Stoneybrook West Community Development District

Agenda

May 29, 2024

Agenda

Stoneybrook West Community Development District

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

May 23, 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, May 29, 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: <u>https://us06web.zoom.us/j/89589623211</u> Call-In Information: 305-224-1968 Meeting ID: 895 8962 3211

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the February 28, 2024 Board of Supervisors Meeting
- 4. Discussion of Preparation of Memorandum of Understanding Regarding Maintenance of Stormwater System with Stoneybrook West Master Association
- 5. Consideration of Resolution 2024-07 Approving Fiscal Year 2025 Proposed Budget And Setting Public Hearing to Adopt
- 6. Consideration of Access Easement Agreement for Pool Construction
- 7. Staff Reports
 - A. Attorney
 - i. Clark & Albaugh Rate Letter
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 3,367
 - iv. Reminder of Form1 Filing Deadline- July 1, 2024
- 8. Other Business
- 9. Supervisors Requests
- 10. Adjournment

MINUTES

MINUTES OF MEETING STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held Wednesday, February 28, 2024 at 6:30 p.m. at Towne Center, 1201 Black Lake Blvd., Winter Garden, Florida and via Zoom.

Present and constituting a quorum:

Tom Alexander Jennifer Odom Nicolas Matthew by Zoom George Morgan

Chairman Assistant Secretary **Assistant Secretary** Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Pete Glasscock	District Engineer
Scott Clark	District Counsel
Andy Hatton	Field Services

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS

Ms. Adams stated this is an opportunity for any members of the public to make a statement to the Board of Supervisors. She asked if anyone would like to make a statement.

Diane Buechler (1425 Priory Circle) – Reiterated that Westbrook has been paying more • than its fair share since 2008 and on the reassessments two years ago, they were charged the same amount of the largest properties with the most services. She asked for fairness and stated that Westbrook gets zero services from the CDD.

Public Comment Period

THIRD ORDER OF BUSINESS

Acceptance of Minutes of the November 29, 2023 Board of Supervisors and Audit Committee Meetings

Ms. Adams presented the minutes from the November 29, 2023 Board of Supervisors and Audit Committee meetings. She stated Supervisor Nicolas Matthew's name needs to be corrected as the first and last name was transposed on some of the record. She asked for any other corrections.

On MOTION by Mr. Morgan, seconded by Mr. Alexander, with all in favor, the Minutes of the November 29, 2023 Board of Supervisors and Audit Committee Meetings, were approved.

FOURTH ORDER OF BUSINESS

Review of Stormwater Maintenance Responsibilities in the Vicinity of 15448 Amberbeam Blvd.

Ms. Adams stated on page 16 of the agenda is an image of the area that is to be discussed. The HOA contacted field maintenance staff regarding a repair in the right of way. The stormwater system had an issue under the right of way. After discussion between field management staff, District Engineer and District Counsel, the attorney provided historical information regarding maintenance assignments. This information was then provided to the HOA asserting the responsibility for that repair falls to the HOA. She noted they have not heard back from the HOA. Mr. Clark stated this request is a repair that manifests itself as a street problem but is adjacent to a stormwater drain. There is probably something going on with the stormwater that is pulling the dirt in causing that to happen. US Home/Lennar made a decision to have private streets but to use bond funds to construct the stormwater systems. On Amberbeam, bond funds were used to construct internal stormwater drains but developer money was used to cap off the streets so they would be private. They are considered private roads. For the whole existence of the CDD, they have been considered to be maintained by the owner of the roads which is the HOA. In that regard there was a stormwater maintenance manual that shows maintenance responsibility for the tract that these roads are in is being in the Master Association. The ownership and maintenance chart says the same thing. The maintenance has been set up so the private streets and the stormwater facilities within those streets are assigned as an HOA responsibility. He recommended working with the maintenance structure that has been put together and advise the HOA this is their responsibility. He noted they can't just go fix this one based on history/protocol.

Ms. Odom asked why it failed. Mr. Clark noted when something is caving in around a stormwater structure, it likely means there is a leak in the structure. When there is a leak, all the water flows through it and pulls dirt out from on top of it and caves it in. A Board member stated it was probably the pipe coming inside the structure box failed. Mr. Alexander stated a joint is broken.

FIFTH ORDER OF BUSINESS

Presentation of Operations & Maintenance Assessment Methodology Report

Ms. Adams stated at the last meeting the Board authorized GMS to prepare a report found on page 29 of the agenda package. This report looks at the expenses to operate and maintain the Districts assets and assigns a fair allocation for those expenses based on the benefit the property owners receive. She noted in the Executive Summary there are six different product types, townhomes, single family 40 ft, 40.5 ft, 50 ft, 60 ft, 75 ft, and 90 ft lots. She reviewed exhibit A on page 34 and exhibit B on page 35 of the agenda package. The approach taken with this report is to equalize the administration expenses across all product types. The field expenses, capital outlay and reserve amounts are allocated by the amount of estimated impervious area per product type. Mr. Morgan questioned impervious areas? Ms. Adams stated not dirt nor turf, but concrete, sidewalks, and rooftops are examples of impervious areas that do not allow water to soak into the ground.

Ms. Adams noted if this approach to O&M assessments is approved moving forward, there will be a formal process during the budget adoption where there is an additional public hearing for the Assessment Methodology to coincide with the budget adoption and to memorialize the discussion today. If the Board wants to accept this report and apply it to the proposed budget moving forward it would be appropriate to take that action. Mr. Clark stated this was brought today for preliminary action because the next meeting will involve looking at the budget and they need to know how to run the numbers. Mr. Morgan asked if the administrative is being allocated per tax payer? Ms. Adams noted that there is equal benefit for the operation of the District irrespective of the product type. Ms. Odom noted impervious surface is calculated because water can't move through it and the CDD is looking at water movement. The amount of surface area that water can or can't get through will affect how much of the CDD service they utilize from us. In theory, bigger properties will have bigger contribution to the stormwater system.

• Resident Diane Buechler asked what is considered administrative? Ms. Adams noted there are District fees paid to the state every year to exist, professional fees, insurance, bond trustee fees, audit fees, cost of advertising meetings in advance to be compliant with Florida Statutes.

On MOTION by Mr. Alexander, seconded by Ms. Odom, with Mr. Alexander, Ms. Odom, and Mr. Matthew in favor and Mr. Morgan opposed, the Operations & Maintenance Assessment Methodology Report, was approved 3-1.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Appointing Assistant Treasurer & Assistant Secretaries

Ms. Adams stated this adds the South Florida GMS team Patti Powers, Rich Hans, and Sheik Neerooa as Assistant Secretaries and Assistant Treasures for processing of the District's administrative and financial records.

> On MOTION by Ms. Odom, seconded by Mr. Alexander, with all in favor, Resolution 2024-03 Appointing Assistant Treasurer & Assistant Secretaries, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Updating Local Bank Account Signatories

Ms. Adams stated instead of having individual names, this has the position that the Board

approved as the bank signer so this appoints the Districts Treasurer, Assistant Treasurer, and Secretary as bank signers.

On MOTION by Mr. Alexander seconded by Ms. Odom, with all in favor, Resolution 2024-04, Updating Local Bank Account Signatories, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 Relating to General Election Seats & Qualifying Period Procedures Ms. Adams stated this resolution identifies seat #4 currently held by Tiffany Acireale and seat #5 held by Nicolas Matthew are scheduled for the general election process in November 2024. The qualifying period is noon on June 10, 2024 through noon on June 14, 2024.

On MOTION by Ms. Odom, seconded by Mr. Morgan, with all in favor, Resolution 2024-05 Relating to General Election Seats & Qualifying Period Procedures, was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Clark noted at the last meeting the Board asked him to follow up with Brightview and send them a letter requesting a refund for the landscape area they have talked about. He noted he did that and the first certified letter came back unclaimed because the address changed so he went to the address on the contract and got the same response again. He stated he now has their general counsel's office and sent another letter to that and waiting for a response.

i. Consideration of Resolution 2024-06 Related to Supervisor Ethics Training

Mr. Clark stated each Supervisor needs to complete a 4-hour course on ethics, Sunshine Law, and public records. You have until the end of this calendar year to finish it. It will be reported in the financial disclosure filing during 2025 checking the box that you have completed the training. Form 1 will be filed electronically. Since there is a cost associated with this, there is no current basis in the law for you to be reimbursed for that cost. This resolution authorizes the Board to reimburse each Supervisors for the cost of taking the training since it is required. He will send an email with site links to Mr. Morgan.

On MOTION by Mr. Morgan, seconded by Ms. Odom, with all in favor, Resolution 2024-06 Related to Supervisor Ethics Training, was approved.

B. District Engineer

Mr. Glasscock had nothing to report.

C. Field Manager's Report

Mr. Hatton presented the field manager's report to the Board. He noted the aerators were pending electrical connection. The pump on 7 had motor and fan issues so the vendor replaced the parts so its operational. Fountains upfront 1 & 23 are running well, 18 had a clogged intake which was cleared. The new aerators on ponds 14, 16 and 17 have made progress. Trenches for 16 & 17 are dug, inspected, covered up and made connections to the aerator controllers. Once the trench at 14 is inspected it can be covered and Duke will be scheduled to make the final connection. Landscape maintenance is pretty good. Windy weather hampered pond spraying. Ponds will be treated Friday. Still spraying for midge control. Ms. Odom asked about pond plants. Mr. Hatton noted he is meeting with Bert to come up with a plan. Ms. Odom would like to see a proposal for pond plantings at the next meeting.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated on page 55 of the agenda packet is the check register from November 1, 2023 through January 31, 2024 totaling \$248,534.42. Immediately following the register is a detailed summary.

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

ii. Balance Sheet and Income Statement

Ms. Adams noted on page 61 for informational purposes the unaudited financial statements are included through the end of January for review. This District runs on a fiscal year starting October 1st. No action is required.

TENTH ORDER OF BUSINESSOther Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Request

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESSAdjournmentMs. 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

SECTION IV



CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

MEMORANDUM

From:Clark & Albaugh, LLP, District CounselTo:Stoneybrook West CDD ("District") Board of SupervisorsDate:March 4, 2020Subject: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.

700 W. Morse Boulevard, Suite 101 Winter Park, Florida 32789 Phone: (407) 647-7600 www.winterparklawyers.com

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

Stoneybrook West CDD. March 4, 2020 Page 3 of 3

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

SERVICE INVOICE "DONE RIGHT 5672 SEPTIC DOMINATORS LLC THE FIRST TIME" P.O. BOX 721116 ORLANDO, FL 32872 . OFFICE: (407) 888-8400 SEPTICDOMINATORS@GMAIL.COM Velicia # BILL TO: Kobb Time - Out Time - In NAME TANK TYPE □ Concrete □ Fiberglass □ Poly ad LANding Circle LI Res. Comm. STREE Septic/Lift Station TANK SIZE □ 750 □ 900 □ 1050 □ 1200 34787 CITY/ST G Other: PHONE Michel CONTACT PERSON PLEASE VISIT OUR WEBSITE AND WRITE A REVIEW 20 WORK DETAILS **DESCRIPTION OF WORK DONE** PRICE LOCATE of Source velo VAC INSPECTION LeA EMERGENCY SERVICE ENZYME eAK LIFT STATION SERVICE ompact 3 Voids throughou. LINE JETTING Needs PERMIT Fair Septic Recommendations Repair PUMP OUT Gamera Line Stree FXISTI Clean Out PUMPS Drainfield REPAIRS RINGS & COVERS Enzyme Treatmen 3 Toilets SERVICE CALL isn-y raire Lid/Riser Conditio STORM DRAIN Main Line TANK LIDS Outlet Filter Integrity VIDEO CAM Pump & Alarm System VACTOR SER. Tank Condition OTHER SEPTIC DOMINATORS, LLC is not receptorsible for any durnage to existing landscape, driveways, sidewalks, sprinkter systems or underground wire and pipe, including but not limited to electric, phone catv, pas, wate: and server. "24 HOUR EMERGENCY SERVICE" 00 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 altorney's fees necessary to recover any fees for services rendered. \$30.00 charge on returned pay method items. See revorse side for Terms And 80 TOTAL Conditions Thank You! 10 We Appreciate Your Business. PLEASE PRINT NAME DISCOYER WSA SIGNATURE/ TITLE

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Stoneybrook West Engineer's Report for Capital Improvements Page 2

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.

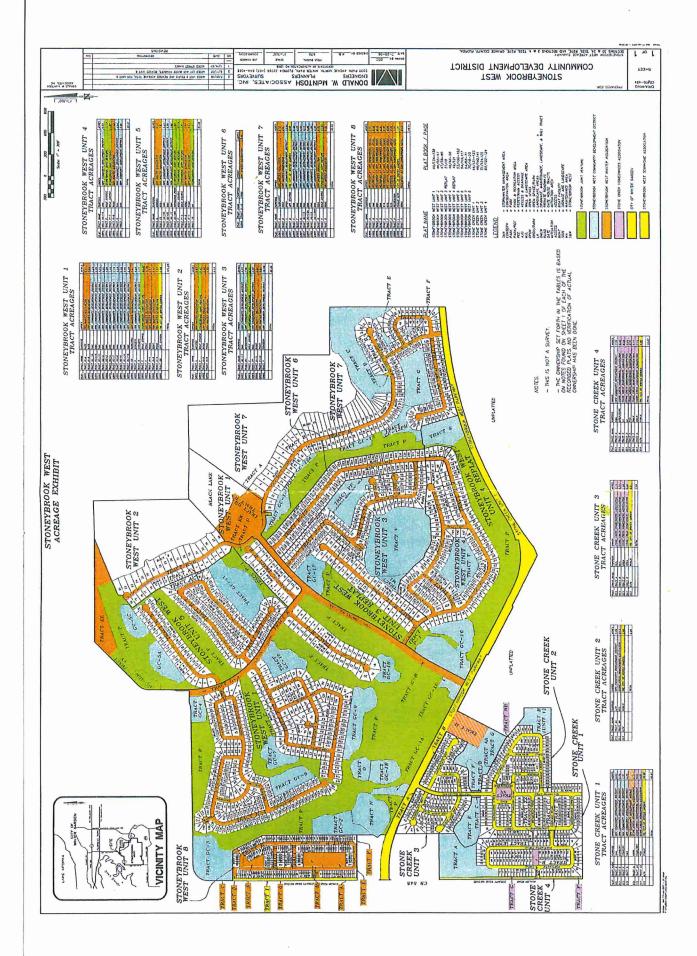
Infrastructure improvements described in this report are broken into two categories, Master Infrastructure and Subdivision Infrastructure. Master Infrastructure includes the master stormwater system, the primary roadways, the main potable water system, the mainline sanitary sewer system, and undergrounding 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



STONEYBROOK WEST SJRWMD MAINTENANCE AREAS	
STONEYBROOK WEST S	

Plat Name	Community Development District	Home Owners Association	Golf Course
		Stoney Brook West Master Association	
Stoneybrook West Unit 1	GC-1A	Tract KK (Park Recreaction Area)	Tract P
PB 44 p 134	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		

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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		

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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 n 140	Tract AA	Tract BB (Pedestrian Access)	
4-095-56456-1			
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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)	

Tract E (Pedestrian Access) Tract E (Prainage, maintenance, Landscape, and wall) Tract G (Prainage, maintenance, Landscape, and wall) Tract G (Prainage, maintenance, Landscape, and Wall) Tract G (Prainage, maintenance, Landscape, and Wall) Pract G (Prainage, Maintenanc	Plat Name	Community Development District	Home Owners Association	Golf Course
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RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook West Community Development District ("**District**") prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the District Manager has heretofore prepared and submitted to the Board that certain "Operations & Maintenance Assessment Methodology Report" dated February 28, 2024 (the "Methodology"), which sets forth a basis for allocating the Operations and Maintenance Assessments contained in the Proposed Budget between properties located in the District; and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **PUBLIC HEARING ON METHODOLOGY**. The Board desires to consider adoption of the Methodology attached hereto as **Exhibit B** at a public hearing at the same time that it considers the Proposed Budget.

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

DATE:	July 31, 2024
HOUR:	6:30 P.M.
LOCATION:	Town Center 1201 Black Lake Blvd. Winter Garden, FL 34787

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

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and it shall remain on the website for at least 45 days.

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

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

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2024.

ATTEST:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary

By:_____ Its:_____ Exhibit A: FY 2024/2025 Proposed Annual Budget

Stoneybrook West Community Development District

Proposed Budget FY 2025



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Stoneybrook West Community Development District Proposed Budget General Fund

Description		Adopted Budget FY2024		tuals Thru 4/30/24	Pro	ojected Next 5 Months		jected Thru 9/30/24		Proposed Budget FY 2025
<u>REVENUES:</u>										
Special Assessments - Tax Roll	\$	501,480	\$	461,253	\$	45,400	\$	506,653	\$	494,752
Interest Income		289		4,714		10,000		14,714		12,000
Carry Forward Surplus		-		-		-		-		-
TOTAL REVENUES	\$	501,769	\$	465,966	\$	55,400	\$	521,366	\$	506,752
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	5,000	\$	1,800	\$	2,000	\$	3,800	\$	5,000
PR-FICA		383		138		153		291		383
Arbitrage Rebate		600		-		-		-		600
Dissemination Agent		2,000		-		-		-		-
Engineering		6,500		2,350		4,150		6,500		6,500
Attorney		15,500		9,340		6,160		15,500		20,000
Management Fees		48,801		21,875		15,625		37,500		39,375
Assessment Administration Trustee Fees		5,150		- 7,004		-		- 7,004		5,250
Annual Audit		7,200 4,500		4,400				4,400		7,200 4,500
Website Maintenance		2,100		1,088		500		1,588		1,200
Postage & Delivery		650		1,000		150		347		650
Insurance General Liability		8,360		6,685				6,685		7,370
Printing & Binding		500		30		473		503		1,500
Legal Advertising		1,500		473		900		1,373		1,500
Information Technology		-,		1,050		300		1,350		1,800
Other Current Charges		2,400		4,795		225		5,020		750
Office Supplies		750		1		20		21		750
Dues, Licenses & Subscriptions		175		175						175
Property Appraiser		-		-		5,000		5,000		5,250
TOTAL ADMINISTRATIVE	\$	112,069	\$	61,400	\$	30,656	\$	91,882	\$	109,753
Operations & Maintenance										
Field Expenditures										
Field Management	\$	15,914	\$	8,750	\$	6,250		15,000	\$	15,750
Lake and Wetland		39,060		22,785		16,275		39,060		39,060 4,200
Contract - Fountain Contract - Landscape		4,200 55,119		2,100 32,428		2,100 24,344		4,200 56,772		4,200 56,772
Contract - Pest Control		71,100		37,011		24,344 25,161		62,172		65,148
Storm Drainage		3,451		670		2,010		2,680		2,680
Utility - Electric		12,500		5,928		4,072		10,000		12,500
R&M - Fountain		12,500		-		12,500		12,500		-
R&M - General		-		-		-		-		18,000
Misc - Contingency		10,910		28,210		33,944		62,154		10,543
Capital Outlay		60,000		11,300		48,701		60,000		60,000
TOTAL FIELD EXPENDITURES	\$	284,754	\$	149,181	\$	175,357	\$	324,538	\$	284,653
Reserves	±	05013	*	05013	<u>ــ</u>		+	05013	*	050
Reserves - Emergency Reserves - Ponds	\$	27,346 77,600	\$	27,346 77,600	\$	-	\$	27,346 77,600	\$	27,346 85,000
TOTAL RESERVES	\$	104,946	\$	104,946	\$	-	\$	104,946	\$	112,346
TOTAL EXPENDITURES	\$	501,769	\$	315,527	\$	206,013	\$	521,366	\$	506,752
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	150,439	\$	(150,614)	\$	-	\$	-
	Ψ		¥	200,107	Ψ	(100,011)	4		4	

Stoneybrook West

Community Development District

Budget Narrative

Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The bond indenture requests a special annual report on the District's development activity. The District has contracted with GMS provide these reports. The amount is based upon the contract.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on an estimate from the insurance provider.

Stoneybrook West

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Field Management

The District will contract management services for the operation of the Property and its contractors.

Lake and Wetland

Scheduled maintenance consists of inspections and treatment of CDD lakes and ponds. Herbiciding will consist of chemical treatments. Algae control will include removal and chemical treatments by Sitex Aquatics.

Contract - Fountain

The District currently has a contract with Sitex Aquatics to maintain and repair the fountain.

Contract - Landscape

The District currently has a contract with Bright View landscape service to maintain landscaping throughout the District.

Contract - Pest Control

The District currently has a contract with Sitex Aquatics to provide pest control services throughout the District.

Storm Drainage

The District currently has a contract with Sitex Aquatics to provide quarterly storm drainage services.

Utility - Electric

Electricity accounts with Duke Energy for lighting of the front entry features, gates, streets and fountains.

R&M - Fountain

This category is for any reapirs and maintenance related to fountains within the District.

Misc. Contingency

This includes any other miscellaneous expenses incurred during the year.

Capital Outlay

Major expenses or asset acquisitions the District may incure throughout the year.

Reserves

Reserves - Emergency

The District has put aside this fund for any emergency expenditures that may arise.

Reserves - Ponds

This Reserve fund is assigned for future pond project that the District anticipates.

Stoneybrook West Community Development District Proposed Budget

Capital	Reserve	Fund
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Description	Adopted Budget FY2024	tuals Thru 4/30/24	ected Next Months	jected Thru 9/30/24]	Proposed Budget FY 2025
<u>REVENUES:</u>						
Interest Income	\$ -	\$ 391	\$ 2,200	\$ 2,591	\$	4,800
Emergency Reserve Funding - Transfer In	27,346	27,346	-	27,346		27,346
Pond Reserve Funding - Transfer In	77,600	77,600	-	77,600		85,000
Carry Forward Balance	-	-	-	-		107,297
TOTAL REVENUES	\$ 104,946	\$ 105,337	\$ 2,200	\$ 107,537	\$	224,443
EXPENDITURES:						
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$	-
Other Current Charges	-	40	200	240		540
TOTAL EXPENDITURES	\$ -	\$ 40	\$ 200	\$ 240	\$	540
EXCESS REVENUES (EXPENDITURES)	\$ 104,946	\$ 105,297	\$ 2,000	\$ 107,297	\$	223,903

Stoneybrook West Community Development District Proposed Budget

Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2024		Actuals Thru 4/30/24		Projected Next 5 Months		Projected Thru 9/30/24		Proposed Budget FY 2025	
<u>REVENUES:</u>										
Special Assessments-On Roll	\$	497,689	\$	466,254	\$	45,892	\$	512,145	\$	497,688
Interest Earnings		11		8,269		1,500		9,769		5,000
Carry Forward Surplus ⁽¹⁾		-		119,025		-		119,025		137,668
TOTAL REVENUES	\$	497,700	\$	593,548	\$	47,392	\$	640,940	\$	640,356
EXPENDITURES:										
Interest A1	\$	18,200	\$	9,100	\$	9,100	\$	18,200	\$	16,962
Interest A2		122,072		61,036		61,036		122,072		110,360
Principal A1		34,000		-		34,000		34,000		35,000
Principal A2		329,000		-		329,000		329,000		341,000
TOTAL EXPENDITURES	\$	503,272	\$	70,136	\$	433,136	\$	503,272	\$	503,322
EVCECC DEVENHEC (EVDENDITIDEC)	¢	(5 572)	\$	E22 /11	\$	(205 744)	\$	127660	\$	127 022
EXCESS REVENUES (EXPENDITURES)	\$	(5,572)	3	523,411	Þ	(385,744)	ð	137,668	Э	137,033
⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/25						1/1/25	\$56,954.40			
		-								\$56,954.40

Stoneybrook West Community Development District AMORTIZATION SCHEDULE Debt Service Series 2018 Special Assessment Bonds A-1

Period	utstanding Balance	Coupons	Principal Interest		Annual Debt Service		
11/01/23	\$ 500,000	3.640%	\$ -	\$	9,100	\$	9,100
05/01/24	500,000	3.640%	34,000		9,100		
11/01/24	466,000	3.640%	-		8,481		51,581
05/01/25	466,000	3.640%	35,000		8,481		
11/01/25	431,000	3.640%	-		7,844		51,325
05/01/26	431,000	3.640%	36,000		7,844		- ,
11/01/26	395,000	3.640%			7,189		51,033
05/01/27	395,000	3.640%	38,000		7,189		51,000
11/01/27	357.000	3.640%	-		6,497		51,686
05/01/28	357,000	3.640%	39,000		6,497		51,000
11/01/28	318,000	3.640%			5,788		51,285
05/01/29	318,000	3.640%	41,000		5,788		01,200
11/01/29	277,000	3.640%	-		5,041		51,829
05/01/30	277,000	3.640%	42,000		5,041		,/
11/01/30	235,000	3.640%	-		4,277		51,318
05/01/31	235,000	3.640%	44,000		4,277		
11/01/31	191,000	3.640%	-		3,476		51,753
05/01/32	191,000	3.640%	\$ 45,000		3,476		
11/01/32	146,000	3.640%	-		2,657		51,133
05/01/33	146,000	3.640%	47,000		2,657		
11/01/33	99,000	3.640%	-		1,802		51,459
05/01/34	99,000	3.640%	49,000		1,802		
11/01/34	50,000	3.640%	-		910		51,712
05/01/35	50,000	3.640%	50,000		910		50,910
Total			\$ 500,000	\$	126,126	\$	626,126

Stoneybrook West Community Development District

Community Development District AMORTIZATION SCHEDULE Debt Service Series 2018 Special Assessment Bonds A-2

Period	C	utstanding Balance	Coupons	Principal	Interest		Annual Debt Service	
11/01/23	\$	3,429,000	3.560%	\$ -	\$ 61,036	\$	61,036	
05/01/24		3,429,000	3.560%	329,000	61,036			
11/01/24		3,100,000	3.560%	-	55,180	\$	445,216	
05/01/25		3,100,000	3.560%	341,000	55,180			
11/01/25		2,759,000	3.560%	-	49,110	\$	445,290	
05/01/26		2,759,000	3.560%	353,000	49,110			
11/01/26		2,406,000	3.560%	-	\$ 42,827	\$	444,937	
05/01/27		2,406,000	3.560%	366,000	42,827			
11/01/27		2,040,000	3.560%	-	36,312	\$	445,139	
05/01/28		2,040,000	3.560%	380,000	36,312			
11/01/28		1,660,000	3.560%	-	29,548	\$	445,860	
05/01/29		1,660,000	3.560%	393,000	29,548			
11/01/29		1,267,000	3.560%	-	22,553	\$	445,101	
05/01/30		1,267,000	3.560%	407,000	22,553			
11/01/30		860,000	3.560%	-	15,308	\$	444,861	
05/01/31		860,000	3.560%	422,000	15,308			
11/01/31		438,000	3.560%	-	7,796	\$	445,104	
05/01/32		438,000	3.560%	438,000	7,796	\$	445,796	
Total				\$ 3,429,000	\$ 639,340	\$	4,068,340	

Stoneybrook West

Community Development District Non-Ad Valorem Assessments Comparison 2024-2025

Neighborhood Type	0&M Units	Bonds Units 2018	Annual Ma	aintenance Ass	sessments	Annua	al Debt Assessi	nents	Total	Assessed Per U	Jnit
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
тн	186	186	\$195.81	\$308.12	-\$112.31	\$185.65	\$185.65	\$0.00	\$381.46	\$493.77	-\$112.31
40	350	350	\$199.50	\$193.57	\$5.93	\$194.49	\$194.49	\$0.00	\$393.99	\$388.06	\$5.93
40.5	112	111	\$181.17	\$193.57	-\$12.40	\$185.65	\$185.65	\$0.00	\$366.82	\$379.22	-\$12.40
50	589	588	\$296.38	\$308.12	-\$11.74	\$267.65	\$267.65	\$0.00	\$564.03	\$575.77	-\$11.74
60	472	472	\$342.85	\$308.12	\$34.73	\$350.62	\$350.62	\$0.00	\$693.47	\$658.74	\$34.73
75	138	138	\$377.91	\$308.12	\$69.79	\$475.52	\$475.52	\$0.00	\$853.43	\$783.64	\$69.79
90	27	27	\$416.78	\$308.12	\$108.66	\$657.53	\$657.53	\$0.00	\$1,074.31	\$965.65	\$108.66
Total	1874	1872									

Exhibit B – Proposed Operations & Maintenance Assessment Methodology Report

OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY REPORT

FOR

STONEYBROOK WEST

COMMUNITY DEVELOPMENT DISTRICT

Date: February 28, 2024

Prepared by

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



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1.0 Introduction

1.1 The District

The Stoneybrook West Community Development District is a local unit of specialpurpose 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 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

<u>Administ</u>	rative Budge	t - Assessment A	location (Equal Benef	<u>it)</u>		
Туре	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)

Туре	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 <i>,</i> 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, Capitlal Outlay & Reserve Budgets Assessment Allocation

Туре	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 bugets total

Prepared By: Governmental Management Services - Central Florida, LLC

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

O&M Assessm	O&M Assessment Rate Comparison Table							
	Proposed - Gross	Current Gross						
Туре	O&M/Unit**	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

USE AGREEMENT

THIS USE AGREEMENT ("<u>Use Agreement</u>") is made as of ______, 2024 ("<u>Effective Date</u>"), by and among **Stoneybrook West Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("<u>District</u>"), **Assured Quality Pools and Spas, Inc.**, a Florida Profit Corporation d/b/a Kura Design Pools ("<u>Contractor</u>") and **Russell and Melissa Herman** ("<u>Owner</u>"). District, Contractor, and Owner may be referred to herein collectively as the "Parties."

RECITALS:

WHEREAS, Owners own the property located at 13431 Foxglove Street within the District ("Property") and the District owns certain property adjacent thereto or contiguous therewith ("CDD Property"); and

WHEREAS, Owners have engaged Contractor, who is a pool contractor, to install a swimming pool on the Property (the "Project"); and

WHEREAS, to facilitate the Project, Owner and Contractor desire to use the CDD Property to access the Property; and

WHEREAS, District agrees to grant to Owner and Contractor the limited right to use the CDD Property to access the Property for the purpose of the Project, subject to the terms set forth herein.

NOW, THEREFORE, for and in exchange of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **<u>Recitals</u>**. The foregoing recitals are true and correct and are incorporated into this Use Agreement by reference.

2. <u>Grant of Right to Cross CDD Property</u>. Subject to the terms and conditions provided herein, District hereby grants to Owner and Contractor the right to cross the CDD property on a path depicted on Exhibit "A" attached hereto for the purpose of the Project.

3. <u>**Term**</u>. The term of this Use Agreement shall commence on the Effective Date and shall continue until the Project is completed, but in any event, no longer that ninety (90) days ("<u>Term</u>"), unless earlier terminated because of Contractor's and/or Owner's violation of any provision of this Use Agreement. If, in District's sole opinion, the grant that is the subject hereof is found to have an unexpected adverse effect upon CDD Property, District may terminate this Agreement upon ten (10) days' notice. Upon termination, Owner shall, at Owner's sole expense, restore the CDD Property to the state existing on the Effective Date.

4. <u>Compliance with Applicable Laws</u>. At all times during the Term, Contractor and Owner shall, at Owner's cost and expense, comply with: (i) all applicable laws, ordinances, rules, regulations, permits and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of District and its insurance

carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern. Owner and/or Contractor is/are responsible for obtaining and complying with all applicable permits and approvals required for the Project.

5. **Property Condition; Maintenance of Equipment**.

a. Contractor and Owner have inspected the CDD Property, are aware of its current condition and accept the use of the CDD Property "as is," and District shall have no obligation to make any changes to the CDD Property to accommodate the Project, either initially or in the future.

b. If the CDD Property or any improvements thereon (including without limitation any landscaping, trees, or signage), is damaged by Contractor, its employees, or agents, during the Project, upon written notice to Contractor by District detailing the damages and specific remedies requested, Contractor agrees to restore the CDD Property to the state existing on the Effective Date within thirty (30) days of such notice. The provisions of this paragraph shall survive termination of this Use Agreement.

c. If the CDD Property or any improvements thereon (including without limitation any landscaping, trees, or signage), is damaged by Owner, its contractors, or agents, during the Project, upon written notice to Owner by District detailing the damages and specific remedies requested, Owner agrees to restore the CDD Property to the state existing on the Effective Date within thirty (30) days of such notice. The provisions of this paragraph shall survive termination of this Use Agreement. To the extent that the CDD Property is damaged as a result of the Project and it is difficult to determine whether the damage was caused by Contractor or Owner, Owner shall be fully responsible and shall restore the CDD Property as set forth in this subparagraph.

6. **Insurance; Indemnification**.

(a) Contractor shall, during the course of the Project, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000, per occurrence, protecting it and District from claims for bodily injury (including death) and property damage which may arise from or in connection with the entry upon the Easement Property and the exercise of Contractor's rights under this Agreement or from or out of any act or omission of Contractor, its agents, employees, contractors and consultants; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation).

Contractor shall also be responsible for assuring that all of its agents, contractors and consultants carry insurance in the minimum amount set forth in this Section 6.

(b) All such insurance required in Section 6(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District. The insurance required under Section 6(a) shall name District, the District Manager, and their parents, subsidiaries, related and affiliated companies as additional insureds. Certificates of insurance (and copies of all policies, if required by District) shall be furnished to District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Use Agreement, without any lapse of coverage to District whatsoever. Furthermore, acceptance by District of any evidence of insurance submitted by Contractor does not relieve or decrease in any manner the liability of Contractor hereunder. Contractor is responsible for any losses, claims, or costs of any kind arising out of or related to the exercise of its rights under this Use Agreement which the Contractor's insurance does not cover.

(c) Contractor and Owner, jointly and severally, shall defend (if requested by District), indemnify and hold District, the District Manager, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys' fees) arising directly or indirectly from or out of, any act or omission of Contractor, its agents, employees, contractors and consultants, or Owner, any breach of Contractor's representations as set forth in this Use Agreement, or any other failure of Contractor or Owner to comply with the obligations on their parts to be performed under this Use Agreement. The provisions of this section shall survive the expiration or earlier termination of this Use Agreement for one (1) year.

(d) Contractor and Owner acknowledge that the design and implementation of the Project are based upon a design and agreement made between them. As such, District does not warrant the effectiveness of the Project, and the indemnities set forth in (c) above shall apply specifically to any failure or ineffectiveness of the Project.

(e) Nothing herein shall be construed as or constitute a waiver of District's immunity or limitations on liability contained in Section 768.28, Florida Statutes, or other applicable statute or law.

7. **<u>Right to Terminate</u>**. District reserves the right to terminate this Use Agreement in the event of any violation by Contractor or Owner of any provision of this Use Agreement or for any other reason at its discretion.

8. <u>Notice</u>. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to District:	Stoneybrook West Community Development District
	219 E Livingston St
	Orlando, FL 32801
	Attention: Tricia L. Adams, District Manager

With a copy to:	Clark & Albaugh, PLLC 1800 Town Plaza Court Winter Springs, FL 32708 Attention: Scott D. Clark, District Counsel
If to Contractor:	Assured Quality Pools and Spas, Inc. d/b/a Kura Design Pools 2751 Old Winter Garden Road Ocoee, FL 34761 Attention: James M. Watts, President
If to Owner:	Russell and Melissa Herman 13431 Foxglove Street Winter Garden, FL 34787

or to such other address as either party may direct by notice given to the other as hereinabove provided. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Use Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

9. <u>Attorneys' Fees</u>. Should any party hereto employ one or more attorneys to enforce any of the provisions hereof, the party losing in any final judgment agrees to pay the prevailing party all reasonable costs, charges and expenses, including reasonable attorneys' fees, expended or incurred in connection therewith, including at trial, on appeal and in bankruptcy. The provisions of this Section 9 shall survive termination or expiration of this Use Agreement.

10. **Execution**. To facilitate execution, the parties hereto agree that this Use Agreement may be executed and sent electronically to the other parties, and that the electronic copy shall be binding and enforceable as an original. This Use Agreement may be executed in as many counterparts as may be required, and it shall not be necessary that a signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signature of, or on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

11. <u>Owner's Acknowledgement and Hold Harmless</u>. Owner acknowledges the subject Project, including without limitation all components thereof, was designed and manufactured by others and will be installed by the Contractor. District has no responsibility or liability for the design, manufacture, installation, or operation of the Project. In addition, Owner holds District harmless for any damage to the Project or to Owner's Property arising from or in any way connected with the installation of the Project.

12. <u>Entire Agreement</u>. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Use Agreement.

13. <u>Amendment</u>. Amendments to and waivers of the provisions contained in this Use Agreement may be made only by an instrument in writing, which is executed by all of the parties hereto

14. <u>Venue</u>. In the event of any litigation arising out of this Use Agreement or the performance thereof, venue shall be Orange County, Florida.

15. <u>**Public Records**</u>. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Use Agreement, Contractor and Owner shall comply with Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the Services that are the subject of this Use Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon termination of the Use Agreement, transfer, at no cost, to the District all public records in Contractor's or Owner's possession or keep and maintain public records required by the District to perform the services that are the subject of this Use Agreement. If Contractor and/or Owner transfer all public records to the District upon termination of the Use Agreement, Contractor and/or Owner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor and/or Owner keep and maintain public records upon termination of the Use Agreement, Contractor and/or Owner shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

IF CONTRACTOR AND/OR OWNER HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THEIR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS USE AGREEMENT, THEY SHALL CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS USE AGREEMENT. **IN WITNESS WHEREOF**, this Agreement is made among the District, Contractor and Owner as of the Effective Date.

DISTRICT:

STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

CONTRACTOR:

ASSURED QUALITY POOLS AND SPAS, INC., A FLORIDA PROFIT CORPORATION D/B/A KURA DESIGN POOLS

By:	
Print name:	
Its:	

OWNER:

RUSSELL HERMAN

MELISSA HERMAN

EXHIBIT "A"

SECTION VII

SECTION A

SECTION 1



CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

SCOTT D. CLARK, ESQ.

April 23, 2024

Stoneybrook West Community Development District 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

Re: Fee rates beginning 10/1/2024

Dear Sirs:

With this letter, I am requesting an adjustment in the firm's hourly rates for the fiscal year that starts October 1, 2024. Our new rate for attorney services will be \$325.00 per hour.

We consider such rate increases carefully and do not automatically increase them yearly. The rate you were previously charged has been in force for at least two years, and we believe that the new rate is in line with, or below, prevailing rates for attorneys of similar experience. As you are aware from the District's budgetary process, costs for things like insurance, travel, equipment and legal research have increased at a significant rate in the past two years. In general, our firm expenses continue to increase at a rate greater than our hourly rate increases. We will continue our policy not to charge for routine postage, photocopies, facsimiles or long distance, unless the charges are significant. We never apply an upcharge or administrative fee to any costs that we bill.

In the event that you wish to discuss this matter, I will be happy to do so. I appreciate the confidence the Board has given me in the past, and look forward to working together in the future.

Sincerely,

Scott D. Clark



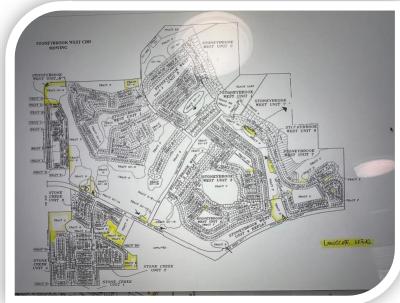
SECTION C

Stoneybrook West CDD Field Management Report

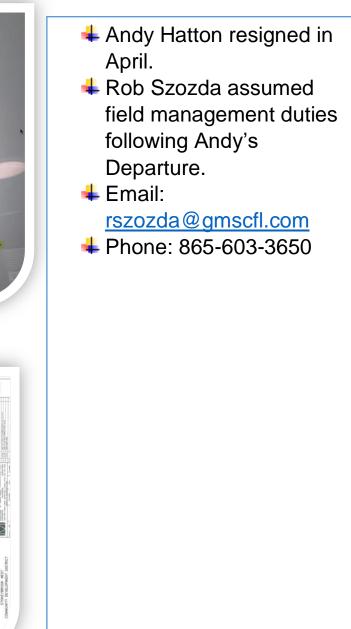


May 29th, 2024 Rob Szozda Field Manager GMS

New Field Manager







Completed

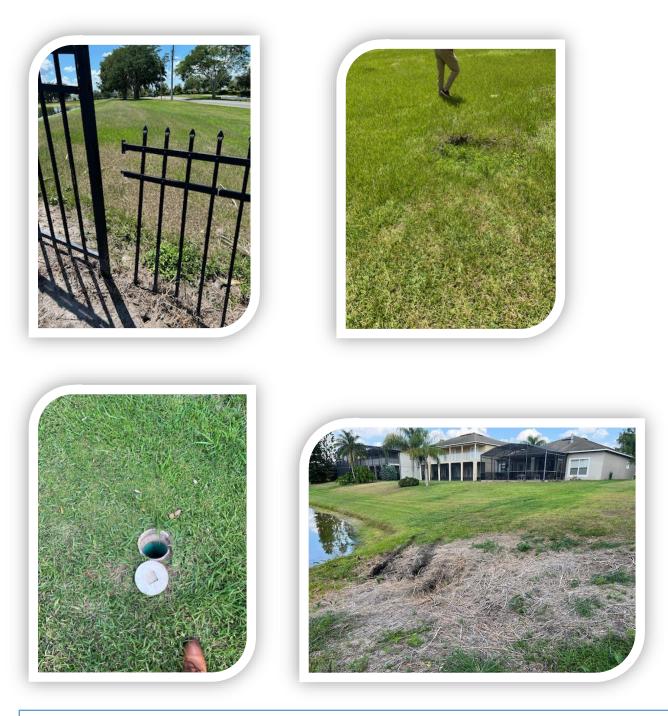
Aerator Installation Ponds 14, 16 & 17

- Electrical inspection failed on 2 aerators – Delaying startup.
- Advance Electrical repaired both issues and passed inspection on 5/20/24.
- Power meter installation completed on 5/22/24.
- Aerators placed in service on 5/23/24.





Issues Under Further Investigation



- Broken Fence near Pond 14.
- 4 Ruts near Pond 11.
- 4 Clean Out pipe is broken near the top Cap not secure.
- **4** Sink hole in retention pond has re-emerged.

Site Items

Landscape Maintenance

- Overall, currently we believe the vendor is performing to the standard of their scope.
 Vendor maintains very little area in the community.
- Communicating with the BrightView team can be challenging due to slow response.
- Completed a site walk and inspection with Brightview – All areas will be mowed on 5/23/24.



Aquatic Maintenance



- Weather conditions are challenging for aquatics right now. Very dry weather creates heavy nutrient loads and ideal situation for algae.
- That said vendor is performing well and managing the algae well across the community.

Site Items

Midge Control Services

- Ordinarily this time of year midges are not as active.
- We have not received any complaints in approximately 30 days. Of course, that does not mean the midges are gone. Site reviews have also show a much lower midge presence.
- We are still inspecting and working with the vendor on treatments.
- Discussing various options for good pond maintenance and health – Plants, Fish, Grass Shrimp. Working with Sitex on approach and cost.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 865-603-3650, or by email at <u>rszozda@gmscfl.com</u>. Thank you.

Respectfully,

Rob Szozda

SECTION D

SECTION 1

Stoneybrook West COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024 **Check Register**

02/01/24 - 04/30/24

Date	check #'s	Amount
February 2024	34 - 43	\$352,525.32
March 2024	44 - 55	\$729,496.54
April 2024	56 - 71	\$102,285.94
	TOTAL	\$1,184,307.80

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 02/01/2024 - 04/30/2024 *** STONEYBROOK WEST-GENERAL FUND BANK A GENERAL FUND -TRUIST	R RUN 5/09/24	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
2/08/24 00008 12/21/23 91008354 202312 320-53800-43000 *	105.47	
SVS 11/21/23 - 12/19/23 12/21/23 91008355 202312 320-53800-43000 *	104.96	
SVC 11/21/23 - 12/19/23 12/21/23 91008355 202312 320-53800-43000 *	103.21	
SVC 11/21/23 - 12/19/23 12/21/23 91008355 202312 320-53800-43000 *	102.33	
SVC 11/21/23 - 12/19/23 1/02/24 91008355 202312 320-53800-43000 *	254.34	
SVC 12/01/23 - 12/29/23 DUKE ENERGY		670.31 000034
2/13/24 00003 1/01/24 8726930 202401 320-53800-46200 *	4,593.21	
JAN 24- LANDSCAPE MAINT 2/01/24 8760606 202402 320-53800-46200 *	4,593.21	
FEB 24- LANDSCAPE MAINT BRIGHTVIEW LANDSCAPE SERVICES, INC		9,186.42 000037
2/13/24 00005 2/01/24 18656 202401 310-51300-31500 *	720.00	
JAN 24 - LEGAL SVCS CLARK & ALBAUGH, LLP		720.00 000038
2/13/24 00008 1/24/24 91008354 202401 320-53800-43000 * SVC 12/30/23 - 1/22/24	113.46	
1/24/24 91008355 202401 320-53800-43000 * SVC 12/30/23 - 1/22/24	112.82	
1/24/24 91008355 202401 320-53800-43000 * SVC 12/30/23 - 1/22/24	440.49	
1/24/24 91008355 202401 320-53800-43000 * SVC 12/20/23 - 1/22/24	109.27	
2/01/24 91008355 202401 320-53800-43000 * SVC 12/30/23 - 1/30/24	389.22	
DUKE ENERGY		1,165.26 000039
2/13/24 00018 2/05/24 25173 202402 310-51300-32200 * AUDIT FY2023	4,400.00	
GRAU AND ASSOCIATES		4,400.00 000040
2/13/24 00004 1/31/24 7959-B 202401 320-53800-46300 * JAN 24 - PEST CONTROL *	2,976.00	
2/01/24 7990-B 202402 320-53800-47000 * FEB 24 - LAKE \$ WETLAND	3,255.00	
2/01/24 7990-B 202402 320-53800-46300 * FEB 24 - MIDGE FLY LARVIC *	2,205.00	
SITEX AQUATICS, LLC		8,436.00 000041

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/09/24 PAGE 2
*** CHECK DATES 02/01/2024 - 04/30/2024 *** STONEYBROOK WEST-GENERAL FUND
BANK A GENERAL FUND -TRUIST

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/16/24 00001	2/01/24 12 202402 310-51300-3 FEB 24 - MGMT FEE		*	3,125.00	
	2/01/24 12 202402 310-51300-3		*	100.00	
	FEB 23 - WEB MAINT. 2/01/24 12 202402 310-51300-3		*	150.00	
	FEB 23 - INFO TECH. 2/01/24 12 202402 310-51300-5		*	.24	
	FEB 23 - OFFICE SUPP. 2/01/24 12 202402 310-51300-4		*	31.07	
	FEB 23 - POSTAGE 2/01/24 13 202402 320-53800-3 FEB 24 - FIELD MANAGEMENT		*	1,250.00	
		GMS-CF, LLC			4,656.31 000042
2/16/24 00009	2/16/24 02162024 202402 300-20700-1	.0000	*	323,291.02	
	IAA RECEIPIS IRANSFER	STONEYBROOK WEST CDD SERIES 2018-A2			323,291.02 000043
3/13/24 00003	3/01/24 8803557 202403 320-53800-4 MAR 24- LANDSCAPE MAINT	16200	*	4,731.01	
	MAR 24- LANDSCAPE MAINI	BRIGHTVIEW LANDSCAPE SERVICES, INC			4,731.01 000044
3/13/24 00005	3/01/24 18687 202402 310-51300-3 FEB 24 - LEGAL SVCS	31500	*	4,247.06	
	FED 24 - LEGAL SVCS	CLARK & ALBAUGH, LLP			4,247.06 000045
3/13/24 00001	2/29/24 16 202402 310-51300-3 ASSESSMENT METHODOLOGY	31450	*	4,500.00	
	3/01/24 14 202403 310-51300-3 MAR 24 - MGMT FEE		*	3,125.00	
	3/01/24 14 202403 310-51300-3 MAR 23 - WEB MAINT.	35200	*	100.00	
	3/01/24 14 202403 310-51300-3 MAR 23 - INFO TECH.	35100	*	150.00	
	3/01/24 14 202403 310-51300-5 MAR 23 - OFFICE SUPP.	51000	*	.12	
	3/01/24 14 202403 310-51300-4 MAR 23 - POSTAGE	12000	*	2.56	
	MAR 23 - POSIAGE 3/01/24 14 202403 310-51300-4 MAR 24 - COPIES		*	7.80	
	MAR 24 - COPIES 3/01/24 15 202403 320-53800-3 MAR 24 - FIELD MANAGEMENT	34000	*	1,250.00	
	MAR 24 - FIELD MANAGEMENI	GMS-CF, LLC 			9,135.48 000046
3/13/24 00004	3/01/24 8107-В 202403 320-53800-4 MAR 24 - LAKE \$ WETLAND	17000	*	3,255.00	

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER 02/01/2024 - 04/30/2024 *** STONEYBROOK WEST-GENERAL FUND BANK A GENERAL FUND -TRUIST	CHECK REGISTER	RUN 5/09/24	PAGE 3		
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #		
	3/01/24 8107-B 202403 320-53800-46300 MAR 24 - MIDGE FLY LARVIC	*	2,205.00			
MAR 24 - MIDGE FEI LARVIC SITEX AQUATICS, LLC 5,460.00 000047						
3/13/24 00022	3/11/24 3112024R 202403 700-10100-10000 FUND MMA RESERVES #1727	*	104,946.00			
	3/11/24 31124SUR 202403 300-15100-10100 FUND MMA SURPLUS #1751	*	600,000.00			
	3/11/24 3112024R 202403 700-10100-10000 FUND MMA RESERVES #1727	V	104,946.00-			
	3/11/24 31124SUR 202403 300-15100-10100	V	600,000.00-			
	FUND MMA SURPLUS #1751 STONEYBROOK WEST C/O TRUIST			.00 000048		
3/28/24 00008	3/01/24 91008355 202402 320-53800-43000	*	352.38			
	SVC 01/31/23 - 02/28/24 DUKE ENERGY			352.38 000049		
3/28/24 00008	2/22/24 91008355 202402 320-53800-43000	*	332.61			
	SVC 01/23/23 - 02/20/24 DUKE ENERGY			332.61 000050		
3/28/24 00008	2/22/24 91008354 202402 320-53800-43000	*	98.99			
	SVC 01/23/23 - 02/20/24 DUKE ENERGY			98.99 000051		
3/28/24 00008	2/22/24 91008355 202402 320-53800-43000	*	98.52			
	SVC 01/23/23 - 02/20/24 DUKE ENERGY			98.52 000052		
3/28/24 00008	2/22/24 91008355 202402 320-53800-43000		94.49			
	SVC 01/23/23 - 02/20/24 DUKE ENERGY			94.49 000053		
3/13/24 00022	3/11/24 31124SUR 202403 300-15100-10100	*	600,000.00			
	FUND MMA SURPLUS #1751 STONEYBROOK WEST C/O TRUIST			600,000.00 000054		
3/13/24 00022	3/11/24 3112024R 202403 300-58100-10000	*	104,946.00			
	FUND MMA RESERVES #1727 3/11/24 3112024R 202403 600-15100-10000	*	104,946.00			
	FUND MMA RESERVES #1727 3/11/24 3112024R 202403 600-38100-10000	*	104,946.00-			
	FUND MMA RESERVES #1727 STONEYBROOK WEST C/O TRUIST		:	104,946.00 000055		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 02/01/2024 - 04/30/2024 *** STONEYBROOK WEST-GENERAL FUND BANK A GENERAL FUND -TRUIST	CK REGISTER	RUN 5/09/24	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/09/24 00003 4/01/24 8839230 202404 320-53800-46200	*	4,731.01	
APR 24- LANDSCAPE MAINT BRIGHTVIEW LANDSCAPE SERVICES, INC			4,731.01 000056
4/09/24 00005 4/02/24 18719 202403 310-51300-31500	*	330.00	
MAR 24 - LEGAL SVCS CLARK & ALBAUGH, LLP			330.00 000057
4/09/24 00002 3/20/24 5290156 202402 310-51300-31100	*	1,112.50	
ENG. SVCS FEB 2024 HANSON WALTER & ASSOCIATES INC			1,112.50 000058
4/09/24 00004 4/01/24 8235-B 202404 320-53800-47000 APR 24 - LAKE \$ WETLAND	*	3,255.00	
APR 24 - LARE \$ WEILAND 4/01/24 8235-B 202404 320-53800-46300 APR 24 - MIDGE FLY LARVIC	*	2,205.00	
APR 24 - MIDGE FLY LARVIC SITEX AQUATICS, LLC			5,460.00 000059
4/09/24 00009 4/09/24 04092024 202404 300-20700-10000 TAX RECEIPTS TRANSFER	*	30,823.95	
IAX RECEIPIS IRANSFER STONEYBROOK WEST CDD SERIES 2018-A2	1		30,823.95 000060
4/15/24 00001 4/01/24 17 202404 310-51300-34000 APR 24 - MGMT FEE	*		
4/01/24 17 202404 310-51300-35200 APR 23 - WEB MAINT.	*	100.00	
4/01/24 17 202404 310-51300-35100 APR 23 - INFO TECH.	*	150.00	
4/01/24 17 202404 310-51300-51000 APR 23 - OFFICE SUPP.	*	.18	
4/01/24 17 202404 310-51300-42000 APR 23 - POSTAGE	*	73.59	
4/01/24 18 202404 320-53800-34000 APR 24 - FIELD MANAGEMENT	*	1,250.00	
GMS-CF, LLC			4,698.77 000061
4/15/24 00002 4/11/24 5290463 202403 310-51300-31100 ENG. SVCS MAR 2024	*	212.50	
ENG. SVCS MAR 2024 HANSON WALTER & ASSOCIATES INC			212.50 000062
4/15/24 00015 4/04/24 7614740 202405 310-51300-48000 PUBLIC HEARING NOTICE	*	170.67	
ORLANDO SENTINEL			170.67 000063
4/15/24 00008 3/22/24 91008354 202403 320-53800-43000 SVC 02/21/24 - 03/20/24	*	98.15	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU *** CHECK DATES 02/01/2024 - 04/30/2024 *** STONEYBROOK WEST-GENERAL FUND YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/09/24 PAGE 5 BANK A GENERAL FUND -TRUIST CHECK VEND#INVOICE..... ...EXPENSED TO... DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.... AMOUNT # * 3/22/24 91008355 202403 320-53800-43000 97.53 SVC 02/21/24 - 03/20/24 3/22/24 91008355 202403 320-53800-43000 * 302.43 SVC 02/21/24 - 03/20/24 3/22/24 91008355 202403 320-53800-43000 * 92.84 SVC 02/21/24 - 03/20/24 590.95 000064 DUKE ENERGY 4/16/24 00009 4/16/24 04162024 202404 300-20700-10000 * 11,032.55 TAX RECEIPTS 11,032.55 000065 STONEYBROOK WEST CDD SERIES 2018-A2 4/16/24 00025 4/16/24 04162024 202404 300-20700-10000 1.282.34 TAX RECEIPTS 1,282.34 000066 STONEYBROOK WEST CDD SERIES 2018-A1 4/18/24 00023 4/12/24 8294 202404 320-53800-49000 + 10.806.00 INST VOLT SVC POND 14 4/12/24 8295 202404 320-53800-49000 * 12,392.00 INST 2 VOLT SV POND 16,17 23,198.00 000067 ADVANCE ELECTRIC _ _ _ _ _ _ _ _ _ 4/18/24 00003 4/12/24 8868809 202404 320-53800-49000 * 791.68 400 FLORATAM TURF ST.AUG 4/12/24 8868810 202404 320-53800-49000 * 1.671.39 450 FLORATAM TURF ST.AUG 4/12/24 8868811 202404 320-53800-49000 * 747.05 370 FLORATAM TURF ST.AUG BRIGHTVIEW LANDSCAPE SERVICES, INC 3,210.12 000068 4/29/24 00008 4/01/24 91008355 202403 320-53800-43000 329.57 SVC 02/29/24 - 03/28/24 DUKE ENERGY 329.57 000069 4/29/24 00003 5/01/24 8877393 202405 320-53800-46200 * 4.731.01 MAY 24- LANDSCAPE MAINT BRIGHTVIEW LANDSCAPE SERVICES, INC 4,731.01 000070 _ _ _ _ _ _ _ _ . 4/29/24 00004 2/29/24 8075-B 202402 320-53800-46300 * 3,720.00 FEB 24 - PEST CONTROL 3/31/24 8202-B 202403 320-53800-46300 MAR 24 - PEST CONTROL 4/01/24 8234-B 202404 320-53800-46700 * 2,976,00 * 700.00 BI MO FOUNTAIN MAINT. 4/29/24 8327-B 202404 320-53800-46300 APR 24 - PEST CONTROL * 2,976.00 10,372.00 000071 SITEX AQUATICS, LLC

TOTAL FOR BANK A

SBWS STONEYBROOK WS SNEEROOA

1,184,307.80

AP300R YEAR-TO	-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN	5/09/24	PAGE	6
*** CHECK DATES 02/01/2024 - 04/30/2024 ***	STONEYBROOK WEST-GENERAL FUND				
	BANK A GENERAL FUND -TRUIST				

CHECK	VEND#	INV	VOICE	EXP	ENSED TO	VENDO	OR NAME	STATUS	AMOUNT	CHECK	
DATE		DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	#

TOTAL FOR REGISTER 1,184,307.80

SBWS STONEYBROOK WS SNEEROOA

SECTION 2

Community Development District

Unaudited Financial Reporting April 30, 2024



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2018
5	Capital Reserve Fund
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule

Stoneybrook West Community Development District

Combined Balance Sheet

April 30, 2024

	 General	De	ebt Service	Сар	oital Reserve	Totals			
	Fund		Fund		Fund	Gover	rnmental Funds		
Assets:									
<u>Cash:</u>									
Operating Account - Truist	\$ 62,011	\$	-	\$	-	\$	62,011		
Investments:									
Money Market Account - Surplus	603,476		-		105,297		708,772		
<u>Series 2018</u>									
Reserve Fund (A-1)	-		12,957		-		12,957		
Reserve Fund (A-2)	-		111,465		-		111,465		
Revenue Fund (A-1)	-		59,133		-		59,133		
Revenue Fund (A-2)	-		464,279		-		464,279		
Prepaid Expenses	3,493		-		-		- 3,493		
Deposits	-		-		-		-		
Total Assets	\$ 668,980	\$	647,834	\$	105,297	\$	1,422,110		
Liabilities:									
Accounts Payable	\$ -	\$	-	\$	-	\$	-		
Total Liabilites	\$ -	\$	-	\$	-	\$	-		
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 3,493	\$	-	\$	-	\$	3,493		
Restricted for:	,						,		
Debt Service - Series	-		647,834		-		647,834		
Assigned for:			,				,		
Operating Reserves	125,779		-		-		125,779		
Capital Reserve Fund	-		-		105,297		105,297		
Unassigned	539,708		-		-		539,708		
Total Fund Balances	\$ 668,980	\$	647,834	\$	105,297	\$	1,422,110		
Total Liabilities & Fund Balance	\$ 668,980	\$	647,834	\$	105,297	\$	1,422,110		
*Cash balance as of 04.30.23	\$674,849								
*Cash balance as of 04 20 24	\$770.704	(Incl	udoc Capital D	arr from d	`				

*Cash balance as of 04.30.24

\$770,784

(Includes Capital Rsv fund)

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/24	Thr	ru 04/30/24	1	/ariance
<u>Revenues:</u>							
Special Assessments - Tax Roll	\$ 501,480	\$	501,480	\$	461,253	\$	(40,227)
Interest Income	288		168		4,714		4,546
Total Revenues	\$ 501,768	\$	501,648	\$	465,966	\$	(35,682)
Expenditures:							
<u>General & Administrative:</u>							
Supervisor Fees	\$ 5,000	\$	2,000	\$	1,800	\$	200
PR-FICA	383		153		138		15
Arbitrage Rebate	600		-		-		-
Dissemination Agent	2,000		-		-		-
Engineering	6,500		3,792		2,350		1,442
Attorney	15,500		9,042		9,340		(298)
Management Fees	48,801		28,467		21,875		6,592
Assessment Administration	5,150		-		-		-
Trustee Fees	7,200		7,200		7,004		196
Annual Audit	4,500		4,500		4,400		100
Website Maintenance	2,100		1,225		1,088		137
Postage & Delivery	650		379		197		182
Insurance General Liability	8,360		8,360		6,685		1,675
Printing & Binding	500		292		30		261
Legal Advertising	1,500		875		473		402
Information Technology	-		-		1,050		(1,050)
Other Current Charges	2,400		1,400		4,795		(3,395)
Office Supplies	750		438		1		437
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 112,069	\$	68,297	\$	61,400	\$	6,897

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/24	Thr	ru 04/30/24	V	/ariance
Operations & Maintenance								
Field Expenditures								
Field Management	\$	15,914	\$	9,283	\$	8,750	\$	533
Lake and Wetland		39,060		22,785		22,785		-
Contract - Fountain		4,200		2,450		2,100		350
Contract - Landscape		55,119		32,153		32,428		(275)
Contract - Pest Control		71,100		41,475		37,011		4,464
Storm Drainage		3,451		2,013		670		1,343
Utility - Electric		12,500		7,292		5,928		1,364
R&M - Fountain		12,500		7,292		-		7,292
Misc - Contingency		10,910		6,364		5,012		1,352
Capital Outlay		60,000		35,000		34,498		503
Total Field Expenditures	\$	284,754	\$	166,106	\$	149,181	\$	16,925
<u>Reserves</u>								
Reserves - Emergency	\$	27,346	\$	27,346	\$	27,346	\$	-
Reserves - Ponds		77,600		77,600		77,600		-
Total Reserves	\$	104,946	\$	104,946	\$	104,946	\$	-
Total Expenditures	\$	501,768	\$	339,349	\$	315,527	\$	23,822
Net Change in Fund Balance	\$	-	\$	162,299	\$	150,439	\$	(11,860)
Fund Balance - Beginning	\$	495,124			\$	518,541		
Fund Balance - Ending	\$	495,124			\$	668,980		

Community Development District

Debt Service Fund Series

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budge		Actual		
	Budget	Thr	ru 04/30/24	Thr	ru 04/30/24	I	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 497,689	\$	497,689	\$	466,254	\$	(31,435)
Interest Income	11		6		8,269		8,263
Total Revenues	\$ 497,700	\$	497,695	\$	474,523	\$	(23,172)
Expenditures:							
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)	\$	427,559	\$	404,386	\$	(23,172)
Net Change in Fund Balance	\$ (5,572)	\$	427,559	\$	404,386	\$	(23,172)
Fund Balance - Beginning	\$ (187,439)			\$	243,447		
Fund Balance - Ending	\$ (193,011)			\$	647,834		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	opted	Prorate	d Budget		Actual		
	Bu	dget	Thru 04	1/30/24	Thru	u 04/30/24	I	/ariance
Revenues								
Emergency Reserve Funding - Transfer In	\$	-	\$	-	\$	27,346	\$	27,346
Pond Reserve Funding - Transfer In		-		-		77,600		77,600
Interest Income		-		-		391		391
Total Revenues	\$	-	\$	-	¢	5105,337	\$	105,337
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Bank Charges		-		-		40		(40)
Total Expenditures	\$	-	\$	-	\$	40	\$	(40)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	105,297		
Net Change in Fund Balance	\$	-			\$	105,297		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	105,297		

Community Development District

Month to Month

	 Oct	;	Nov	De	c	Jan	F	eb	March	April	May	Ju	une	Jul	y	Aug	3	Sept	t	Total
Revenues:																				
Special Assessments - Tax Roll Interest Income	\$ - 1,213	\$	21,249 -	\$ 101,81	3\$ -	26,782	\$ 268,73	5\$ -	30,494 972	\$ 12,180 2,529	\$ - \$	-	-	-	\$	-	\$	-	\$	461,253 4,714
Total Revenues	\$ 1,213	\$	21,249	\$ 101,813	\$	26,782	\$ 268,73	5\$	31,465	\$ 14,709	\$ - \$	-	\$	-	\$	-	\$	-	\$	465,966
Expenditures:																				
<u>General & Administrative:</u>																				
Supervisor Fees	\$ -	\$	-	\$ 1,00) \$	-	\$-	\$	800	\$ -	\$ - \$	-	\$	-	\$	-	\$	-	\$	1,800
PR-FICA	-		-	7	7	-		-	61	-	-		-		-	-		-		138
Arbitrage Rebate	-		-		-	-		-	-	-	-		-		-	-		-		-
Dissemination Agent	-		-		-	-		-	-	-	-		-		-	-		-		-
Engineering	450		575		-	-	1,11	3	213	-	-		-		-	-		-		2,350
Attorney	330		2,550	42)	720	4,24	7	330	743	-		-		-	-		-		9,340
Management Fees	3,125		3,125	3,12	5	3,125	3,12	5	3,125	3,125	-		-		-	-		-		21,875
Trustee Fees	-		7,004		-	-		-	-	-	-		-		-	-		-		7,004
Annual Audit	-		-		-	-	4,40	0	-	-	-		-		-	-		-		4,400
Website Maintenance	488		100	10)	100	10	0	100	100	-		-		-	-		-		1,088
Postage & Delivery	-		40	:	2	48	3	1	3	74	-		-		-	-		-		197
Insurance General Liability	6,685		-		-	-		-	-	-	-		-		-	-		-		6,685
Printing & Binding	-		-	23	3	-		-	8	-	-		-		-	-		-		30
Legal Advertising	238		234		-	-		-	-	-	-		-		-	-		-		473
Information Technology	150		150	15)	150	15	0	150	150	-		-		-	-		-		1,050
Other Current Charges	8		63	4	ł	44	4,53	4	44	58	-		-		-	-		-		4,795
Office Supplies	-		0)	0		0	0	0	-		-		-	-		-		1
Dues, Licenses & Subscriptions	175		-		-	-		-	-	-	-		-		-	-		-		175
Total General & Administrative	\$ 11,649	\$	13,842	\$ 4,940) \$	4,187	\$ 17,69	9\$	4,833	\$ 4,250	\$ - \$		- \$		- \$	-	\$	-	\$	61,400

Stoneybrook West Community Development District

Month to Month

	_	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Field Expenditures														
Field Management	\$	1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ - \$	- \$	- \$	- \$	- \$	8,750
Lake and Wetland		3,255	3,255	3,255	3,255	3,255	3,255	3,255	-	-	-	-	-	22,785
Contract - Fountain		-	700	-	700	-	-	700	-	-	-	-	-	2,100
Contract - Landscape		4,593	4,593	4,593	4,593	4,593	4,731	4,731	-	-	-	-	-	32,428
Contract - Pest Control		8,157	2,205	5,181	5,181	5,925	5,181	5,181	-	-	-	-	-	37,011
Storm Drainage		-	-	670	-	-	-	-	-	-	-	-	-	670
Utility - Electric		530	999	670	1,165	977	921	666	-	-	-	-	-	5,928
R&M - Fountain		-	-	-	-	-	-	-	-	-	-	-	-	-
Misc - Contingency		-	-	1,802	-	-	-	3,210	-	-	-	-	-	5,012
Capital Outlay		-	11,300	-	-	-	-	23,198	-	-	-	-	-	34,498
Total Field Expenditures	\$	17,785	\$ 24,302	\$ 17,421	\$ 16,144	\$ 16,000	\$ 15,338	\$ 42,192	\$ - \$	- \$	- \$	- \$	- \$	149,181
Reserves														
Reserves - Emergency	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 27,346	\$ -	\$ - \$	- \$	- \$	- \$	-	27,346
Reserves - Ponds		-	-	-	-	-	77,600	-	-	-	-	-	-	77,600
Total Reserves	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 104,946	\$ -	\$ - \$	- \$	- \$	- \$	- \$	104,946
Total Expenditures	\$	29,434	\$ 38,143	\$ 22,361	\$ 20,332	\$ 33,700	\$ 125,116	\$ 46,441	\$ - \$	- \$	- \$	- \$	- \$	315,527
Net Change in Fund Balance	\$	(28,222)	\$ (16,894)	\$ 79,452	\$ 6,451	\$ 235,035	\$ (93,651)	\$ (31,732)	\$ - \$	- \$	- \$	- \$	- \$	150,439

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 A	ssessment 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

						ON DOLL AS	CEC	CMENTS		ss Assessments et Assessments	\$ \$	523,777.00 501,476.17	\$ \$	55,138.05 51,829.77	\$ \$	474,317.41 445,858.37	\$ \$	1,053,232.46 999,164.30
						ON ROLL ASSESSMENTS				allocation in %		49.73%		5.24%		45.03%		100.00%
Date	Gross Amount		Discoumt/ Penalty		Commission			Interest		Net Receipts		O&M Portion		2018 Debt Service A-1		2018 Debt Service A-2		Total
11/03/23	\$	4,250.30	\$	223.82	\$	-	\$	-	\$	4,026.48	\$	2,002.39	\$	210.79	\$	1,813.30	\$	4,026.48
11/13/23	*	8,420.29	*	331.86	*	-	*	-	*	8,088.43	-	4,022.41	*	423.44	*	3,642.58	*	8,088.43
11/28/23		31,888.47		1,275.60		-		-		30,612.87		15,223.91		1,602.62		13,786.34		30,612.87
12/07/23		62,846.87		2,514.04		-		-		60,332.83		30,003.77		3,158.50		27,170.56		60,332.83
12/14/23		99,496.78		3,980.15		-		-		95,516.63		47,500.83		5,000.42		43,015.39		95,516.64
12/21/23		50,258.80		2,010.60		-		631.64		48,879.84		24,308.15		2,558.92		22,012.77		48,879.84
01/12/24		56,098.90		2,244.08		-		-		53,854.82		26,782.23		2,819.37		24,253.22		53,854.82
02/16/24		566,000.30		22,641.77		2,976.57		-		540,381.96		268,734.26		28,289.68		243,358.03		540,381.92
03/15/24		57,188.57		2,276.98		-		6,405.91		61,317.50		30,493.45		3,210.05		27,614.00		61,317.50
04/15/24		25,491.46		996.47		-		-		24,494.99		12,181.46		1,282.34		11,031.18		24,494.98
	\$	961,940.74	\$	38,495.37	\$	2,976.57	\$	7,037.55	\$	927,506.35	\$	461,252.86	\$	48,556.13	\$	417,697.37	\$	927,506.3

91.33%	Percent Collected
\$ 91,291.72	Balance Remaining to Collect

SECTION 3

OUR MISSION IS TO:

Glen Gilzean Supervisor of Elections Orange County, Florida



Ensure the integrity of the electoral process. Enhance public confidence. Encourage citizen participation.

April 22, 2024

Tricia Adams, District Manager Stoneybrook West CDD Governmental Management Services 219 East Livingston Street Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of April 15, 2024 there are 3,367 registered voter(s) in the Stoneybrook West CDD.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department Orange County Supervisor of Elections Phone: 407-254-6554 119 W. Kaley Street Orlando, FL 32806 soemapping@ocfelections.gov