Balance - Ending	\$ 495,125		\$ 559,328	

Stoneybrook West
Community Development District
Debt Service Fund Series
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budge Thru 01/31/24	Actual Thru 01/31/24	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 497,689	\$ 151,468	\$ 151,468	\$ -
Interest Income	11	4	3,071	3,067
Total Revenues	\$ 497,700	\$ 151,471	\$ 154,539	\$ 3,067
<u>Expenditures:</u>				
Interest A1	\$ 18,200	\$ 9,100	\$ 9,100	\$ -
Interest A2	122,072	61,036	61,036	-
Principal A1	34,000	-	-	-
Principal A2	329,000	-	-	-
Total Expenditures	\$ 503,272	\$ 70,136	\$ 70,136	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,572)	\$ 81,335	\$ 84,402	\$ 3,067
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (5,572)	\$ 81,335	\$ 84,402	\$ 3,067
Fund Balance - Beginning	\$ (187,439)		\$ 243,447	
Fund Balance - Ending	\$ (193,011)		\$ 327,850	

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 21,249	\$ 101,813	\$ 26,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,844
Interest Income	1,213	-	-	-	-	-	-	-	-	-	-	-	1,213
Total Revenues	\$ 1,213	\$ 21,249	\$ 101,813	\$ 26,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,057
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
PR-FICA	-	-	77	-	-	-	-	-	-	-	-	-	77
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	450	575	-	-	-	-	-	-	-	-	-	-	1,025
Attorney	330	2,550	420	720	-	-	-	-	-	-	-	-	4,020
Management Fees	3,125	3,125	3,125	3,125	-	-	-	-	-	-	-	-	12,500
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	7,004	-	-	-	-	-	-	-	-	-	-	7,004
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	488	100	100	100	-	-	-	-	-	-	-	-	788
Postage & Delivery	-	40	2	48	-	-	-	-	-	-	-	-	90
Insurance General Liability	6,685	-	-	-	-	-	-	-	-	-	-	-	6,685
Printing & Binding	-	-	23	-	-	-	-	-	-	-	-	-	23
Legal Advertising	238	234	-	-	-	-	-	-	-	-	-	-	473
Information Technology	150	150	150	150	-	-	-	-	-	-	-	-	600
Other Current Charges	8	63	44	44	-	-	-	-	-	-	-	-	159
Office Supplies	-	0	0	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 11,649	\$ 13,842	\$ 4,940	\$ 4,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,618

Stoneybrook West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Lake and Wetland	3,255	3,255	3,255	3,255	-	-	-	-	-	-	-	-	13,020
Contract - Fountain	-	700	-	700	-	-	-	-	-	-	-	-	1,400
Contract - Landscape	4,593	4,593	4,593	4,593	-	-	-	-	-	-	-	-	18,373
Contract - Pest Control	8,157	2,205	5,181	5,181	-	-	-	-	-	-	-	-	20,724
Storm Drainage	-	-	670	-	-	-	-	-	-	-	-	-	670
Utility - Electric	530	999	670	1,165	-	-	-	-	-	-	-	-	3,364
R&M - Fountain	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc - Contingency	-	-	1,802	-	-	-	-	-	-	-	-	-	1,802
Capital Outlay	-	11,300	-	-	-	-	-	-	-	-	-	-	11,300
Total Field Expenditures	\$ 17,785	\$ 24,302	\$ 17,421	\$ 16,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,652
Reserves													
Reserves - Emergency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Reserves - Ponds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 29,434	\$ 38,143	\$ 22,361	\$ 20,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,270
Excess (Deficiency) of Revenues over Expenditures	\$ (28,222)	\$ (16,894)	\$ 79,452	\$ 6,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,787
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (28,222)	\$ (16,894)	\$ 79,452	\$ 6,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,787

Stoneybrook West
Community Development District
Long Term Debt Report

Series 2018 A-1, Special Assessment Revenue Refunding Bonds		
Interest Rate:	3.64%	
Maturity Date:	5/1/2035	
Reserve Fund Definition	25% of MADS	
Reserve Fund Requirement	\$12,957.25	
Reserve Fund Balance	\$12,957.24	
Bonds Outstanding		\$623,000
Less: Principal Payment - 5/1/20		(\$29,000)
Less: Principal Payment - 5/1/21		(\$30,000)
Less: Principal Payment - 5/1/22		(\$31,000)
Less: Principal Payment - 5/1/23		(\$33,000)
Current Bonds Outstanding		\$500,000

Series 2018 A-2, Special Assessment Revenue Refunding Bonds		
Interest Rate:	3.56%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	25% of MADS	
Reserve Fund Requirement	\$111,465.00	
Reserve Fund Balance	\$111,465.00	
Bonds Outstanding		\$4,635,000
Less: Principal Payment - 5/1/20		(\$285,000)
Less: Principal Payment - 5/1/21		(\$296,000)
Less: Principal Payment - 5/1/22		(\$307,000)
Less: Principal Payment - 5/1/23		(\$318,000)
Current Bonds Outstanding		\$3,429,000

Stoneybrook West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Orange County
Fiscal Year 2024

Gross Assessments	\$	523,781.00	\$	529,456.00	\$	1,053,237.00
Net Assessments	\$	501,480.00	\$	497,688.64	\$	999,168.64

ON ROLL ASSESSMENTS

							allocation in %	49.73%	50.27%	100.00%
Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2018				
						O&M Portion	Debt Service	Total		
11/03/23	\$ 4,250.30	\$ 223.82	\$ -	\$ -	\$ 4,026.48	\$ 2,002.39	\$ 2,024.09	\$ 4,026.48		
11/13/23	8,420.29	331.86	-	-	8,088.43	4,022.42	4,066.01	8,088.43		
11/28/23	31,888.47	1,275.60	-	-	30,612.87	15,223.96	15,388.91	30,612.87		
12/07/23	62,846.87	2,514.04	-	-	60,332.83	30,003.87	30,328.96	60,332.83		
12/14/23	99,496.78	3,980.15	-	-	95,516.63	47,500.99	48,015.64	95,516.63		
12/21/23	50,258.80	2,010.60	-	631.64	48,879.84	24,308.23	24,571.61	48,879.84		
01/12/24	56,098.90	2,244.08	-	-	53,854.82	26,782.32	27,072.50	53,854.82		
	\$ 313,260.41	\$ 12,580.15	\$ -	\$ 631.64	\$ 301,311.90	\$ 149,844.18	\$ 151,467.72	\$ 301,311.90		

29.74%	Percent Collected
\$ 739,976.59	Balance Remaining to Collect