

BCC Mtg. Date: October 13, 2020

## **Stoneybrook West Community Development District**

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**Inframark, Infrastructure Management Services**

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

Date: September 15, 2020

Memorandum To: Mr. Mike Bollhoefer  
**City Manager**  
**City of Winter Garden**  
[mbollhoefer@cwgd.com](mailto:mbollhoefer@cwgd.com)

From: Diane M. Manza  
Lead Recording Secretary

Reference: Minutes of May 27, 2020 Meeting as approved at the July 29, 2020 meeting

Enclosed for your records is a copy of the above-referenced minutes of the meeting of the Board of Supervisors of the Stoneybrook West Community Development District which are to be kept on file for public access during normal business hours.

Enclosure

Cc: **For information purposes only:**

Mr. Bryon Brooks  
**Orange County Administrator**  
[Byron.Brooks@ocfl.net](mailto:Byron.Brooks@ocfl.net)

Phil Diamond  
**Orange County Comptroller**  
[comptroller@occompt.com](mailto:comptroller@occompt.com)

Scott Clark, Esq.  
**Clark, Albaugh & Rentz, LLP**  
[sclark@winterparklawyers.com](mailto:sclark@winterparklawyers.com)  
[ghodges@winterparklawyers.com](mailto:ghodges@winterparklawyers.com)

Received by: Clerk the BCC 9/16/2020 JK

c: County Mayor

County Attorney      Commissioner Districts 2, 3 & 6 only

County Administrator    Other(s)

BCC Mtg. Date: October 13, 2020

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

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, May 27, 2020 at 6:30 p.m. via communications media technology, WebEx.

Present were:

Tom White	Chairman
George Morgan	Vice Chairman
Haile Andarge	Secretary
Tom Alexander	Secretary

Also present were:

Kristen Suit	District Manager
Scott Clark	District Attorney
Mark Vincutonis	District Engineer
Ariel Medina	Field Supervisor
Joe Craig	Sitex Aquatics
Brian	Sitex Aquatics
Martin Winger	Southern Mosquito
Residents	

*The following is a summary of the minutes and actions taken at the May 27, 2020 Stoneybrook West Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**SECOND ORDER OF BUSINESS**

**Roll Call**

Ms. Suit called the meeting to order and called the roll. A quorum was established.

**THIRD ORDER OF BUSINESS**

**Approval/Additions to Agenda**

- No additional items requested.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

- Addressed later in the meeting.

**FIFTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Mr. Hector Clemente**

On MOTION by Mr. Alexander seconded by Mr. White with all in favor the resignation of Mr. Hector Clemente was accepted. 3-0

*The record will reflect Mr. Andarge joined the meeting.*

Mr. Alexander MOVED to nominate Charles Griffin to fill vacant Seat 2, term expiring November 2021 and Mr. Morgan seconded the motion.

The prior motion was discussed.

On VOICE vote with Mr. Alexander and Mr. Morgan in favor and Mr. White and Mr. Andarge opposed, the prior motion was dead locked 2-2.

- The seat vacancy will be posted on the District’s website; and the District Manager will request the HOA to notice on Community forum/website.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 26, 2020 Meeting**

Ms. Suit stated each Board member received a copy of the minutes of the February 26, 2020 meeting and requested any additions, corrections or deletions.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor the Minutes of the February 26, 2020 meeting were approved. 4-0

**SEVENTH ORDER OF BUSINESS**

**Consideration of Midge & Mosquito Control Proposals**

**A. Summary Sitex & Southern Mosquito-Midge & Mosquito Control Proposals**

- A Summary of Mosquito/Midge/Fish Stocking Estimates was included in the agenda package.

**B. Sitex Proposals:**

**i. Sitex Proposal Justification**

- Mr. Craig reviewed Sitex’s proposal justification commenting that the combination of larviciding the ponds to disrupt the life cycle and adding in the ULV fogging will have acceptable results.

- ii. **Midge & Mosquito Weekly Treatments March-October**

- iii. **Midge & Mosquito Bi-Weekly Treatments November-February**

- iv. **One Time Fish Stocking Count and Pricing**

- v. **Bass Installation Proposal**

- vi. **Pond Aquatic Plants Proposal**

- vii. **Pond Algaecide Application Proposal**

**C. Southern Mosquito Proposals:**

- i. **Southern Mosquito Proposal Justification**

- The Southern Mosquito proposal justification was reviewed.
- Mr. Winger reviewed Southern Mosquito’s proposal justification commenting that getting the ponds stocked with fish will increase the pond efficiency and help on the mitigation of the midges.

- ii. **Midge & Mosquito Weekly Treatments March-October & Bi-Weekly Treatments November-February**

- iii. **Fish Stocking Count and Pricing**

- iv. **Pond Larviciding, Adulticiding & Fogging Detailed Distribution**

- Discussion ensued with regard to both proposals and treatment options. It was requested the vendors provide detail product information.
- This item was tabled pending additional information.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor Sitex performing weekly fogging starting immediately until July 29, 2020 for a total amount of \$8,920 was approved. 4-0

**EIGHTH ORDER OF BUSINESS**

**Consideration of Sitex Fountain Proposals**

- i. **Bi-Monthly Maintenance and Preventative Services Proposal**

- The Sitex proposal for bi-monthly fountain maintenance for seven floating fountains was discussed.

On MOTION by Mr. Alexander seconded by Mr. White with all in favor the Sitex proposal for bi-monthly fountain maintenance and preventative services in the amount of \$4,200 annually was approved. 4-0

**ii. New Fountain Proposal**

- The Sitex new fountain quote was discussed. This is to be used as a spare to have a replacement available if needed.
- The status of current fountains was addressed.

Mr. Morgan MOVED to approve the purchase of a new fountain.

- Upon further discussion,

Mr. Morgan withdrew the prior motion.

- A new fountain will not be considered at this time; but will be discussed for budgeting purposes when proposed FY 2021 budget is reviewed.

**NINTH ORDER OF BUSINESS**

**District Engineer’s Annual Report**

- Mr. Vincutonis reviewed the District Engineer Annual Report.
- Discussion ensued and questions/comments were addressed.

**TENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2020/2021 Proposed Budget**

- The Fiscal Year 2020/2021 proposed budget was discussed.
- The following was requested:
  - Change FY 21 Budget line item *Contracts Pest Control* to read *Contracts Midge/Mosquito Control*.
  - *Reserves Other* to Read *Reserves Unspecified Capital Outlay*.
- Mail Notice of assessment increase will be sent to residents. District Counsel to review and provide comment on draft form of mail notice of assessment increase provided by District management.

On MOTION by Mr. Morgan seconded by Mr. White with all in favor the Fiscal Year 2020/2021 proposed budget as presented with a total expenditure of \$440,252 increasing assessments for the general fund from 2020 to 2021 81.6% was approved. 4-0

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-3  
Approving the Fiscal Year 2020/2021  
Proposed Budget and Setting a Public  
Hearing for July 29, 2020 at 6:30 p.m.**

On MOTION by Mr. White seconded by Mr. Morgan with all in favor Resolution 2020-3 approving proposed budget for Fiscal Year 2020/2021 and setting a public hearing on July 29, 2020 at 6:30 p.m. thereon pursuant to Florida Law; addressing transmittal, posting and publication requirements; and providing an effective date was adopted. 4-0

**TWELFTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Financial Statements and Check Register**

- The financial statements and check register through April 30, 2020 were reviewed.

On MOTION by Mr. White seconded by Mr. Alexander with all in favor the April 30, 2020 Financial Statements and Check Register were accepted. 4-0

**B. Acceptance of Fiscal Year 2019 Audit**

- The Fiscal Year 2019 audit prepared by Berger, Toombs, Elam, Gaines & Frank was reviewed.

On MOTION by Mr. White seconded by Mr. Morgan with all in favor the Fiscal Year 2019 audit prepared by Berger, Toombs, Elam, Gaines & Frank was accepted. 4-0

**C. Ratification of Chair Authorized Expenses Between Meetings**

- i. **Electrical Control Panel – Tenbury Fountain Update**
- ii. **Sitex Midge & Mosquito Interim Treatment**

On MOTION by Mr. Alexander seconded by Mr. Morgan with all in favor Chair authorized expenditures between meetings in the total amount of \$4,041 (Electric Fountain Control Panel \$2,750 and Sitex Midge/Mosquito Interim Treatment \$1,264) were ratified. 4-0

**D. Number of Registered Voters**

- A report from the Orange County Supervisor of Elections indicated there were 3,474 registered voters within the District as of April 15, 2020.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- Mr. Clark reported the scope of work for district management services has been prepared. Request for proposals was placed on hold due to coronavirus.
- Documentation on stormwater system maintenance responsibilities was obtained from the prior engineer and is available and part of the District records.
- Midge/mosquito control jurisdiction was addressed.

**B. Field Management Report**

- The May 2020 Field Management Report was included in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

- Mr. Armstrong commented on communication between HOA and CDD and serving as liaison. He commented on the proposed 2021 Fiscal Year budget; fountains; midge control; and economic impact of increasing reserves. His goal is to try to facilitate better communication between the HOA and the CDD.
- Mr. Andarge is in favor of Mr. Armstrong being a liaison between the HOA and the CDD.
- Management company of the HOA attending CDD meetings was discussed. No need to formalize the relationship.
- The CDD was invited to attend HOA meetings.
- Mr. Herman commented on the proposed increases to the FY 2021 proposed budget; improvement of the ponds; and replacement of fountains.
- Ms. Odom commented on midge problem and conditions of the ponds; residents helping to make ponds better to stabilize the ecosystem.
- Field Supervisor to set up on-site meeting with Jennifer Odom and vendors to obtain proposals for midge/mosquito control and proposals for long term eco-friendly options to combat midge/mosquitos.

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

- None.

May 27, 2020

Stoneybrook West CDD

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Comments**

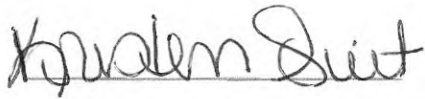
- Mr. Morgan commented on obtaining a report updating projections where fund balance will be at the end of the year.

**SIXTEENTH ORDER OF BUSINESS**

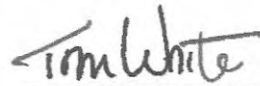
**Adjournment**

There being no further business,

On MOTION by Mr. White seconded by Mr. Andarge with all in favor the meeting was adjourned. 4-0



Secretary



Tom White  
Chairman



# Stoneybrook West Community Development District

## Board of Supervisors

- Tom White, Chairman
- George Morgan, Vice Chairman
- Haile Andarge, Secretary
- Thomas Alexander, Secretary

- Kristen Suit, District Manager
- Scott D. Clark, District Counsel
- Mark Vincutonis, District Engineer
- Ariel Medina, Field Supervisor
- Freddy Blanco, Asst. Field Service Manager

## Regular Meeting Agenda

May 27, 2020 – 6:30 p.m.

WebEx: <https://meetingsamer14.webex.com/> Meeting ID# 621 971 563

Password: ntYP2wsSA32

Anyone wishing to listen and participate in the meeting telephonically can do so at 1-408-418-9388, Meeting #621 971 563, Password: 68972977

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval/Additions to Agenda**
- 4. Public Comment Period**
- 5. Organizational Matters**
  - A. Acceptance of Resignation of Mr. Hector Clemente
- 6. Approval of the Minutes of the February 26, 2020 Meeting**
- 7. Consideration of Midge & Mosquito Control Proposals**
  - A. Summary Sitex & Southern Mosquito- Midge & Mosquito Control Proposals
  - B. Sitex Proposals:**
    - i. Sitex Proposal Justification
    - ii. Midge & Mosquito Weekly Treatments March – October
    - iii. Midge & Mosquito Bi-Weekly Treatments November – February
    - iv. One Time Fish Stocking Count and Pricing
    - v. Bass Installation Proposal
    - vi. Pond Aquatic Plants Proposal
    - vii. Pond Algaecide Application Proposal
  - C. Southern Mosquito Proposals:**
    - i. Southern Mosquito Proposal Justification
    - ii. Midge & Mosquito Weekly Treatments March - October & Bi-Weekly Treatments November – February
    - iii. Fish Stocking Count and Pricing
    - iv. Pond Larviciding, Adulticiding & Fogging Detailed Distribution
- 8. Consideration of Sitex Fountain Proposals**
  - i. Bi-Monthly Maintenance and Preventative Services Proposal
  - ii. New Fountain Proposal

**District Office:**  
313 Campus Street  
Celebration, Florida 34747  
407-566-1935

[www.StoneybrookWestCDD.org](http://www.StoneybrookWestCDD.org)

**Meeting:**  
Virtual

# Stoneybrook West Community Development District

## Board of Supervisors

- Tom White, Chairman
- George Morgan, Vice Chairman
- Haile Andarge, Secretary
- Thomas Alexander, Secretary

- Kristen Suit, District Manager
- Scott D. Clark, District Counsel
- Mark Vincutonis, District Engineer
- Ariel Medina, Field Supervisor
- Freddy Blanco, Asst. Field Service Manager

## 9. District Engineer's Annual Report

## 10. Presentation of Fiscal Year 2020/2021 Proposed Budget

## 11. Consideration of Resolution 2020-3 Approving the Fiscal Year 2020/2021 Proposed Budget and Setting a Public Hearing for July 29, 2020 at 6:30 p.m.

## 12. District Manager's Report

- A. Financial Statements and Check Register
- B. Acceptance of Fiscal Year 2019 Audit
- C. Ratification of Chair Authorized Expenses Between Meetings
  - i. Electrical Control Panel – Tenbury Fountain Update
  - ii. Sitex Midge & Mosquito Interim Treatment
- D. Number of Registered Voters

## 13. Staff Reports

- A. Attorney
- B. Field Management Report

## 14. Other Business

## 15. Supervisor Comments

## 16. Adjournment

**The next meeting Scheduled for July 29, 2020 is the FY21 Budget Public Hearing**

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

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

State Of Illinois  
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Wednesday, May 27, 2020 at 6:30 p.m was published in said newspaper in the issues of May 18, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Jeremy Gates

\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Name of Affiant

Sworn to and subscribed before me on this 21 day of May, 2020,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).



\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Name of Notary, Typed, Printed, or Stamped

**Sold To:**

Stoneybrook West CDD - CU00110176  
210 N University Dr  
Ste 702  
Coral Springs, FL, 33071-7320

**Bill To:**

Stoneybrook West CDD - CU00110176  
210 N University Dr  
Ste 702  
Coral Springs, FL, 33071-7320

6674155

## **NOTICE OF MEETING STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors of the Stoneybrook West Community Development District ("District") will hold a meeting of the Board of Supervisors ("Board") on Wednesday, May 27, 2020 at 6:30 p.m. Due to the COVID-19 pandemic, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, as extended by Executive Order 20-112 and pursuant to Section 120.54(5)(b)2., the meeting will be conducted using the following means of communications media technology (CMT) WebEx <https://meetingsamer14.webex.com/>, Meeting ID# 621 971 563, Password: ntYP2wsSA32 The meeting is being held for the necessary public purpose of considering the fiscal year 2020/2021 proposed budget. At such time the Board is so authorized and may consider any business that may properly come before it.

In the event the Executive Orders are not extended, the District will hold its meeting with the Board in attendance at the Stoneybrook West Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida 34787, in which case the public may attend in person.

The agenda will be posted on the District's website, [www.stoneybrookwestcdd.org](http://www.stoneybrookwestcdd.org) and may also be obtained by contacting the District Manager's office (407) 566-1935 or [Kristen.Suit@Inframark.com](mailto:Kristen.Suit@Inframark.com).

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-408-418-9388, Meeting ID #621 971 563, Password: 68972977. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [Kristen.Suit@Inframark.com](mailto:Kristen.Suit@Inframark.com) to facilitate the Board's consideration of such questions and comments during the meeting. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 566-1935 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit  
District Manager

**From:** Hector Clemente  
**Sent:** Tuesday, March 3, 2020  
**Subject:** RE: Stoneybrook West CDD

I want to submit my resignation effective immediately as a board member of the Stoneybrook West Community Development District (CDD). Changes at work with my job responsibilities no longer allow me to be involved with the CDD or any other form of quasi-government activity. I am very proud to have served on the SBW CDD board since 2006 as a volunteer, and want to state for the record that throughout this entire time, I elected not to charge the authorized fee of \$200 per SBW CDD meeting for the past 14 years.

Sincerely,

Hector O, Clemente

Major, U.S. Army (Retired)

<b>Summary of Mosquito/Midge/Fish Stocking Estimates</b>			
<b>March through October</b>	<b>Sitex</b>	<b>Southern Mosquito</b>	<b>Comments</b>
Adulticide and larvacide treatment in all 23 ponds - Total Cost per year	\$ 40,448.00	\$ 116,339.44	Sitex is proposing 32 combined applications for mosquitoes and midges
			Southern Mosquito is proposing weekly mosquito applications (35 applications) and only one per month for midges
<b>November through February</b>	<b>Sitex</b>	<b>Southern Mosquito</b>	<b>Comments</b>
Adulticide and larvacide treatment in all 23 ponds - Total Cost per year	\$ 10,112.00	\$ 24,551.00	Sitex is offering 8 biweekly combined applications
			Southern Mosquito is proposing 8 biweekly applications for Mosquitoes and 4 applications for Midge at once per month
<b>Fish Stocking</b>	<b>Sitex</b>	<b>Southern Mosquito</b>	<b>Comments</b>
Purchase and installation of fish in all 23 ponds	\$ 7,250.00	\$ 4,506.00	Sitex is proposing the installation of 58,000 fish among all ponds
Purchase and installation of fish in all 23 ponds		\$ 9,430.00	Southern Mosquito is offering 2 options, one to be "normal" and the other to be "Heavy"
<b>TOTAL MOSQUITO/MIDGE/FISH STOCKING</b>	<b>\$ 57,810.00</b>	<b>\$ 150,320.44</b>	



I have bid the requested services as I was asked to but in my professional experience these services will still not bring the midge issue to the expected level. When dealing with Midge Fly's we are treating for suppression not eradication, any company that tells you they can eliminate these nuisance insects is just not being truthful. There are so many factors into the situation that I believe you could throw endless money & still not achieve those desired results.

One major factor we noticed doing treatments lately is that the majority of major complaint areas are around homes, these homes had the common denominator of heavy vegetation around them. This vegetation was wet & holding water or moisture, this is the number one contributor to midge & mosquito issues. The homeowners who we came in contact were open to some education from us but as long as issues like that are prevalent there will be insects.

As far as the planting of ponds is concerned, I understand the theory of nutrient absorption through vegetation, but I see it more as creating an additional ecosystem for the insects to flock too. As far as the bass or bream stocking, we recommend the mosquito fish due to their small size, the midge larvae are in shallow water often less than 6" which is hard for the larger fish to get into, but again they are not the end answer. I understand the concept of the light traps, but I have never seen or even heard of any company using them on such a large scale, I believe the cost & number of homes just wouldn't make sense. With all that being said, I believe the program we have started with larviciding the ponds to disrupt the life cycle & now adding in the ULV fogging will have acceptable results with less cost. I won't say that this will end all issues because that wouldn't be truthful, we will always have a few homes/areas with some issues, unfortunately that's just the way it goes sometimes with these annoying insects.

Thanks

Joe Craig  
President  
Sitex Aquatics llc.



5273 Giron Cir  
 Kissimmee, FL 34758  
 407.717.5851

### Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoney Brook West CDD  
 C/O: Inframark  
 Contact: Mr. Ariel Medina  
 Address: 313 Campus St, Celebration, FL 34747  
 Email: Ariel.Medina@inframark.com  
 Phone: 407.566.4122

- Sitex agrees to provide aquatic management services for a period of 8 months In accordance with the terms and conditions of this agreement in the following sites:

**Twenty-Three (23) Pond perimeters Only located @ Stoneybrook West in Winter Garden, FL (see attached map) Service will run March-Oct only total number of 32 applications**

- Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Weekly Larvicide treatment for Aquatic Midges	\$16,640.00
2. Weekly ULV Fogging for Midge/Mosquito	\$23,808.00
3. Service shall run March-Oct only	Included
4. Additional treatments will be an additional charge	as needed

Service shall consist of Thirty- Two (32) weekly applications per year

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: 6/01/2020 thru 6/01/2021  
 Agreement will automatically renew as per Terms & Condition

Monthly Service Amount (Mar-Oct) \$5,056.00  
 Annual investment: \$40,448.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

- Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig

Date: 4/21/20

Accepted

Date:

Joseph T. Craig  
 President

\_\_\_\_\_  
 Customer



## Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.
- The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30<sup>th</sup> of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits;(a) Workman's Compensation with statutory limits; (b) Automobile Liability;(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.



5273 Giron Cir  
 Kissimmee, FL 34758  
 407.717.5851

## Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoney Brook West CDD  
 C/O: Inframark  
 Contact: Mr. Ariel Medina  
 Address: 313 Campus St, Celebration, FL 34747  
 Email: Ariel.Medina@inframark.com  
 Phone: 407.566.4122

- Sitex agrees to provide aquatic management services for a period of 8 months  
 In accordance with the terms and conditions of this agreement in the following sites:

**Twenty-Three (23) Pond perimeters Only located @ Stoneybrook West in Winter Garden, FL (see attached map) Service will run Nov-Feb only total number of 8 applications**

- Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:
 

1. Bi-Weekly Larvicide treatment for Aquatic Midges	\$4,160.00
2. Bi-Weekly ULV Fogging for Midge/Mosquito	\$5,952.00
3. Service shall run Nov-Feb only	Included
4. Additional treatments will be an additional charge	as needed

Service shall consist of eight (8) Bi-weekly applications per year

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: 11/01/2020 thru 2/01/2021  
 Agreement will automatically renew as per Terms & Condition

Monthly Service Amount (Nov-Feb)	\$2,528.00
Annual investment:	\$10,112.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

- Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig

Date: 4/21/20

Accepted

Date:

Joseph T. Craig  
 President

\_\_\_\_\_  
 Customer

## Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.
- The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30<sup>th</sup> of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits;(a) Workman's Compensation with statutory limits; (b) Automobile Liability;(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.



5273 Giron Cir  
 Kissimmee, FL 34758  
 407.717.5851

## Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoney Brook West CDD  
 C/O: Inframark  
 Contact: Mr. Ariel Medina  
 Address: 313 Campus St, Celebration, FL 34747  
 Email: Ariel.Medina@inframark.com  
 Phone: 407.566.4122

- Sitex agrees to provide aquatic management services in accordance with the terms and conditions of this agreement in the following sites:

1-time Stocking of Gambusia Mosquito fish to Stoneybrook West in Winter Garden, FL (see attached map)

- Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:
  - Gambusia cost \$125 per 1000 fish
  - Stocked @ a rate of 1000 fish per acre
  - Total fish for project 58,000 fish
  - Total cost for project \$7,250.00

The most common and effective biological control of mosquitoes is the Mosquito Fish or Gambusia. This fish is the most widely stocked fish species on the planet, introduced exclusively to eat mosquito larvae before it can mature. Gambusia are able to provide excellent biological control of mosquitoes because 1) they can live in the places mosquitoes develop which often have low dissolved oxygen; 2) they are small (1-2" as adults), making them easy to handle and transport; 3) they have rapid reproduction rates, and 4) they eat Mosquito Larvae.

- Customer agrees to pay Sitex the following amount during the term of this agreement

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

- Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig

Date: 4/21/20

Accepted

Date:

Joseph T. Craig  
 President

\_\_\_\_\_  
 Customer

## Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.
- The Annual Cost will be paid to Sitex in a 1-time payment, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30<sup>th</sup> of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a n/a month period. This Agreement shall be automatically renewed at the end of the n/a) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits;(a) Workman's Compensation with statutory limits; (b) Automobile Liability;(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.

# Fish Introduction Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoneybrook West CDD  
C/O: Inframark  
Contact: Mr. Ariel Medina  
Address: 313 Campus St Celebration, FL 34747  
Email: A.medina@inframark.com  
Phone: 407.566.4122

---

Sitex agrees to provide fish installation (juvenile bass approximately 2" in size) to the following ponds.

1. Pond #4	325 bass	Pond #9	644 bass
2. Pond #5	270 bass	Pond #10	140 bass
3. Pond #7	375 bass	Pond #11	147 bass
4. Pond #8	100 bass	Pond #17	176 bass

Total number of bass 2,177

Service shall consist of purchase & installation of the perimeter of the ponds listed above.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

**Total Cost: \$2,612.40**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By	Date	<i>Joseph T. Craig</i>	<i>05/15/2020</i>
_____	_____	Submitted by: Joe Craig	_____

# Terms & Conditions

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

The Annual Cost will be paid to Sitex in n/a equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a period. This Agreement shall be automatically renewed at the end of the n/a. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or plant removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

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

Sitex shall maintain the following insurance coverage and limits;

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

# Aquatic Plantings Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoneybrook West CDD  
C/O: Inframark  
Contact: Mr. Ariel Medina  
Address: 313 Campus St Celebration, FL 34747  
Email: A.medina@inframark.com  
Phone: 407.566.4122

Sitex agrees to provide bare root native aquatic plants in the following varieties (pickerel weed, bullrush, duck potatoe) to the sites listed bellow plants will be spaced 1foot on center in 1 row approx. 1foot from grass line.

- |            |             |          |             |
|------------|-------------|----------|-------------|
| 1. Pond #4 | 1614 plants | Pond #9  | 2234 plants |
| 2. Pond #5 | 1312 plants | Pond #10 | 1070 plants |
| 3. Pond #7 | 1784 plants | Pond #11 | 1274 plants |
| 4. Pond #8 | 1049 plants | Pond #17 | 1451 plants |

Total number of plants 11,868

Service shall consist of purchase & installation of the perimeter of the ponds listed above.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

**Total Cost: \$11,868.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

*Joseph T. Craig*

*05/15/2020*

Accepted By

Date

Submitted by: Joe Craig

Date



# Terms & Conditions

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

The Annual Cost will be paid to Sitex in n/a equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a period. This Agreement shall be automatically renewed at the end of the n/a. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or plant removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

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

Sitex shall maintain the following insurance coverage and limits;

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

# Algaecide Application Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoneybrook West CDD  
C/O: Inframark  
Contact: Mr. Ariel Medina  
Address: 313 Campus St Celebration, FL 34747  
Email: A.medina@inframark.com  
Phone: 407.566.4122

Sitex agrees to provide monthly algaecide applications (15' perimeter) to the ponds listed below.

1. Pond #4	\$65.00	Pond #9	\$90.00
2. Pond #5	\$55.00	Pond #10	\$43.00
3. Pond #7	\$72.00	Pond #11	\$51.00
4. Pond #8	\$42.00	Pond #17	\$58.00

Service shall consist of monthly applications to the above.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

**Total Monthly Cost: \$476.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By	Date	<i>Joseph T. Craig</i>	<i>05/15/2020</i>
_____	_____	Submitted by: Joe Craig	_____

# Terms & Conditions

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

The Annual Cost will be paid to Sitex in n/a equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a period. This Agreement shall be automatically renewed at the end of the n/a. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or plant removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

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

Sitex shall maintain the following insurance coverage and limits;

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

# Southern Mosquito Control Services, Inc.

*Protecting what's important to you*



May 14, 2020

Mr. Ariel Medina  
Inframark  
StoneyBrook West CDD

Mr. Medina,

Thank you for the opportunity to respond to the inquiry.

- We do not see a benefit to installation aquatic plants to benefit the midge issue as we treat ponds that have midge issues and are heavily lined with aquatic plants.
- The midge larvicide product we have proposed is applied at 8# per acre and is a 4.25% Methoprene pellet product.
- With respect to stocking of the ponds with fish, we still feel your best choice is the bottom crustacean consuming fish such as the BlueGill/Shellcracker and catfish. Bass are nice and fun to catch but as they grow they do not feed as heavily on small crustaceans and as well as feed on the bottom and they generally have an appetite for other fish.  
As far as stocking timeframes go, the Bluegill, Shellcracker and catfish can be stocked now before it gets too warm, the summertime heat is what limits pond stocking.
- Minimizing fertilizer is an absolute factor in helping with the health of the ponds, anything the homeowners can do helps to minimize your lake weed and algae growth will be a great benefit.
- The light traps could be a worthwhile endeavor, but you will need homeowners to be willing to maintain the traps to be effective. The trap is likely to get clogged with midges the homeowners are going to have to keep them clean and maintained so they fully function.  
Will trapping midges help?, absolutely the more you can kill or capture the less you will have breeding but this will be something the homeowners will need to be on board and actively participate to be a truly effective program.

- Given all the options available and the sentiment of the board trying to do the most environmentally responsible treatment stocking the ponds with fish will be a very good choice. The fish will help to consume the larva, the fish will also help to clean the bottom of the pond and after several years the sandy bottom of the pond will begin to become cleaner. Of course, this is a cheaper and long-term solution to work towards mitigation. Generally the application of the Methoprene product will help to speed the mitigation effort while the midges are also helping.

We appreciate every opportunity to be of service and are looking forward to working with the board and community again in 2020 to resolve this nuisance. If you have any questions or would like any additional information regarding our programs, please feel free to contact me directly at 407-893-1200 or 407-475-1100.

Regards,

Martin P. Winger  
President

# SOUTHERN MOSQUITO CONTROL SERVICES



*Protecting what's important to you*

1732 Timocuan Way  
Longwood, Florida 32750  
(407) 475-1100  
[info@mosquitopro.com](mailto:info@mosquitopro.com)



April 29, 2020

Mr. Ariel Medina  
Inframark  
StoneyBrook West CDD

Mr. Medina,

Thank you for the opportunity to provide this mosquito and midge control service quotation for the community ponds within the StoneyBrook West CDD.

The attachments we are providing reflect the per pond pond cost breakdown for each of the services.

**Midge and Mosquito Control for all 23 ponds:**

- **Adulticiding (fogging) – Weekly \$1,590.00**
- **Larviciding - Monthly \$7,598.98**

**March thru October = 35 weeks**

- **Adulticiding (fogging) – \$55,650.00**
- **Larviciding - \$60,689.44**

**Mosquito Control for all 23 ponds:**

- **Adulticiding (fogging) – Weekly \$1,590.00**
- **Larviciding - Monthly \$3,107.75**

**November thru February = 8 weeks**

- **Adulticiding (fogging) – \$12,720.00**
- **Larviciding - \$12,431.00**

**Fingerling stocking of all 23 ponds with Bluegill, Shellcracker and Catfish @ 0.20each:**

Normal stocking rates are 250 per acre for Bluegill and Shellcracker, Catfish are 125 per acre

Heavy stocking rates are 500 per acre for Bluegill and Shellcracker, Catfish are 250 per acre  
This is used where you have heavy bird feeding activity

Normal stocking rates for all 23 ponds - \$4,506.00

Heavy stocking rates for all 23 ponds - \$9,430.00

As you can see these are not inexpensive prices, but they are effective chemical treatments. The midge/mosquito larvicide product contains 4.25% Methoprene active ingredient although we would prefer to use a product that contains 5% Temephos active ingredient is a quarter of the cost vs the Methoprene but the EPA has banned the sale of this product due to its phosphorus content and we cannot acquire it any longer. If the community cannot afford the Larviciding services I would highly recommend that we stock the ponds with the fish and then follow-up with the Adulticiding as we have conducted in the past.

Southern would like to request an opportunity to meet with the board to discuss this quotation at their next meeting and work to resolve the problem.

We appreciate every opportunity to be of service and are looking forward to working with the community again in 2020. If you have any questions or would like any additional information regarding our programs, please feel free to contact me directly at 407-893-1200 or 407-475-1100.

Regards,

Martin P. Winger  
President



Community Pond sizes	Size in acres	Bluegill/Shellcracker @ 250 ac	Catfish @ 125 ac	Cost	Total	Bluegill/Shellcracker @ 500 ac	Catfish @ 250 ac
<b>StoneyBrook West</b>							
GC-1A - small Pond west of GC-1B	0.6	150	75	0.20	\$45.00	300	150
GC-1B - Pond west of driving range pond	2	500	250	0.20	\$150.00	1000	500
GC-1C - Entrance west side	0.7	175	88	0.20	\$52.60	350	175
GC-2 - Far west side, backs up to Condos	3	750	375	0.20	\$225.00	1500	750
GC-3 - NW corner @ Avalon TRd	4.5	1125	563	0.20	\$37.60	2250	1125
GC-4 - Harbor Hill St	1.25	313	157	0.20	\$94.00	625	313
GC-5C - Spinnaker - N pond	1.5	375	188	0.20	\$112.60	750	375
GC-5A - Spinnaker - S pond	2.25	563	282	0.20	\$169.00	1125	563
GC-7 - Pebble Street	1.9	475	238	0.20	\$142.60	950	475
GC-8 - Portmoor Way	2.35	588	294	0.20	\$176.40	1175	588
GC-9 -Selbydon Way	4.5	1125	563	0.20	\$337.60	2250	1125
GC-10 - Pebble Creek	3	750	375	0.20	\$225.00	1500	750
GC-11 Masthead Landing	6.7	1675	838	0.20	\$502.60	3350	1675
GC-12 - Black Lake Blvd by clubhouse	1	250	125	0.20	\$75.00	500	250
GC-13 - small pond by Tract S	0.7	175	88	0.20	\$52.60	350	175
GC-16 - Entrance East side	7	1750	875	0.20	\$525.00	3500	1750
GC-17 - Towne Commons Blvd	2.7	675	338	0.20	\$202.60	1350	675
GC-18 - End of Marble Crest Way	1.5	375	188	0.20	\$112.60	750	375
Tract G - Balfour Tower Way	3.75	938	469	0.20	\$281.40	1875	938
Tract S -	2.9	725	363	0.20	\$217.60	1450	725
Tract T - Eylewood Dr	4.5	1125	563	0.20	\$337.60	2250	1125
Tract PP - Foxglove	3.5	875	438	0.20	\$262.60	1750	875
Driving Range pond	2.25	563	282	0.20	\$169.00	1125	563
	<b>64.05</b>	<b>16015</b>	<b>8015</b>		<b>\$4,506.00</b>	<b>32025</b>	<b>16015</b>

Cost	Total
0.20	\$90.00
0.20	\$300.00
0.20	\$105.00
0.20	\$450.00
0.20	\$675.00
0.20	\$187.60
0.20	\$225.00
0.20	\$225.00
0.20	\$337.60
0.20	\$235.00
0.20	\$675.00
0.20	\$450.00
0.20	\$1,005.00
0.20	\$150.00
0.20	\$105.00
0.20	\$1,050.00
0.20	\$405.00
0.20	\$225.00
0.20	\$562.60
0.20	\$435.00
0.20	\$675.00
0.20	\$525.00
0.20	\$337.60
	<b>\$9,430.40</b>

Community Pond sizes	Size in acres	Midge and Mosquito Larvicide	Mosquito Larvicide	Adulticiding (Fogging)
<b>StoneyBrook West</b>				
GC-1A - small Pond west of GC-1B	0.6	\$166.40	\$56.00	\$25.00
GC-1B - Pond west of driving range pond	2	\$270.40	\$91.00	\$80.00
GC-1C - Entrance west side	0.7	\$192.40	\$65.00	\$30.00
GC-2 - Far west side, backs up to Condos	3	\$416.00	\$136.50	\$75.00
GC-3 - NW corner @ Avalon TRd	4.5	\$390.00	\$131.25	\$85.00
GC-4 - Harbor Hill St	1.25	\$195.00	\$70.00	\$50.00
GC-5C - Spinnaker - N pond	1.5	\$338.00	\$114.00	\$60.00
GC-5A - Spinnaker - S pond	2.25	\$421.20	\$142.00	\$80.00
GC-7 - Pebble Street	1.9	\$332.80	\$112.00	\$75.00
GC-8 - Portmoor Way	2.35	\$431.50	\$146.00	\$85.00
GC-9 -Selbydon Way	4.5	\$551.20	\$186.00	\$95.00
GC-10 - Pebble Creek	3	\$499.20	\$168.00	\$85.00
GC-11 Masthead Landing	6.7	\$670.08	\$226.00	\$85.00
GC-12 - Black Lake Blvd by clubhouse	1	\$260.00	\$88.00	\$35.00
GC-13 - small pond by Tract S	0.7	\$280.80	\$95.00	\$25.00
GC-16 - Entrance East side	7	\$832.00	\$280.00	\$100.00
GC-17 - Towne Commons Blvd	2.7	\$364.00	\$123.00	\$80.00
GC-18 - End of Marble Crest Way	1.5	\$260.00	\$140.00	\$50.00
Tract G - Balfour Tower Way	3.75	\$535.60	\$181.00	\$80.00
Tract S -	2.9	\$327.60	\$111.00	\$75.00
Tract T - Eylewood Dr	4.5	\$421.20	\$142.00	\$85.00
Tract PP - Foxglove	3.5	\$488.80	\$165.00	\$85.00
Driving Range pond	2.25	\$411.84	\$139.00	\$65.00
	<b>64.05</b>	<b>\$7,598.98</b>	<b>\$3,107.75</b>	<b>\$1,590.00</b>

## AGREEMENT

**THIS AGREEMENT** (the "Agreement") is made and entered into this 27 day of May, 2020, by and between:

STONEBROOK WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus St., Celebration, FL 34747 (the "District"), and

SITEX AQUATICS, LLC, a Florida Limited Liability Company, whose address is 5273 Giron Cir., Kissimmee, FL 34758.

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, Contractor submitted a "Proposal" which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Proposal"), to provide nine (9) weekly ULV foggings for midge control at twenty-three (23) ponds (referred to as the "Scope of Work") within property owned by the District as identified in the Proposal (the "Project"); and

**WHEREAS**, Contractor represents that it is qualified to provide those services outlined in the Proposal and necessary to complete the Project.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated, inclusive of the referenced exhibits, into and form a material part of this Agreement.

Section 2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in the Proposal.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete the Project in accordance with the conditions and prices as stated herein and in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor is responsible for pulling and paying for any necessary permits associated with this Agreement.

G. Contractor shall perform all the work pursuant to this Agreement in accordance with all applicable federal, state and local laws and regulations.

H. If applicable, Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work, and will be required to make good at its own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

Section 3. Compensation. District agrees to compensate the Contractor in the annual amount of **SIX THOUSAND SIX HUNDRED NINETY-SIX AND 00/100 DOLLARS** (\$6,696.00 usd), payable in nine (9) weekly installments of \$744.00 each. An invoice shall be generated from the Contractor and delivered to the District for payment. By executing the Contract, Contractor covenants, represents and warrants that it has had ample opportunity to, and by careful examination has, satisfied itself as to the nature and location of the Project, the conditions of the site, the character, quality and quantity of the materials to be encountered, the soil, subsoil and subsurface condition of the site, the equipment and facilities needed preliminary to and during the prosecution and completion of the Project, the general and local conditions, including weather, and all other matters whatsoever which can or could in any way affect the Project, and has, as necessary, consulted with the District or District's consultants as Contractor, in its expertise, deemed necessary to obtain any and all clarifications necessary to establish the Contract Sum and the time for performance of the Scope of Work.

Section 4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

Section 5. Term. This Agreement shall commence on execution and terminate upon completion of the Project to the District's satisfaction.

Section 6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, of the Contractor, its agents, servants or employees arising from this Agreement or its performance.

The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of Ten and no/100 Dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

Section 7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

Section 9. Termination or Cancellation. Either party may terminate or cancel this Agreement without cause upon 30 days written notice to the other party. Such written notice may be mailed to the respective party's address set forth above.

Section 10. Warranty. Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Contractor shall also cause to be assigned to District any manufacturer's warranties associated with the product being installed.

Section 11. Insurance. The Contractor shall maintain the following insurance coverages during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence; and

B. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

Section 12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the Scope of Work, the Contract Sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the Scope of Work is complete.

D. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by the act or omission of any party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

E. NO MONETARY DAMAGES SHALL BE CLAIMED OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY DELAY IN THE PROJECT CAUSED BY AN ACT OR OMISSION OF THE DISTRICT, ITS OFFICERS, AGENTS OR EMPLOYEES. CONTRACTOR ACKNOWLEDGES THIS LIMITATION ON RECOVERY AND ASSUMES ALL MONETARY RISK ASSOCIATED WITH THIS LIMITATION.

F. Failure on the part of Contractor to timely process a request for an extension of time to complete the Scope of Work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

G. All requests for extension of time to complete the Scope of Work shall be made in writing to the District.

Section 13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

Section 15. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

Section 16. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.

Section 17. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions of the Proposal, then this Agreement shall control.

Section 18. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Orange County, Florida.

Sections 19. Public Records. 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 Agreement, Contractor 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 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 completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor 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 HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

IN WITNESS WHEREOF, the parties hereto have signed this Agreement between Stoneybrook West Community Development District and Sitex Aquatics, LLC, on the day and year first written above.

**STONEYBROOK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By:

Thomas C White

Name: THOMAS C WHITE

Title: CHAIRMAN

Attest:

Kristen Sweet

Name: Kristen Sweet  
Title: District Manager

**SITEX AQUATICS, LLC, a Florida Limited  
Liability Company**

By:

[Signature]

Name: [Signature]

Title: [Signature]

**EXHIBIT “A”**

**PROPOSAL**



5273 Giron Cir  
Kissimmee, FL 34758  
407.717.5851

### Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoney Brook West CDD  
C/O: Inframark  
Contact: Mr. Ariel Medina  
Address: 313 Campus St, Celebration, FL 34747  
Email: Ariel.Medina@inframark.com  
Phone: 407.566.4122

- Sitex agrees to provide aquatic management services for a period of 2 months in accordance with the terms and conditions of this agreement in the following sites:

**Twenty-Three (23) Pond perimeters Only** located @ Stoneybrook West in Winter Garden, FL. (see attached map)

- Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. ULV Fogging with adulticide for Midge control \$744.00

Service shall consist of 9 weekly fogging's on Thursdays

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be from June 4th thru July 30th  
Agreement will automatically renew as per Terms & Condition

Application Service Amount **\$6,696.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

- Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig Date: 5/28/20

Joseph T. Craig  
President

Accepted \_\_\_\_\_ Date: \_\_\_\_\_  
Thomas C White  
Customer  
6/7/20



5273 Giron Circle  
Kissimmee, FL 34758

407-717-5851  
www.sitexaquatics.com

# Proposal

**April 22, 2020**  
Submitted by: Joe Craig

## StoneyBrooke West CDD

% Mr. Ariel Medina @ Inframark  
313 Campus St  
Celebration, FL 34747  
407.566.4122  
ariel.medina@inframark.com

The following bid is for Bi-Monthly Fountain Maintenance for 7 floating fountains @ StoneyBrook West located in Winter Garden, Florida.

Service	Bi-Monthly	Annual
Cleaning of Nozzles	—	Included
Cleaning of lights & float	—	Included
Inspection of panel & timers	—	Included
Adjust & moor if needed	—	Included
Price per Fountain	\$100.00	\$600.00
<b>Total Annual cost</b>	<b>\$600.00</b>	<b>\$4,200.00</b>

# Terms & Conditions

## Payment

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

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

## Responsibility

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

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

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

## Scheduling

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

## Insurance

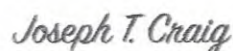
Sitex shall maintain the following insurance coverage and limits:

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

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

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

 5-31-20  
Accepted By \_\_\_\_\_ Date



\_\_\_\_\_  
President, Sitex Aquatics, llc. Date



5273 Giron Circle  
Kissimmee, FL 34758

Agenda Page 53  
407-717-5851  
www.sitexaquatics.com

# Proposal

**April 21, 2020**  
Submitted by: Joe Craig

## StoneyBrook West CDD

% Inframark  
Mr. Ariel Medina  
313 Campus St Celebration, FL 34747  
amedina@inframark.com  
407.566.4122

The following bid is for 1-Otterbine 3HP Equinox floating fountain w/ LED lights to the Stoneybrook west community located in Winter Garden, Florida.

Service		Cost
1-3hp 230/3ph Equinox-motor, float, controls, pigtails	—	\$9,570.00
200' of 12/4 fountain cable	—	Included
1-4 LED light set	—	Included
200' of 16/2 LED light cable	—	Included
Installation	—	Included
1st year of fountain maintenance	—	Included
5-year warranty	—	Included
<b>Total</b>	—	<b>\$9,570.00</b>

# Terms & Conditions

## Payment

A deposit of 50% (\$4,785.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$4,785.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

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

## Responsibility

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

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

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

## Scheduling

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

## Insurance

Sitex shall maintain the following insurance coverage and limits:

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

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

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

*Joseph T. Craig*

Accepted By

Date

President, Sitex Aquatics, Ilc.

Date



# HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

May 5, 2020

Mr. Bob Koncar  
StoneyBrook West Community Development District  
313 Campus Street  
Celebration, FL 34747

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture  
StoneyBrook West Community Development District  
HWA # 5202

Dear Mr. Koncar;

Hanson, Walter & Associates, Inc., in accordance with Section 9.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the StoneyBrook West Community Development District. We have performed an overall site inspection of District owned facilities and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s), which are also indicated on the attached color aerial map exhibit.

1. There is a partial collapse of the pond slope over the drainage pipe and needs to be filled in and re-sodded and evaluated for further settling. The estimated cost to fill in the depression and re-sod is \$350.00
2. There is a partial collapse of the pond berm next to a storm manhole and needs to be filled in and re-sodded and evaluated for further settling. The estimated cost to fill in the depression and re-sod is \$350.00

It is our opinion that the Operations and Maintenance budget for the fiscal year 2020 is sufficient for proper maintenance of the StoneyBrook West Community Development District. We do recommend the CDD Board budget an additional \$50,000 per year until a reserve of \$250,000 is obtained. This reserve should be sufficient to cover any unforeseen repairs needed for the stormwater management system which may become increasingly necessary as the District's facilities age.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with Section 9.14 of the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

Sincerely,

Mark Vincutonis, P.E.  
attachment





**STONEYBROOK WEST**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2021**

**Proposed Budget**

05.13.20 v1

Prepared by:



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**Stoneybrook West**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 4,111	\$ 5,290	\$ 1,500	\$ 1,283	\$ 150	\$ 1,433	\$ 3,000
Interest - Tax Collector	1,036	2,139	-	1,277	-	1,277	-
Special Assmnts- Tax Collector	250,807	250,807	250,808	238,665	12,143	250,807	455,471
Special Assmnts- Delinquent	-	10	-	3	-	-	-
Special Assmnts- Discounts	(9,380)	(9,280)	(10,032)	(9,398)	-	(9,398)	(18,219)
Other Miscellaneous Revenues	-	-	-	81	-	81	-
<b>TOTAL REVENUES</b>	<b>246,574</b>	<b>248,966</b>	<b>242,276</b>	<b>231,911</b>	<b>12,293</b>	<b>244,200</b>	<b>440,252</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	4,000	3,600	4,000	1,600	1,600	3,200	5,000
FICA Taxes	306	275	306	122	122	244	383
ProfServ-Arbitrage Rebate	600	-	600	600	-	600	600
ProfServ-Dissemination Agent	2,000	2,000	2,000	-	2,000	2,000	2,000
ProfServ-Engineering	1,563	2,883	5,000	3,856	2,083	5,939	7,000
ProfServ-Legal Services	20,723	10,197	10,000	16,539	4,167	20,706	20,000
ProfServ-Mgmt Consulting Serv	41,237	41,237	42,274	24,660	17,614	42,274	46,000
ProfServ-Property Appraiser	3,746	1,874	3,747	3,746	-	3,746	3,747
ProfServ-Special Assessment	5,150	5,150	5,150	3,004	2,146	5,150	5,150
ProfServ-Trustee Fees	8,674	5,421	7,000	6,734	-	6,734	7,000
Auditing Services	5,500	5,500	5,500	-	-	-	5,500
Contract-Website Hosting	-	-	8,000	2,535	388	2,923	3,000
Postage and Freight	1,879	698	800	196	333	529	650
Insurance - General Liability	7,185	7,000	7,700	7,000	-	7,000	7,700
Printing and Binding	714	1,799	1,000	232	417	649	2,500
Legal Advertising	1,619	1,230	1,000	200	417	617	1,000
Miscellaneous Services	829	1,443	600	224	250	474	600
Misc-Assessmnt Collection Cost	647	846	3,762	-	3,762	3,762	6,832
Office Supplies	193	165	400	33	167	200	350
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>106,740</b>	<b>91,493</b>	<b>109,014</b>	<b>71,456</b>	<b>35,466</b>	<b>106,922</b>	<b>125,187</b>
<i>Field</i>							
ProfServ-Field Management	10,609	18,049	10,927	7,094	4,553	11,647	15,000
Contracts-Lake and Wetland	46,074	45,784	38,466	21,259	13,850	35,109	33,240
Contracts-Fountain	-	-	7,836	2,659	1,400	4,059	4,200
Contracts-Landscape	34,824	34,824	36,565	21,185	15,236	36,421	36,565
Contracts-Pest Control	40,025	39,761	28,067	17,676	10,400	28,076	50,560
Electricity - General	20,957	19,773	18,000	9,723	7,500	17,223	18,000
R&M-Fountains	-	-	2,000	1,515	833	2,348	10,000
Misc-Contingency	1,584	9,316	2,000	1,375	833	2,208	20,000
Capital Outlay	-	-	-	-	-	-	27,500
Reserves - Other	-	-	-	-	-	-	100,000
<b>Total Field</b>	<b>154,073</b>	<b>167,507</b>	<b>143,861</b>	<b>82,486</b>	<b>54,605</b>	<b>137,091</b>	<b>315,065</b>
<b>TOTAL EXPENDITURES</b>	<b>260,813</b>	<b>259,000</b>	<b>252,875</b>	<b>153,942</b>	<b>90,071</b>	<b>244,013</b>	<b>440,252</b>
Excess (deficiency) of revenues Over (under) expenditures	(14,239)	(10,034)	(10,599)	77,969	(77,778)	187	-
Net change in fund balance	(14,239)	(10,034)	(10,599)	77,969	(77,778)	187	-
<b>FUND BALANCE, BEGINNING</b>	262,308	248,069	238,035	238,035	-	238,035	238,222
<b>FUND BALANCE, ENDING</b>	<b>\$ 248,069</b>	<b>\$238,035</b>	<b>\$ 227,436</b>	<b>\$ 316,004</b>	<b>\$ (77,778)</b>	<b>\$ 238,222</b>	<b>\$ 238,222</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest on their operating accounts and other investments.

**Special Assessment-Tax Collector**

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

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190, 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 all the 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.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on an engagement letter.

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Engineering**

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

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs is based on a flat fee.

**Professional Services-Special Assessment**

Fees paid to Inframark to prepare the Assessment roll each year.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2005 and Series 2008 Special Assessment Bond.

**Auditing Services**

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 last year's actual costs for this service.

**Miscellaneous-Web Hosting**

This category provides funds for ADA Compliance.

**Postage & Freight**

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

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium. The budgeted amount for the fiscal year is based on prior year premium, plus 10% in order to be conservative.

**Printing & 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 Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

**Misc.-Assessment Collection Cost**

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

**Office Supplies**

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

**Annual district filling fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.



**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Field**

**ProfServ-Field Management**

Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

**Contracts-Fountains**

The District has a contract with Vertex, Inc. for the maintenance of the fountains.

**Contracts-Lake and Wetland**

The District has a contract with Aquatic Systems, Inc. for the aquatic weed control, and storm water systems maintenance.

**Contracts-Landscape**

The District has a contract with Brightview Landscape Services, Inc. for the pond mowing.

**Contracts-Pest Control**

The District has a contract with Southern Mosquito Control Services, Inc. for the midge control.

**Electricity-General**

The District has utility accounts with Duke Energy for electrical usage for the District's fountains.

**Misc-Contingency**

This represents any additional unanticipated expenditures that are incurred during the year, which may not have been provided for in the other budget categories.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 238,222
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	100,000
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>338,222</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	110,063 <sup>(1)</sup>
Reserves - Other FY21	100,000
Subtotal	<u>210,063</u>
<b>Total Allocation of Available Funds</b>	<b>210,063</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 128,159</u></b>
---	--------------------------

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Stoneybrook West**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>						
Interest - Investments	\$ 78	\$ -	\$ 890	\$ 50	\$ 940	\$ 1,000
Special Assmnts- Tax Collector	609,166	529,456	501,835	27,621	529,456	529,456
Special Assmnts-Delinquent	23	-	198	-	-	-
Special Assmnts- Discounts	(22,451)	(21,178)	(19,770)	-	(19,770)	(21,178)
<b>TOTAL REVENUES</b>	<b>586,816</b>	<b>508,278</b>	<b>483,153</b>	<b>27,671</b>	<b>510,626</b>	<b>509,278</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	2,055	7,942	2,781	-	2,781	7,942
<b>Total Administrative</b>	<b>2,055</b>	<b>7,942</b>	<b>2,781</b>	<b>-</b>	<b>2,781</b>	<b>7,942</b>
<i>Debt Service</i>						
Principal Debt Retirement Series 2018A-1	-	29,000	-	29,000	29,000	30,000
Principal Debt Retirement Series 2018A-2	-	285,000	-	285,000	285,000	296,000
Interest Expense Series 2018A-1	-	22,677	11,339	11,339	22,678	21,622
Interest Expense Series 2018A-2	-	165,006	82,503	82,503	165,006	154,860
<b>Total Debt Service</b>	<b>6,436,696</b>	<b>501,683</b>	<b>93,842</b>	<b>407,842</b>	<b>501,684</b>	<b>502,482</b>
<b>TOTAL EXPENDITURES</b>	<b>6,438,751</b>	<b>509,625</b>	<b>96,623</b>	<b>407,842</b>	<b>504,465</b>	<b>510,423</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(5,851,935)	(1,347)	386,530	(380,171)	6,161	(1,145)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	522,772	-	-	-	-	-
Loan/Note Proceeds	5,545,000	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>6,067,772</b>	<b>(1,347)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,145)</b>
Net change in fund balance	215,837	(1,347)	386,530	(380,171)	6,161	(1,145)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>215,837</b>	<b>215,837</b>	<b>-</b>	<b>215,837</b>	<b>221,998</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 215,837</b>	<b>\$ 214,490</b>	<b>\$ 602,367</b>	<b>\$ (380,171)</b>	<b>\$ 221,998</b>	<b>\$ 220,853</b>

**Amortization Schedule**

DATE	OUTSTANDING PRINCIPAL BALANCE	PRINCIPAL	RATE	INTEREST	TOTAL
11/1/2020	\$594,000	\$0	3.64%	\$10,811	\$10,811
5/1/2021	\$594,000	\$30,000	3.64%	\$10,811	\$40,811
11/1/2021	\$564,000	\$0	3.64%	\$10,265	\$10,265
5/1/2022	\$564,000	\$31,000	3.64%	\$10,265	\$41,265
11/1/2022	\$533,000	\$0	3.64%	\$9,701	\$9,701
5/1/2023	\$533,000	\$33,000	3.64%	\$9,701	\$42,701
11/1/2023	\$500,000	\$0	3.64%	\$9,100	\$9,100
5/1/2024	\$500,000	\$34,000	3.64%	\$9,100	\$43,100
11/1/2024	\$466,000	\$0	3.64%	\$8,481	\$8,481
5/1/2025	\$466,000	\$35,000	3.64%	\$8,481	\$43,481
11/1/2025	\$431,000	\$0	3.64%	\$7,844	\$7,844
5/1/2026	\$431,000	\$36,000	3.64%	\$7,844	\$43,844
11/1/2026	\$395,000	\$0	3.64%	\$7,189	\$7,189
5/1/2027	\$395,000	\$38,000	3.64%	\$7,189	\$45,189
11/1/2027	\$357,000	\$0	3.64%	\$6,497	\$6,497
5/1/2028	\$357,000	\$39,000	3.64%	\$6,497	\$45,497
11/1/2028	\$318,000	\$0	3.64%	\$5,788	\$5,788
5/1/2029	\$318,000	\$41,000	3.64%	\$5,788	\$46,788
11/1/2029	\$277,000	\$0	3.64%	\$5,041	\$5,041
5/1/2030	\$277,000	\$42,000	3.64%	\$5,041	\$47,041
11/1/2030	\$235,000	\$0	3.64%	\$4,277	\$4,277
5/1/2031	\$235,000	\$44,000	3.64%	\$4,277	\$48,277
11/1/2031	\$191,000	\$0	3.64%	\$3,476	\$3,476
5/1/2032	\$191,000	\$45,000	3.64%	\$3,476	\$48,476
11/1/2032	\$146,000	\$0	3.64%	\$2,657	\$2,657
5/1/2033	\$146,000	\$47,000	3.64%	\$2,657	\$49,657
11/1/2033	\$99,000	\$0	3.64%	\$1,802	\$1,802
5/1/2034	\$99,000	\$49,000	3.64%	\$1,802	\$50,802
11/1/2034	\$50,000	\$0	3.64%	\$910	\$910
5/1/2035	\$50,000	\$50,000	3.64%	\$910	\$50,910
<b>Total</b>		\$594,000		\$187,678	\$781,678

# STONEBROOK WEST

Community Development District

Series 2018A-2 Debt Service Fund

### Amortization Schedule

DATE	OUTSTANDING PRINCIPAL BALANCE	PRINCIPAL	RATE	INTEREST	TOTAL
11/1/2020	\$4,350,000	\$0	3.56%	\$77,430	\$77,430
5/1/2021	\$4,350,000	\$296,000	3.56%	\$77,430	\$373,430
11/1/2021	\$4,054,000	\$0	3.56%	\$72,161	\$72,161
5/1/2022	\$4,054,000	\$307,000	3.56%	\$72,161	\$379,161
11/1/2022	\$3,747,000	\$0	3.56%	\$66,697	\$66,697
5/1/2023	\$3,747,000	\$318,000	3.56%	\$66,697	\$384,697
11/1/2023	\$3,429,000	\$0	3.56%	\$61,036	\$61,036
5/1/2024	\$3,429,000	\$329,000	3.56%	\$61,036	\$390,036
11/1/2024	\$3,100,000	\$0	3.56%	\$55,180	\$55,180
5/1/2025	\$3,100,000	\$341,000	3.56%	\$55,180	\$396,180
11/1/2025	\$2,759,000	\$0	3.56%	\$49,110	\$49,110
5/1/2026	\$2,759,000	\$353,000	3.56%	\$49,110	\$402,110
11/1/2026	\$2,406,000	\$0	3.56%	\$42,827	\$42,827
5/1/2027	\$2,406,000	\$366,000	3.56%	\$42,827	\$408,827
11/1/2027	\$2,040,000	\$0	3.56%	\$36,312	\$36,312
5/1/2028	\$2,040,000	\$380,000	3.56%	\$36,312	\$416,312
11/1/2028	\$1,660,000	\$0	3.56%	\$29,548	\$29,548
5/1/2029	\$1,660,000	\$393,000	3.56%	\$29,548	\$422,548
11/1/2029	\$1,267,000	\$0	3.56%	\$22,553	\$22,553
5/1/2030	\$1,267,000	\$407,000	3.56%	\$22,553	\$429,553
11/1/2030	\$860,000	\$0	3.56%	\$15,308	\$15,308
5/1/2031	\$860,000	\$422,000	3.56%	\$15,308	\$437,308
11/1/2031	\$438,000	\$0	3.56%	\$7,796	\$7,796
5/1/2032	\$438,000	\$438,000	3.56%	\$7,796	\$445,796
<b>Total</b>		\$4,350,000		\$1,071,916	\$5,421,916

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest- Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the Debt Service expenditures during the Fiscal Year.

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Misc.-Assessment Collection Cost**

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

**DEBT SERVICE**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice a year.

**Stoneybrook West**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2021



**Comparison of Assessment Rates  
Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund			Debt Service Series 2018A-1			Debt Service Series 2018A-2			Total			Total	Prepaid
	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	Units	Units
40.5	\$168.09	\$92.56	81.6%	\$185.65	\$185.65	0.0%	\$0.00	\$0.00	n/a	\$353.74	\$278.21	27.1%	112	1
TH	\$267.57	\$147.34	81.6%	\$185.65	\$185.65	0.0%	\$0.00	\$0.00	n/a	\$453.22	\$332.99	36.1%	186	0
40	\$168.09	\$92.56	81.6%	\$0.00	\$0.00	n/a	\$194.49	\$194.49	0.0%	\$362.59	\$287.05	26.3%	350	0
50	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$267.65	\$267.65	0.0%	\$535.22	\$414.99	29.0%	589	1
60	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$350.62	\$350.62	0.0%	\$618.19	\$497.96	24.1%	472	0
75	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$475.52	\$475.52	0.0%	\$743.10	\$622.86	19.3%	138	0
90	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$657.53	\$657.53	0.0%	\$925.10	\$804.87	14.9%	27	0
													1874	2

**RESOLUTION 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 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, 2020, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

**WHEREAS**, the Board has considered the Proposed Budget 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 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 29, 2020  
HOUR: 6:30 p.m.  
LOCATION: Town Center  
1201 Black Lake Boulevard  
Winter Garden, FL

At the time of adoption of this Resolution 2020-04, there is currently in place federal, state, and local emergency declarations (“**Declarations**”). In the event the **Declarations** remain in effect or if future orders or declarations authorize, the hearing may be conducted remotely, using communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found at the District’s website [www.stoneybrookwestcdd.org](http://www.stoneybrookwestcdd.org)

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

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

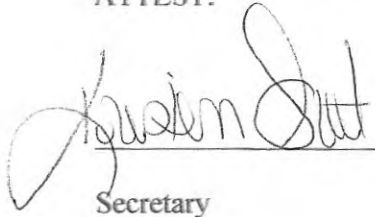
5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

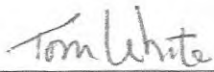
6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY, 2020.**

ATTEST:

**STONEYBROOK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Tom White  
Chairman

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2020/2021

**STONEYBROOK WEST**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2021

Approved Tentative Budget  
05.28.20

Prepared by:



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**Stoneybrook West**  
Community Development District

**Operating Budget**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY- SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 4,111	\$ 5,290	\$ 1,500	\$ 1,283	\$ 150	\$ 1,433	\$ 3,000
Interest - Tax Collector	1,036	2,139	-	1,277	-	1,277	-
Special Assmnts- Tax Collector	250,807	250,807	250,808	238,665	12,143	250,807	455,471
Special Assmnts- Delinquent	-	10	-	3	-	-	-
Special Assmnts- Discounts	(9,380)	(9,280)	(10,032)	(9,398)	-	(9,398)	(18,219)
Other Miscellaneous Revenues	-	-	-	81	-	81	-
<b>TOTAL REVENUES</b>	<b>246,574</b>	<b>248,966</b>	<b>242,276</b>	<b>231,911</b>	<b>12,293</b>	<b>244,200</b>	<b>440,252</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	4,000	3,600	4,000	1,600	1,600	3,200	5,000
FICA Taxes	306	275	306	122	122	244	383
ProfServ-Arbitrage Rebate	600	-	600	600	-	600	600
ProfServ-Dissemination Agent	2,000	2,000	2,000	-	2,000	2,000	2,000
ProfServ-Engineering	1,563	2,883	5,000	3,856	2,083	5,939	7,000
ProfServ-Legal Services	20,723	10,197	10,000	16,539	4,167	20,706	20,000
ProfServ-Mgmt Consulting Serv	41,237	41,237	42,274	24,660	17,614	42,274	46,000
ProfServ-Property Appraiser	3,746	1,874	3,747	3,746	-	3,746	3,747
ProfServ-Special Assessment	5,150	5,150	5,150	3,004	2,146	5,150	5,150
ProfServ-Trustee Fees	8,674	5,421	7,000	6,734	-	6,734	7,000
Auditing Services	5,500	5,500	5,500	-	-	-	5,500
Contract-Website Hosting	-	-	8,000	2,535	388	2,923	3,000
Postage and Freight	1,879	698	800	196	333	529	650
Insurance - General Liability	7,185	7,000	7,700	7,000	-	7,000	7,700
Printing and Binding	714	1,799	1,000	232	417	649	2,500
Legal Advertising	1,619	1,230	1,000	200	417	617	1,000
Miscellaneous Services	829	1,443	600	224	250	474	600
Misc-Assessmnt Collection Cost	647	846	3,762	-	3,762	3,762	6,832
Office Supplies	193	165	400	33	167	200	350
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>106,740</b>	<b>91,493</b>	<b>109,014</b>	<b>71,456</b>	<b>35,466</b>	<b>106,922</b>	<b>125,187</b>
<i>Field</i>							
ProfServ-Field Management	10,609	18,049	10,927	7,094	4,553	11,647	15,000
Contracts-Lake and Wetland	46,074	45,784	38,466	21,259	13,850	35,109	33,240
Contracts-Fountain	-	-	7,836	2,659	1,400	4,059	4,200
Contracts-Landscape	34,824	34,824	36,565	21,185	15,236	36,421	36,565
Contracts-Pest Control	40,025	39,761	28,067	17,676	10,400	28,076	50,560
Electricity - General	20,957	19,773	18,000	9,723	7,500	17,223	18,000
R&M-Fountains	-	-	2,000	1,515	833	2,348	10,000
Misc-Contingency	1,584	9,316	2,000	1,375	833	2,208	20,000
Capital Outlay	-	-	-	-	-	-	27,500
Reserves - Other	-	-	-	-	-	-	100,000
<b>Total Field</b>	<b>154,073</b>	<b>167,507</b>	<b>143,861</b>	<b>82,486</b>	<b>54,605</b>	<b>137,091</b>	<b>315,065</b>
<b>TOTAL EXPENDITURES</b>	<b>260,813</b>	<b>259,000</b>	<b>252,875</b>	<b>153,942</b>	<b>90,071</b>	<b>244,013</b>	<b>440,252</b>
Excess (deficiency) of revenues Over (under) expenditures	(14,239)	(10,034)	(10,599)	77,969	(77,778)	187	-
Net change in fund balance	(14,239)	(10,034)	(10,599)	77,969	(77,778)	187	-
<b>FUND BALANCE, BEGINNING</b>	262,308	248,069	238,035	238,035	-	238,035	238,222
<b>FUND BALANCE, ENDING</b>	<b>\$ 248,069</b>	<b>\$238,035</b>	<b>\$ 227,436</b>	<b>\$ 316,004</b>	<b>\$ (77,778)</b>	<b>\$ 238,222</b>	<b>\$ 238,222</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest on their operating accounts and other investments.

**Special Assessment-Tax Collector**

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

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190, 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 all the 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.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on an engagement letter.

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Engineering**

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



**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs is based on a flat fee.

**Professional Services-Special Assessment**

Fees paid to Inframark to prepare the Assessment roll each year.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2005 and Series 2008 Special Assessment Bond.

**Auditing Services**

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 last year's actual costs for this service.

**Miscellaneous-Web Hosting**

This category provides funds for ADA Compliance.

**Postage & Freight**

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

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium. The budgeted amount for the fiscal year is based on prior year premium, plus 10% in order to be conservative.

**Printing & 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 Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

**Misc.-Assessment Collection Cost**

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

**Office Supplies**

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

**Annual district filling fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Field**

**ProfServ-Field Management**

Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

**Contracts-Fountains**

The District has a contract with Vertex, Inc. for the maintenance of the fountains.

**Contracts-Lake and Wetland**

The District has a contract with Aquatic Systems, Inc. for the aquatic weed control, and storm water systems maintenance.

**Contracts-Landscape**

The District has a contract with Brightview Landscape Services, Inc. for the pond mowing.

**Contracts-Pest Control**

The District has a contract with Southern Mosquito Control Services, Inc. for the midge control.

**Electricity-General**

The District has utility accounts with Duke Energy for electrical usage for the District's fountains.

**Misc-Contingency**

This represents any additional unanticipated expenditures that are incurred during the year, which may not have been provided for in the other budget categories.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 238,222
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	100,000
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>338,222</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	110,063 <sup>(1)</sup>
Reserves - Other FY21	100,000
Subtotal	<u>210,063</u>
<b>Total Allocation of Available Funds</b>	<b>210,063</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u><u>\$ 128,159</u></u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Stoneybrook West**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>						
Interest - Investments	\$ 78	\$ -	\$ 890	\$ 50	\$ 940	\$ 1,000
Special Assmnts- Tax Collector	609,166	529,456	501,835	27,621	529,456	529,456
Special Assmnts-Delinquent	23	-	198	-	-	-
Special Assmnts- Discounts	(22,451)	(21,178)	(19,770)	-	(19,770)	(21,178)
<b>TOTAL REVENUES</b>	<b>586,816</b>	<b>508,278</b>	<b>483,153</b>	<b>27,671</b>	<b>510,626</b>	<b>509,278</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	2,055	7,942	2,781	-	2,781	7,942
<b>Total Administrative</b>	<b>2,055</b>	<b>7,942</b>	<b>2,781</b>	<b>-</b>	<b>2,781</b>	<b>7,942</b>
<i>Debt Service</i>						
Principal Debt Retirement Series 2018A-1	-	29,000	-	29,000	29,000	30,000
Principal Debt Retirement Series 2018A-2	-	285,000	-	285,000	285,000	296,000
Interest Expense Series 2018A-1	-	22,677	11,339	11,339	22,678	21,622
Interest Expense Series 2018A-2	-	165,006	82,503	82,503	165,006	154,860
<b>Total Debt Service</b>	<b>6,436,696</b>	<b>501,683</b>	<b>93,842</b>	<b>407,842</b>	<b>501,684</b>	<b>502,482</b>
<b>TOTAL EXPENDITURES</b>	<b>6,438,751</b>	<b>509,625</b>	<b>96,623</b>	<b>407,842</b>	<b>504,465</b>	<b>510,423</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(5,851,935)	(1,347)	386,530	(380,171)	6,161	(1,145)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	522,772	-	-	-	-	-
Loan/Note Proceeds	5,545,000	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>6,067,772</b>	<b>(1,347)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,145)</b>
Net change in fund balance	215,837	(1,347)	386,530	(380,171)	6,161	(1,145)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>215,837</b>	<b>215,837</b>	<b>-</b>	<b>215,837</b>	<b>221,998</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 215,837</b>	<b>\$ 214,490</b>	<b>\$ 602,367</b>	<b>\$ (380,171)</b>	<b>\$ 221,998</b>	<b>\$ 220,853</b>

**STONEBROOK WEST**

Community Development District

Series 2018A-1 Debt Service Fund

Amortization Schedule

DATE	OUTSTANDING PRINCIPAL BALANCE	PRINCIPAL	RATE	INTEREST	TOTAL
11/1/2020	\$594,000	\$0	3.64%	\$10,811	\$10,811
5/1/2021	\$594,000	\$30,000	3.64%	\$10,811	\$40,811
11/1/2021	\$564,000	\$0	3.64%	\$10,265	\$10,265
5/1/2022	\$564,000	\$31,000	3.64%	\$10,265	\$41,265
11/1/2022	\$533,000	\$0	3.64%	\$9,701	\$9,701
5/1/2023	\$533,000	\$33,000	3.64%	\$9,701	\$42,701
11/1/2023	\$500,000	\$0	3.64%	\$9,100	\$9,100
5/1/2024	\$500,000	\$34,000	3.64%	\$9,100	\$43,100
11/1/2024	\$466,000	\$0	3.64%	\$8,481	\$8,481
5/1/2025	\$466,000	\$35,000	3.64%	\$8,481	\$43,481
11/1/2025	\$431,000	\$0	3.64%	\$7,844	\$7,844
5/1/2026	\$431,000	\$36,000	3.64%	\$7,844	\$43,844
11/1/2026	\$395,000	\$0	3.64%	\$7,189	\$7,189
5/1/2027	\$395,000	\$38,000	3.64%	\$7,189	\$45,189
11/1/2027	\$357,000	\$0	3.64%	\$6,497	\$6,497
5/1/2028	\$357,000	\$39,000	3.64%	\$6,497	\$45,497
11/1/2028	\$318,000	\$0	3.64%	\$5,788	\$5,788
5/1/2029	\$318,000	\$41,000	3.64%	\$5,788	\$46,788
11/1/2029	\$277,000	\$0	3.64%	\$5,041	\$5,041
5/1/2030	\$277,000	\$42,000	3.64%	\$5,041	\$47,041
11/1/2030	\$235,000	\$0	3.64%	\$4,277	\$4,277
5/1/2031	\$235,000	\$44,000	3.64%	\$4,277	\$48,277
11/1/2031	\$191,000	\$0	3.64%	\$3,476	\$3,476
5/1/2032	\$191,000	\$45,000	3.64%	\$3,476	\$48,476
11/1/2032	\$146,000	\$0	3.64%	\$2,657	\$2,657
5/1/2033	\$146,000	\$47,000	3.64%	\$2,657	\$49,657
11/1/2033	\$99,000	\$0	3.64%	\$1,802	\$1,802
5/1/2034	\$99,000	\$49,000	3.64%	\$1,802	\$50,802
11/1/2034	\$50,000	\$0	3.64%	\$910	\$910
5/1/2035	\$50,000	\$50,000	3.64%	\$910	\$50,910
<b>Total</b>		\$594,000		\$187,678	\$781,678

**STONEBROOK WEST**

Community Development District

Series 2018A-2 Debt Service Fund

Amortization Schedule

DATE	OUTSTANDING PRINCIPAL BALANCE	PRINCIPAL	RATE	INTEREST	TOTAL
11/1/2020	\$4,350,000	\$0	3.56%	\$77,430	\$77,430
5/1/2021	\$4,350,000	\$296,000	3.56%	\$77,430	\$373,430
11/1/2021	\$4,054,000	\$0	3.56%	\$72,161	\$72,161
5/1/2022	\$4,054,000	\$307,000	3.56%	\$72,161	\$379,161
11/1/2022	\$3,747,000	\$0	3.56%	\$66,697	\$66,697
5/1/2023	\$3,747,000	\$318,000	3.56%	\$66,697	\$384,697
11/1/2023	\$3,429,000	\$0	3.56%	\$61,036	\$61,036
5/1/2024	\$3,429,000	\$329,000	3.56%	\$61,036	\$390,036
11/1/2024	\$3,100,000	\$0	3.56%	\$55,180	\$55,180
5/1/2025	\$3,100,000	\$341,000	3.56%	\$55,180	\$396,180
11/1/2025	\$2,759,000	\$0	3.56%	\$49,110	\$49,110
5/1/2026	\$2,759,000	\$353,000	3.56%	\$49,110	\$402,110
11/1/2026	\$2,406,000	\$0	3.56%	\$42,827	\$42,827
5/1/2027	\$2,406,000	\$366,000	3.56%	\$42,827	\$408,827
11/1/2027	\$2,040,000	\$0	3.56%	\$36,312	\$36,312
5/1/2028	\$2,040,000	\$380,000	3.56%	\$36,312	\$416,312
11/1/2028	\$1,660,000	\$0	3.56%	\$29,548	\$29,548
5/1/2029	\$1,660,000	\$393,000	3.56%	\$29,548	\$422,548
11/1/2029	\$1,267,000	\$0	3.56%	\$22,553	\$22,553
5/1/2030	\$1,267,000	\$407,000	3.56%	\$22,553	\$429,553
11/1/2030	\$860,000	\$0	3.56%	\$15,308	\$15,308
5/1/2031	\$860,000	\$422,000	3.56%	\$15,308	\$437,308
11/1/2031	\$438,000	\$0	3.56%	\$7,796	\$7,796
5/1/2032	\$438,000	\$438,000	3.56%	\$7,796	\$445,796
<b>Total</b>		\$4,350,000		\$1,071,916	\$5,421,916



**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest- Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the Debt Service expenditures during the Fiscal Year.

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Misc.-Assessment Collection Cost**

The District reimburses the Orange County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget is based on 1.5% of the anticipated assessment collections.

**DEBT SERVICE**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice a year.

**Stoneybrook West**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2021

Comparison of Assessment Rates  
Fiscal Year 2021 vs. Fiscal Year 2020

Product	General Fund			Debt Service Series 2018A-1			Debt Service Series 2018A-2			Total			Total	Prepaid
	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	Units	Units
40.5	\$168.09	\$92.56	81.6%	\$185.65	\$185.65	0.0%	\$0.00	\$0.00	n/a	\$353.74	\$278.21	27.1%	112	1
TH	\$267.57	\$147.34	81.6%	\$185.65	\$185.65	0.0%	\$0.00	\$0.00	n/a	\$453.22	\$332.99	36.1%	186	0
40	\$168.09	\$92.56	81.6%	\$0.00	\$0.00	n/a	\$194.49	\$194.49	0.0%	\$362.59	\$287.05	26.3%	350	0
50	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$267.65	\$267.65	0.0%	\$535.22	\$414.99	29.0%	589	1
60	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$350.62	\$350.62	0.0%	\$618.19	\$497.96	24.1%	472	0
75	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$475.52	\$475.52	0.0%	\$743.10	\$622.86	19.3%	138	0
90	\$267.57	\$147.34	81.6%	\$0.00	\$0.00	n/a	\$657.53	\$657.53	0.0%	\$925.10	\$804.87	14.9%	27	0
													1874	2

**STONEBROOK WEST**  
**Community Development District**

*Financial Report*

*April 30, 2020*

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**STONEYBROOK WEST  
Community Development District**

**Financial Statements**

**(Unaudited)**

**April 30, 2020**

**Balance Sheet**  
April 30, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A-1 &amp; A-2 FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 216,063	\$ -	\$ 216,063
Due From Other Funds	-	46,400	46,400
Investments:			
Money Market Account	149,297	-	149,297
Reserve Fund (A-1)	-	12,957	12,957
Revenue Fund (A-1)	-	145,964	145,964
Revenue Fund (A-2)	-	397,046	397,046
Deposits	685	-	685
<b>TOTAL ASSETS</b>	<b>\$ 366,045</b>	<b>\$ 602,367</b>	<b>\$ 968,412</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 3,641	\$ -	\$ 3,641
Due To Other Funds	46,400	-	46,400
<b>TOTAL LIABILITIES</b>	<b>50,041</b>	<b>-</b>	<b>50,041</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	685	-	685
<b>Restricted for:</b>			
Debt Service	-	602,367	602,367
<b>Assigned to:</b>			
Operating Reserves	60,570	-	60,570
<b>Unassigned:</b>	254,749	-	254,749
<b>TOTAL FUND BALANCES</b>	<b>\$ 316,004</b>	<b>\$ 602,367</b>	<b>\$ 918,371</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 366,045</b>	<b>\$ 602,367</b>	<b>\$ 968,412</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,500	\$ 875	\$ 1,283	\$ 408
Interest - Tax Collector	-	-	1,277	1,277
Special Assmnts- Tax Collector	250,808	250,808	238,665	(12,143)
Special Assmnts- Delinquent	-	-	3	3
Special Assmnts- Discounts	(10,032)	(10,032)	(9,398)	634
Other Miscellaneous Revenues	-	-	81	81
<b>TOTAL REVENUES</b>	<b>242,276</b>	<b>241,651</b>	<b>231,911</b>	<b>(9,740)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	4,000	2,000	1,600	400
FICA Taxes	306	153	122	31
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	2,000	-	-	-
ProfServ-Engineering	5,000	2,750	3,856	(1,106)
ProfServ-Legal Services	10,000	5,845	16,539	(10,694)
ProfServ-Mgmt Consulting Serv	42,274	24,660	24,660	-
ProfServ-Property Appraiser	3,747	3,747	3,746	1
ProfServ-Special Assessment	5,150	5,150	3,004	2,146
ProfServ-Trustee Fees	7,000	7,000	6,734	266
Auditing Services	5,500	-	-	-
Contract-Website Hosting	8,000	4,667	2,535	2,132
Postage and Freight	800	469	196	273
Insurance - General Liability	7,700	7,700	7,000	700
Printing and Binding	1,000	581	232	349
Legal Advertising	1,000	583	200	383
Miscellaneous Services	600	350	224	126
Misc-Assessmnt Collection Cost	3,762	3,762	-	3,762
Office Supplies	400	231	33	198
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>109,014</b>	<b>70,423</b>	<b>71,456</b>	<b>(1,033)</b>
<b>Field</b>				
ProfServ-Field Management	10,927	6,374	7,094	(720)
Contracts-Lake and Wetland	38,466	22,439	21,259	1,180
Contracts-Fountain	7,836	4,571	2,659	1,912
Contracts-Landscape	36,565	21,330	21,185	145
Contracts-Pest Control	28,067	16,372	17,676	(1,304)



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Electricity - General	18,000	10,500	9,723	777
R&M-Fountain	2,000	1,000	2,890	(1,890)
Misc-Contingency	2,000	1,167	-	1,167
<b>Total Field</b>	<b>143,861</b>	<b>83,753</b>	<b>82,486</b>	<b>1,267</b>
<b>TOTAL EXPENDITURES</b>	<b>252,875</b>	<b>154,176</b>	<b>153,942</b>	<b>234</b>
Excess (deficiency) of revenues Over (under) expenditures	(10,599)	87,475	77,969	(9,506)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(10,599)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(10,599)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (10,599)	\$ 87,475	\$ 77,969	\$ (9,506)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>238,035</b>	<b>238,035</b>	<b>238,035</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 227,436</b>	<b>\$ 325,510</b>	<b>\$ 316,004</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 890	\$ 890
Special Assmnts- Tax Collector	529,456	529,456	501,835	(27,621)
Special Assmnts- Delinquent	-	-	198	198
Special Assmnts- Discounts	(21,178)	(21,178)	(19,770)	1,408
<b>TOTAL REVENUES</b>	<b>508,278</b>	<b>508,278</b>	<b>483,153</b>	<b>(25,125)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	7,942	7,942	2,781	5,161
<b>Total Administration</b>	<b>7,942</b>	<b>7,942</b>	<b>2,781</b>	<b>5,161</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	29,000	-	-	-
Principal Debt Retirement A-2	285,000	-	-	-
Interest Expense Series A-1	22,677	11,339	11,339	-
Interest Expense Series A-2	165,006	82,503	82,503	-
<b>Total Debt Service</b>	<b>501,683</b>	<b>93,842</b>	<b>93,842</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>509,625</b>	<b>101,784</b>	<b>96,623</b>	<b>5,161</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,347)	406,494	386,530	(19,964)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(1,347)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,347)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (1,347)	\$ 406,494	\$ 386,530	\$ (19,964)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>215,837</b>	<b>215,837</b>	<b>215,837</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 214,490</b>	<b>\$ 622,331</b>	<b>\$ 602,367</b>	

**Notes to the Financial Statements**  
*April 30, 2020*

**Balance Sheet**

**General Fund**

**Assets**

- **Cash and Investments** - See Cash and Investment Report for further details.
- **Deposits** - Duke Energy utility deposit.

**Liabilities**

- **Accounts Payable** - Outstanding Invoices paid in May.

**Debt Service & Capital Funds**

**Assets**

- **Investments** - See Cash and Investment Report for further details.

**Revenues, Expenditures and Change in Fund Balances**

**Financial Overview / Highlights**

- ▶ The non-ad valorem assessments are 95% collected.
- ▶ The total expenditures are at approximately 61% of the YTD budget.
- ▶ Significant variances explained below.

**Variance Analysis**

<b>Account Name</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 5,000	\$ 3,856	77%	Hanson Walter & Associates - Engineering Invoices through April 2020.
ProfServ-Legal Services	\$ 10,000	\$ 16,539	165%	Clark & Albaugh, LLP legal services through April 2020.
Insurance - General Liability	\$ 7,700	\$ 7,000	91%	General Liability Insurance - FY 20
<b><u>Field</u></b>				
ProfServ - Field Management	\$ 10,927	\$ 7,094	65%	Field contract services through April 2020, includes additional field ops services \$720.
Contracts - Pest Control	\$ 28,067	\$ 17,676	63%	Southern Mosquito (contract term) and Sitex (new contract) invoices through April 2020.
R&M-Fountain	\$ 2,000	\$ 2,890	145%	Solitude (Fountain Repairs) & Omar Morales (New Pump Control Panel)

**Other Miscellaneous Notes**

► Board Approved Proposals

Vendor	Adopted Budget	Approved Contract	YTD Expense	Projected YTD Expense	Anticipated Budget Underage/(Overage)	Notes
Sitex Aquatics Contracts - Lakes and Wetland	\$ 38,466	\$ 33,240	\$ 21,259	\$ 13,850	\$ 3,357	Approved at 11.20.19 Board Meeting - replaced Aquatic Systems Inc.
Sitex Aquatics Contracts - Fountain	\$ 7,836	\$ 2,800	\$ 2,659	\$ 1,400	\$ 3,777	Approved at 02.26.20 Board Meeting - replaced Solitude Lake Mgmt.
Sitex Aquatics Contracts - Pest Control	\$ 28,067	\$ 24,960	\$ 17,676	\$ 10,400	\$ (9)	Approved at 11.20.19 Board Meeting - replaced Southern Mosquito Inc.
Omar Orizt Morales R&M Fountain	\$ 2,000	\$ 2,750	\$ 2,890	\$ 1,375	\$ (1,515)	Approved by Chair in April 2020 - new pump control panel.
<b>Total</b>	<b>\$ 76,369</b>	<b>\$ 63,750</b>	<b>\$ 44,484</b>	<b>\$ 27,025</b>	<b>\$ 5,610</b>	

Vendor	Adopted Budget	Approved Contract	YTD Expense	Projected YTD Expense	Anticipated Budget (Overage)	Notes
All Terrain Tractor Services	\$ -	\$ 17,940	\$ -	\$ 17,940	\$ (17,940)	Approved at 02.26.20 Board Meeting - collapsed underdrain replaced.
Sitex Aquatics	\$ -	\$ 1,264	\$ -	\$ 1,264	\$ (1,264)	Approved at 02.26.20 Board Meeting - additional pest control.
Sitex Aquatics	\$ -	\$ 27,200	\$ -	\$ 27,200	\$ (27,200)	Approved 02.26.20 Board Meeting - stormwater maintenance.
Sitex Aquatics	\$ -	\$ 2,680	\$ -	\$ 2,680	\$ (2,680)	Approved 02.26.20 Board Meeting- stormwater maintenance (Qtrly).
<b>Total</b>	<b>\$ -</b>	<b>\$ 49,084</b>	<b>\$ -</b>	<b>\$ 49,084</b>	<b>\$ (49,084)</b>	
<b>Grand Total</b>					<b>\$ (43,474)</b>	

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

**Supporting Schedules**

**April 30, 2020**

**Non-Ad Valorem Special Assessments - Orange County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Discount / (Penalty) Amount	(1) Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2018 Debt Service Fund
Assessments Levied				\$ 780,263	\$ 250,807	\$ 529,456
Allocation %				100%	32%	68%
11/12/19	\$ 2,361	\$ 91	\$ -	\$ 2,452	\$ 760	\$ 1,732
11/18/19	\$ 16,556	\$ 690	\$ -	\$ 17,246	\$ 5,548	\$ 11,698
11/25/19	\$ 26,498	\$ 1,104	\$ -	\$ 27,602	\$ 8,516	\$ 19,087
12/09/19	\$ 125,217	\$ 5,216	\$ -	\$ 130,433	\$ 40,987	\$ 89,446
12/16/19	\$ 59,215	\$ 2,467	\$ -	\$ 61,682	\$ 19,400	\$ 42,282
12/23/19	\$ 22,064	\$ 919	\$ -	\$ 22,983	\$ 7,114	\$ 15,869
01/13/20	\$ 322,964	\$ 13,455	\$ -	\$ 336,419	\$ 110,998	\$ 225,420
02/18/20	\$ 64,172	\$ 2,673	\$ -	\$ 66,845	\$ 21,434	\$ 45,411
03/16/20	\$ 17,574	\$ 834	\$ -	\$ 18,408	\$ 6,856	\$ 14,334
03/23/20	\$ 39,128	\$ 1,418	\$ -	\$ 40,545	\$ 12,814	\$ 27,731
04/13/20	\$ 12,802	\$ 261	\$ -	\$ 13,064	\$ 4,239	\$ 8,825
<b>TOTAL</b>	<b>\$ 708,551</b>	<b>\$ 29,128</b>	<b>\$ -</b>	<b>\$ 737,679</b>	<b>\$ 238,665</b>	<b>\$ 501,835</b>
% COLLECTED				95%	95%	95%
<b>TOTAL OUTSTANDING</b>				<b>\$ 42,584</b>	<b>\$ 12,142</b>	<b>\$ 27,621</b>

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

**Cash and Investment Report**  
**April 30, 2020**

**GENERAL FUND**

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
Checking Account - Operating	BBVA Compass	n/a	n/a	\$	216,063
				<b>Subtotal</b>	<b>\$ 216,063</b>
Money Market Account	BankUnited	n/a	0.45%	\$	149,297
				<b>Subtotal</b>	<b>\$ 149,297</b>

**DEBT SERVICE FUND**

<u>Description</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
<b>Series 2018 A-1 Revenue Account</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	48,051
<b>Series 2018 A-1 Reserve Fund</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	12,957
<b>Series 2018 A-2 Revenue Account</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	397,046
<b>Series 2018 A-2 Reserve Fund</b>					
Fidelity Institutional Prime MA Portfolio	US Bank	n/a	0.02%	\$	97,914
				<b>Subtotal</b>	<b>\$ 555,968</b>
				<b>Total</b>	<b>\$ 921,328</b>

**Stoneybrook West CDD**

Bank Reconciliation

**Bank Account No.** 0948 BBVA Compass Checking GF  
**Statement No.** 04-20  
**Statement Date** 4/30/2020

<b>G/L Balance (LCY)</b>	216,062.73	<b>Statement Balance</b>	216,062.73
<b>G/L Balance</b>	216,062.73	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	216,062.73
<b>Subtotal</b>	216,062.73	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	216,062.73	<b>Ending Balance</b>	216,062.73
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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**STONEBROOK WEST  
Community Development District**

**CHECK REGISTER**

**April 30, 2020**

**STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Bank Account**

For the Period from 4/1/20 to 4/30/20

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>BBVA COMPASS CHECKING GF - (ACCT# XXXXX0948)</b>									
Check	2920	04/01/20	Vendor	RICK SINGH	1413	NON-ADD VAL ASSESS FY 19-20	ProfServ-Property Appraiser	001-531035-51301	\$3,746.00
Check	2921	04/01/20	Vendor	BRIGHTVIEW LANDSCAPE SVC, INC	6721994	MAR LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,047.10
Check	2922	04/09/20	Vendor	CLARK & ALBAUGH, LLP	16971	GEN MATTERS THRU MAR 2020	ProfServ-Legal Services	001-531023-51401	\$7,862.50
Check	2923	04/09/20	Vendor	STONEYBROOK WEST C/O US BANK NA	040320-SER 2018A-2	TRFR FY19 ASSMNTS SER 2018 A-2	Due From Other Funds	131000	\$397,036.90
Check	2924	04/09/20	Vendor	STONEYBROOK WEST C/O US BANK NA	04032020 0948	TRFR FY19 ASSMNTS SER 2018 A1	Due From Other Funds	131000	\$46,134.10
Check	2925	04/09/20	Vendor	INNERSYNC STUDIO, LTD	18422	QRTRLY WEBSITE SVCS	Misc-Contingency	001-549900-51301	\$388.13
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3299B	JAN LAKE/MIDGE MAINT	Contracts-Lake and Wetland	001-534021-53901	\$2,770.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3299B	JAN LAKE/MIDGE MAINT	Contracts-Pest Control	001-534125-53901	\$2,080.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3385B	FEB LAKE/MIDGE MAINT	Contracts-Lake and Wetland	001-534021-53901	\$2,770.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3385B	FEB LAKE/MIDGE MAINT	Contracts-Pest Control	001-534125-53901	\$2,080.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3471B	MAR LAKE/MIDGE MAINT	Contracts-Lake and Wetland	001-534021-53901	\$2,770.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3471B	MAR LAKE/MIDGE MAINT	Contracts-Pest Control	001-534125-53901	\$2,080.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3553B	APR LAKE/MIDGE MAINT	Contracts-Lake and Wetland	001-534021-53901	\$2,770.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3553B	APR LAKE/MIDGE MAINT	Contracts-Pest Control	001-534125-53901	\$2,080.00
Check	2926	04/16/20	Vendor	SITEX AQUATICS	3485B	QRTLY FOUNTAIN MAINT	Contracts-Lake and Wetland	001-534021-53901	\$700.00
Check	2927	04/16/20	Vendor	BRIGHTVIEW LANDSCAPE SVC, INC	6760267	APR LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,047.10
Check	2928	04/16/20	Vendor	INFRAMARK, LLC	50676	APRIL MGMT FEES	Postage and Freight	001-541006-51301	\$3.50
Check	2928	04/16/20	Vendor	INFRAMARK, LLC	50676	APRIL MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,522.83
Check	2928	04/16/20	Vendor	INFRAMARK, LLC	50676	APRIL MGMT FEES	ProfServ-Special Assessment	001-531038-51301	\$429.17
Check	2928	04/16/20	Vendor	INFRAMARK, LLC	50676	APRIL MGMT FEES	ProfServ-Field Management	001-531016-53901	\$910.58
Check	2928	04/16/20	Vendor	INFRAMARK, LLC	50676	APRIL MGMT FEES	Printing and Binding	001-547001-51301	\$9.14
Check	2929	04/23/20	Vendor	HANSON WALTER & ASSOCIATES, INC	5273263	ENGG SVCS THRU MARCH 2020	ProfServ-Engineering	001-531013-51501	\$493.75
ACH	DD169	04/09/20	Vendor	DUKE ENERGY	031820 ACH	BILL PRD 2/17-3/18/20	Electricity - General	001-543006-53901	\$964.36
ACH	DD170	04/17/20	Vendor	DUKE ENERGY	32620 ACH	BILL PRD 2/4-3/26/20	Electricity - General	001-543006-53901	\$305.72
<b>Account Total</b>									<b>\$488,000.88</b>

<b>Total Amount Paid</b>	<b>\$488,000.88</b>
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**Stoneybrook West Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**Stoneybrook West Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Stoneybrook West Community Development District  
Winter Garden, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Stoneybrook West Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors  
Stoneybrook West Community Development District

## Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Stoneybrook West Community Development District, as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 30, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Stoneybrook West Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
(Gaines) + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 30, 2020

**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

Management's discussion and analysis of Stoneybrook West Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$4,668,754 (net position). Unrestricted net position for Governmental Activities was \$238,035. Governmental Activities restricted net position was \$137,635 and net investment in capital assets was \$4,293,084.
- ◆ Governmental activities revenues totaled \$835,907 while governmental activities expenses totaled \$1,169,920.



**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2019</b>	<b>2018</b>
Current assets	\$ 257,680	\$ 266,674
Restricted assets	205,748	513,466
Capital assets, net	9,135,014	9,743,691
Total Assets	<u>9,598,442</u>	<u>10,523,831</u>
 Deferred Outflow of Resources	 <u>416,070</u>	 <u>299,288</u>
 Total Assets and Deferred Outflows	 <u>10,014,512</u>	 <u>10,823,119</u>
 Current liabilities	 401,758	 411,892
Non-current liabilities	4,944,000	5,408,460
Total Liabilities	<u>5,345,758</u>	<u>5,820,352</u>
 Net position - net investment in capital assets	 4,293,084	 4,532,866
Net position - restricted	137,635	221,833
Net position - unrestricted	238,035	248,068
Total Net Position	<u>\$ 4,668,754</u>	<u>\$ 5,002,767</u>

The decrease in capital assets was due to depreciation in the current year.

The decrease in restricted assets and non-current liabilities is related to the bond refunding in the current year.

The decrease in net position – net investment in capital assets was primarily the result of depreciation in excess of principal payments in the current year.

**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2019</b>	<b>2018</b>
Program Revenues		
Charges for services	\$ 828,275	\$ 826,844
General Revenues		
Investment earnings	7,632	6,327
Total Revenues	<u>835,907</u>	<u>833,171</u>
Expenses		
General government	91,492	106,739
Physical environment	776,184	762,750
Interest on long-term debt	302,244	340,298
Total Expenses	<u>1,169,920</u>	<u>1,209,787</u>
Change in Net Position	(334,013)	(376,616)
Net Position - Beginning of Year	<u>5,002,767</u>	<u>5,379,383</u>
Net Position - End of Year	<u>\$ 4,668,754</u>	<u>\$ 5,002,767</u>

The decrease in general government is related to the decrease in legal fees in the current year.

The increase in physical environment expenses is related to increased field management and miscellaneous contingency expenses in the current year.

The decrease in interest on long-term debt is related to the bond refunding in the current year.

**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2019</u>	<u>2018</u>
Infrastructure	\$ 16,866,807	\$ 16,866,807
Accumulated depreciation	(7,731,793)	(7,123,116)
Total Capital Assets (Net)	<u>\$ 9,135,014</u>	<u>\$ 9,743,691</u>

The activity for the year consisted of depreciation of \$608,677.

**General Fund Budgetary Highlights**

The budget expenditures exceeded actual governmental expenditures primarily because of lower contingency and pest control expenditures than were anticipated.

The budget was amended to increase pest control and miscellaneous amounts.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In October 2018, the District issued \$649,000 Series 2018A-1 Special Assessment Revenue Notes. These notes were issued to refund and redeem the outstanding Series 2005 Special Assessment Revenue Bonds. The balance outstanding at September 30, 2019 was \$623,000.
- ◆ In October 2018, the District issued \$4,896,000 Series 2018A-2 Special Assessment Revenue Notes. These notes were issued to refund and redeem the outstanding Series 2008 Special Assessment Revenue Bonds. The balance outstanding at September 30, 2019 was \$4,635,000.

**Stoneybrook West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District does not expect any economic factors to have a significant effect on the financial position or results of operations in fiscal year 2020.

**Request for Information**

The financial report is designed to provide a general overview of Stoneybrook West Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Stoneybrook West Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Stoneybrook West Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2019**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 256,995
Deposits	685
Total Current Assets	257,680
Non-current Assets	
Restricted assets	
Investments	205,748
Capital assets being depreciated	
Infrastructure	16,866,807
Less: accumulated depreciation	(7,731,793)
Total Non-current Assets	9,340,762
Total Assets	9,598,442
 <b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred amount on refunding	416,070
Total Assets and Deferred Outflow of Resources	10,014,512
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	9,556
Accrued interest	78,202
Bonds payable	314,000
Total Current Liabilities	401,758
Non-current liabilities	
Bonds payable, net	4,944,000
Total Liabilities	5,345,758
 <b>NET POSITION</b>	
Net investment in capital assets	4,293,084
Restricted for debt service	137,635
Unrestricted	238,035
Total Net Position	\$ 4,668,754

*See accompanying notes to financial statements.*

**Stoneybrook West Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (91,492)	\$ 101,976	\$ 10,484
Physical environment	(776,184)	139,561	(636,623)
Interest and other charges	(302,244)	586,738	284,494
Total Governmental Activities	<u>\$ (1,169,920)</u>	<u>\$ 828,275</u>	<u>(341,645)</u>
<b>General revenues:</b>			
Investment earnings			<u>7,632</u>
		Change in Net Position	(334,013)
		Net Position - October 1, 2018	5,002,767
		Net Position - September 30, 2019	<u>\$ 4,668,754</u>

*See accompanying notes to financial statements.*

**Stoneybrook West Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2019**

ASSETS	General	2018 Debt Service	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
Cash	\$ 256,995	\$ -	\$ 256,995
Due from other funds	-	10,089	10,089
Deposits	685	-	685
Restricted assets:			
Investments, at fair value	-	205,748	205,748
Total Assets	<u>\$ 257,680</u>	<u>\$ 215,837</u>	<u>\$ 473,517</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 9,556	\$ -	\$ 9,556
Due to other funds	10,089	-	10,089
Total Liabilities	<u>19,645</u>	<u>-</u>	<u>19,645</u>
FUND BALANCES			
Nonspendable:			
Deposits	685	-	685
Restricted:			
Debt service	-	215,837	215,837
Assigned - operating reserve	60,570	-	60,570
Unassigned	176,780	-	176,780
Total Fund Balances	<u>238,035</u>	<u>215,837</u>	<u>453,872</u>
Total Liabilities and Fund Balances	<u>\$ 257,680</u>	<u>\$ 215,837</u>	<u>\$ 473,517</u>

See accompanying notes to financial statements.

**Stoneybrook West Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2019**

Total Governmental Fund Balances	\$	453,872
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets being depreciated, infrastructure (\$16,866,807), net of accumulated depreciation (\$7,731,793), used in governmental activities are not financial resources and therefore, are not reported in the fund level statements.		9,135,014
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.		(5,258,000)
Deferred outflow of resources are not financial resources and therefore, are not reported in the fund level statements.		416,070
Accrued interest expense for long-term debt is not a financial use and therefore, is not reported in the fund level statements.		<u>(78,202)</u>
Net Position of Governmental Activities	\$	<u><u>4,668,754</u></u>

*See accompanying notes to financial statements.*



**Stoneybrook West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2019**

	General	2005 Debt Service	2008 Debt Service	2018 Debt Service	2005 Capital Projects	Total Governmental Funds
<b>Revenues</b>						
Special assessments	\$ 241,537	\$ -	\$ -	\$ 586,738	\$ -	\$ 828,275
Investment earnings	7,429	28	92	78	5	7,632
Total Revenues	<u>248,966</u>	<u>28</u>	<u>92</u>	<u>586,816</u>	<u>5</u>	<u>835,907</u>
<b>Expenditures</b>						
<b>Current</b>						
General government	91,492	-	-	-	-	91,492
Physical environment	167,507	-	-	-	-	167,507
<b>Debt service</b>						
Principal	-	-	-	5,977,000	-	5,977,000
Interest	-	-	-	115,454	-	115,454
Other	-	-	-	346,297	-	346,297
Total Expenditures	<u>258,999</u>	<u>-</u>	<u>-</u>	<u>6,438,751</u>	<u>-</u>	<u>6,697,750</u>
Excess revenues over expenditures	<u>(10,033)</u>	<u>28</u>	<u>92</u>	<u>(5,851,935)</u>	<u>5</u>	<u>(5,861,843)</u>
<b>Other financing sources (uses)</b>						
Issuance of long-term debt	-	-	-	5,545,000	-	5,545,000
Transfers in	-	-	-	522,772	-	522,772
Transfers out	-	(115,543)	(388,557)	-	(18,672)	(522,772)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(115,543)</u>	<u>(388,557)</u>	<u>6,067,772</u>	<u>(18,672)</u>	<u>5,545,000</u>
Net change in fund balances	(10,033)	(115,515)	(388,465)	215,837	(18,667)	(316,843)
Fund Balances - October 1, 2018	<u>248,068</u>	<u>115,515</u>	<u>388,465</u>	<u>-</u>	<u>18,667</u>	<u>770,715</u>
Fund Balances - September 30, 2019	<u>\$ 238,035</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 215,837</u>	<u>\$ -</u>	<u>\$ 453,872</u>

See accompanying notes to financial statements.

**Stoneybrook West Community Development District  
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
 STATEMENT OF ACTIVITIES  
 For the Year Ended September 30, 2019**

Net Change in Fund Balances - Total Governmental Funds \$ (316,843)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation and amortization expense. This is the amount of depreciation in the current period. (608,677)

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 5,977,000

The issuance of long-term debt is reflected as an other financing source, however, at the government-wide level these amounts increase liabilities. (5,545,000)

The difference between the amount required to retire the old bonds versus the bonds outstanding on the old bonds is a deferred outflow of resources and will be amortized over the life of the bonds. 146,958

The deferred outflow of resources for refundings of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest. (31,716)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. 44,265

Change in Net Position of Governmental Activities \$ (334,013)

*See accompanying notes to financial statements.*

**Stoneybrook West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**  
**For the Year Ended September 30, 2019**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Special assessments	\$ 240,775	\$ 240,775	\$ 241,537	\$ 762
Investment earnings	1,500	1,500	7,429	5,929
Total Revenues	<u>242,275</u>	<u>242,275</u>	<u>248,966</u>	<u>6,691</u>
Expenditures				
Current				
General government	102,288	102,288	91,492	10,796
Physical environment	139,987	177,987	167,507	10,480
Total Expenditures	<u>242,275</u>	<u>280,275</u>	<u>258,999</u>	<u>21,276</u>
Net change in fund balances	-	(38,000)	(10,033)	27,967
Fund Balance - October 1, 2018	<u>-</u>	<u>248,068</u>	<u>248,068</u>	<u>-</u>
Fund Balances - September 30, 2019	<u>\$ -</u>	<u>\$ 210,068</u>	<u>\$ 238,035</u>	<u>\$ 27,967</u>

See accompanying notes to financial statements.

**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Stoneybrook West Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 23, 1999 by the City Commission of Winter Garden, Florida pursuant to City Ordinance 99-60 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Stoneybrook West Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190.

The District, located in Winter Garden, Florida, encompasses approximately 814 acres within Stoneybrook West.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Stoneybrook West Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board the District has identified no component units.

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

2005 Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding. This fund was discontinued during the year.

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

2008 Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding. This fund was discontinued during the year.

2018 Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to Refund the 2005 and 2008 Series Bonds.

2005 Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the district, which is funded by bond proceeds of the 2005 Series Bond. This fund was discontinued during the year.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.



**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Net Position**

Certain net position of the District are classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, buildings and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

**Stoneybrook West Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-40 years
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**d. Deferred Outflow of Resources**

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds (\$453,872) differs from “net position” of governmental activities (\$4,668,754) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the statement of net position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 16,866,807
Accumulated depreciation	(7,731,793)
Total	\$ 9,135,014

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ (5,258,000)
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**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Deferred outflow of resources**

Deferred outflow of resources applicable to the District’s governmental activities are not financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding	\$ <u>416,070</u>
------------------------------	-------------------

**Accrued interest**

Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(78,202)</u>
-----------------------------------	--------------------

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds (\$(316,843)) differs from the “change in net position” for governmental activities (\$(334,013)) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(608,677)</u>
--------------	---------------------

**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ 5,977,000
Issuance of long-term debt	(5,545,000)
Total	\$ 432,000

Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 44,265
Amortization of deferred amount on refunding	(31,716)
Increase in deferred amount on refunding	146,958
Total	\$ 159,507

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$278,298 and the carrying value was \$256,995. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value
U.S. Bank N.A. Open Commercial Paper Compound Monthly Manual Sweep	N/A	\$ 205,748

**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in Commercial Paper are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investments in U.S. Bank N.A. Open Commercial Paper Compound Monthly Manual Sweep were rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Manual Sweep Interest Bearing Commercial Paper are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2018-2019 fiscal year were levied in July 2018. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 16,866,807	\$ -	\$ -	\$ 16,866,807
Less accumulated depreciation for:				
Infrastructure	<u>(7,123,116)</u>	<u>(608,677)</u>	-	<u>(7,731,793)</u>
Total Capital Assets Depreciated, Net	<u>\$ 9,743,691</u>	<u>\$ (608,677)</u>	<u>\$ -</u>	<u>\$ 9,135,014</u>

Depreciation in the amount of \$608,677 was charged to physical environment.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2019:

Long-term debt at October 1, 2018	\$ 5,690,000
Issuance of long-term debt	5,545,000
Principal payments	<u>(5,977,000)</u>
Long-term debt at September 30, 2019	<u>\$ 5,258,000</u>

**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Debt**

Long-term debt is comprised of the following:

<p>\$649,000 Special Assessment Refunding Notes, Series 2018A-1 due in annual principal installments, beginning May 1, 2019. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2019, at a rate of 3.64% with a maturity date of May 1, 2035. Current portion is \$29,000.</p>	<p>\$ 623,000</p>
<p>\$4,896,000 Special Assessment Refunding Notes, Series 2018A-2 due in annual principal installments, beginning May 1, 2019. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2019, at a rate of 3.56% with a maturity date of May 1, 2032. Current portion is \$285,000.</p>	<p><u>4,635,000</u></p>
<p>Bonds Payable at September 30, 2019</p>	<p><u>\$ 5,258,000</u></p>

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2019 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 314,000	\$ 187,683	\$ 501,683
2021	326,000	176,482	502,482
2022	338,000	164,852	502,852
2023	351,000	152,794	503,794
2024	363,000	140,272	503,272
2025-2029	2,022,000	497,553	2,519,553
2030-2034	1,494,000	125,821	1,619,821
2035	<u>50,000</u>	<u>1,821</u>	<u>51,821</u>
Totals	<u>\$ 5,258,000</u>	<u>\$ 1,447,278</u>	<u>\$ 6,705,278</u>

In October 2018, the District issued \$649,000 of Series 2018A-1 Special Assessment Refunding Note, which retired the Series 2005 Special Assessment Revenue Bonds. The current refunding of the Series 2005 Special Assessment Revenue Bonds resulted in a deferred amount on refunding of \$21,315. As a result of this transaction, the District decreased its aggregate debt payment by \$150,333 over the next 17 years and realized an economic gain of approximately \$79,198.



**Stoneybrook West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

In October 2018, the District issued \$4,896,000 of Series 2018A-2 Special Assessment Refunding Note, which retired the Series 2008 Special Assessment Revenue Bonds. The current refunding of the Series 2008 Special Assessment Revenue Bonds resulted in a deferred amount on refunding of \$426,471. As a result of this transaction, the District decreased its aggregate debt payment by \$366,885 over the next 14 years and realized an economic gain of approximately \$207,578.

Summary of Significant Resolution Terms and Covenants

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The Series 2018A-1 and Series 2018A-2 Notes are subject to redemption at the option of the District prior to maturity. The Series 2018A-1 and Series 2018A-2 Note are subject to mandatory redemption prior to maturity in the manner determined by the Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2018A-1 and Series 2018A-2 Reserve Account shall not exceed 25% of the maximum annual debt service requirement. As of September 30, 2019, the reserve account balance for the Series 2018A-1 and Series 2018A-2 Notes were not funded. As of September 30, 2019, the maximum reserve account balance for the Series 2018A-1 and Series 2018A-2 Notes were \$12,957 and \$111,465, respectively.

**NOTE G – INTERFUND BALANCES**

Interfund balances at September 30, 2019, consisted for the following:

<b>Receivable Fund</b>	<b>Payable Fund</b>
	General Fund
2018 Debt Service Fund	\$ 10,089

Interfund balance between the General Fund and 2018 Debt Service Fund is the result of revenues deposited into the General Fund that are owed to the 2018A Debt Service Fund.

**Stoneybrook West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE H – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2019, consisted for the following:

<u>Transfers Out</u>	<u>Transfers In</u> 2018 Debt Service Fund
2005 Debt Service Fund	\$ 115,543
2008 Debt Service Fund	388,557
2005 Capital Projects Fund	18,672
Total	<u>\$ 522,772</u>

The transfers are the result of the Series 2005 and Series 2008 bond refunding.

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Stoneybrook West Community Development District  
Winter Garden, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Stoneybrook West Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated April 30, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Stoneybrook West Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Stoneybrook West Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Stoneybrook West Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Fort Pierce / Stuart



To the Board of Supervisors  
Stoneybrook West Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Stoneybrook West Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 30, 2020



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Stoneybrook West Community Development District  
Winter Garden, Florida

### Report on the Financial Statements

We have audited the financial statements of the Stoneybrook West Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated April 30, 2020.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 30, 2020, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Stoneybrook West Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Stoneybrook West Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart



To the Board of Supervisors  
Stoneybrook West Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Stoneybrook West Community Development District. It is management's responsibility to monitor the Stoneybrook West Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 30, 2020



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT’S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Stoneybrook West Community Development District  
Winter Garden, Florida

We have examined Stoneybrook West Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Stoneybrook West Community Development District’s compliance with those requirements. Our responsibility is to express an opinion on Stoneybrook West Community Development District’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Stoneybrook West Community Development District’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Stoneybrook West Community Development District’s compliance with the specified requirements.

In our opinion, Stoneybrook West Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 30, 2020



O&M General Services LLC

# Control Panel

**Estimate #000010**

April 2, 2020

**Customer**

Stoneybrook West CDD C/O Ariel Medina  
ariel.medina@inframark.com

**Message**

We look forward to working with you. 50% deposit required prior to work

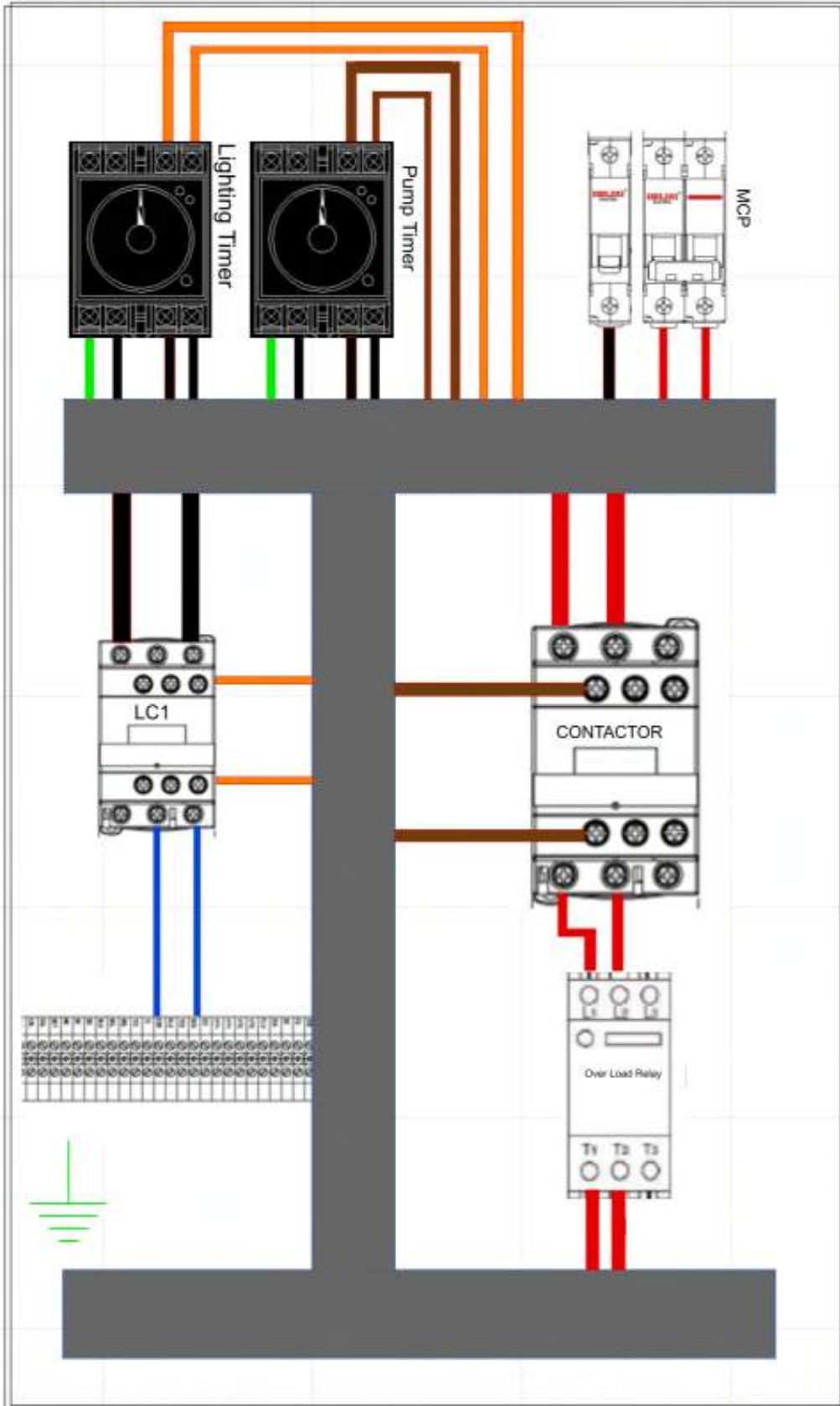
**Attachments**

- Estimate-Attachment-1.jpg
- short circuit.jpg
- components need to be changed.jpg

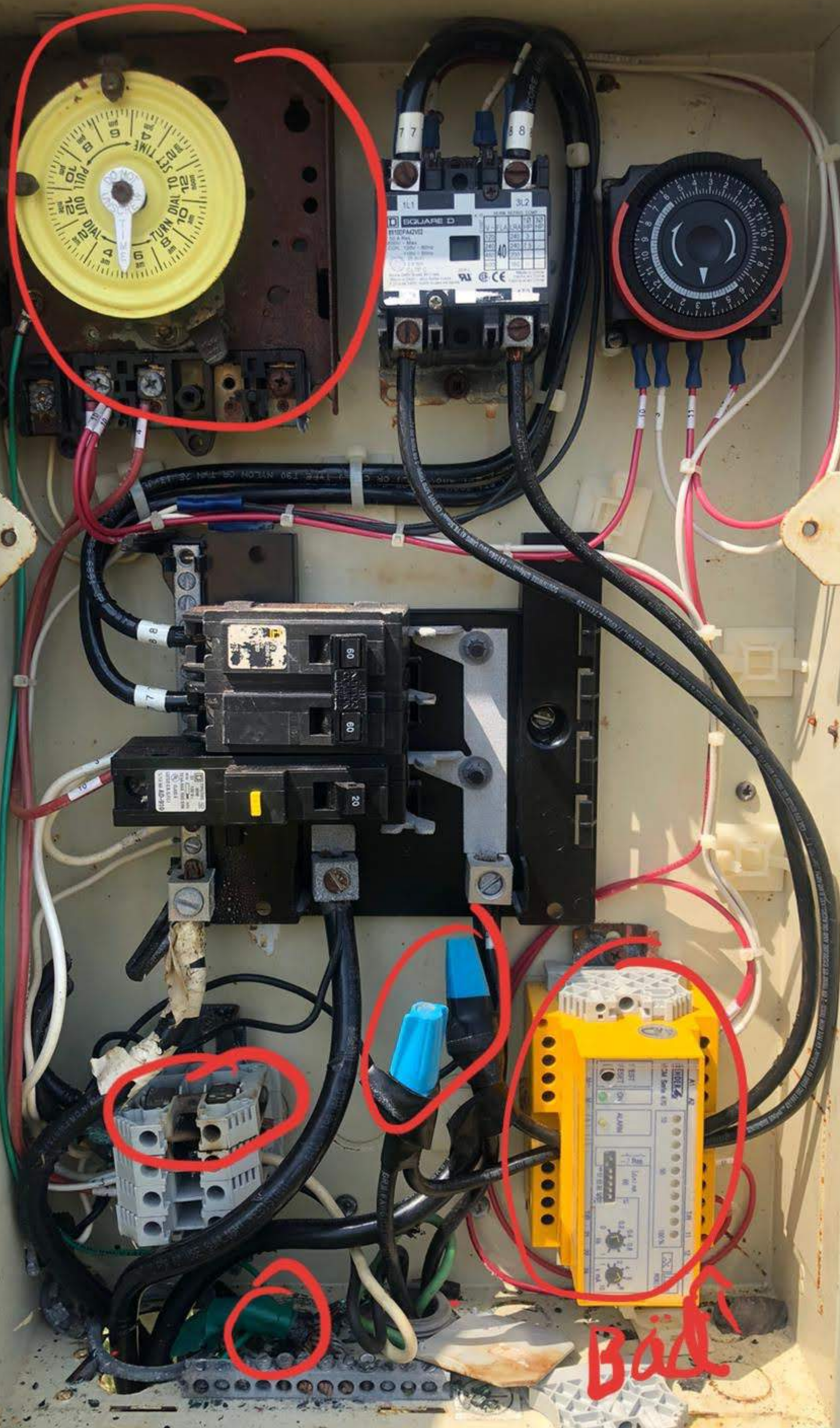
<b>New PUMP CONTROL PANEL</b>	<b>\$2,750.00</b>
<i>New Designed control panel update, to replace old outdated control panel, Nema 3R panel type rain proof, protected by internal overload protection and updated timers for reliable operation.</i>	
<hr/>	
Subtotal	\$2,750.00
<hr/>	
<b>Total</b>	<b>\$2,750.00</b>

**O&M General Services LLC**  
 omhomer renovation@gmail.com  
 +1 (407) 433-3731

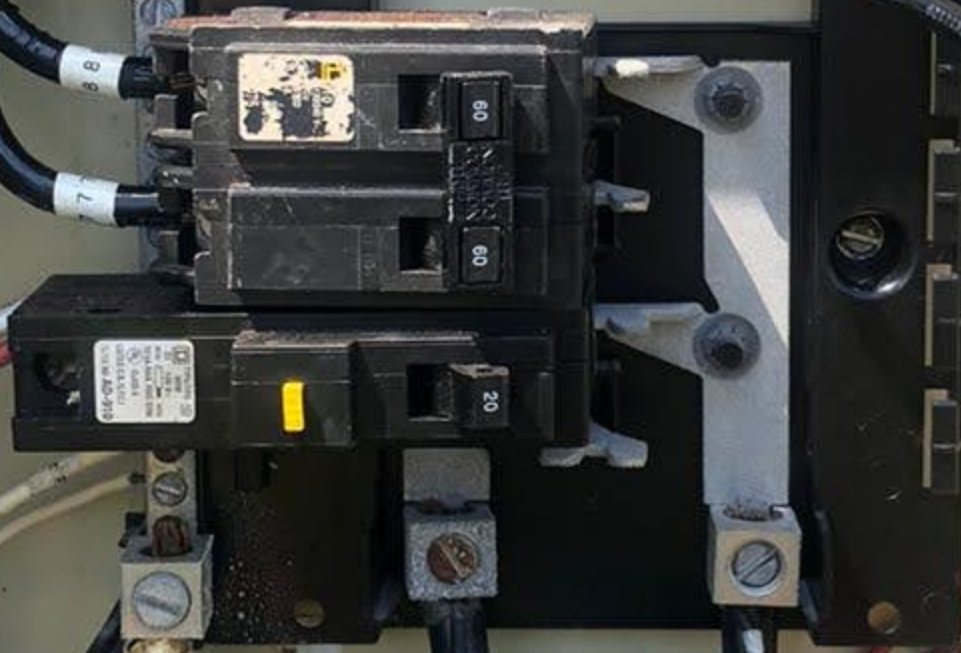




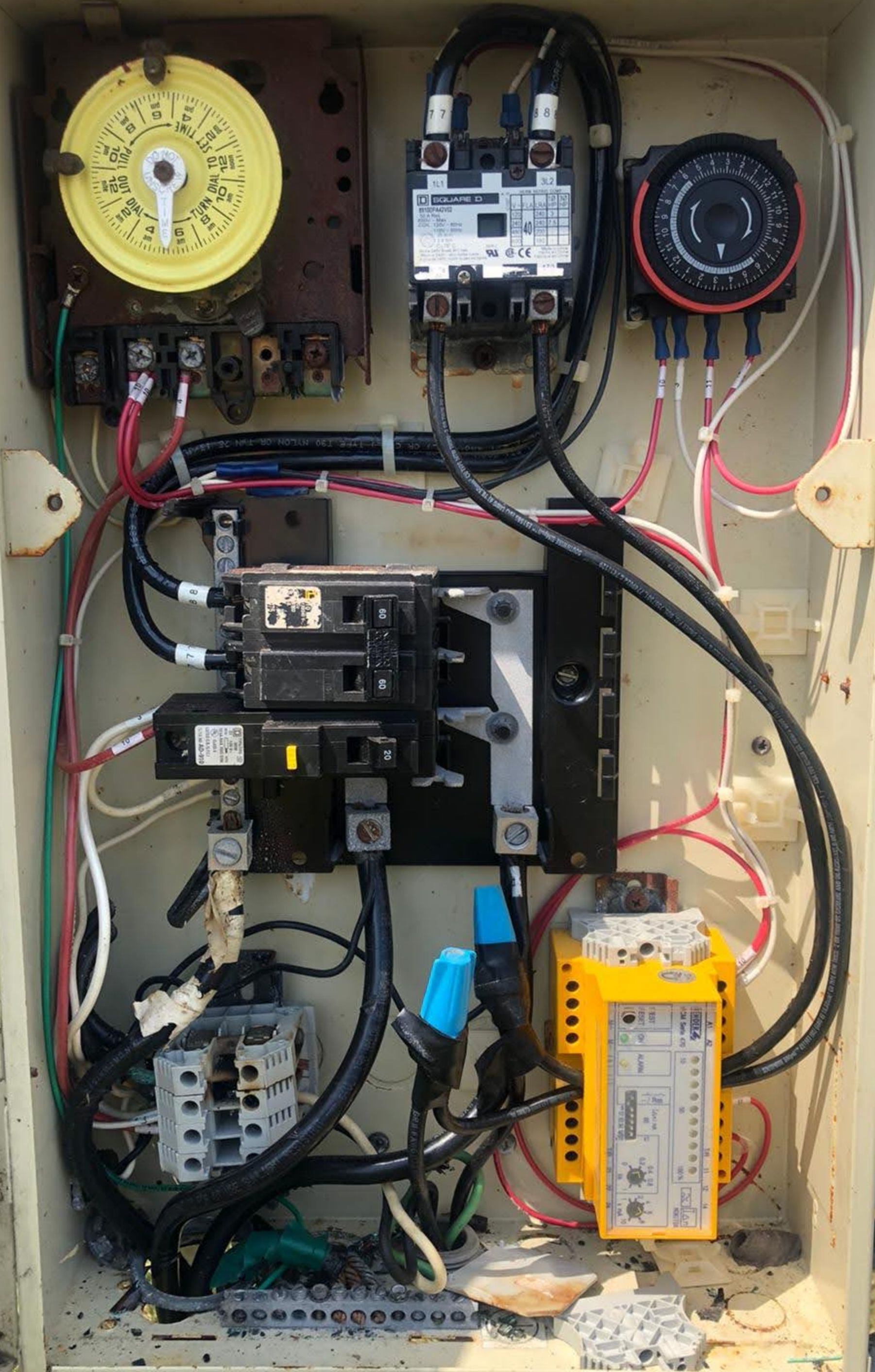
TECHNOLOGY, INC.  
HALEAH FL 33010  
808 805-3440  
INC.DOW  
P ULL E166763  
VAC VA: 9880  
LARGEST HP: 7.5  
FREQUENCY: 60 HZ  
AMP: 5 VA 600  
SCOR: 50A 075 2320VAC  
3R REV: -

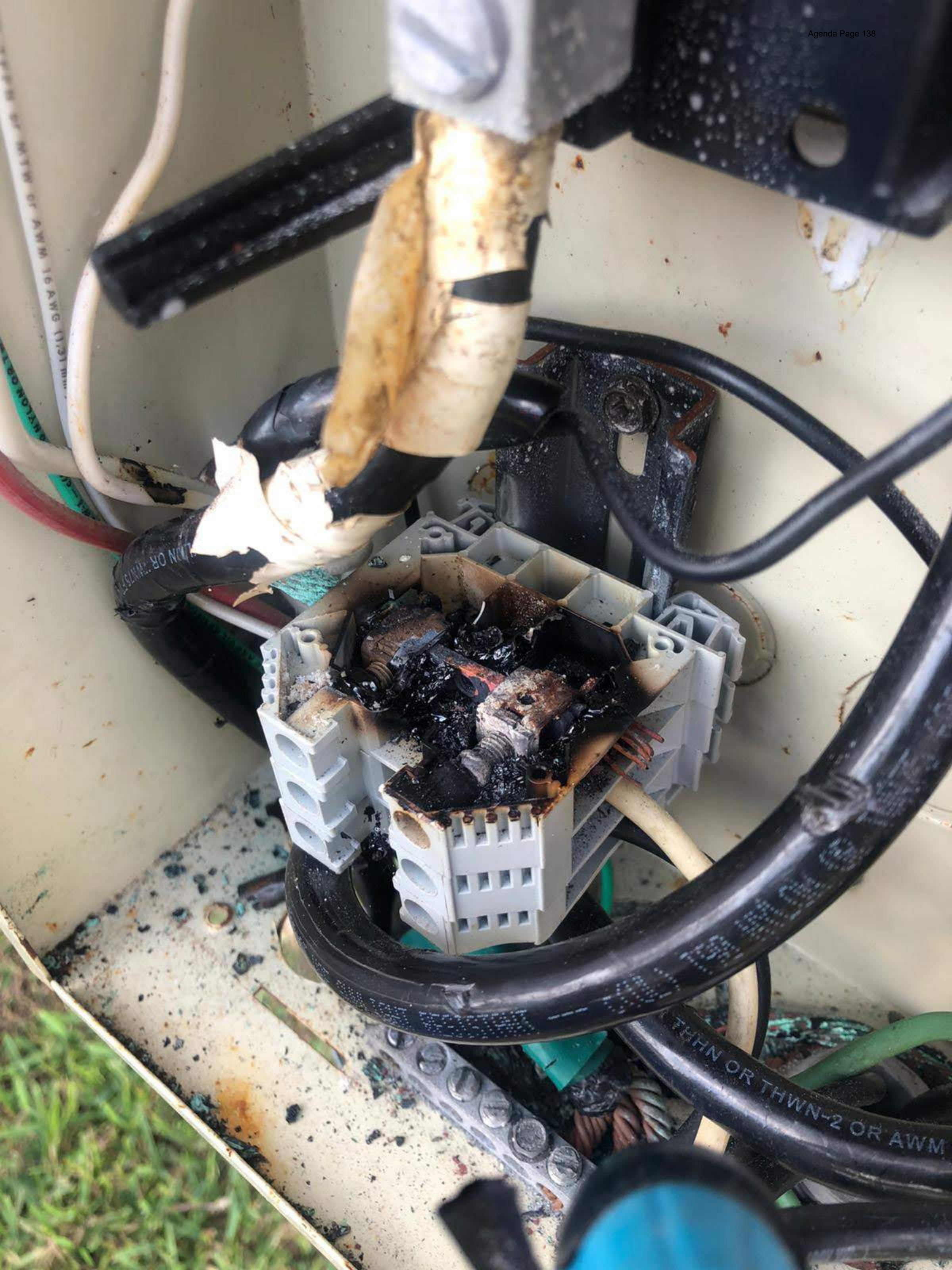


Bad



TECHNOLOGY, INC.  
HALEAH FL 33010  
TEL: 888 805-3440  
WWW.E166763.COM  
VAC VA: 9880  
LARGEST HP: 7.5  
FREQUENCY: 60 HZ  
AMP: 5 VA 600  
SCOR: SBA 075 820VAG  
REV: -





THHN OR THWN-2 OR AWM

THHN OR THWN-2 OR AWM

THHN OR THWN-2 OR AWM 16 AWG (1/32)

## Medina, Ariel

---

**From:** Medina, Ariel  
**Sent:** Sunday, April 19, 2020 2:07 PM  
**To:** twhite24@cfl.rr.com  
**Cc:** Suit, Kristen  
**Subject:** Tenbury fountain update and proposal  
**Attachments:** explanation electrical panel and proposal.pdf

Good afternoon Chairman Tom White:

As we continue to monitor fountain maintenance services, I want to provide you with an update regarding the Tenbury Fountain and other fountains:

March 6th- was the first call we received regarding the fountain on Tenbury Wells Way. The breaker was reset and the fountain was running

March 8th- we received an email regarding the fountain on pond 3 with a pipe busted. Sitex went out and inspected and determined that the fountain was running properly once the pipe was repaired.

March 9th -the entranced fountain on the left was not running. Sitex reset the breaker and reset the timers

March 10th -Sitex received email regarding Tenbury Wells Way fountain out again. The breaker was reset again, and a lock was placed on the fountain box

March 16th -Sitex reset breaker and bypassed timer. Could not recreate the trip.

March 19th -all fountains had locks placed on the pump panels (We locked all panels for all fountains as we were getting various fountains tripping breakers. Once we placed locks only the Tenbury fountain presented issues)

March 22nd- Sitex placed a boat into the pond on Tenbury to visually inspect the fountain. No visible damage and intake were clean. Diagnostics revealed an " open line" message on multimeter. This was coming from the power source into the pump panel. Electrician was called to trouble shoot the power coming in.

March 24<sup>th</sup> – O&M General Service electrician assessed the fountain and made repairs as follow:

- 1-The panel had substantial damage due to short circuit and heat created by the short circuit burning the terminal blocks, this was corrected by changing the old existing timer a new one. (Lighting Timer)
- 2-The CT module was overload was not working as well.
- 3-The Surge Protector on the side of the panel was the item that created the short Circuit and was not working and protecting the panel.

Electrician suggested to upgrade panel to newest market component to comply with NEC as problem will persist as components are not working properly and their elements are already due and tripping all day due to thermal heating of the day, enclosure temperature and load.

April 8th – Inframark staff reset breaker to run fountain.

Sitex have also been resetting breaker to run fountain in each visit.

After further discussing proposal and suggestions from both Sitex and O&M General Services Electrician we are submitting the attached proposal with explanation and pictures to correct the problem. We will need your approval in order to move forward with repairs.

**Ariel Medina** | Field Services Supervisor



313 Campus Street, Celebration, FL 34747  
(O) 407-566-4122 | (M) 281-831-0139 | [www.inframarkims.com](http://www.inframarkims.com)



5273 Giron Cir  
Kissimmee, FL 34758  
407.717.5851

### Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Stoneybrook West CDD hereafter called "customer"

Customer: Stoney Brook West CDD  
C/O: Inframark  
Contact: Mr. Ariel Medina  
Address: 313 Campus St, Celebration, FL 34747  
Email: Ariel.Medina@inframark.com  
Phone: 407.566.4122

- Sitex agrees to provide aquatic management services for a period of 8 months  
In accordance with the terms and conditions of this agreement in the following sites:

**Twenty-Three (23) Pond perimeters Only located @ Stoneybrook West in Winter Garden, FL (see attached map)**

- Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- |    |  |          |
|----|--|----------|
| 1. | Larvicide treatment for Aquatic Midges | \$520.00 |
| 2. | ULV Fogging for Midge/Mosquito         | \$744.00 |

Service shall consist of Individual applications only

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: n/a thru n/a  
Agreement will automatically renew as per Terms & Condition

Application Service Amount **\$1,264.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

- Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig

Date: 4/21/20

Accepted

Date:

Joseph T. Craig  
President

\_\_\_\_\_  
Customer

## Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.
- The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30<sup>th</sup> of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits;(a) Workman's Compensation with statutory limits; (b) Automobile Liability;(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.



**Bill Cowles**  
**Supervisor of Elections**  
**Active Voters by District**

Date 4/15/2020  
 Time 08:33 AM

Orange County, FL

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
HOUSE FLORIDA 46	50,736	8,265	22,951	624	82,576	15,082	41,301	16,646	9,547	34,301	44,324	3,951
HOUSE FLORIDA 47	51,524	41,316	33,633	1,699	128,172	88,833	7,242	20,790	11,307	59,272	64,193	4,707
HOUSE FLORIDA 48	51,512	18,629	39,046	893	110,080	26,174	11,144	60,565	12,197	49,598	56,630	3,852
HOUSE FLORIDA 49	46,838	26,443	35,843	1,300	110,424	46,153	11,347	38,892	14,032	50,337	54,860	5,227
HOUSE FLORIDA 50	31,976	25,615	28,939	1,073	87,603	41,260	8,262	26,675	11,406	40,249	44,015	3,339
SCHOOL BOARD 1	46,800	32,792	35,572	1,482	116,646	59,919	10,611	31,679	14,437	53,179	57,841	5,626
SCHOOL BOARD 2	55,388	33,239	45,952	1,428	136,007	52,608	12,644	55,235	15,520	61,582	69,545	4,880
SCHOOL BOARD 3	53,413	29,061	39,944	1,210	123,628	48,352	10,758	51,044	13,474	56,162	63,065	4,401
SCHOOL BOARD 4	48,791	43,074	41,345	1,715	134,925	79,887	12,951	21,463	20,624	61,739	67,930	5,256
SCHOOL BOARD 5	56,989	9,810	25,831	686	93,316	17,266	46,291	19,043	10,716	39,166	49,684	4,466
SCHOOL BOARD 6	57,092	29,956	30,310	1,459	118,817	64,900	26,282	15,390	12,245	52,544	61,172	5,101
SCHOOL BOARD 7	47,986	38,524	33,321	1,336	121,167	64,833	24,746	18,763	12,825	53,368	63,180	4,619
SENATE FLORIDA 11	151,909	70,769	84,021	3,073	309,772	124,425	100,370	49,098	35,879	132,857	163,476	13,439
SENATE FLORIDA 13	143,671	92,834	106,746	4,019	347,270	172,030	29,766	108,128	37,346	158,523	174,819	13,928
SENATE FLORIDA 15	70,879	52,853	61,508	2,224	187,464	91,310	14,147	55,391	26,616	86,360	94,122	6,982
BONNET CREEK RESORT	0	0	0	0	0	0	0	0	0	0	0	0
EAST PARK	645	406	536	24	1,611	616	153	625	217	718	840	53
FALCON TRACE	909	357	643	14	1,923	476	216	807	424	901	944	78
NARCOOSSEE	696	482	671	19	1,868	743	196	677	252	868	935	65
<b>STONEBROOK WEST</b>	1,236	1,130	1,055	53	<b>3,474</b>	1,988	368	584	534	1,580	1,787	107
URBAN ORLANDO	2,159	2,225	1,774	97	6,255	4,761	181	607	706	2,856	3,187	212
VISTA LAKES	1,736	934	1,497	34	4,201	1,285	430	1,663	823	1,895	2,138	168
RANGER DRAINAGE	1,875	2,215	1,713	99	5,902	3,371	550	1,314	667	2,708	2,971	223
BOGGY CREEK	0	0	0	0	0	0	0	0	0	0	0	0
GREENEWAY	1,228	1,094	1,200	71	3,593	1,980	213	954	446	1,704	1,777	112
MYRTLE CREEK	702	690	808	35	2,235	1,152	146	553	384	1,032	1,139	64
RANDAL PARK	462	415	446	22	1,345	714	84	380	167	616	681	48
FOWLERS GROVE WG VIL	0	0	0	0	0	0	0	0	0	0	0	0
STOREY PARK	417	233	375	19	1,044	391	89	410	154	473	534	37
GROVE RESORT	0	0	0	0	0	0	0	0	0	0	0	0
DOWDEN WEST	3	3	2	0	8	3	1	4	0	3	5	0
FRERC	0	1	0	0	1	1	0	0	0	1	0	0
POITRAS EAST	0	0	0	0	0	0	0	0	0	0	0	0
UNPRECINCTABLE ABSENTEI	0	0	0	0	0	0	0	0	0	0	0	0
ORLANDO 1	15,412	9,344	13,106	506	38,368	15,499	3,770	14,339	4,760	17,313	19,784	1,271

# Stoneybrook West CDD Field Management Report

May 2020

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747  
(O) 407-566-4122 | (M) 281-831-0139 |  
[www.inframarkims.com](http://www.inframarkims.com)

FREDDY BLANCO | Assistant  
Maintenance Manager



313 Campus Street | Celebration, FL 34747  
Office: 1.407.566.1935 | Mobile:  
1.407.947.2489 | [www.inframarkims.com](http://www.inframarkims.com)





# General Updates




- Meet with contractors monthly and performed a drive through
- Followed up with vendors for special work orders
- Met with Sitex to discuss fountain, midges, and lake matters
- Reviewed and processed invoices on a weekly basis
- Returned phone calls and emails as needed
- Solved resident inquiries made by phone and email
- Performed community light review

# Landscaping Review

## Stoney Brook west Landscaping Review

Issue	Location	Drive-thru	Status	Field Manager Comments	Photos
Dead tree	At Portcastle Cir.	4/28/2020	<b>Pending</b>	Provide proposal for removal of dead Weeping Willow	
Trimming service	At Priory Cir.	4/28/2020	<b>Pending</b>	Small section need to be addressed near fence	

## Stoney Brook west Landscaping Review

Issue	Location	Drive-thru	Status	Field Manager Comments	Photos
Dead tree	At Portcastle Cir.	5/13/2020	<b>Pending</b>	Provide proposal for removal of Weeping Willow tree.	
Mowing service	At Portcastle Cir.	5/13/2020	<b>Pending</b>	Small section near the lake is overgrown and need to be addressed	
Trimming service	At Priory Cir.	5/13/2020	<b>Completed</b>	Small section need to be addressed near fence	

# Sitex Report



**AQUATIC MIDGE INSPECTION / TREATMENT REPORT**

Account Name: Stoney Brook West

Applicator: Kris Month: April Time: 7:30 am

**MIDGE TREATMENT – SERVICE PERFORMED**

<b>POND NUMBER</b>	<b><u>Date</u></b>	<b><u>LARVICIDE</u></b>	<b><u>ADULTICIDE/ULV</u></b>	<b>WEATHER</b>
<u>2</u>	<u>4/2/20-4/20/20</u>	<u>//</u>	<u>/</u>	<u>Clear</u>
<u>4</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>5</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>6</u>	<u>4/2/20-4/20/20</u>	<u>//</u>	<u>/</u>	<u>Clear</u>
<u>7</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>8</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>9</u>	<u>4/2/20</u>	<u>/</u>		<u>Clear</u>
<u>10</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>11</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>12</u>	<u>4/2/20</u>	<u>/</u>	<u>/</u>	<u>Clear</u>
<u>18</u>	<u>4/2/20</u>	<u>/</u>		<u>Clear</u>
<u>19</u>	<u>4/2/20</u>	<u>/</u>		<u>Clear</u>
<u>22</u>	<u>4/2/20</u>	<u>/</u>		<u>Clear</u>

COMMENTS: Ponds 1,3,13,14,15,16,17,20,21, and 23 did not have any visible midges. These

These treatments were allocated to ponds with visible adults and were treated with ULV.



# Stoneybrook West CDD



**Monthly Report**  
**Inspection Date: 4/1/2020**

**Prepared For:**  
Ariel Medina  
Inframark

**Prepared By:**  
Brian Fackler  
P: 407-402-6536  
E: [bfackler@sitexaquatics.com](mailto:bfackler@sitexaquatics.com)

# Monthly Report



## Ponds 2,3



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 2 treated for midges

## Pond 7,10



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 7 fountain is down and pond 10 was treated for grasses.



# Monthly Report

## Ponds

- 1- Algae and midges treated
- 2- Treated for midges
- 3- Algae treated
- 4- Algae and midges treated
- 5- Algae and midges treated
- 6- Treated for midges
- 7- Treated for midges
- 8- Algae and midges treated
- 9- Algae and grasses
- 10- Grasses vegetation
- 11- Algae treated
- 12- Algae and midges treated
- 13- Algae treated
- 14- Algae treated
- 15- Grasses treated
- 16- Algae treated
- 17- Algae treated
- 18- Algae and midges treated
- 19- Algae and midges treated
- 20- Grasses treated
- 21- Algae treated
- 22- Treated for midges
- 23- Algae treated



# Monthly Report

## MONTHLY SUMMARY

All ponds on the property were treated for aquatic midges. All ponds were treated for shoreline vegetation and algae as needed. Pond number 2 has been fogged for adult midges This month and in March. Please don't hesitate to reach out to me or my staff. Have a great day!

Regards  
Brian Fackler  
Field Operations Manager  
Sitex Aquatics llc

# Stoneybrook West CDD



**Monthly Report**  
**Inspection Date: 5/1/2020**

**Prepared For:**  
Ariel Medina  
Inframark

**Prepared By:**  
Brian Fackler  
P: 407-402-6536  
E: [bfackler@sitexaquatics.com](mailto:bfackler@sitexaquatics.com)

# Monthly Report



## Ponds 8,2



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 2 treated for midges

## Pond 7,3



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 7 fountain is down and pond 10 was treated for grasses.



# Monthly Report

## Ponds

- 1- Algae and grasses treated
- 2- Algae and grasses treated
- 3- Grasses treated
- 4- Grasses treated
- 5- Algae and grasses treated
- 6- Grasses treated
- 7- Grasses treated
- 8- Algae and grasses treated
- 9- Algae and grasses treated
- 10- Grasses treated
- 11- Algae and grasses treated
- 12- Algae and grasses treated
- 13- Algae treated
- 14- Algae treated
- 15- Grasses treated
- 16- Algae treated
- 17- Algae treated
- 18- Algae and grasses treated
- 19- Algae and grasses treated
- 20- Grasses treated
- 21- Algae treated
- 22- Grasses Treated
- 23- Algae and grasses treated



# Monthly Report

## MONTHLY SUMMARY

The water levels are still very low at this time. All ponds were treated for shoreline vegetation and algae as needed. Please don't hesitate to reach out to me or my staff. Have a great day!

Regards  
Brian Fackler  
Field Operations Manager  
Sitex Aquatics llc



# Brightview Report

## Brightview Landscape Services

### Stoney Brook West CDD Pond Mowing Report

Brightview performed and is scheduled to perform mowing service on the following dates:

- March 2<sup>nd</sup>, 16<sup>th</sup>, and 30<sup>th</sup> 2020
- April 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup> 2020
- May 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, and 25<sup>th</sup> 2020
- June 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, and 29<sup>th</sup> 2020
- July 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup> 2020
- August 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, 24<sup>th</sup>, and 31<sup>st</sup> 2020
- September 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, and 28<sup>th</sup> 2020
- October 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup> 2020
- November 9<sup>th</sup> and 23<sup>rd</sup> 2020
- December 14<sup>th</sup> 2020

*Thank you,*

*Jon Gregorius*

Branch Manager-Windermere