

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

August 5, 2019

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

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

July 29, 2019

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, August 5, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 1, 2019 Meeting
4. Consideration of Recommendation of Landscape RFP Evaluation Committee and Selection of Vendor to Provide Landscape Maintenance Services
5. Review and Acceptance of Fiscal Year 2018 Audit Report
6. Public Hearing
 - A. Consideration of Resolution 2019-10 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2019-11 Imposing Special Assessments and Certifying an Assessment Roll
7. Ratification of Series 2019 Requisition #1
8. Discussion of Landscape Turnover of Whistling Straights Landscaping and Phase 2 Tract K Pond
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #9
 - iii. Approval of Fiscal Year 2020 Meeting Schedule
10. Other Business
11. Supervisor's Requests
12. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the July 1, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of recommendation of the Landscape RFP Review Committee and selection of vendor to provide landscape maintenance services. The bid tabulation will be presented at the meeting.

The fifth order of business is the review and acceptance of the Fiscal Year 2018 audit report. A copy of the report is enclosed for your review.

The sixth order of business opens the public hearing to adopt the Fiscal Year 2020 budget and assessments. Section A is the consideration of Resolution 2019-10 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2019-11 imposing special assessments and certifying an assessment roll. A copy of the Resolution and assessment roll are enclosed for your review.

The seventh order of business is the ratification of the Series 2019 Requisition #1. A copy of the requisition and supporting documentation is enclosed for your review.

The eighth order of business is the discussion of the turnover of the Whistling Straights and Tract K ponds. The proposals from Down to Earth are enclosed for your review.

The ninth order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Section 2 is the ratification of Funding Request #9. The funding request with supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, July 1, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Tim Smith	Assistant Secretary
Dominick English	Assistant Secretary

Also present were:

George Flint	District Manager
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 3, 2019 Meeting

Mr. Flint: Included in your agenda package is a copy of the minutes of the June 3, 2019 meeting. Are there any additions, corrections or deletions? Hearing none.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the Minutes of the June 3, 2019 meeting were approved.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Master Assessment Methodology for Baxter Tract and Parcel B – Language Modified

Mr. Flint: When we issued bonds for the North parcel in the Baxter Tract, the Baxter Tract wasn't actually in the boundaries of the District, so the money was put in escrow subject to that expansion being approved. Now that it is approved, we have to impose assessments on it. The desire was also to place a lien on parcel B, although no bonds have been issued for parcel B. We had an initial Master Assessment Methodology Report and it covered parcel K. That was supplemented to add the Baxter Tract, so the Baxter Tract and parcel B were not part of the original Master Assessment Methodology Report, so we are doing a separate assessment process for that area.

Mr. Bonin joined the meeting.

Mr. Flint: All of the information necessary for the cost were in the Engineer's Report that Hamilton Engineering had prepared. We used those cost estimates. Page 10, table one, reflects the development plan as we understand it from the Engineer's Report and the Developer. It includes 127 units in Baxter Tract and 150 in parcel B. They are a mixture of townhomes, 40 and 50 foot lots. The total is 277 units and 236 ERUs. Table two shows the estimated infrastructure costs for Baxter and parcel B of \$5.385M. The next table is the bond sizing. We added capitalized interest of 12 months. The par amount is \$6,750,000. The Baxter Tract has already been determined. The parcel B will be determined at some point in the future. Table four shows the improvement costs per unit. Table five shows you the par debt per unit. Table six shows you the net and gross debt service assessments per unit. These serve as the ceiling. We will be issuing a supplement that will tie to what the actual terms are. Table seven is the Preliminary Assessment Roll. There will be a legal description attached to this.

B. Consideration of Resolution 2019-08 Declaring Special Assessments

Mr. d'Adesky: Resolution 2019-08 is putting assessments on the property and issuing the Preliminary Assessment Roll based off the Master Assessment Methodology Report. It states the intent of the District to levy that and allows for the publishing of the public hearing.

On MOTION by Mr. Morgan seconded by Mr. English with all in favor Resolution 2019-08 Declaring Special Assessments was approved.
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C. Consideration of Resolution 2019-09 Setting a Public Hearing for Special Assessments

Mr. d'Adesky: Resolution 2019-09 sets a public hearing date. It allows for publication of the date and time of the public hearing.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2019-09 Setting a Public Hearing for Special Assessments on September 9, 2019 at 11:30 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2018 Audit Report – Added

Mr. Flint: I handed out the Fiscal Year 2018 Audit Report. The District is required to have an annual independent audit preformed. You selected Berger, Toombs to perform those services. It is a clean audit.

On MOTION by Mr. English seconded by Mr. Morgan with all in favor the Fiscal Year 2018 Audit Report was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We will work on an amendment to the previous bond series documents and then we will get it over to Lennar to execute.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

Mr. Flint: We issued an RFP for landscape services. The proposals are due at the end of the month and will be received in time for your August board meeting. We will have a pre-bid conference in the middle of July.

i. Balance Sheet and Income Statement

Mr. Flint: Included in your agenda package is the balance sheet and income statement.

ii. Ratification of Funding Request #9

Mr. Flint: Included in your agenda package is Funding Request #9. This has been transferred to Lennar under the Developer Funding Agreement.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor Funding Request #9 was ratified.

iii. Statement of Financial Interests Filing Reminder

Mr. Flint: The Form 1: Statement of Financial Interests, were due no later than today.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 11:43 a.m.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the meeting was adjourned at 11:43 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**Stoneybrook South at ChampionsGate
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2018

Stoneybrook South at ChampionsGate Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2018

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Stoneybrook South at ChampionsGate Community Development District as of and for the year ended September 30, 2018, 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. 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 South at ChampionsGate Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Stoneybrook South at ChampionsGate Community Development District as of September 30, 2018, 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

Management's Discussion and Analysis

Accounting principles generally accepted in the United States of America require that the management's 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, economical 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 principally 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 the 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 June 26, 2019 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 South at ChampionsGate Community Development District's internal control over financial reporting and compliance.



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

June 26, 2019

Stoneybrook South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

Management's discussion and analysis of Stoneybrook South at ChampionsGate Community Development District (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 South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

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, 2018.

- ◆ The District's total liabilities exceeded total assets by \$(190,996) (net position). Unrestricted net position for Governmental Activities was \$(265,762). Restricted net position was \$74,766.
- ◆ Governmental activities revenues totaled \$437,837 while governmental activities expenses totaled \$640,334.

Stoneybrook South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

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

	Governmental Activities	
	2018	2017
Current assets	\$ 202,298	\$ 21,788
Restricted assets	152,640	-
Capital assets	4,326,320	-
Total Assets	<u>4,681,258</u>	<u>21,788</u>
Current liabilities	173,162	10,287
Non-current liabilities	4,699,092	-
Total Liabilities	<u>4,872,254</u>	<u>10,287</u>
Restricted debt service	74,766	-
Net position - unrestricted	(265,762)	11,501
Total Net Position	<u>\$ (190,996)</u>	<u>\$ 11,501</u>

The increase in current assets is related to an assessment receivable for debt service in the current year.

The increase in restricted assets, capital assets and non-current liabilities is related to the issuance of long-term debt for a capital project.

The decrease in net position is primarily related to the payment of bond costs in the current year.

Stoneybrook South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

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

	Governmental Activities	
	2018	2017
Program Revenues		
Charges for services	\$ 298,731	\$ -
Operating contributions	134,856	74,010
General Revenues		
Investment earnings	4,250	-
Total Revenues	<u>437,837</u>	<u>74,010</u>
Expenses		
General government	80,799	62,509
Physical environment	53,746	-
Interest and other charges	505,789	-
Total Expenses	<u>640,334</u>	<u>62,509</u>
Change in Net Position	(202,497)	11,501
Net Position - Beginning of Year	<u>11,501</u>	<u>-</u>
Net Position - End of Year	<u>\$ (190,996)</u>	<u>\$ 11,501</u>

The increase in charges for services is related to debt service requirements related to the issuance of the bond in the current year.

The increase in developer contributions is related to the increase in the physical environment expenses in the current year.

The increase in interest and other charges is related to bond issuance costs and interest on the new bonds issued in the current year.

Stoneybrook South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

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, 2018 and 2017.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2018</u>	<u>2017</u>
Construction in progress	<u>\$ 4,326,320</u>	<u>\$ -</u>

The activity for the year consisted of \$4,326,320 in construction in progress additions.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to lower legal and legal advertising expenditures than were anticipated in the budget.

The 2018 budget was amended for physical environment expenditures that were not anticipated in the original budget.

Debt Management

Governmental Activities debt includes the following:

In October 2017, the District issued \$4,710,000 Special Assessment Bonds, Series 2017. The Bonds were issued to fund the acquisition and construction costs associated with the public infrastructure allocated to Parcel K Assessment Area (the "2017 Project"). The balance outstanding at September 30, 2018 was \$4,710,000.

Stoneybrook South at ChampionsGate Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District has issued additional debt and anticipates to continue the construction of capital improvements in fiscal year 2019.

Request for Information

The financial report is designed to provide a general overview of Stoneybrook South at ChampionsGate Community Development District 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 South at ChampionsGate Community Development District, Governmental Management Services, 9145 Narcoossee Road, Suite A206, Orlando, FL 32827.

Stoneybrook South at ChampionsGate Community Development District
STATEMENT OF NET POSITION
September 30, 2018

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 4,662
Assessments receivable	163,325
Due from developer	27,563
Prepaid items	6,748
Total Current Assets	<u>202,298</u>
Non-current Assets	
Restricted assets	
Investments	152,640
Capital assets, not being depreciated	
Construction in progress	4,326,320
Total Non-current Assets	<u>4,478,960</u>
Total Assets	<u>4,681,258</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	21,143
Unearned revenues	6,748
Accrued interest	90,271
Bonds payable - current portion	55,000
Total Current Liabilities	<u>173,162</u>
Non-current Liabilities	
Bonds payable	4,699,092
Total Liabilities	<u>4,872,254</u>
NET POSITION	
Restricted debt service	74,766
Unrestricted	(265,762)
Total Net Position	<u>\$ (190,996)</u>

See accompanying notes.

Stoneybrook South at ChampionsGate Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for</u>	<u>Operating</u>	Revenues and
		<u>Services</u>	<u>Grants and</u>	Changes in
			<u>Contributions</u>	Net Position
				<u>Governmental</u>
				<u>Activities</u>
Governmental Activities				
General government	\$ (80,799)	\$ -	\$ 80,986	\$ 187
Physical environment	(53,746)	-	53,870	124
Interest on long-term debt	(505,789)	298,731	-	(207,058)
Total Governmental Activities	<u>\$ (640,334)</u>	<u>\$ 298,731</u>	<u>\$ 134,856</u>	<u>(206,747)</u>
General revenues:				
Investment earnings				<u>4,250</u>
Change in Net Position				(202,497)
Net Position - October 1, 2017				<u>11,501</u>
Net Position - September 30, 2018				<u><u>\$ (190,996)</u></u>

See accompanying notes.

Stoneybrook South at ChampionsGate Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2018

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 4,662	\$ -	\$ -	\$ 4,662
Assessments receivable	-	163,325	-	163,325
Due from developer	27,563	-	-	27,563
Prepaid items	6,748	-	-	6,748
Restricted assets				
Investments, at fair value	-	151,800	840	152,640
Total Assets	\$ 38,973	\$ 315,125	\$ 840	\$ 354,938
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 20,413	\$ -	\$ 730	\$ 21,143
Unearned revenues	6,748	-	-	6,748
Total Liabilities	27,161	-	730	27,891
FUND BALANCES				
Nonspendable				
Prepaid items	6,748	-	-	6,748
Restricted				
Debt service	-	315,125	-	315,125
Capital projects	-	-	110	110
Unassigned	5,064	-	-	5,064
Total Fund Balances	11,812	315,125	110	327,047
Total Liabilities and Fund Balances	\$ 38,973	\$ 315,125	\$ 840	\$ 354,938

See accompanying notes.

Stoneybrook South at ChampionsGate Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2018

Total Governmental Fund Balances	\$ 327,047
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets consisting construction in progress used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	4,326,320
Long-term liabilities, \$(4,710,000) net of bond premium, net, \$44,092, are not due and payable in the current period and, therefore, are not reported at the fund level.	(4,754,092)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	<u>(90,271)</u>
Net Position of Governmental Activities	<u><u>\$ (190,996)</u></u>

See accompanying notes.

Stoneybrook South at ChampionsGate Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2018

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ -	\$ 298,731	\$ -	\$ 298,731
Developer contributions	134,856	-	-	134,856
Investment earnings	-	299	3,951	4,250
Total Revenues	<u>134,856</u>	<u>299,030</u>	<u>3,951</u>	<u>437,837</u>
Expenditures				
Current				
General government	80,799	-	-	80,799
Physical environment	53,746	-	-	53,746
Capital outlay	-	-	4,326,320	4,326,320
Debt service				
Interest	-	135,406	-	135,406
Other debt service	-	-	281,496	281,496
Total Expenditures	<u>134,545</u>	<u>135,406</u>	<u>4,607,816</u>	<u>4,877,767</u>
Excess of revenues over/(under) expenditures	<u>311</u>	<u>163,624</u>	<u>(4,603,865)</u>	<u>(4,439,930)</u>
Other Financing Sources/(Uses)				
Transfers in	-	601	-	601
Transfers out	-	-	(601)	(601)
Issuance of long-term debt	-	150,900	4,559,100	4,710,000
Bond premium	-	-	45,476	45,476
Total Other Financing Sources/(Uses)	<u>-</u>	<u>151,501</u>	<u>4,603,975</u>	<u>4,755,476</u>
Net change in fund balances	311	315,125	110	315,546
Fund Balances - October 1, 2017	<u>11,501</u>	<u>-</u>	<u>-</u>	<u>11,501</u>
Fund Balances - September 30, 2018	<u>\$ 11,812</u>	<u>\$ 315,125</u>	<u>\$ 110</u>	<u>\$ 327,047</u>

See accompanying notes.

Stoneybrook South at ChampionsGate 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, 2018

Net Change in Fund Balances - Total Governmental Funds	\$ 315,546
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current period.	4,326,320
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Bond premium is amortized over the life of the loan at the government-wide level. This is the amount of current-year amortization.	1,384
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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.	(90,271)
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The issuance of long-term debt along with bond premium, is an an other financing source at the fund level, but the proceeds increase long-term liabilities at the government-wide level.	(4,755,476)
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Change in Net Position of Governmental Activities	<u><u>\$ (202,497)</u></u>
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Stoneybrook South at ChampionsGate Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Developer contributions	<u>\$ 87,365</u>	<u>\$ 147,365</u>	<u>\$ 134,856</u>	<u>\$ (12,509)</u>
Expenditures				
Current				
General government	87,365	92,865	80,799	12,066
Physical environment	<u>-</u>	<u>54,500</u>	<u>53,746</u>	<u>754</u>
Total Expenditures	<u>87,365</u>	<u>147,365</u>	<u>134,545</u>	<u>12,820</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>311</u>	<u>311</u>
Fund Balances - October 1, 2017	<u>-</u>	<u>-</u>	<u>11,501</u>	<u>11,501</u>
Fund Balances - September 30, 2018	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 11,812</u></u>	<u><u>\$ 11,812</u></u>

See accompanying notes.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Stoneybrook South at ChampionsGate 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 August 15, 2016 by Osceola County, Florida, Ordinance 20016-70 under 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 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 Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

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, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Stoneybrook South at ChampionsGate Community Development District (the primary government) as a stand-alone government.

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

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

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

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 are supported by special assessments, miscellaneous revenues and interest. 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 South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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 has implemented the 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.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

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.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

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.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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.

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 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.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue 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.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the district.

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 South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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 Florida Statute 280.02.

b. Restricted Net Position

Certain net position of the District are classified as restricted 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 net position, 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, infrastructure, and improvements, 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.

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.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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.

d. Unamortized Bond Premiums

Bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

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.

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, \$327,047, differs from “net position” of governmental activities, \$(190,996), 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 sheet. The effect of the differences is illustrated below.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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)

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.

Construction in progress	\$ <u>4,326,320</u>
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Long-term debt transactions

Long-term liabilities and bond discount 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.

Bonds payable	\$ (4,710,000)
Bond premium, net	<u>(44,092)</u>
Bonds payable, net	\$ <u>(4,754,092)</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>(90,271)</u>
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Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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

The “net change in fund balances” for government funds, \$315,546, differs from the “change in net position” for governmental activities, \$(202,497), 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 cost of those assets is allocated over their estimated useful lives and reported as depreciation. 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.

Capital outlay	\$ <u>4,326,320</u>
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Long-term debt transactions

The proceeds from long-term debt and bond premium are reflected as an other financing source at the fund level, however these proceed increase liabilities at the government-wide level.

Issuance of long-term debt	\$ (4,710,000)
Bond premium	<u>(45,476)</u>
Total	<u>\$ (4,755,476)</u>

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	\$ <u>(90,271)</u>
Amortization of bond premium	<u>\$ 1,384</u>

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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, 2018, the District's bank balance and the carrying value were \$4,662. 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, 2018, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Managed Money Market	N/A	<u><u>\$ 152,640</u></u>

The District categorizes its fair value measurement within the fair value hierarchy 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 realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained 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 uses 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 investment in Managed Money Market is a Level 1 asset.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

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 are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Managed Money Market is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2018 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.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 4,326,320	\$ -	\$ 4,326,320

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, 2018:

Long-term debt at October 1, 2017	\$ -
Issuance of long-term debt	<u>4,710,000</u>
Long-term debt at September 30, 2018	<u>\$ 4,710,000</u>

Special Assessment Revenue Bonds

Long-term debt is comprised of the following:

\$4,710,000 Series 2017 Special Assessment Bonds due in annual principal installments beginning December 2018 and maturing December 2047. Interest is due semi-annually on June 15 and December 15, at various interest rates ranging between 3.500% and 5.000%. Current portion is \$55,000.	\$ 4,710,000
Bond premium, net	<u>44,092</u>
Bonds Payable, Net	<u>\$ 4,754,092</u>

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2018 are as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 55,000	\$ 215,688	\$ 270,688
2020	85,000	213,238	298,238
2021	90,000	210,175	300,175
2022	90,000	207,025	297,025
2023	95,000	203,787	298,787
2024-2028	525,000	962,263	1,487,263
2029-2033	650,000	838,531	1,488,531
2034-2038	805,000	671,828	1,476,828
2039-2043	1,020,000	455,903	1,475,903
2044-2048	1,295,000	168,125	1,463,125
Totals	<u>\$ 4,710,000</u>	<u>\$ 4,146,563</u>	<u>\$ 8,856,563</u>

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Bonds, Series 2017

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after December 15, 2028, at a redemption price equal to the principal amount of the Series 2017 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

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.

Stoneybrook South at ChampionsGate Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution 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 2017 Reserve Account was funded from the proceeds of the Series 2017 Bonds in an amount equal to 50% of the maximum annual debt service on the Series 2017 Bonds at issuance. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2018:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2017 Special Assessment Bonds	<u>\$ 150,900</u>	<u>\$ 150,088</u>

NOTE G – RISK MANAGEMENT

The District 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 filed within the past three years.

NOTE H – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2018, all board members were affiliated with the Developer.

NOTE I – SUBSEQUENT EVENT

In April 2019, the District issued \$14,735,000, Special Assessment Bonds, Series 2019 to fund the cost of acquiring and constructing all or a portion of the 2019 Project.



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**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 South at ChampionsGate Community Development District
Osceola County, 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 South at ChampionsGate Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated June 26, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Stoneybrook South at ChampionsGate 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 South at ChampionsGate Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Stoneybrook South at ChampionsGate 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.

Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Stoneybrook South at ChampionsGate 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
Fort Pierce, Florida

June 26, 2019



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Stoneybrook South at ChampionsGate Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated June 26, 2019.

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 that report, which is dated June 26, 2019, 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 made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Stoneybrook South at ChampionsGate 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 the Stoneybrook South at ChampionsGate 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 South at ChampionsGate Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2018 for Stoneybrook South at ChampionsGate Community Development District. It is management's responsibility to monitor the Stoneybrook South at ChampionsGate 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.

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 which 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
Certified Public Accountants PL
Fort Pierce, Florida

June 26, 2019



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 South at ChampionsGate Community Development District
Osceola County, Florida

We have examined Stoneybrook South at ChampionsGate Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Stoneybrook South at ChampionsGate Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Stoneybrook South at ChampionsGate 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 South at ChampionsGate 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 South at ChampionsGate Community Development District's compliance with the specified requirements.

In our opinion, Stoneybrook South at ChampionsGate Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

*Berger Toombs Elam
Gaines & Frank*

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

June 26, 2019

SECTION VI

SECTION A

RESOLUTION 2019-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South at ChampionsGate Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 5, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Stoneybrook South at ChampionsGate Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on August 5, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook South at ChampionsGate Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2017	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 5th day of August, 2019.

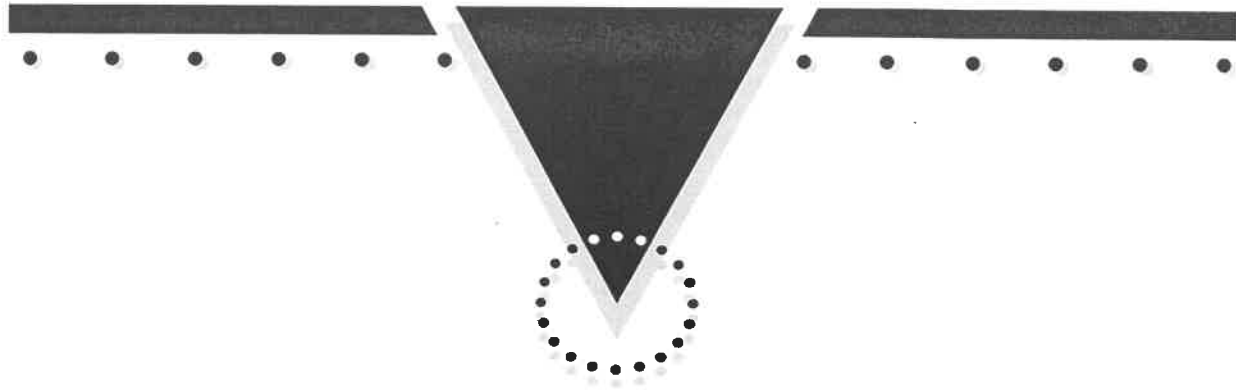
ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2020**



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Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2020 General Fund

	Adopted Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
Revenues					
Special Assessments	\$289,202	\$150,558	\$75,036	\$225,594	\$480,918
Total Revenues	\$289,202	\$150,558	\$75,036	\$225,594	\$480,918
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$16,048	\$1,952	\$18,000	\$12,000
Attorney	\$25,000	\$15,202	\$5,798	\$21,000	\$25,000
Dissemination	\$3,500	\$3,208	\$1,750	\$4,958	\$7,500
Arbitrage	\$0	\$0	\$0	\$0	\$450
Annual Audit	\$4,000	\$2,975	\$2,975	\$5,950	\$4,050
Trustee Fees	\$4,500	\$4,310	\$0	\$4,310	\$9,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$32,500
Information Technology	\$600	\$450	\$2,425	\$2,875	\$2,400
Telephone	\$300	\$29	\$21	\$50	\$300
Postage	\$1,000	\$62	\$38	\$100	\$1,000
Printing & Binding	\$1,000	\$173	\$172	\$345	\$1,000
Insurance	\$5,000	\$5,000	\$0	\$5,000	\$5,500
Legal Advertising	\$2,500	\$1,191	\$1,309	\$2,500	\$2,500
Other Current Charges	\$1,000	\$3,400	\$0	\$3,400	\$1,000
Office Supplies	\$625	\$7	\$8	\$15	\$625
Property Appraiser	\$250	\$312	\$0	\$312	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Field</i>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$665	\$1,748	\$0	\$1,748	\$5,000
Electric	\$0	\$534	\$675	\$1,209	\$7,500
Streetlights	\$600	\$8,699	\$3,303	\$12,002	\$50,000
Water & Sewer	\$110,000	\$17,066	\$4,504	\$21,570	\$75,000
Landscape Maintenance	\$48,987	\$36,740	\$12,247	\$48,987	\$138,903
Landscape Contingency	\$0	\$1,650	\$1,650	\$3,300	\$15,000
Irrigation Repairs	\$0	\$1,013	\$6,000	\$7,013	\$10,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$10,000
Contingency	\$15,000	\$8,275	\$0	\$8,275	\$15,000
Capital Reserve	\$0	\$0	\$0	\$0	\$29,165
Total Expenditures	\$289,202	\$168,893	\$56,702	\$225,594	\$480,918
Excess Revenues/(Expenditures)	\$0	(\$18,334)	\$18,334	\$0	(\$0)

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm if State requirements have been met. The District currently contracts McDermitt, Davis & Company for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2017 & Series 2019 Special Assessment Bonds that are located with a Trustee at USBank.

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Assessment Administration

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

Management Fees

The District will be contracting with Governmental Management Services-CF, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website one time registration fees, creation and monthly maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes. Photocopies and other printed material.

Insurance

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

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Field:

Field Services

Provide onsite field management of contracts for the District such as landscape maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

Represents estimated electric cost.

Streetlights

Represents costs for streetlights maintained with the District. Currently the District has 2 accounts with Duke Energy and is projected to have at least two more come on line in the fiscal year.

Account #	Description	Monthly	Annual
11636 69020	000 Westside Blvd Lite, SB Tract K SL	\$550	\$6,600
57688 66338	000 Westside Blvd Lite, SS Tract K PH3 SL	\$550	\$6,600
	000 Tri County Rd, N Parcel Entry	\$800	\$9,600
	Whistling Straits SL	\$1,460	\$17,520
	Contingency		\$9,680
Total			\$50,000

Water & Sewer

Represents estimated reclaimed water cost. District currently has two accounts with Toho Water Authority and is projected to have more come on line in the fiscal year.

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,250	\$27,000
2627512-33169919	1000 Whistling Straits	\$2,250	\$27,000
	Contingency		\$21,000
Total			\$75,000

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within Tract K area of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$4,082	\$48,987
Tract K-2	\$764	\$9,167
Westside Blvd. Area 1	\$688	\$8,250
Westside Blvd. Area 2	\$354	\$4,250
Baxter Tract	\$813	\$9,750
North Whistling Straits	\$4,875	\$58,500
Total		\$138,903

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Description	Quarterly	Annual
Landscape Contingency		
Annuals	\$825	\$3,300
Mulch		\$5,500
Contingency		\$6,200
Total		\$15,000

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Lake Maintenance

Represents costs for maintenance to the ponds located within the District. The District is projecting to maintain 1 pond with a possible additional 10 ponds to come on line during the fiscal year.

Description	Quarterly	Annual
Pond Maintenance	\$200	\$800
Contingency - 10 Future Ponds		\$9,200
Total		\$10,000

Contingency

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

Capital Reserve

Represents estimated costs for any capital reserve expenses.

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2020 Debt Service Fund Series 2017

Adopted Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments	\$301,800	\$303,205	\$0	\$303,205	\$301,800
Interest Income	\$0	\$815	\$185	\$1,000	\$0
Carry Forward Surplus	\$167,244	\$164,226	\$0	\$164,226	\$197,744

Total Revenues	\$469,044	\$468,246	\$185	\$468,431	\$499,544
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Expenses

Interest - 12/15	\$108,325	\$108,325	\$0	\$108,325	\$107,363
Principal - 12/15	\$55,000	\$55,000	\$0	\$55,000	\$85,000
Interest - 6/15	\$107,363	\$107,363	\$0	\$107,363	\$105,875

Total Expenditures	\$270,688	\$270,688	\$0	\$270,688	\$298,238
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Excess Revenues/(Expenditures)	\$198,356	\$197,559	\$185	\$197,744	\$201,306
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Principal - 12/15/2020	\$90,000
Interest - 12/15/2020	\$105,875
Total	\$195,875

Net Assessment	\$301,800
Collection Cost (6%)	\$19,264
Gross Assessment	\$321,064

Stoneybrook South at ChampionsGate Community Development District
Series 2017, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/19	\$ 4,655,000	\$ 85,000	\$ 107,362.50	\$ 192,362.50
6/15/20	\$ 4,570,000	\$ -	\$ 105,875.00	\$ -
12/15/20	\$ 4,570,000	\$ 90,000	\$ 105,875.00	\$ 301,750.00
6/15/21	\$ 4,480,000	\$ -	\$ 104,300.00	\$ -
12/15/21	\$ 4,480,000	\$ 90,000	\$ 104,300.00	\$ 298,600.00
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,655,000	\$ 3,930,875	\$ 8,585,875.00

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2020
Debt Service Fund
Series 2019

Proposed Budget FY2019	Actual Thru 6/30/19	Projected Next 3 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments	\$324,231	\$0	\$324,231	\$324,231	\$899,894
Interest Income	\$0	\$145	\$55	\$200	\$100
Bond Proceeds	\$532,806	\$532,806	\$0	\$532,806	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$324,431

Total Revenues	\$857,037	\$532,950	\$324,286	\$857,236	\$1,224,424
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Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$324,231
Principal - 6/15	\$0	\$0	\$0	\$0	\$255,000
Interest - 6/15	\$82,859	\$82,859	\$0	\$82,859	\$324,231

Total Expenditures	\$82,859	\$82,859	\$0	\$82,859	\$903,463
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Excess Revenues/(Expenditures)	\$774,178	\$450,091	\$324,286	\$774,377	\$320,962
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Interest - 12/15/2020	\$319,769
Total	\$319,769

Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
Gross Assessment	\$957,334

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	\$989	\$79,120
Townhome	214	\$1,094	\$234,116
Single Family 40'	207	\$1,302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
Total	757		\$957,379

Stoneybrook South at ChampionsGate Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/19	\$ 14,735,000	\$ -	\$ 82,859	\$ -
12/15/19	\$ 14,735,000	\$ -	\$ 324,231	\$ 407,090
6/15/20	\$ 14,735,000	\$ 255,000	\$ 324,231	\$ -
12/15/20	\$ 14,480,000	\$ -	\$ 319,769	\$ 899,000
6/15/21	\$ 14,480,000	\$ 260,000	\$ 319,769	\$ -
12/15/21	\$ 14,220,000	\$ -	\$ 315,219	\$ 894,988
6/15/22	\$ 14,220,000	\$ 270,000	\$ 315,219	\$ -
12/15/22	\$ 13,950,000	\$ -	\$ 310,494	\$ 895,713
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,494	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,594	\$ 896,088
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,594	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,519	\$ 896,113
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,519	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,519	\$ 895,038
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,519	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,219	\$ 897,738
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,219	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,619	\$ 899,838
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,619	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,819	\$ 896,438
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,819	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,719	\$ 897,538
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,719	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,319	\$ 898,038
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,319	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656	\$ 896,975
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,544	\$ 899,200
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,544	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,094	\$ 895,638
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,094	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,194	\$ 896,288
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,194	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,844	\$ 896,038
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,844	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931	\$ 899,775
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,569	\$ 897,500
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,569	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,644	\$ 899,213
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,644	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,269	\$ 894,913
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,269	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856	\$ 899,125
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,866	\$ 896,722
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,866	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181	\$ 898,047
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803	\$ 897,984
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731	\$ 896,534
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850	\$ 898,581
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159	\$ 899,009
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659	\$ 897,819
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234	\$ 899,894
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234	\$ 895,234
Totals		\$ 14,735,000	\$ 12,593,103	\$ 27,328,102.85

SECTION B

RESOLUTION 2019-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook South at ChampionsGate Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2019, 25% due no later than February 1, 2020 and

25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2020 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Stoneybrook South at ChampionsGate Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District.

PASSED AND ADOPTED this 5th day of August, 2019.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

FY 20 Assessment Roll

[illegible]

[illegible]

ParcelID	LegalDesc_line1	Type	Units	O&M	Series 2017 Debt	Series 2019 Debt	Total
31-25-27-5138-0001-2040	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2050	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2060	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2070	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2080	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2090	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2100	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2110	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2120	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
31-25-27-5138-0001-2130	STONEBROOK SOUTH TRACT K PB 25 PGS 19	50	1	\$685.90	\$1,406.25		\$2,092.15
Total Gross Onroll			744	\$484,177.88	\$321,198.24	\$677,363.58	\$1,482,739.70

Total Net Onroll				\$455,127.21	\$301,926.35	\$636,721.77	\$1,393,775.32
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Gross Direct Billing

Condos - Tract 1		Condo	80	\$27,436.80	\$0.00	\$79,120.00	\$106,556.80
30-25-27-5129-0001-FD20	STONEBROOK SOUTH NORTH PARCEL PH 1	Various	19	\$0.00	\$0.00	\$31,612.50	\$31,612.50
Baxter		Various	127	\$0.00	\$0.00	\$169,337.75	\$169,337.75
Total Gross Direct			226	\$27,436.80	\$0.00	\$280,070.25	\$307,507.05

Total Net Direct				\$25,790.59	\$0.00	\$263,266.04	\$289,056.63
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Total Gross Assessed			970	\$511,614.68	\$321,198.24	\$957,433.83	\$1,790,246.75
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Total Net Assessed			970	\$480,917.80	\$301,926.35	\$899,987.80	\$1,682,831.94
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SECTION VII

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(2019 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable; April 23, 2019 Acquisition Agreement
- (C) Name of Payee pursuant to Acquisition Agreement: LEN-CG South, LLC.
- (D) Amount Payable: \$7,829,239.42
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of improvements.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project; and
- 4. each disbursement represents a Cost of 2019 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT


By: 

Responsible Officer

Date: 4/23/19

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2019 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

Stoneybrook South at ChampionsGate North Parcel
CDD Reimbursement #1
May 2019

Project Name	Total Contract Cost	Submitted Cost This Period		Approved Reimbursement		Balance
Contractor	Amount	Pay App #	Amount	Amount	%	Amount
Dewitt						
Whistling Straights Blvd	\$ 2,788,508.76	10	\$ 2,780,130.11	\$ 1,793,564.33	65%	\$ 8,342.25
Jon M Hall						
Mass Grading	\$ 1,283,414.76	9	\$ 1,283,414.76	\$ 863,993.44	67%	\$ -
Ph 1 - Infrastructure	\$ 2,298,943.10	10	\$ 2,298,943.10	\$ 1,518,868.15	66%	\$ -
Ph 3, 7 - Earthwork, GCs, & Sanitary	\$ 3,793,607.15	6	\$ 2,679,012.65	\$ 2,394,298.32	89%	\$ 759,927.29
KPM						
Engineering - Multi-Phase	\$ 1,005,428.24	'Invoice Revision'	\$ 823,550.69	\$ 433,188.64	53%	\$ 21,363.00
Engineering - Preliminary	\$ 32,060.00	4	\$ 32,060.00	\$ 15,949.00	50%	\$ -
Universal						
Engineering - Whistling Straights Blvd	\$ 185,944.00	13	\$ 144,729.00	\$ 109,427.75	76%	\$ 11,010.00
TOHO Water Authority - Fees						
	\$ 166,566.00		\$ 166,566.00	\$ 166,566.00	100%	
	\$ 249,517.80		\$ 249,517.80	\$ 249,517.80	100%	
	\$ 283,866.00		\$ 283,866.00	\$ 283,866.00	100%	
Total	\$ 12,087,855.81		\$ 10,741,790.11	\$ 7,829,239.42	73%	\$ 800,642.54
		Total Approved Reimbursement		\$ 7,829,239.42		
		Construction Fund - Series 2019		\$ 13,085,000.00		

Stoneybrook South at ChampionsGate CDD

Dewitt Excavation LLC

Contract #33984964

SBS at ChampionsGate North Parcel

Pay App 10 - 5/1/19

Whistling Straights Blvd.

Description	Contract Amount						Reimbursement #1	Balance
	Qty	Unit	Price	Amount	% CDD Reimburse	Amount Reimbursable	Pay App #10	
General								
Demo Exist. Fence	83	LF	\$ 11.20	\$ 929.60	100%	\$ 929.60	\$ 929.60	\$ -
Sawcut Asphalt	102	LF	\$ 8.96	\$ 913.92	100%	\$ 913.92	\$ 913.92	\$ -
Sawcut Concrete	93	LF	\$ 8.96	\$ 833.28	100%	\$ 833.28	\$ 833.28	\$ -
Demo Concrete Curb (Bella Citta Entrance)	139	LF	\$ 5.60	\$ 778.40	100%	\$ 778.40	\$ 778.40	\$ -
Demo Yard Drain	2	EA	\$ 392.00	\$ 784.00	100%	\$ 784.00	\$ 784.00	\$ -
Temporary Construction Entrance	2	EA	\$ 4,194.40	\$ 8,388.80	100%	\$ 8,388.80	\$ 8,388.80	\$ -
Grading								
Final Grading (Green/open areas)	9,313	SY	\$ 2.10	\$ 19,557.30	10%	\$ 1,955.73	\$ 1,955.73	\$ -
						\$ -		
Clearing and Grubbing								
Clearing and Grubbing - Burn on site	6	AC	\$ 653.33	\$ 3,861.18	100%	\$ 3,861.18	\$ 3,861.18	\$ -
Clearing and Grubbing	6	AC	\$ 4,480.00	\$ 26,880.00	100%	\$ 26,880.00	\$ 26,880.00	\$ -
						\$ -		
Import Material								
Cut/Fill	12,392	CY	\$ 2.14	\$ 26,518.88	100%	\$ 26,518.88	\$ 26,518.88	\$ -
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	100%	\$ 20,000.00	\$ 20,000.00	\$ -
						\$ -		
Erosion Control								
Silt Fence, double row	1,627	LF	\$ 2.54	\$ 4,132.58	100%	\$ 4,132.58	\$ 4,132.58	\$ -
Silt Fence, single row	7,498	LF	\$ 1.93	\$ 14,471.14	100%	\$ 14,471.14	\$ 14,471.14	\$ -
NPDES Compliance	1	LS	\$ 5,600.00	\$ 5,600.00	100%	\$ 5,600.00	\$ 5,600.00	\$ -
Inlet Protection	2	EA	\$ 257.60	\$ 515.20	100%	\$ 515.20	\$ 515.20	\$ -
						\$ -		
Roads and Paving - Onsite								
Paving								
Maintenance Of Traffic	1	LS	\$ 9,500.00	\$ 9,500.00	100%	\$ 9,500.00	\$ 9,500.00	\$ -
1.25" Asphalt, type SP-9.5 1st Lift	13,061	SY	\$ 8.23	\$ 107,492.03	10%	\$ 10,749.20	\$ 10,749.20	\$ -
1.25" Asphalt, Type SP-9.5 2nd Lift	13,061	SY	\$ 8.06	\$ 105,271.66	10%	\$ 10,527.17	\$ 10,527.17	\$ -
8" FDOT Limerock (T-180)	13,061	SY	\$ 12.14	\$ 158,560.54	10%	\$ 15,856.05	\$ 15,856.05	\$ -
12" Stabilized Subgrade (LBR 40)	15,108	SY	\$ 2.60	\$ 39,280.80	100%	\$ 39,280.80	\$ 39,280.80	\$ -
Ribbon Curb, 24"	200	LF	\$ 18.37	\$ 3,674.00	100%	\$ 3,674.00	\$ 3,674.00	\$ -
Miami Curb	111	LF	\$ 8.87	\$ 984.57	100%	\$ 984.57	\$ 984.57	\$ -
Type "D" Curb	1,529	LF	\$ 14.20	\$ 21,711.80	100%	\$ 21,711.80	\$ 21,711.80	\$ -
Type "F" Curb and Gutter	7,373	LF	\$ 12.54	\$ 92,457.42	100%	\$ 92,457.42	\$ 92,457.42	\$ -
Concrete Sidewalk (Unreinforced)(10'-width)	3,556	LF	\$ 34.27	\$ 121,864.12	0%	\$ -	\$ -	\$ -
Concrete Sidewalk (Unreinforced)(6'-width)	3,831	LF	\$ 17.56	\$ 67,272.36	0%	\$ -	\$ -	\$ -
Retaining Walls	2,790	SF	\$ 21.73	\$ 60,618.89	0%	\$ -	\$ -	\$ -
Pavers with 6" Concrete	2,848	SF	\$ 14.07	\$ 42,634.56	0%	\$ -	\$ -	\$ -
Mobilization	1	LS	\$ 16,200.00	\$ 16,200.00	100%	\$ 16,200.00	\$ 16,200.00	\$ -
Striping and Signage								
OM4 1 Temporary End of Road Sign	48	EA	\$ 162.40	\$ 7,815.36	0%	\$ -	\$ -	\$ -
12" Yellow Thermoplastic Angled Traffic Separation Stripe	48	LF	\$ 3.75	\$ 180.00	0%	\$ -	\$ -	\$ -
18" Yellow Thermo	189	LF	\$ 3.70	\$ 699.30	0%	\$ -	\$ -	\$ -
6" White Stripe 4' 4" Skip Thermoplastic	70	LF	\$ 0.90	\$ 63.00	0%	\$ -	\$ -	\$ -
6" Double Yellow Stripe Thermoplastic	2,742	LF	\$ 1.46	\$ 4,003.32	0%	\$ -	\$ -	\$ -
6" Double Yellow Solid Thermo	513	LF	\$ 1.46	\$ 748.98	0%	\$ -	\$ -	\$ -
6" Single Yellow Stripe Thermoplastic	1,132	LF	\$ 0.73	\$ 826.36	0%	\$ -	\$ -	\$ -
6" Single White Stripe Thermoplastic	7,077	LF	\$ 0.73	\$ 5,166.21	0%	\$ -	\$ -	\$ -
24" White Stripe Thermoplastic	268	LF	\$ 17.92	\$ 4,802.56	0%	\$ -	\$ -	\$ -
12" White Stripe SEM Thermoplastic	540	LF	\$ 2.46	\$ 1,328.40	0%	\$ -	\$ -	\$ -
24" Stop Bar Thermoplastic	51	LF	\$ 4.93	\$ 251.43	0%	\$ -	\$ -	\$ -
12" White Preformed Thermo	60	LF	\$ 8.96	\$ 537.60	0%	\$ -	\$ -	\$ -
RPMs	242	EA	\$ 3.36	\$ 813.12	0%	\$ -	\$ -	\$ -
Drainage Storm								
Pipe								
Storm Pipe 8" HDPE 0-6	231	LF	\$ 15.39	\$ 3,555.09	100%	\$ 3,555.09	\$ 3,555.09	\$ -
Storm Pipe 8" HDPE 8-10	114	LF	\$ 15.39	\$ 1,754.46	100%	\$ 1,754.46	\$ 1,754.46	\$ -
18" CLASS III RCP (0'-6')	443	LF	\$ 28.82	\$ 12,767.26	100%	\$ 12,767.26	\$ 12,767.26	\$ -
18" CLASS III RCP (6'-8')	485	LF	\$ 33.16	\$ 16,082.60	100%	\$ 16,082.60	\$ 16,082.60	\$ -
24" CLASS III RCP (0'-6')	156	LF	\$ 40.02	\$ 6,243.12	100%	\$ 6,243.12	\$ 6,243.12	\$ -
24" CLASS III RCP (6'-8')	560	LF	\$ 42.56	\$ 23,833.60	100%	\$ 23,833.60	\$ 23,833.60	\$ -
24" CLASS III RCP (8'-10')	497	LF	\$ 55.45	\$ 27,558.65	100%	\$ 27,558.65	\$ 27,558.65	\$ -
24" CLASS III RCP (10'-12')	57	LF	\$ 55.45	\$ 3,160.65	100%	\$ 3,160.65	\$ 3,160.65	\$ -
36" CLASS III RCP (6'-8')	68	LF	\$ 80.88	\$ 5,486.24	100%	\$ 5,486.24	\$ 5,486.24	\$ -
36" CLASS III RCP (8'-10')	484	LF	\$ 82.37	\$ 39,867.08	100%	\$ 39,867.08	\$ 39,867.08	\$ -
48" CLASS III RCP (6'-8')	255	LF	\$ 89.46	\$ 22,812.30	100%	\$ 22,812.30	\$ 22,812.30	\$ -

Stoneybrook South at ChampionsGate CDD

Storm Sewer Inspection	2,665	LF	\$ 3.36	\$ 8,954.40	100%	\$ 8,954.40	\$ 8,954.40	\$ -
Drainage Structures								
Yard Drains	2	EA	\$ 859.57	\$ 1,719.14	100%	\$ 1,719.14	\$ 1,719.14	\$ -
Storm MANHOLE (0/6)	3	EA	\$ 2,000.32	\$ 6,000.96	100%	\$ 6,000.96	\$ 6,000.96	\$ -
Storm MANHOLE (6/8)	3	EA	\$ 3,938.59	\$ 11,815.77	100%	\$ 11,815.77	\$ 11,815.77	\$ -
Storm MANHOLE (8/10)	1	EA	\$ 3,938.59	\$ 3,938.59	100%	\$ 3,938.59	\$ 3,938.59	\$ -
Storm MANHOLE (12/14)	1	EA	\$ 4,192.06	\$ 4,192.06	100%	\$ 4,192.06	\$ 4,192.06	\$ -
Bubble Up Structure Modified Type 'D' DBI (0/6)	1	EA	\$ 2,505.31	\$ 2,505.31	100%	\$ 2,505.31	\$ 2,505.31	\$ -
Type J-2 Curb Inlets (6-8)	1	EA	\$ 3,347.32	\$ 3,347.32	100%	\$ 3,347.32	\$ 3,347.32	\$ -
Type J-2 Curb Inlets (8-10)	1	EA	\$ 3,347.32	\$ 3,347.32	100%	\$ 3,347.32	\$ 3,347.32	\$ -
Type J-2 Curb Inlets (10-12)	1	Ea.	\$ 5,653.69	\$ 5,653.69	100%	\$ 5,653.69	\$ 5,653.69	\$ -
P-2 Curb Inlet (0/6)	6	EA	\$ 4,019.05	\$ 24,114.30	100%	\$ 24,114.30	\$ 24,114.30	\$ -
P-2 Curb Inlet (6/8)	4	EA	\$ 4,209.16	\$ 16,836.64	100%	\$ 16,836.64	\$ 16,836.64	\$ -
P-2 Curb Inlet (8/10)	3	EA	\$ 4,526.00	\$ 13,578.00	100%	\$ 13,578.00	\$ 13,578.00	\$ -
P-2 Curb Inlet (10/12)	2	EA	\$ 4,526.00	\$ 9,052.00	100%	\$ 9,052.00	\$ 9,052.00	\$ -
P4 Curb Inlet (0/6)	3	EA	\$ 4,141.51	\$ 12,424.53	100%	\$ 12,424.53	\$ 12,424.53	\$ -
P4 Curb Inlet (6/8)	1	EA	\$ 4,331.62	\$ 4,331.62	100%	\$ 4,331.62	\$ 4,331.62	\$ -
Rip-Rap	10	TNS	\$ 462.92	\$ 4,629.20	100%	\$ 4,629.20	\$ 4,629.20	\$ -
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	100%	\$ 20,000.00	\$ 20,000.00	\$ -
						\$ -		
Water Distribution								
12" PVC Water Main	4,070	LF	\$ 28.11	\$ 114,407.70	100%	\$ 114,407.70	\$ 114,407.70	\$ -
12" Gate Valves	14	EA	\$ 2,059.56	\$ 28,833.84	100%	\$ 28,833.84	\$ 28,833.84	\$ -
10" Gate Valves	1	EA	\$ 1,758.77	\$ 1,758.77	100%	\$ 1,758.77	\$ 1,758.77	\$ -
8" Gate Valves	3	EA	\$ 1,271.02	\$ 3,813.06	100%	\$ 3,813.06	\$ 3,813.06	\$ -
12" TEE	3	EA	\$ 815.00	\$ 2,445.00	100%	\$ 2,445.00	\$ 2,445.00	\$ -
12" Cross	1	EA	\$ 1,089.00	\$ 1,089.00	100%	\$ 1,089.00	\$ 1,089.00	\$ -
12x10" Reducer	1	EA	\$ 615.00	\$ 615.00	100%	\$ 615.00	\$ 615.00	\$ -
12x8" Reducer	3	EA	\$ 605.00	\$ 1,815.00	100%	\$ 1,815.00	\$ 1,815.00	\$ -
Automatic Flushing Device	1	EA	\$ 6,952.00	\$ 6,952.00	100%	\$ 6,952.00	\$ 6,952.00	\$ -
Fire Hydrant Assembly w/ 6" Gate Valve	3	EA	\$ 5,819.00	\$ 17,457.00	100%	\$ 17,457.00	\$ 17,457.00	\$ -
Connect to Existing	1	EA	\$ 6,886.57	\$ 6,886.57	100%	\$ 6,886.57	\$ 6,886.57	\$ -
Temporary Jumper	1	LS	\$ 1,124.09	\$ 1,124.09	100%	\$ 1,124.09	\$ 1,124.09	\$ -
Misc. Fittings	1	LS	\$ 7,250.51	\$ 7,250.51	100%	\$ 7,250.51	\$ 7,250.51	\$ -
1" Water Service	1	EA	\$ 948.85	\$ 948.85	100%	\$ 948.85	\$ 948.85	\$ -
						\$ -		
Reuse Water Distribution								
12" PVC Reuse Water Main	3,959	LF	\$ 28.64	\$ 113,385.76	0%	\$ -	\$ -	\$ -
6" PVC Reuse Water Main	60	LF	\$ 15.65	\$ 939.00	0%	\$ -	\$ -	\$ -
4" PVC Reuse Water Main	140	LF	\$ 11.87	\$ 1,661.80	0%	\$ -	\$ -	\$ -
12" Gate Valves	13	EA	\$ 2,244.50	\$ 29,179.67	0%	\$ -	\$ -	\$ -
6" Gate Valves	3	EA	\$ 1,089.33	\$ 3,267.99	0%	\$ -	\$ -	\$ -
4" Gate Valves	5	EA	\$ 911.26	\$ 4,556.26	0%	\$ -	\$ -	\$ -
12" TEE	4	EA	\$ 604.00	\$ 2,416.00	0%	\$ -	\$ -	\$ -
12" x 6" Reducer	3	EA	\$ 306.00	\$ 918.00	0%	\$ -	\$ -	\$ -
2" Blow-Off	1	EA	\$ 1,340.20	\$ 1,340.20	0%	\$ -	\$ -	\$ -
Temporary Jumper	1	EA	\$ 1,042.35	\$ 1,042.35	0%	\$ -	\$ -	\$ -
Misc. Fittings	1	LS	\$ 5,400.88	\$ 5,400.88	0%	\$ -	\$ -	\$ -
						\$ -		
Sanitary Sewer								
8" PVC Pipe HDPE (30/32)	114	LF	\$ 64.65	\$ 7,370.10	100%	\$ 7,370.10	\$ 7,370.10	\$ -
8" PVC Pipe DR18 (18/20)	148	LF	\$ 42.81	\$ 6,335.88	100%	\$ 6,335.88	\$ 6,335.88	\$ -
8" PVC Pipe DR18 (20/22)	1,401	LF	\$ 48.95	\$ 68,578.95	100%	\$ 68,578.95	\$ 68,578.95	\$ -
8" PVC Pipe DR18 (22/24)	380	LF	\$ 53.86	\$ 20,466.80	100%	\$ 20,466.80	\$ 20,466.80	\$ -
8" PVC Pipe SDR18 (24/26)	501	LF	\$ 61.22	\$ 30,671.22	100%	\$ 30,671.22	\$ 30,671.22	\$ -
8" PVC Pipe SDR18 (26/28)	275	LF	\$ 61.22	\$ 16,835.50	100%	\$ 16,835.50	\$ 16,835.50	\$ -
6" SS Manhole (18/20)	3	EA	\$ 10,460.64	\$ 31,381.92	100%	\$ 31,381.92	\$ 31,381.92	\$ -
6" SS Manhole (20/22)	6	EA	\$ 11,009.51	\$ 66,057.06	100%	\$ 66,057.06	\$ 66,057.06	\$ -
6" SS Manhole (22/24)	2	EA	\$ 13,416.91	\$ 26,833.82	100%	\$ 26,833.82	\$ 26,833.82	\$ -
6" SS Manhole (26/28)	1	EA	\$ 5,227.04	\$ 5,227.04	100%	\$ 5,227.04	\$ 5,227.04	\$ -
6" Lined SS Manhole (22-24)	1	EA	\$ 23,246.18	\$ 23,246.18	100%	\$ 23,246.18	\$ 23,246.18	\$ -
6" Lined SS Manhole (24/26)	2	EA	\$ 25,515.95	\$ 51,031.90	100%	\$ 51,031.90	\$ 51,031.90	\$ -
6" Lined SS Manhole (26/28)	2	EA	\$ 26,306.90	\$ 52,613.80	100%	\$ 52,613.80	\$ 52,613.80	\$ -
Misc. 8" Fittings	1	LS	\$ 107.86	\$ 107.86	100%	\$ 107.86	\$ 107.86	\$ -
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	100%	\$ 20,000.00	\$ 20,000.00	\$ -
Lift Station								
10" Force Main	2,220	LF	\$ 21.25	\$ 47,175.00	100%	\$ 47,175.00	\$ 47,175.00	\$ -
Lift Station Complete	1	LS	\$ 317,430.43	\$ 317,430.43	100%	\$ 317,430.43	\$ 317,430.43	\$ -
Connect to Existing	1	LS	\$ 8,952.88	\$ 8,952.88	100%	\$ 8,952.88	\$ 8,952.88	\$ -
2" Force Main	1,700	LF	\$ 11.21	\$ 19,057.00	100%	\$ 19,057.00	\$ 19,057.00	\$ -
e-one LS	1	LS	\$ 8,342.25	\$ 8,342.25	100%	\$ 8,342.25	\$ -	\$ 8,342.25
Sleeving and Crossings								
Furnish & Install Irrigation Conduit (schd 40 PVC)								
2" PVC	4	LS	\$ 8.86	\$ 8.86	0%	\$ -	\$ -	\$ -
4" PVC	4	LS	\$ 11.97	\$ 11.97	0%	\$ -	\$ -	\$ -
6" PVC	4	LS	\$ 15.67	\$ 15.67	0%	\$ -	\$ -	\$ -

Stoneybrook South at ChampionsGate CDD

Surveying								
Construction Staking	1	LS	\$ 8,400.00	\$ 8,400.00	100%	\$ 8,400.00	\$ 8,400.00	\$ -
Asbuilt Drawings	1	LS	\$ 17,500.00	\$ 17,500.00	80%	\$ 14,000.00	\$ 14,000.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$ 5,040.00	\$ 5,040.00	100%	\$ 5,040.00	\$ 5,040.00	\$ -
Sodding & Grassing								
Sod	0.313	SY	\$ 3.83	\$ 35,668.79	0%	\$ -	\$ -	\$ -
Change Order # 1								
Survey Layout	1	LS	\$ 1,120.00	\$ 1,120.00	100%	\$ 1,120.00	\$ 1,120.00	\$ -
Duke Energy Crossings								
2" PVC Conduit-Gray-Duke	990	LF	\$ 8.86	\$ 8,771.40	0%	\$ -	\$ -	\$ -
4" PVC Conduit-Gray-Duke	207	LF	\$ 11.97	\$ 2,477.70	0%	\$ -	\$ -	\$ -
6" PVC Conduit-Gray-Duke	630	LF	\$ 15.57	\$ 9,809.10	0%	\$ -	\$ -	\$ -
90-Sweeping-bends-for-2" PVC	22	EA	\$ 33.85	\$ 744.70	0%	\$ -	\$ -	\$ -
91-Sweeping-bends-for-4" PVC	6	EA	\$ 54.77	\$ 328.62	0%	\$ -	\$ -	\$ -
92-Sweeping-bends-for-6" PVC	14	EA	\$ 112.56	\$ 1,576.84	0%	\$ -	\$ -	\$ -
Irrigation & Hard Scape Electric							\$ -	\$ -
4-5" PVC Irrigation-White	146	LF	\$ 7.96	\$ 1,154.20	0%	\$ -	\$ -	\$ -
2" PVC Irrigation-White	446	LF	\$ 8.86	\$ 3,942.70	0%	\$ -	\$ -	\$ -
2.5" PVC Irrigation-White	686	LF	\$ 9.95	\$ 6,815.75	0%	\$ -	\$ -	\$ -
3" PVC Irrigation-White	186	LF	\$ 10.13	\$ 1,874.05	0%	\$ -	\$ -	\$ -
4" PVC Irrigation-White	566	LF	\$ 11.97	\$ 6,763.05	0%	\$ -	\$ -	\$ -
6" PVC Irrigation-White	147	LF	\$ 15.57	\$ 2,289.79	0%	\$ -	\$ -	\$ -
4" PVC Conduit-Gray-Extra @ Medians	400	LF	\$ 11.97	\$ 4,788.00	0%	\$ -	\$ -	\$ -
4" PVC Conduit-Gray-Hardscape Electric	223	LF	\$ 11.97	\$ 2,660.34	0%	\$ -	\$ -	\$ -
Survey As-built	1	LS	\$ 1,120.00	\$ 1,120.00	0%	\$ -	\$ -	\$ -
Change Order # 2								
Dewatering Pond PN-1 for Storm System Outfalls	1	LS	\$ 7,448.00	\$ 7,448.00	100%	\$ 7,448.00	\$ 7,448.00	\$ -
Change Order # 3								
Storm Pipe 48 RCP 0-6 (DEDUCT)	(24)	LF	\$ 89.46	\$ (2,147.04)	100%	\$ (2,147.04)	\$ (2,147.04)	\$ -
Storm Manhole 60" w/baffle (6-8' Depth) ST-101	1	ea	\$ 5,412.41	\$ 5,412.41	100%	\$ 5,412.41	\$ 5,412.41	\$ -
Storm Pipe 36 RCP 0-6	168	LF	\$ 80.68	\$ 13,554.24	100%	\$ 13,554.24	\$ 13,554.24	\$ -
Vac Truck	6	Hrly	\$ 240.00	\$ 1,440.00	100%	\$ 1,440.00	\$ 1,440.00	\$ -
10" Force Main (DEDUCT)	(2,220)	LF	\$ 21.25	\$ (47,175.00)	100%	\$ (47,175.00)	\$ (47,175.00)	\$ -
8" Force Main	2,220	LF	\$ 17.29	\$ 38,383.80	100%	\$ 38,383.80	\$ 38,383.80	\$ -
Air Release Valve	1	EA	\$ 7,233.03	\$ 7,233.03	100%	\$ 7,233.03	\$ 7,233.03	\$ -
8" Gate Valves	1	ea	\$ 1,271.02	\$ 1,271.02	100%	\$ 1,271.02	\$ 1,271.02	\$ -
Lift Station Complete (Revised Pumps)	1	LF	\$ 346.34	\$ 346.34	100%	\$ 346.34	\$ 346.34	\$ -
12" Cross (DEDUCT)	1	EA	\$ (1,089.00)	\$ (1,089.00)	100%	\$ (1,089.00)	\$ (1,089.00)	\$ -
12" Tee	2	ea	\$ 815.00	\$ 1,630.00	100%	\$ 1,630.00	\$ 1,630.00	\$ -
10" Gate Valves (DEDUCT)	(1)	EA	\$ 1,758.77	\$ (1,758.77)	100%	\$ (1,758.77)	\$ (1,758.77)	\$ -
8" Gate Valves	2	ea	\$ 1,271.02	\$ 2,542.04	100%	\$ 2,542.04	\$ 2,542.04	\$ -
12 x 10 Reducer	(1)	ea	\$ 615.00	\$ (615.00)	100%	\$ (615.00)	\$ (615.00)	\$ -
12 x 8 Reducer	1	ea	\$ 605.00	\$ 605.00	100%	\$ 605.00	\$ 605.00	\$ -
Fire Hydrant Assemblies	1	ea	\$ 5,819.00	\$ 5,819.00	100%	\$ 5,819.00	\$ 5,819.00	\$ -
Misc. Fittings	1	LF	\$ 3,861.26	\$ 3,861.26	100%	\$ 3,861.26	\$ 3,861.26	\$ -
12" Gate Valves	1	ea	\$ 2,244.59	\$ 2,244.59	100%	\$ 2,244.59	\$ 2,244.59	\$ -
12" Tee	1	ea	\$ 604.00	\$ 604.00	100%	\$ 604.00	\$ 604.00	\$ -
6" Gate Valves	1	ea	\$ 1,089.33	\$ 1,089.33	100%	\$ 1,089.33	\$ 1,089.33	\$ -
2" Blow off	5	ea	\$ 1,310.20	\$ 6,551.00	100%	\$ 6,551.00	\$ 6,551.00	\$ -
Misc. Fittings	1	LS	\$ 3,568.51	\$ 3,568.51	100%	\$ 3,568.51	\$ 3,568.51	\$ -
6' SS Manhole 18-20 (Deduct Labor & Equip.)	(1)	EA	\$ 1,930.43	\$ (1,930.43)	100%	\$ (1,930.43)	\$ (1,930.43)	\$ -
8" PVC DR 18 18/20 (Deduct Labor & Equip.)	(296)	LF	\$ 29.61	\$ (8,764.56)	100%	\$ (8,764.56)	\$ (8,764.56)	\$ -
4" Meter Assembly	5	EA	\$ 9,790.79	\$ 48,953.95	100%	\$ 48,953.95	\$ 48,953.95	\$ -
8" Monitoring Meter	1	EA	\$ 26,000.00	\$ 26,000.00	100%	\$ 26,000.00	\$ 26,000.00	\$ -
Concrete fines 13 loads	262	tns	\$ 24.29	\$ 6,354.51	100%	\$ 6,354.51	\$ 6,354.51	\$ -
Duke Energy Temp. Pole Hold	1	EA	\$ 4,679.49	\$ 4,679.49	100%	\$ 4,679.49	\$ 4,679.49	\$ -
Silt fence, double row	1,131	LF	\$ 2.54	\$ 2,872.74	100%	\$ 2,872.74	\$ 2,872.74	\$ -
Silt fence	(1,131)	LF	\$ 1.93	\$ (2,182.83)	100%	\$ (2,182.83)	\$ (2,182.83)	\$ -
Repair costs for pump P2,P22, and P29	1	LS	\$ 24,287.80	\$ 24,287.80	100%	\$ 24,287.80	\$ 24,287.80	\$ -
Rental Pump charges	1	LS	\$ 4,054.56	\$ 4,054.56	100%	\$ 4,054.56	\$ 4,054.56	\$ -
Total				\$ 2,788,508.76		\$ 1,863,881.59	\$ 1,855,539.34	\$ 8,342.25
5% Retainage				\$ 139,425.44		66.8%	\$ (61,975.01)	
							\$ 1,793,564.33	\$ 70,317.26

Stoneybrook South at ChampionsGate CDD

Jon M Hall

Contract #33700120

SBS at ChampionsGate North Parcel -

Phase 1 Mass Grading

Pay App #9

Description	CONTRACT AMOUNT				% CDD Reimburse	Amount Reimbursable	Reimbursement #1	
	Qty	Unit	Price	Amount			Pay App #9	Balance Remaining
Excavation								
Mobilization	1	LS	\$ 75,900.55	\$ 75,900.55	100%	\$ 75,900.55	\$ 75,900.55	\$ -
Temporary Construction Entrance	1	EA	\$ 9,050.00	\$ 9,050.00	100%	\$ 9,050.00	\$ 9,050.00	\$ -
Clearing and Grubbing	102	AC	\$ 2,720.00	\$ 277,440.00	30%	\$ 83,232.00	\$ 83,232.00	\$ -
Dewatering (wet pond)	1	LS	\$ 24,300.00	\$ 24,300.00	100%	\$ 24,300.00	\$ 24,300.00	\$ -
Onsite Cut, Place & Compact Site (no export/import) w/ponds	234505	CY	\$ 2.30	\$ 539,361.50	60%	\$ 323,616.90	\$ 323,616.90	\$ -
Stabilized Haul Rd. (LBR 40) (Half Scaled Amount)	7000	SY	\$ 3.70	\$ 25,900.00	100%	\$ 25,900.00	\$ 25,900.00	\$ -
Grading								
Final Grading (Pond Slopes)	37053	SY	\$ 0.39	\$ 14,450.67	100%	\$ 14,450.67	\$ 14,450.67	\$ -
Recharge Trench for Dewatering	95	SY	\$ 45.00	\$ 4,275.00	100%	\$ 4,275.00	\$ 4,275.00	\$ -
Spreader Swale, complete with conc.	40	SY	\$ 24.50	\$ 980.00	100%	\$ 980.00	\$ 980.00	\$ -
Erosion Control								
Silt Fence	29719	LF	\$ 1.00	\$ 29,719.00	100%	\$ 29,719.00	\$ 29,719.00	\$ -
NPDES Compliance (includes silt fencing upkeep/replacement)	1	LS	\$ 4,220.00	\$ 4,220.00	100%	\$ 4,220.00	\$ 4,220.00	\$ -
Inlet Protection	4	EA	\$ 96.50	\$ 386.00	100%	\$ 386.00	\$ 386.00	\$ -
Construction Fence	2218	LF	\$ 6.05	\$ 13,418.90	100%	\$ 13,418.90	\$ 13,418.90	\$ -
DRAINAGE STORM								
Pipe								
18" CLASS III RCP (0'-6")	321	LF	\$ 34.00	\$ 10,914.00	100%	\$ 10,914.00	\$ 10,914.00	\$ -
18" CLASS III RCP (6'-8")	89	LF	\$ 35.00	\$ 3,115.00	100%	\$ 3,115.00	\$ 3,115.00	\$ -
18" CLASS III RCP (8'-10")	89	LF	\$ 35.50	\$ 3,159.50	100%	\$ 3,159.50	\$ 3,159.50	\$ -
18" CLASS III RCP (10'-12")	122	LF	\$ 38.00	\$ 4,636.00	100%	\$ 4,636.00	\$ 4,636.00	\$ -
Storm Sewer Inspections	621	LF	\$ 4.80	\$ 2,980.80	100%	\$ 2,980.80	\$ 2,980.80	\$ -
Drainage Structures								
Storm Sewer Manhole (10'-12")	2	EA	\$ 2,810.00	\$ 5,620.00	100%	\$ 5,620.00	\$ 5,620.00	\$ -
Bubble Up Structure - Type C DBI, Modified (0/6)	3	EA	\$ 3,040.00	\$ 9,120.00	100%	\$ 9,120.00	\$ 9,120.00	\$ -
Type "C" Modified DBI (0/6)	3	EA	\$ 3,500.00	\$ 10,500.00	100%	\$ 10,500.00	\$ 10,500.00	\$ -
Type "C" Modified DBI (0/6)	1	EA	\$ 3,500.00	\$ 3,500.00	100%	\$ 3,500.00	\$ 3,500.00	\$ -
Endwall, 18"	1	EA	\$ 1,760.00	\$ 1,760.00	100%	\$ 1,760.00	\$ 1,760.00	\$ -
Landscaping and Irrigation								
Sod (Pond Slopes)	37188	SY	\$ 2.40	\$ 89,251.20	100%	\$ 89,251.20	\$ 89,251.20	\$ -
Seed and Mulch (Pond Bottoms)	2983	SY	\$ 0.36	\$ 1,073.88	100%	\$ 1,073.88	\$ 1,073.88	\$ -
Surveying								
Construction Staking	1	LS	\$ 14,900.00	\$ 14,900.00	100%	\$ 14,900.00	\$ 14,900.00	\$ -
Asbuilt Drawings	1	LS	\$ 7,230.00	\$ 7,230.00	80%	\$ 5,784.00	\$ 5,784.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$ 603.00	\$ 603.00	100%	\$ 603.00	\$ 603.00	\$ -
Total Original Contract				\$ 1,187,765.00		\$ 776,366.40	\$ 776,366.40	\$ -
CHANGE ORDERS								
Owner Approved Change Order 1								
RCO #6 - Plan changes 2.218 add 18" and 36" RCP								
Superintendent	1	LS	\$ 1,500.00	\$ 1,500.00	100%	\$ 1,500.00	\$ 1,500.00	\$ -
Surveyor	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
36" Class III RCP (10'-12")	200	LF	\$ 79.50	\$ 15,900.00	100%	\$ 15,900.00	\$ 15,900.00	\$ -
36" Class III RCP (12'-14")	384	LF	\$ 81.50	\$ 31,296.00	100%	\$ 31,296.00	\$ 31,296.00	\$ -
48" Class III RCP (12'-14")	24	LF	\$ 169.50	\$ 4,068.00	100%	\$ 4,068.00	\$ 4,068.00	\$ -
Type P-4 Curb Inlet	1	EA	\$ 7,250.00	\$ 7,250.00	100%	\$ 7,250.00	\$ 7,250.00	\$ -
Type J Manhole, USF 170E R/C	3	EA	\$ 5,525.00	\$ 16,575.00	100%	\$ 16,575.00	\$ 16,575.00	\$ -
18" Class III RCP (0'-6")	-32	LF	\$ 34.00	\$ (1,088.00)	100%	\$ (1,088.00)	\$ (1,088.00)	\$ -
Owner Approved Change Order 2								
RCO - #2 Clean Up Tires & Trash								
Hauling, Dump, & Environmental Fees	4	LS	\$ 960.00	\$ 960.00	0%	\$ -	\$ -	\$ -
Loader	4	HRS	\$ 76.82	\$ 307.28	0%	\$ -	\$ -	\$ -
Loader Operator	4	HRS	\$ 21.44	\$ 85.76	0%	\$ -	\$ -	\$ -
Labor	4	HRS	\$ 17.42	\$ 69.68	0%	\$ -	\$ -	\$ -
RCO #3 Remove & Replace Silt Fence								
Remove Silt Fence	4985	LF	\$ 0.40	\$ 1,994.00	100%	\$ 1,994.00	\$ 1,994.00	\$ -
Replace Silt Fence	4985	LF	\$ 1.00	\$ 4,985.00	100%	\$ 4,985.00	\$ 4,985.00	\$ -
RCO #4 - Hydrant Extension								
Materials for hydrant extension	1	LS	\$ 1,480.00	\$ 1,480.00	100%	\$ 1,480.00	\$ 1,480.00	\$ -
Pipe Foreman	4	HRS	\$ 38.53	\$ 154.12	100%	\$ 154.12	\$ 154.12	\$ -
Ford F-250	4	HRS	\$ 26.72	\$ 106.88	100%	\$ 106.88	\$ 106.88	\$ -
Labor (2)	8	HRS	\$ 17.42	\$ 139.36	100%	\$ 139.36	\$ 139.36	\$ -
RCO #5 - Temporary Cart Path Based on Sheet CD-101								
CAT D6R Dozer	4	HRS	\$ 108.59	\$ 434.36	100%	\$ 434.36	\$ 434.36	\$ -
Dozer Operator	4	HRS	\$ 30.28	\$ 121.12	100%	\$ 121.12	\$ 121.12	\$ -
30 Ton End Dump (2 EA)	8	HRS	\$ 119.45	\$ 955.60	100%	\$ 955.60	\$ 955.60	\$ -
End Dump Driver	8	HRS	\$ 35.63	\$ 285.04	100%	\$ 285.04	\$ 285.04	\$ -
CAT 430 Backhoe 4x4	4	HRS	\$ 25.85	\$ 103.40	100%	\$ 103.40	\$ 103.40	\$ -
Backhoe Operator	4	HRS	\$ 22.11	\$ 88.44	100%	\$ 88.44	\$ 88.44	\$ -

Stoneybrook South at ChampionsGate CDD

Laborer (2 EA)	16	HRS	\$ 17.42	\$ 278.72	100%	\$ 278.72	\$ 278.72	\$ -
Owner Approved Change Order 3								
RCO #7 - Remob Earthwork Equipment								
Superintendent	4	LS	\$ 600.00	\$ 600.00	0%	\$ -	\$ -	\$ -
Surveyor	4	LS	\$ 1,000.00	\$ 1,000.00	0%	\$ -	\$ -	\$ -
Remob of Earthwork Equipment	4	LS	\$ 5,000.00	\$ 5,000.00	0%	\$ -	\$ -	\$ -
Total Change Orders				\$ 95,649.76		\$ 87,627.04	\$ 87,627.04	\$ -
Total Contract (including retainage)				\$ 1,283,414.76		\$ 863,993.44	\$ 863,993.44	\$ -

Stoneybrook South at ChampionsGate CDD

Jon M Hall - Ph 1 Infrastructure
Contract #34209270
SBS at ChampionsGate North Parcel -
Phase 1 Infrastructure

Pay App 10 Revised

Description	Contract Amount				Reimbursement #1			
	Qty	Unit	Price	Amount	% CDD Reimburse	Amount Reimbursable	Pay App #10 Rev	Balance
Excavation								
Mobilization	1	LS	\$ 86,500.72	\$ 86,500.72	100%	\$ 86,500.72	\$ 86,500.72	\$ -
Demolition Sawcut Asphalt	73	LF	\$ 5.75	\$ 419.75	100%	\$ 419.75	\$ 419.75	\$ -
12" Stabilized Construction Road	5,400	SY	\$ 5.00	\$ 27,000.00	100%	\$ 27,000.00	\$ 27,000.00	\$ -
Temporary Construction Entrance	1	EA	\$ 9,050.00	\$ 9,050.00	100%	\$ 9,050.00	\$ 9,050.00	\$ -
Retaining Wall								
Modular Block Retaining Wall (may not be needed)	4,163	Sf	\$ 26.50	\$ 110,064.50	0%	\$ -	\$ -	\$ -
Wall A-6	595	LF	\$ 50.60	\$ 30,047.50	0%	\$ -	\$ -	\$ -
Grading								
Final Grading (Green/open areas, lots, pads, ROW)	88,035	SY	\$ 0.65	\$ 57,222.88	20%	\$ 11,444.58	\$ 11,444.58	\$ -
Erosion Control								
Silt Fence, double row (around Pond PN-8)	2,740	LF	\$ 2.00	\$ 5,480.00	100%	\$ 5,480.00	\$ 5,480.00	\$ -
NPDES Compliance (include silt fencing maint. Adj. to wetlands)	1	LS	\$ 6,810.00	\$ 6,810.00	100%	\$ 6,810.00	\$ 6,810.00	\$ -
Inlet Protection	3	EA	\$ 96.50	\$ 289.50	100%	\$ 289.50	\$ 289.50	\$ -
Sod, Right Of Way - Bahia	8,200	SY	\$ 2.55	\$ 20,910.00	100%	\$ 20,910.00	\$ 20,910.00	\$ -
Gortilia Snot lots - ONE TIME	85,060	SY	\$ 0.36	\$ 30,621.60	0%	\$ -	\$ -	\$ -
ROADS AND PAVING - ONSITE								
Paving								
Maintenance Of Traffic	1	LS	\$ 9,730.00	\$ 9,730.00	100%	\$ 9,730.00	\$ 9,730.00	\$ -
1.5" Asphalt, Type SP 9.5 - single lift (Both page Dr)	2,225	SY	\$ 10.50	\$ 23,362.50	0%	\$ -	\$ -	\$ -
7.5" Asphalt, Type SP 9.5 - first lift	11,540	SY	\$ 5.50	\$ 63,470.00	0%	\$ -	\$ -	\$ -
7.5" Asphalt, Type SP 9.5 - second lift	11,540	SY	\$ 5.50	\$ 63,470.00	0%	\$ -	\$ -	\$ -
6" FDOT Limerock (T-160)	13,810	SY	\$ 10.60	\$ 145,996.00	0%	\$ -	\$ -	\$ -
9" Stabilized Subgrade (LBR 40)	16,050	SY	\$ 4.30	\$ 69,015.00	100%	\$ 69,015.00	\$ 69,015.00	\$ -
Miami Curb	6,000	LF	\$ 10.00	\$ 60,000.00	100%	\$ 60,000.00	\$ 60,000.00	\$ -
Type "D" Curb	1,920	LF	\$ 9.95	\$ 19,104.00	100%	\$ 19,104.00	\$ 19,104.00	\$ -
Concrete Sidewalk with thickened edge (7' width)	188	LF	\$ 39.00	\$ 7,332.00	0%	\$ -	\$ -	\$ -
Concrete Sidewalk (Unreinforced) (5' width)	1,085	LF	\$ 20.50	\$ 22,242.50	0%	\$ -	\$ -	\$ -
Handicap Ramp w/ Truncated Domes	6	EA	\$ 723.00	\$ 4,338.00	0%	\$ -	\$ -	\$ -
Striping and Signs								
R2-1 Speed Limit Sign	4	EA	\$ 232.00	\$ 928.00	0%	\$ -	\$ -	\$ -
OM4-1 Temporary End of Road Sign	12	EA	\$ 170.00	\$ 2,040.00	0%	\$ -	\$ -	\$ -
RO4-07 Keep Right Sign	1	EA	\$ 250.00	\$ 250.00	0%	\$ -	\$ -	\$ -
D3-1, R1-1 Stop Sign and Intersection Sign	5	EA	\$ 2,800.00	\$ 13,450.00	0%	\$ -	\$ -	\$ -
W1-11, W18-7P Cart Path Ahead Sign	1	EA	\$ 392.00	\$ 392.00	0%	\$ -	\$ -	\$ -
Standard Parking Space	206	EA	\$ 7.95	\$ 1,637.70	0%	\$ -	\$ -	\$ -
Handicap Parking Space (including sign)	16	EA	\$ 250.00	\$ 4,000.00	0%	\$ -	\$ -	\$ -
6" White Stripe 4' 4" Skip Thermoplastic	143	LF	\$ 1.20	\$ 171.60	0%	\$ -	\$ -	\$ -
6" Yellow Stripe Skip Thermoplastic	287	LF	\$ 1.45	\$ 416.15	0%	\$ -	\$ -	\$ -
6" Double Yellow Stripe Thermoplastic	197	LF	\$ 1.45	\$ 285.65	0%	\$ -	\$ -	\$ -
6" Single Yellow Stripe Thermoplastic (HC access aisles)	633	LF	\$ 1.45	\$ 774.45	0%	\$ -	\$ -	\$ -
12" Single White Stripe Thermoplastic	89	LF	\$ 1.20	\$ 106.80	0%	\$ -	\$ -	\$ -
12" White Stripe SEM Thermoplastic	135	LF	\$ 3.10	\$ 418.50	0%	\$ -	\$ -	\$ -
24" Stop Bar Thermoplastic	76	LF	\$ 9.95	\$ 756.20	0%	\$ -	\$ -	\$ -
Turn Lane Arrow	2	EA	\$ 112.00	\$ 224.00	0%	\$ -	\$ -	\$ -
DRAINAGE STORM								
Pipe								
Connect to Existing	6	EA	\$ 1,220.00	\$ 7,320.00	100%	\$ 7,320.00	\$ 7,320.00	\$ -
18" CLASS III RCP (0'-6")	555	LF	\$ 33.50	\$ 18,592.50	100%	\$ 18,592.50	\$ 18,592.50	\$ -
18" CLASS III RCP (6'-8")	100	LF	\$ 34.50	\$ 3,450.00	100%	\$ 3,450.00	\$ 3,450.00	\$ -
18" CLASS III RCP (10'-12")	260	LF	\$ 37.50	\$ 9,750.00	100%	\$ 9,750.00	\$ 9,750.00	\$ -
24" CLASS III RCP (0'-6")	81	LF	\$ 43.50	\$ 3,523.50	100%	\$ 3,523.50	\$ 3,523.50	\$ -
24" CLASS III RCP (6'-8")	723	LF	\$ 44.50	\$ 32,173.50	100%	\$ 32,173.50	\$ 32,173.50	\$ -
24" CLASS III RCP (10'-12")	166	LF	\$ 47.50	\$ 7,885.00	100%	\$ 7,885.00	\$ 7,885.00	\$ -
36" CLASS III RCP (6'-8")	112	LF	\$ 76.00	\$ 8,512.00	100%	\$ 8,512.00	\$ 8,512.00	\$ -
36" CLASS III RCP (8'-10")	437	LF	\$ 79.50	\$ 34,741.50	100%	\$ 34,741.50	\$ 34,741.50	\$ -
36" CLASS III RCP (10'-12")	203	LF	\$ 79.50	\$ 16,138.50	100%	\$ 16,138.50	\$ 16,138.50	\$ -
36" CLASS III RCP (12'-14")	420	LF	\$ 81.50	\$ 34,230.00	100%	\$ 34,230.00	\$ 34,230.00	\$ -
36" CLASS III RCP (14'-16")	264	LF	\$ 84.00	\$ 22,176.00	100%	\$ 22,176.00	\$ 22,176.00	\$ -
Storm Sewer Inspection	3,486	LF	\$ 3.60	\$ 12,549.60	100%	\$ 12,549.60	\$ 12,549.60	\$ -
8" HDPE (yard drains)	1,320	LF	\$ 13.00	\$ 17,160.00	0%	\$ -	\$ -	\$ -
Drainage Structures								
Storm Manhole (0/6)	1	EA	\$ 2,880.00	\$ 2,880.00	100%	\$ 2,880.00	\$ 2,880.00	\$ -
Storm Manhole (6/6)	3	EA	\$ 3,060.00	\$ 9,180.00	100%	\$ 9,180.00	\$ 9,180.00	\$ -
Storm Manhole (10/12)	3	EA	\$ 3,250.00	\$ 9,750.00	100%	\$ 9,750.00	\$ 9,750.00	\$ -
Storm Manhole (12/14)	1	EA	\$ 3,430.00	\$ 3,430.00	100%	\$ 3,430.00	\$ 3,430.00	\$ -
Storm Manhole (14/16)	2	EA	\$ 3,620.00	\$ 7,240.00	100%	\$ 7,240.00	\$ 7,240.00	\$ -
Type "D" Inlet	1	EA	\$ 2,470.00	\$ 2,470.00	100%	\$ 2,470.00	\$ 2,470.00	\$ -

Stoneybrook South at ChampionsGate CDD

Type 'V' Gutter Inlet- Double Grate Top (0/6)	8	EA	\$ 3,330.00	\$ 26,640.00	100%	\$ 26,640.00	\$ 26,640.00	\$ -
Type 'V' Gutter Inlet - Double Grate Top (6/8)	5	EA	\$ 3,510.00	\$ 17,550.00	100%	\$ 17,550.00	\$ 17,550.00	\$ -
Type 'V' Gutter Inlet - Double Grate Top (10/12)	1	EA	\$ 3,700.00	\$ 3,700.00	100%	\$ 3,700.00	\$ 3,700.00	\$ -
P3 Curb Inlet (6/8)	2	EA	\$ 4,010.00	\$ 8,020.00	100%	\$ 8,020.00	\$ 8,020.00	\$ -
P3 Curb Inlet (8/10)	1	EA	\$ 4,200.00	\$ 4,200.00	100%	\$ 4,200.00	\$ 4,200.00	\$ -
P4 Curb Inlet (0/6)	5	EA	\$ 4,570.00	\$ 22,850.00	100%	\$ 22,850.00	\$ 22,850.00	\$ -
P4 Curb Inlet (6/8)	1	EA	\$ 4,750.00	\$ 4,750.00	100%	\$ 4,750.00	\$ 4,750.00	\$ -
P4 Curb Inlet (8/10)	2	EA	\$ 4,940.00	\$ 9,880.00	100%	\$ 9,880.00	\$ 9,880.00	\$ -
P4 Curb Inlet (10/12)	3	EA	\$ 5,120.00	\$ 15,360.00	100%	\$ 15,360.00	\$ 15,360.00	\$ -
Yard drains, 12"	8	EA	\$ 661.00	\$ 5,288.00	0%	\$ -	\$ -	\$ -
Junction Boxes (yard drains), 12"	5	EA	\$ 661.00	\$ 3,305.00	0%	\$ -	\$ -	\$ -
P-4 Partial	3	EA	\$ 1,780.00	\$ 5,340.00	100%	\$ 5,340.00	\$ 5,340.00	\$ -
Storm Drain Fittings	1	LSLF	\$ 2,300.00	\$ 2,300.00	100%	\$ 2,300.00	\$ 2,300.00	\$ -
Water Distribution								
8" PVC Water Main	650	LF	\$ 17.50	\$ 11,375.00	100%	\$ 11,375.00	\$ 11,375.00	\$ -
10" PVC Water Main	218	LF	\$ 26.00	\$ 5,668.00	100%	\$ 5,668.00	\$ 5,668.00	\$ -
12" PVC Water Main	2,484	LF	\$ 34.50	\$ 86,043.00	100%	\$ 86,043.00	\$ 86,043.00	\$ -
12" Gate Valves	10	EA	\$ 3,300.00	\$ 33,000.00	100%	\$ 33,000.00	\$ 33,000.00	\$ -
10" Gate Valves	2	EA	\$ 2,730.00	\$ 5,460.00	100%	\$ 5,460.00	\$ 5,460.00	\$ -
8" Gate Valves	4	EA	\$ 1,700.00	\$ 6,800.00	100%	\$ 6,800.00	\$ 6,800.00	\$ -
12" TEE	3	EA	\$ 443.00	\$ 1,329.00	100%	\$ 1,329.00	\$ 1,329.00	\$ -
12x10" Reducer	1	EA	\$ 399.00	\$ 399.00	100%	\$ 399.00	\$ 399.00	\$ -
12x8" Reducer	2	EA	\$ 366.00	\$ 772.00	100%	\$ 772.00	\$ 772.00	\$ -
Permanent Automatic Flushing Device	1	EA	\$ 4,600.00	\$ 4,600.00	100%	\$ 4,600.00	\$ 4,600.00	\$ -
Temporary Automatic Flushing Device	4	EA	\$ 4,600.00	\$ 18,400.00	100%	\$ 18,400.00	\$ 18,400.00	\$ -
Fire Hydrant Assembly w/ 6" Gate Valve	5	EA	\$ 3,790.00	\$ 18,950.00	100%	\$ 18,950.00	\$ 18,950.00	\$ -
Connect to Existing	2	EA	\$ 664.00	\$ 1,328.00	100%	\$ 1,328.00	\$ 1,328.00	\$ -
Single Service Assembly	11	EA	\$ 459.00	\$ 5,049.00	100%	\$ 5,049.00	\$ 5,049.00	\$ -
Double Service Assembly	66	EA	\$ 729.00	\$ 48,114.00	100%	\$ 48,114.00	\$ 48,114.00	\$ -
Misc. Fittings	1	LS	\$ 25,200.00	\$ 25,200.00	100%	\$ 25,200.00	\$ 25,200.00	\$ -
Pressure Testing & Pigging	3,362	LF	\$ 2.15	\$ 7,228.30	100%	\$ 7,228.30	\$ 7,228.30	\$ -
3" Sleeves (Water Services - TWA 2018 Specs)	1,680	LF	\$ 6.25	\$ 10,500.00	100%	\$ 10,500.00	\$ 10,500.00	\$ -
Testing - Service Laterals Per 2018 TWA Spec	1	LS	\$ 13,400.00	\$ 13,400.00	100%	\$ 13,400.00	\$ 13,400.00	\$ -
Dewater Storm	1	LS	\$ 10,500.00	\$ 10,500.00	100%	\$ 10,500.00	\$ 10,500.00	\$ -
6" PVC Watermain	40	EA	\$ 13.50	\$ 540.00	100%	\$ 540.00	\$ 540.00	\$ -
Temp Jumper	2	EA	\$ 1,610.00	\$ 3,220.00	100%	\$ 3,220.00	\$ 3,220.00	\$ -
Sample Point	7	EA	\$ 128.00	\$ 896.00	100%	\$ 896.00	\$ 896.00	\$ -
Reuse Water Distribution								
6" PVC Reuse Water Main	590	LF	\$ 13.50	\$ 7,965.00	0%	\$ -	\$ -	\$ -
12" PVC Reuse Water Main	2,642	LF	\$ 35.00	\$ 92,470.00	0%	\$ -	\$ -	\$ -
6" Gate Valves	3	EA	\$ 1,240.00	\$ 3,720.00	0%	\$ -	\$ -	\$ -
12" Gate Valves	9	EA	\$ 2,900.00	\$ 26,100.00	0%	\$ -	\$ -	\$ -
12" TEE	2	EA	\$ 428.00	\$ 856.00	0%	\$ -	\$ -	\$ -
12" x 6" Reducer	2	EA	\$ 383.00	\$ 766.00	0%	\$ -	\$ -	\$ -
2" Blow-Off	4	EA	\$ 727.00	\$ 2,908.00	0%	\$ -	\$ -	\$ -
Connect to Existing	2	EA	\$ 664.00	\$ 1,328.00	0%	\$ -	\$ -	\$ -
Misc. Fittings	1	LS	\$ 20,000.00	\$ 20,000.00	0%	\$ -	\$ -	\$ -
Single Service Assembly	1	EA	\$ 651.00	\$ 651.00	0%	\$ -	\$ -	\$ -
Double Service Assembly	25	EA	\$ 720.00	\$ 18,225.00	0%	\$ -	\$ -	\$ -
Pressure Testing & Pigging	3,152	LF	\$ 1.50	\$ 4,728.00	0%	\$ -	\$ -	\$ -
4" PVC Reclaim Watermain	20	LF	\$ 10.50	\$ 210.00	0%	\$ -	\$ -	\$ -
4" Gate Valve	1	EA	\$ 1,010.00	\$ 1,010.00	0%	\$ -	\$ -	\$ -
2" Reclaim Service	4	EA	\$ 1,370.00	\$ 5,480.00	0%	\$ -	\$ -	\$ -
4" Meter Assy	4	EA	\$ 8,750.00	\$ 35,000.00	0%	\$ -	\$ -	\$ -
Sanitary Sewer								
8" PVC Pipe DR18 (26/28)	552	LF	\$ 119.00	\$ 65,688.00	100%	\$ 65,688.00	\$ 65,688.00	\$ -
8" PVC Pipe SDR26 (12/14)	216	LF	\$ 28.50	\$ 6,156.00	100%	\$ 6,156.00	\$ 6,156.00	\$ -
8" PVC Pipe SDR26 (14/16)	348	LF	\$ 32.50	\$ 11,310.00	100%	\$ 11,310.00	\$ 11,310.00	\$ -
8" PVC Pipe SDR35 (6/8)	396	LF	\$ 18.00	\$ 7,128.00	100%	\$ 7,128.00	\$ 7,128.00	\$ -
8" PVC Pipe SDR35 (8/10)	1,051	LF	\$ 18.50	\$ 19,443.50	100%	\$ 19,443.50	\$ 19,443.50	\$ -
8" PVC Pipe SDR35 (10/12)	594	LF	\$ 22.50	\$ 13,365.00	100%	\$ 13,365.00	\$ 13,365.00	\$ -
4' SS Manhole (0/6)	1	EA	\$ 4,400.00	\$ 4,400.00	100%	\$ 4,400.00	\$ 4,400.00	\$ -
4' SS Manhole (8/10)	8	EA	\$ 5,770.00	\$ 46,160.00	100%	\$ 46,160.00	\$ 46,160.00	\$ -
4' SS Manhole (10/12)	3	EA	\$ 6,460.00	\$ 19,380.00	100%	\$ 19,380.00	\$ 19,380.00	\$ -
5' SS Manhole (10/12)	3	EA	\$ 7,780.00	\$ 23,340.00	100%	\$ 23,340.00	\$ 23,340.00	\$ -
5' SS Manhole (12/14)	1	EA	\$ 7,780.00	\$ 7,780.00	100%	\$ 7,780.00	\$ 7,780.00	\$ -
6' SS Manhole (14/16)	1	EA	\$ 10,200.00	\$ 10,200.00	100%	\$ 10,200.00	\$ 10,200.00	\$ -
6' SS Manhole (26/28)	1	EA	\$ 18,200.00	\$ 18,200.00	100%	\$ 18,200.00	\$ 18,200.00	\$ -
6' Lined SS Manhole (26/28)	1	EA	\$ 32,000.00	\$ 32,000.00	100%	\$ 32,000.00	\$ 32,000.00	\$ -
Misc. 8" Fittings	1	LS	\$ 1,380.00	\$ 1,380.00	100%	\$ 1,380.00	\$ 1,380.00	\$ -
Dewater Sanitary	1	LS	\$ 18,500.00	\$ 18,500.00	100%	\$ 18,500.00	\$ 18,500.00	\$ -
8" PVC Gravity Sewer Main (16-18")	301	LF	\$ 32.50	\$ 9,782.50	100%	\$ 9,782.50	\$ 9,782.50	\$ -
Single Service Connection	7	EA	\$ 773.00	\$ 5,411.00	100%	\$ 5,411.00	\$ 5,411.00	\$ -
Double Service Connection	69	EA	\$ 1,100.00	\$ 75,900.00	100%	\$ 75,900.00	\$ 75,900.00	\$ -
Connect to Existing	2	EA	\$ 1,290.00	\$ 2,580.00	100%	\$ 2,580.00	\$ 2,580.00	\$ -
Testing	3,458	LF	\$ 3.90	\$ 13,486.20	100%	\$ 13,486.20	\$ 13,486.20	\$ -
SLEEVE AND CROSSINGS								
Furnish & Install Irrigation Conduit (schd 40 PVC)								
2" PVC No-Marker-Balls or Caps	4	LF	\$ 5.25	\$ 21.00	0%	\$ -	\$ -	\$ -

Stoneybrook South at ChampionsGate CDD

4" PVC - No Marker Balls or Caps	1	LF	\$ 6.85	\$ 6.85	0%	\$ -	\$ -	\$ -
6" PVC - No Marker Balls or Caps	1	LF	\$ 8.80	\$ 8.80	0%	\$ -	\$ -	\$ -
Landscape & Irrigation								
Sod (erosion control along wetlands and golf course)	2,976	SY	\$ 2.55	\$ 7,586.25	0%	\$ -	\$ -	\$ -
Surveying								
Construction Staking	1	LS	\$ 23,800.00	\$ 23,800.00	100%	\$ 23,800.00	\$ 23,800.00	\$ -
Asbuilt Drawings	1	LS	\$ 11,500.00	\$ 11,500.00	80%	\$ 9,200.00	\$ 9,200.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$ 603.00	\$ 603.00	100%	\$ 603.00	\$ 603.00	\$ -
Total Original Contract				\$ 2,255,130.70		\$ 1,456,300.15	\$ 1,456,300.15	\$ -
Change Order #001								
RCO #4 - Sleeves for Road Crossings								
Surveyor	1	LS	\$ 1,000.00	\$ 1,000.00	0%	\$ -	\$ -	\$ -
2" PVC	2,260	LF	\$ 5.25	\$ 11,865.00	0%	\$ -	\$ -	\$ -
4" PVC	1,280	LF	\$ 6.85	\$ 8,768.00	0%	\$ -	\$ -	\$ -
6" PVC	60	LF	\$ 8.80	\$ 528.00	0%	\$ -	\$ -	\$ -
Change Order #002								
RCO #1 - Plan Changes								
Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Single Service Connection	4	EA	\$ 773.00	\$ 3,092.00	100%	\$ 3,092.00	\$ 3,092.00	\$ -
Double Service Connection	14	EA	\$ 1,100.00	\$ 15,400.00	100%	\$ 15,400.00	\$ 15,400.00	\$ -
Testing for Service Laterals	18	EA	\$ 75.00	\$ 1,350.00	100%	\$ 1,350.00	\$ 1,350.00	\$ -
RCO #2 - Field Direction								
Surveyor	1	LS	\$ 1,000.00	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Dewater Sanitary	1	LS	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00	\$ 5,000.00	\$ -
8" Sanitary Sewer (16'-18')	300	LF	\$ 32.50	\$ 9,750.00	100%	\$ 9,750.00	\$ 9,750.00	\$ -
Double Service Connection	8	EA	\$ 1,100.00	\$ 8,800.00	100%	\$ 8,800.00	\$ 8,800.00	\$ -
Labor & Equipment for Setting	1	EA	\$ 4,665.00	\$ 4,665.00	100%	\$ 4,665.00	\$ 4,665.00	\$ -
Testing for 8" Sanitary Sewer	300	LF	\$ 3.90	\$ 1,170.00	100%	\$ 1,170.00	\$ 1,170.00	\$ -
Testing for Service Laterals	8	EA	\$ 75.00	\$ 600.00	100%	\$ 600.00	\$ 600.00	\$ -
RCO #7 - Temporary Cart Path								
Concrete Fines Delivered To	88	Ton	\$ 16.00	\$ 1,408.00	100%	\$ 1,408.00	\$ 1,408.00	\$ -
Orange Safety Fence	1,740	LF	\$ 2.05	\$ 3,567.00	100%	\$ 3,567.00	\$ 3,567.00	\$ -
Labor & Equipment	1	LS	\$ 5,766.00	\$ 5,766.00	100%	\$ 5,766.00	\$ 5,766.00	\$ -
RCO #5 - Delete Custom Signs								
Delete Custom Stop/Street Sign Combo	(6)	EA	\$ 2,690.00	\$ (13,450.00)	0%	\$ -	\$ -	\$ -
Regular FDOT/County Stop/Street Sign Combo	5	EA	\$ 631.00	\$ 3,155.00	0%	\$ -	\$ -	\$ -
RCO #9 - Delete Gorilla Snot								
Delete Gorilla Snot	-86060	SY	\$ 0.36	\$ (30,821.60)	0%	\$ -	\$ -	\$ -
RCO#3 - EOR Comments								
Surveyor	1	LS	\$ 1,000.00	\$ -	100%	\$ -	\$ -	\$ -
12" Bell Restraints	20	EA	\$ 121.00	\$ -	100%	\$ -	\$ -	\$ -
12" 22.5 Degree Bend	10	EA	\$ 450.00	\$ -	100%	\$ -	\$ -	\$ -
12" Pipe-to-Pipe Restraints	30	EA	\$ 155.00	\$ -	100%	\$ -	\$ -	\$ -
Subtotal Change Orders				\$ 43,812.40		\$ 62,568.00	\$ 62,568.00	\$ -
Total Contract				\$ 2,298,943.10		\$ 1,518,868.15	\$ 1,518,868.15	\$ -
10% Retainage				\$ 229,894.31		66.1%		\$ 151,886.81

Stonybrook South at ChampionsGate CDD

Jon M Hall

Contract #36757089

SBS at ChampionsGate North Parcel Ph 3 & 7

Earthwork, GCs, Sanitary

Pay App #6

Description	Contract Amount				Reimbursement #1		Pay App #6 Completed to Date	Balance
	Qty	Unit	Price	Amount	% CDD Reimburse	Amount Reimbursable		
Excavation								
Mobilization	1	LS	\$ 106,515.34	\$ 106,515.34	100%	\$ 106,515.34	\$ 106,515.34	\$ -
Cut/fill onsite	30,060	CY	\$ 3.00	\$ 90,180.00	15%	\$ 13,527.00	\$ 13,527.00	\$ -
Demo Exist Asphalt Pavement	275	SY	\$ 4.60	\$ 1,265.00	100%	\$ 1,265.00	\$ -	\$ 1,265.00
Remove Existing Storm Structure	1	EA	\$ 550.00	\$ 550.00	100%	\$ 550.00	\$ 550.00	\$ -
Remove Existing Storm Pipe	20	LF	\$ 14.30	\$ 286.00	100%	\$ 286.00	\$ 286.00	\$ -
Remove Existing Curb (LF)	330	LF	\$ 4.30	\$ 1,419.00	100%	\$ 1,419.00	\$ 129.00	\$ 1,290.00
Remove Existing Sidewalk (SY)	82	SY	\$ 14.15	\$ 1,160.30	100%	\$ 1,160.30	\$ 311.30	\$ 849.00
Sawcut Asphalt	280	LF	\$ 6.00	\$ 1,680.00	100%	\$ 1,680.00	\$ -	\$ 1,680.00
Temporary Construction Entrance	1	EA	\$ 9,010.00	\$ 9,010.00	100%	\$ 9,010.00	\$ 9,010.00	\$ -
Total Excavation				\$ 212,065.64		\$ 135,412.64	\$ 130,328.64	\$ 5,084.00
Grading								
Final Grading (Green/open areas, lots, pads, ROW)	208,000	SY	\$ 0.55	\$ 114,400.00	15%	\$ 17,160.00	\$ 17,160.00	\$ -
Total Grading				\$ 114,400.00		\$ 17,160.00	\$ 17,160.00	\$ -
Erosion Control								
Silt Fence	405	LF	\$ 1.20	\$ 486.00	100%	\$ 486.00	\$ 486.00	\$ -
NPDES Compliance (include silt fencing maint. Adj. to wetlands)	1	LS	\$ 7,010.00	\$ 7,010.00	100%	\$ 7,010.00	\$ 5,257.50	\$ 1,752.50
Inlet Protection	5	EA	\$ 96.50	\$ 482.50	100%	\$ 482.50	\$ 482.50	\$ -
Total Erosion Control				\$ 7,978.50		\$ 7,978.50	\$ 6,226.00	\$ 1,752.50
Sanitary Sewer								
Dewater Sanitary	1	LS	\$ 32,000.00	\$ 32,000.00	100%	\$ 32,000.00	\$ 32,000.00	\$ -
8" PVC Pipe DR18 (24/26)	344	LF	\$ 95.75	\$ 32,938.00	100%	\$ 32,938.00	\$ 32,938.00	\$ -
8" PVC Pipe DR18 (22/24)	197	LF	\$ 63.50	\$ 12,509.50	100%	\$ 12,509.50	\$ 12,509.50	\$ -
8" PVC Pipe DR18 (20/22)	438	LF	\$ 54.50	\$ 23,871.00	100%	\$ 23,871.00	\$ 23,871.00	\$ -
8" PVC Pipe SDR26 (18/20)	476	LF	\$ 47.00	\$ 22,372.00	100%	\$ 22,372.00	\$ 22,372.00	\$ -
8" PVC Pipe SDR26 (14/16)	1,291	LF	\$ 32.50	\$ 41,957.50	100%	\$ 41,957.50	\$ 41,957.50	\$ -
8" PVC Pipe SDR26 (16/18)	965	LF	\$ 39.50	\$ 38,117.50	100%	\$ 38,117.50	\$ 38,117.50	\$ -
8" PVC Pipe SDR35 (8/10)	657	LF	\$ 20.00	\$ 13,140.00	100%	\$ 13,140.00	\$ 13,140.00	\$ -
8" PVC Pipe SDR35 (10/12)	730	LF	\$ 22.50	\$ 16,425.00	100%	\$ 16,425.00	\$ 16,425.00	\$ -
8" PVC Pipe SDR35 (12/14)	1,239	LF	\$ 27.50	\$ 34,072.50	100%	\$ 34,072.50	\$ 34,072.50	\$ -
4" SS Manhole (8/10)	4	EA	\$ 5,950.00	\$ 23,800.00	100%	\$ 23,800.00	\$ 23,800.00	\$ -
4" SS Manhole (10/12)	6	EA	\$ 6,860.00	\$ 41,160.00	100%	\$ 41,160.00	\$ 41,160.00	\$ -
5" SS Manhole (12/14)	7	EA	\$ 8,010.00	\$ 56,070.00	100%	\$ 56,070.00	\$ 56,070.00	\$ -
5" SS Manhole (14/16)	5	EA	\$ 9,820.00	\$ 49,100.00	100%	\$ 49,100.00	\$ 49,100.00	\$ -
5" SS Manhole (16/18)	4	EA	\$ 10,900.00	\$ 43,600.00	100%	\$ 43,600.00	\$ 43,600.00	\$ -
6" SS Manhole (18/20)	4	EA	\$ 12,800.00	\$ 51,200.00	100%	\$ 51,200.00	\$ 51,200.00	\$ -
6" SS Manhole (20/22)	1	EA	\$ 17,500.00	\$ 17,500.00	100%	\$ 17,500.00	\$ 17,500.00	\$ -
6" SS Manhole (22/24)	1	EA	\$ 18,900.00	\$ 18,900.00	100%	\$ 18,900.00	\$ 18,900.00	\$ -
6" SS Manhole (24/26)	1	EA	\$ 19,400.00	\$ 19,400.00	100%	\$ 19,400.00	\$ 19,400.00	\$ -
Single Service Connection	103	EA	\$ 856.00	\$ 88,168.00	100%	\$ 88,168.00	\$ 79,608.00	\$ 8,560.00
Double Service Connection	70	EA	\$ 1,220.00	\$ 85,400.00	100%	\$ 85,400.00	\$ 75,640.00	\$ 9,760.00
Connect to Existing	3	EA	\$ 1,290.00	\$ 3,870.00	100%	\$ 3,870.00	\$ 3,870.00	\$ -
Testing	6,340	LF	\$ 4.85	\$ 30,749.00	100%	\$ 30,749.00	\$ 9,700.00	\$ 21,049.00
Testing - Service Laterals Per 2018 TWA Spec	1	LS	\$ 12,000.00	\$ 12,000.00	100%	\$ 12,000.00	\$ -	\$ 12,000.00
Total Sanitary Sewer				\$ 808,320.00		\$ 808,320.00	\$ 756,951.00	\$ 51,369.00
Sodding								
Sodding - 2' back of curb	3,600	SY	\$ 3.00	\$ 10,800.00	100%	\$ 10,800.00	\$ -	\$ 10,800.00
Sod Right Of Way, Bahia	10,000	SY	\$ 2.70	\$ 27,000.00	100%	\$ 27,000.00	\$ -	\$ 27,000.00
Re-Sod Pond Slopes	4,000	SY	\$ 2.70	\$ 10,800.00	100%	\$ 10,800.00	\$ -	\$ 10,800.00
Total Sodding				\$ 48,600.00		\$ 48,600.00	\$ -	\$ 48,600.00
Surveying								
Construction Staking	1	LS	\$ 41,300.00	\$ 41,300.00	100%	\$ 41,300.00	\$ 33,040.00	\$ 8,260.00
Asbuilt Drawings	1	LS	\$ 18,100.00	\$ 18,100.00	80%	\$ 14,480.00	\$ 9,050.00	\$ 5,430.00
Verify survey monuments (letter from surveyor)	1	LS	\$ 602.00	\$ 602.00	100%	\$ 602.00	\$ 602.00	\$ -
Total Surveying				\$ 60,002.00		\$ 56,382.00	\$ 42,692.00	\$ 13,690.00
Total Original Contract				\$ 1,251,366.14		\$ 1,073,853.14	\$ 953,357.64	\$ 120,495.50
CHANGE ORDER #001								
Drainage Storm - #001								
Pipe								
Dewater Storm	1	LS	\$ 29,500.00	\$ 29,500.00	100%	\$ 29,500.00	\$ 29,500.00	\$ -
Connect to Existing Pond	4	EA	\$ 11,200.00	\$ 44,800.00	100%	\$ 44,800.00	\$ 44,800.00	\$ -
Connect to Existing Structure	1	EA	\$ 1,900.00	\$ 1,900.00	100%	\$ 1,900.00	\$ 1,900.00	\$ -
15" RCP	218	LF	\$ 27.50	\$ 5,995.00	100%	\$ 5,995.00	\$ 5,995.00	\$ -
18" Class III RCP (0'-6")	1,549	LF	\$ 33.50	\$ 51,891.50	100%	\$ 51,891.50	\$ 51,891.50	\$ -
18" Class III RCP (6'-8")	385	LF	\$ 34.50	\$ 13,282.50	100%	\$ 13,282.50	\$ 13,282.50	\$ -
24" Class III RCP (0'-6")	444	LF	\$ 44.00	\$ 19,536.00	100%	\$ 19,536.00	\$ 19,536.00	\$ -
24" Class III RCP (6'-8")	882	LF	\$ 45.00	\$ 39,690.00	100%	\$ 39,690.00	\$ 39,690.00	\$ -

Stonybrook South at ChampionsGate CDD

24" Class III RCP (8'-10')	190	LF	\$ 50.00	\$ 9,500.00	100%	\$ 9,500.00	\$ 9,500.00	\$ -
30" RCP	1,056	LF	\$ 57.25	\$ 60,456.00	100%	\$ 60,456.00	\$ 60,456.00	\$ -
36" Class III RCP (6'-8')	535	LF	\$ 76.50	\$ 40,927.50	100%	\$ 40,927.50	\$ 40,927.50	\$ -
36" Class III RCP (8'-10')	757	LF	\$ 80.00	\$ 60,560.00	100%	\$ 60,560.00	\$ 60,560.00	\$ -
36" Class III RCP (10'-12')	378	LF	\$ 82.00	\$ 30,996.00	100%	\$ 30,996.00	\$ 30,996.00	\$ -
36" Class III RCP (12'-14')	190	LF	\$ 84.50	\$ 16,055.00	100%	\$ 16,055.00	\$ 16,055.00	\$ -
36" Class III RCP (14'-16')	212	LF	\$ 87.00	\$ 18,444.00	100%	\$ 18,444.00	\$ 18,444.00	\$ -
48" RCP	475	LF	\$ 143.00	\$ 67,925.00	100%	\$ 67,925.00	\$ 67,925.00	\$ -
Storm Sewer Inspection	7,271	LF	\$ 3.60	\$ 26,175.60	100%	\$ 26,175.60	\$ 14,176.80	\$ 11,998.80
8" HDPE	530	LF	\$ 14.00	\$ 7,420.00	0%	\$ -	\$ -	\$ -
Drainage Structures								
Storm Manhole (0/6)	4	EA	\$ 2,880.00	\$ 11,520.00	100%	\$ 11,520.00	\$ 11,520.00	\$ -
Storm Manhole (6/8)	10	EA	\$ 3,320.00	\$ 33,200.00	100%	\$ 33,200.00	\$ 33,200.00	\$ -
Storm Manhole (8/10)	2	EA	\$ 3,410.00	\$ 6,820.00	100%	\$ 6,820.00	\$ 6,820.00	\$ -
Storm Manhole (10/12)	2	EA	\$ 3,500.00	\$ 7,000.00	100%	\$ 7,000.00	\$ 7,000.00	\$ -
Storm Manhole (12/14)	5	EA	\$ 3,590.00	\$ 17,950.00	100%	\$ 17,950.00	\$ 17,950.00	\$ -
Storm Manhole (14/16)	2	EA	\$ 3,940.00	\$ 7,880.00	100%	\$ 7,880.00	\$ 7,880.00	\$ -
Type "C" Gutter Inlet - V Grate Top (0/5)	5	EA	\$ 3,870.00	\$ 19,350.00	100%	\$ 19,350.00	\$ 19,350.00	\$ -
Type "C" Gutter Inlet - V Grate Top (10/12)	1	EA	\$ 4,070.00	\$ 4,070.00	100%	\$ 4,070.00	\$ 4,070.00	\$ -
P4 Curb Inlet (0/6)	25	EA	\$ 5,140.00	\$ 128,500.00	100%	\$ 128,500.00	\$ 123,360.00	\$ 5,140.00
P4 Curb Inlet (6/8)	3	EA	\$ 5,220.00	\$ 15,660.00	100%	\$ 15,660.00	\$ 10,440.00	\$ 5,220.00
P4 Curb Inlet (8/10)	3	EA	\$ 5,310.00	\$ 15,930.00	100%	\$ 15,930.00	\$ 15,930.00	\$ -
P4 Curb Inlet (10/12)	2	EA	\$ 5,520.00	\$ 11,040.00	100%	\$ 11,040.00	\$ 11,040.00	\$ -
P4 Curb Inlet (12/14)	3	EA	\$ 5,740.00	\$ 17,220.00	100%	\$ 17,220.00	\$ 11,480.00	\$ 5,740.00
Yard Drains 12" Square	5	EA	\$ 837.00	\$ 4,185.00	0%	\$ -	\$ -	\$ -
15" MES	6	EA	\$ 990.00	\$ 5,940.00	100%	\$ 5,940.00	\$ 3,960.00	\$ 1,980.00
24" MES	1	EA	\$ 1,415.00	\$ 1,415.00	100%	\$ 1,415.00	\$ 1,415.00	\$ -
30" MES	2	EA	\$ 2,240.00	\$ 4,480.00	100%	\$ 4,480.00	\$ 4,480.00	\$ -
48" MES	2	EA	\$ 6,680.00	\$ 13,360.00	100%	\$ 13,360.00	\$ 13,360.00	\$ -
Subtotal Drainage Storm - #001				\$ 870,574.10		\$ 858,969.10	\$ 828,890.30	\$ 30,078.80
CHANGE ORDER #002								
Roads, Water, Reuse - #002								
Roads & Paving - On-Site								
Maintenance of Traffic	1	LS	\$ 11,125.00	\$ 11,125.00	100%	\$ 11,125.00	\$ -	\$ 11,125.00
1-5" Asphalt, Type SP-9.5 (One Lift)	9,790	SY	\$ 10.50	\$ 102,795.00	0%	\$ -	\$ -	\$ -
7.5" Asphalt, Type SP-9.5 (1st Lift)	10,890	SY	\$ 5.50	\$ 59,895.00	0%	\$ -	\$ -	\$ -
7.5" Asphalt, Type SP-9.5 (2nd Lift)	10,890	SY	\$ 5.50	\$ 59,895.00	0%	\$ -	\$ -	\$ -
6" FDOT Limerock	20,740	SY	\$ 10.50	\$ 217,755.00	0%	\$ -	\$ -	\$ -
9" Stabilized Subgrade (LBR 40)	25,860	SY	\$ 4.30	\$ 111,198.00	100%	\$ 111,198.00	\$ 25,800.00	\$ 85,398.00
Miami Curb	15,005	LF	\$ 10.00	\$ 150,052.00	100%	\$ 150,052.00	\$ 33,000.45	\$ 117,051.60
Type "D" Curb	1,010	LF	\$ 11.50	\$ 11,615.00	100%	\$ 11,615.00	\$ 3,450.00	\$ 8,165.00
Valley Gutter	262	LF	\$ 20.02	\$ 5,245.93	100%	\$ 5,245.93	\$ -	\$ 5,245.93
24" Ribbon Curb	136	LF	\$ 18.02	\$ 2,450.96	100%	\$ 2,450.96	\$ -	\$ 2,450.96
(UNREINFORCED)(5' Width)	3,680	LF	\$ 20.50	\$ 75,440.00	0%	\$ -	\$ -	\$ -
(UNREINFORCED)(7' Width)	887	LF	\$ 29.00	\$ 25,723.00	0%	\$ -	\$ -	\$ -
Handicapped Ramp w/ Truncated Domes	26	EA	\$ 723.00	\$ 18,798.00	0%	\$ -	\$ -	\$ -
Striping & Signs								
Striping - Remainder Of Scope	4	LS	\$ 15,000.00	\$ 15,000.00	0%	\$ -	\$ -	\$ -
R1-1 Stop Sign	2	EA	\$ 243.00	\$ 486.00	0%	\$ -	\$ -	\$ -
R2-1 Speed Limit Sign	4	EA	\$ 243.00	\$ 972.00	0%	\$ -	\$ -	\$ -
W1-11, W16-9P Cart Path Ahead Sign	2	EA	\$ 328.00	\$ 656.00	0%	\$ -	\$ -	\$ -
D3-1, R1-1 Stop Sign & Intersection Sign	12	EA	\$ 631.00	\$ 7,572.00	0%	\$ -	\$ -	\$ -
W1-11, W16-7P Cart Path Sign	7	EA	\$ 328.00	\$ 2,296.00	0%	\$ -	\$ -	\$ -
Standard Parking Space	32	EA	\$ 24.50	\$ 784.00	0%	\$ -	\$ -	\$ -
42" White Strip Thermoplastic	922	LF	\$ 3.60	\$ 3,319.20	0%	\$ -	\$ -	\$ -
24" White Strip Thermoplastic	92	LF	\$ 0.95	\$ 916.40	0%	\$ -	\$ -	\$ -
24" Stop Bar Thermoplastic	169	LF	\$ 9.95	\$ 1,683.41	0%	\$ -	\$ -	\$ -
Subtotal Generic Asphalt Paving - #002				\$ 885,371.65		\$ 291,686.95	\$ 62,250.45	\$ 229,436.49
Water Distribution								
6" PVC Water Main	350	LF	\$ 13.50	\$ 4,725.00	100%	\$ 4,725.00	\$ 3,240.00	\$ 1,485.00
8" PVC Water Main	7,660	EA	\$ 18.00	\$ 137,880.00	100%	\$ 137,880.00	\$ 119,700.00	\$ 18,180.00
8" Gate Valves	32	EA	\$ 1,700.00	\$ 54,400.00	100%	\$ 54,400.00	\$ 51,000.00	\$ 3,400.00
Fire Hydrant Assembly w/ 6" Gate Valve	17	EA	\$ 4,100.00	\$ 69,700.00	100%	\$ 69,700.00	\$ 65,600.00	\$ 4,100.00
Connect to Existing	2	EA	\$ 812.00	\$ 1,624.00	100%	\$ 1,624.00	\$ 812.00	\$ 812.00
8x8 Wet Tap	1	EA	\$ 4,250.00	\$ 4,250.00	100%	\$ 4,250.00	\$ 4,250.00	\$ -
Temp Jumper	2	EA	\$ 1,500.00	\$ 3,000.00	100%	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00
3" Sleeves (Water Services - TWA 2018 Specs)	2,680	LF	\$ 6.25	\$ 16,750.00	100%	\$ 16,750.00	\$ 7,312.50	\$ 9,437.50
Single Service Assembly	27	EA	\$ 467.00	\$ 12,609.00	100%	\$ 12,609.00	\$ 10,274.00	\$ 2,335.00
Double Service Assembly	108	EA	\$ 851.00	\$ 91,908.00	100%	\$ 91,908.00	\$ 71,484.00	\$ 20,424.00
2" Blow-Off Valve	1	EA	\$ 862.00	\$ 862.00	100%	\$ 862.00	\$ 862.00	\$ -
Misc. Fittings	1	LS	\$ 29,000.00	\$ 29,000.00	100%	\$ 29,000.00	\$ 29,000.00	\$ -
Pressure Testing & Pigging	8,010	LF	\$ 2.15	\$ 17,221.50	100%	\$ 17,221.50	\$ 3,655.00	\$ 13,566.50
Subtotal Generic Water - #002				\$ 443,929.50		\$ 443,929.50	\$ 368,689.50	\$ 75,240.00
Reuse Water Distribution								
Cut & Patch for Reclaim Crossing	49	SY	\$ 91.25	\$ 4,471.25	0%	\$ -	\$ -	\$ -
6" Reuse PVC Main	7,036	LF	\$ 13.50	\$ 94,986.00	0%	\$ -	\$ -	\$ -
6" Gate Valves	27	EA	\$ 1,460.00	\$ 39,320.00	0%	\$ -	\$ -	\$ -
4" PVC Reclaim Watermain	170	LF	\$ 12.00	\$ 2,040.00	0%	\$ -	\$ -	\$ -

Stonybrook South at ChampionsGate CDD

4" Gate Valve	4	EA	\$ 1,040.00	\$ 4,040.00	0%	\$ -	\$ -	\$ -
Connect to Existing	3	EA	\$ 664.00	\$ 1,992.00	0%	\$ -	\$ -	\$ -
4x6 Wet Tap	1	EA	\$ 3,680.00	\$ 3,680.00	0%	\$ -	\$ -	\$ -
2" Blow Off Valve	1	EA	\$ 862.00	\$ 862.00	0%	\$ -	\$ -	\$ -
6" Water Monitoring Assembly	1	EA	\$ 17,500.00	\$ 17,500.00	0%	\$ -	\$ -	\$ -
4" Motor Assembly	4	EA	\$ 13,200.00	\$ 52,800.00	0%	\$ -	\$ -	\$ -
Misc. Fittings	1	LS	\$ 23,000.00	\$ 23,000.00	0%	\$ -	\$ -	\$ -
Single Service Assembly	10	EA	\$ 654.00	\$ 6,540.00	0%	\$ -	\$ -	\$ -
Double Service Assembly	70	EA	\$ 1,040.00	\$ 70,700.00	0%	\$ -	\$ -	\$ -
Pressure Testing & Pigging	7,240	LF	\$ 1.50	\$ 10,845.00	0%	\$ -	\$ -	\$ -
SUBTOTAL Reclaimed Water Construction - #002				\$ 324,485.00	0%	\$ -	\$ -	\$ -
Sleeving & Crossings								
Furnish & Install Irrigation Conduit sch 40 PVC								
2" PVC		LF	\$ 5.65			\$ -	\$ -	\$ -
4" PVC		LF	\$ 7.39			\$ -	\$ -	\$ -
6" PVC		LF	\$ 9.29			\$ -	\$ -	\$ -
SUBTOTAL Sleeving & Crossings - #002						\$ -	\$ -	\$ -
Total Change Order #002				\$ 1,653,496.15		\$ 735,616.45	\$ 430,939.95	\$ 304,676.49
CHANGE ORDER #003								
Roads & Paving - On-Site #003								
Surveyor & Supervision #003								
Surveyor	1	LS	\$ 250.00	\$ 250.00	100%	\$ 250.00	\$ 250.00	\$ -
Supervisor	1	LS	\$ 500.00	\$ 500.00	100%	\$ 500.00	\$ 500.00	\$ -
Generic Sanitary Sewer (add 1 Service) #003								
Dewatering	1	EA	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00	\$ 3,000.00	\$ -
Single Service Connection	1	EA	\$ 10,411.48	\$ 10,411.48	100%	\$ 10,411.48	\$ 10,411.48	\$ -
Testing for Service Laterals	1	EA	\$ 75.00	\$ 75.00	100%	\$ 75.00	\$ 75.00	\$ -
Generic Water (add 1 Service) #003								
Single Service Connection	1	EA	\$ 1,967.14	\$ 1,967.14	100%	\$ 1,967.14	\$ 1,967.14	\$ -
Reclaimed Water Construction (add 1 Service) #003								
Single Service Connection	1	EA	\$ 1,967.14	\$ 1,967.14	0%	\$ -	\$ -	\$ -
Total Change Order #003				\$ 18,170.76		\$ 16,203.62	\$ 16,203.62	\$ -
Total Change Orders				\$ 2,542,241.01		\$ 2,346,405.61	\$ 1,706,973.82	\$ 639,431.79
Grand Total				\$ 3,793,607.15		\$ 3,420,258.75	\$ 2,660,331.46	\$ 759,927.29
10% Retainage				\$ 379,360.72		90.2%	\$ (266,033.15)	
							\$ 2,394,298.32	\$ 1,101,953.17

Stoneybrook South at ChampionsGate CDD

KPM - Engineering
Contract #30922197
SBS at ChampionsGate North Parcel

Description	Contract Amount			Reimbursement #1 Pay App# "Invoice Revision"	Balance
		% CDD Reimburse	Amount		
Civil Engineering Services					
Preliminary Subdivision	\$ 50,430.00	0%	\$ -	\$ -	\$ -
Site Geometric Plan					
Phase 1A-1B 96SF, 38 TH, 96 Condo	\$ 4,410.00	20%	\$ 882.00	\$ 882.00	\$ -
Phase 2 & 4 75 SF, 84 TH	\$ 3,135.00	20%	\$ 627.00	\$ 627.00	\$ -
Phase 3, 5, 7 128 SF, 109 TH, 120 Condo	\$ 6,635.00	20%	\$ 1,327.00	\$ 1,327.00	\$ -
Phase 6 19 SF	\$ 1,580.00	20%	\$ 316.00	\$ 316.00	\$ -
Subtotal Site Geometric Plan	\$ 15,760.00				
Soils Testing Coordination	\$ 1,000.00	100%	\$ 1,000.00	\$ 1,000.00	\$ -
Utility Plans					
Phase 1A - 1B 96 SF, 38 TH, 96 Condo	\$ 14,000.00	90%	\$ 12,600.00	\$ 12,600.00	\$ -
Phase 3 & 4 75 SF, 84 TH	\$ 9,360.00	90%	\$ 8,424.00	\$ 8,424.00	\$ -
Phase 3, 5, 7 128 SF, 109 TH, Condo	\$ 20,600.00	90%	\$ 18,540.00	\$ 18,540.00	\$ -
Phase 6 19 SF	\$ 4,830.00	90%	\$ 4,347.00	\$ 4,347.00	\$ -
Subtotal Utility Plans	\$ 48,790.00				
Paving, Grading & Drainage					
Phase 1A-1B 96 SF, 38 TH, 96 Condo	\$ 51,300.00	50%	\$ 25,650.00	\$ 25,650.00	\$ -
Phase 3 & 4 75 SF, 84 TH	\$ 38,850.00	50%	\$ 19,425.00	\$ 19,425.00	\$ -
Phase 3, 5, 7 128 SF, 109 TH, Condo	\$ 76,150.00	50%	\$ 38,075.00	\$ 38,075.00	\$ -
Phase 6 19 SF	\$ 17,725.00	50%	\$ 8,862.50	\$ 8,862.50	\$ -
Subtotal Paving, Grading & Drainage	\$ 184,025.00				
Permit Processing					
P5 Mass Grade, North Blvd, Phase 1A-1B	\$ 8,200.00	100%	\$ 8,200.00	\$ 8,200.00	\$ -
Phase 3 & 4 75 SF, 84 TH	\$ 4,000.00	100%	\$ 4,000.00	\$ 4,000.00	\$ -
Phase 3, 5, 7 128 SF, 109 TH, Condo	\$ 4,000.00	100%	\$ 4,000.00	\$ 4,000.00	\$ -
Phase 6 19 SF	\$ 4,001.00	100%	\$ 4,001.00	\$ 1,981.00	\$ 2,020.00
Subtotal Permit Processing	\$ 20,201.00				
Master Utility Design	\$ 18,000.00	90%	\$ 16,200.00	\$ 16,200.00	\$ -
North Boulevard SDP	\$ 49,999.00	80%	\$ 39,999.20	\$ 39,999.20	\$ -
Project Platting					
Phase 1	\$ 28,437.00	0%	\$ -	\$ -	\$ -
Phase 2, 4	\$ 29,575.00	0%	\$ -	\$ -	\$ -
Phase 3, 5, 7	\$ 44,975.00	0%	\$ -	\$ -	\$ -
Phase 6	\$ 9,888.00	0%	\$ -	\$ -	\$ -
Cenote Plat	\$ 77,760.00	0%	\$ -	\$ -	\$ -
Subtotal Project Platting	\$ 190,635.00				
Project Surveying	\$ 78,610.00	100%	\$ 78,610.00	\$ 60,814.85	\$ 17,795.15
Estimates & Const. Specs	\$ 12,000.00	100%	\$ 12,000.00	\$ 12,000.00	\$ -
Construction Admin.	\$ 77,355.00	100%	\$ 77,355.00	\$ 75,807.15	\$ 1,547.85
PD Amendment (Minor) -Tract Z	\$ 5,000.00	0%	\$ -	\$ -	\$ -
Preliminary Sub Mod-Tract Z	\$ 6,000.00	0%	\$ -	\$ -	\$ -
FEMA CLOMR	\$ 2,500.00	0%	\$ -	\$ -	\$ -
Change Order # 1					
North Parcel Phase 1					
Preliminary Subdivision	\$ 30,258.00	0%	\$ -	\$ -	\$ -
Site Geometric Plan	\$ 4,676.75	20%	\$ 935.35	\$ 935.35	\$ -

Stoneybrook South at ChampionsGate CDD

Utility Plans	\$ 8,400.00	90%	\$ 7,560.00	\$ 7,560.00	\$ -
Paving, Grading, and Drainage	\$ 85,039.77	50%	\$ 42,519.89	\$ 42,519.89	\$ -
Permit Processing - PSP	\$ 1,066.00	100%	\$ 1,066.00	\$ 1,066.00	\$ -
Master Utility Design	\$ 2,700.00	90%	\$ 2,430.00	\$ 2,430.00	\$ -
North Blvd - guardhouse, alignment, and drainage revisions	\$ 14,999.70	100%	\$ 14,999.70	\$ 14,999.70	\$ -
Project Platting	\$ 5,687.40	0%	\$ -	\$ -	\$ -
Estimates and Construction Specs	\$ 600.00	100%	\$ 600.00	\$ 600.00	\$ -
All North Parcel Phases					
FEMA LOMR	\$ 10,000.00	0%	\$ -	\$ -	\$ -
Street Lighting Plans (5 Phases)	\$ 5,500.00	0%	\$ -	\$ -	\$ -
Rec Center Site SDP - PH3	\$ 26,000.00	0%	\$ -	\$ -	\$ -
Rec Center Site SDP - PH5	\$ 38,000.00	0%	\$ -	\$ -	\$ -
Change Order # 2					
Prepare legal descriptions, exhibits and report narrative for revising map H and updates to the DRI annual report.	\$ 4,112.50	0%	\$ -	\$ -	\$ -
Change Order # 3					
Rephasing Rec. Areas	\$ 1,923.12	0%	\$ -	\$ -	\$ -
Change Order # 4					
Surveying/mapping stake and grade each side of ROW line of Whistling straights blvd. every 50' for Duke electrical line	\$ 6,160.00	0%	\$ -	\$ -	\$ -
TOTAL	\$ 1,005,428.24		\$ 454,551.64	\$ 433,188.64	\$ 21,363.00

Stoneybrook South at ChampionsGate CDD

KPM - Engineering
Contract #29500345
Stoneybrook South at ChampionsGate North Parcel - Preliminary Engineering

Description	Contract Amount			Reimbursement #1	
		% CDD Reimbursable	Amount Reimbursable	Pay App #4	Balance
Concept plan	\$ 5,600.00	50%	\$ 2,800.00	\$ 2,800.00	\$ -
Preliminary Mass Grading	\$ 6,640.00	25%	\$ 1,660.00	\$ 1,660.00	\$ -
Master Utility Design	\$ 3,760.00	90%	\$ 3,384.00	\$ 3,384.00	\$ -
Soil boring location map	\$ 1,540.00	100%	\$ 1,540.00	\$ 1,540.00	\$ -
Preliminary Cost Estimate	\$ 1,200.00	100%	\$ 1,200.00	\$ 1,200.00	\$ -
Revisions and meetings	\$ 1,960.00	0%	\$ -	\$ -	\$ -
Change Order # 1					
Concept plan	\$ 5,760.00	50%	\$ 2,880.00	\$ 2,880.00	\$ -
Preliminary Mass Grading	\$ 3,100.00	25%	\$ 775.00	\$ 775.00	\$ -
Master Utility Design	\$ 1,900.00	90%	\$ 1,710.00	\$ 1,710.00	\$ -
Revisions and meetings	\$ 600.00	0%	\$ -	\$ -	\$ -
GRAND TOTAL	\$ 32,060.00		\$ 15,949.00	\$ 15,949.00	\$ -

Stoneybrook South at ChampionsGate CDD

Universal - Engineering
Contract #35089239
SBS at ChampionsGate North

Pay App 13

Description	Contract Amount			Reimbursement #1	Balance Remaining
		%CDD Reimburse	Amount Reimbursable	Pay App #13	
North Parcel Mass Grading					
Building Pad Construction Testing					
Laboratory Proctor	\$ 300.00	0%	\$ -	\$ -	\$ -
Mass Grade & Fill densities	\$ 4,392.00	0%	\$ -	\$ -	\$ -
North Parcel Whistling Straights Blvd					
Utility Installation Backfill Testing					
Laboratory Proctor	\$ 300.00	100%	\$ 300.00	\$ 300.00	\$ -
Field Density Test:					
Sanitary Sewer	\$ 11,142.00	100%	\$ 11,142.00	\$ 11,142.00	\$ -
Storm Sewer	\$ 8,046.00	100%	\$ 8,046.00	\$ 8,046.00	\$ -
Water	\$ 936.00	100%	\$ 936.00	\$ 936.00	\$ -
Reclaim Water	\$ 936.00	0%	\$ -	\$ -	\$ -
Underdrain Inspection	\$ 320.00	100%	\$ 320.00	\$ 320.00	\$ -
Underdrain Filter Sand Gradations	\$ 75.00	100%	\$ 75.00	\$ 75.00	\$ -
Roadway Construction Testing					
Subgrade (compacted/stabilized)					
Laboratory Proctor	\$ 75.00	100%	\$ 75.00	\$ 75.00	\$ -
Limerock Bearing Ratio (LBR)	\$ 3,250.00	100%	\$ 3,250.00	\$ 3,250.00	\$ -
Florida Bearing Value (FBV)	\$ 975.00	100%	\$ 975.00	\$ 975.00	\$ -
Field Density Test	\$ 702.00	100%	\$ 702.00	\$ 702.00	\$ -
Base (Recycled Concrete Aggregate)					
Laboratory Proctor	\$ 75.00	25%	\$ 18.75	\$ 18.75	\$ -
Limerock Bearing Ratio (LBR)	\$ 500.00	25%	\$ 125.00	\$ 125.00	\$ -
Field Density Test	\$ 234.00	25%	\$ 58.50	\$ 58.50	\$ -
Field Thickness Determination	\$ 130.00	25%	\$ 32.50	\$ 32.50	\$ -
Asphalt					
Extraction/Gradation	\$ 350.00	25%	\$ 87.50	\$ 87.50	\$ -
Asphalt Core Rig Mobilization	\$ 110.00	25%	\$ 27.50	\$ 27.50	\$ -
Density Test and Thickness of Field Cores (daily)	\$ 520.00	25%	\$ 130.00	\$ 130.00	\$ -
North Parcel Phase One					
Building Pad Construction Testing					
Laboratory Proctor	\$ 150.00	0%	\$ -	\$ -	\$ -
Field Density Test (1 79G testing per building pad)	\$ 14,200.00	0%	\$ -	\$ -	\$ -
Utility Installation Backfill Testing					
Laboratory Proctor	\$ 300.00	100%	\$ 300.00	\$ 300.00	\$ -
Field Density Test:					
Sanitary Sewer	\$ 8,136.00	100%	\$ 8,136.00	\$ 8,136.00	\$ -
Storm Sewer	\$ 13,194.00	100%	\$ 13,194.00	\$ 13,194.00	\$ -
Water	\$ 648.00	100%	\$ 648.00	\$ 648.00	\$ -
Reclaim Water	\$ 648.00	0%	\$ -	\$ -	\$ -
Roadway Construction Testing					
Subgrade (compacted/stabilized)					
Laboratory Proctor	\$ 750.00	100%	\$ 750.00	\$ 750.00	\$ -
Limerock Bearing Ratio (LBR)	\$ 2,500.00	100%	\$ 2,500.00	\$ 2,500.00	\$ -
Field Density Test	\$ 702.00	100%	\$ 702.00	\$ 702.00	\$ -
Base (type) Limerock					
Laboratory Proctor	\$ 150.00	0%	\$ -	\$ -	\$ -
Limerock Bearing Ratio (LBR)	\$ 500.00	0%	\$ -	\$ -	\$ -
Field Density Test	\$ 234.00	0%	\$ -	\$ -	\$ -
Field Thickness Determination	\$ 130.00	0%	\$ -	\$ -	\$ -

Stoneybrook South at ChampionsGate CDD

Asphalt					
Extraction/Gradation	\$ 350.00	0%	\$ -	\$ -	\$ -
Asphalt Core Rig Mobilization	\$ 110.00	0%	\$ -	\$ -	\$ -
Density Test and Thickness of Field Cores (daily)	\$ 520.00	0%	\$ -	\$ -	\$ -
Concrete Testing					
Engineering Technician (field sampling & monitoring asphalt)	\$ 640.00	100%	\$ 640.00	\$ 640.00	\$ -
Change Order # 1					
CMT North Parcel Phase 2,4,5					
Laboratory Proctor	\$ 225.00	0%	\$ -	\$ -	\$ -
Field Density Test (79G Lot Testing)	\$ 12,495.00	0%	\$ -	\$ -	\$ -
clubhouse and Playground/pool Densities	\$ 270.00	0%	\$ -	\$ -	\$ -
Engineering Technician (field sampling)	\$ 80.00	0%	\$ -	\$ -	\$ -
UTILITY INSTALLATION BACKFILL TESTING					
Laboratory Proctor	\$ 225.00	100%	\$ 225.00	\$ 225.00	\$ -
Field Density Test:					
Sanitary Sewer	\$ 14,652.00	100%	\$ 14,652.00	\$ 12,852.00	\$ 1,800.00
Storm Sewer	\$ 12,492.00	100%	\$ 12,492.00	\$ 12,492.00	\$ -
Water	\$ 1,188.00	100%	\$ 1,188.00	\$ 720.00	\$ 468.00
Reclaim Water	\$ 1,188.00	0%	\$ -	\$ -	\$ -
Engineering Technician (field sampling)	\$ 240.00	100%	\$ 240.00	\$ -	\$ 240.00
Roadway Construction Testing					
Subgrade (compacted/stabilized)					
Laboratory Proctor	\$ 225.00	100%	\$ 225.00	\$ 75.00	\$ 150.00
Limerock Bearing Ratio (LBR)	\$ 5,500.00	100%	\$ 5,500.00	\$ 1,500.00	\$ 4,000.00
Field Density Test	\$ 396.00	100%	\$ 396.00	\$ -	\$ 396.00
Base (type) Limerock					
Laboratory Proctor	\$ 150.00	0%	\$ -	\$ -	\$ -
Field Density Test	\$ 396.00	0%	\$ -	\$ -	\$ -
Field Thickness Determination	\$ 220.00	0%	\$ -	\$ -	\$ -
Asphalt					
Extraction/Gradation	\$ 525.00	0%	\$ -	\$ -	\$ -
Density Test and Thickness of Field Cores (daily)	\$ 1,100.00	0%	\$ -	\$ -	\$ -
Asphalt Mobilization Fee(Equipment)	\$ 115.00	0%	\$ -	\$ -	\$ -
Engineering Technician (field sampling)	\$ 80.00	0%	\$ -	\$ -	\$ -
Change Order # 2					
CMT North Parcel Phase 3 & 7					
Laboratory Proctor	\$ 150.00	0%	\$ -	\$ -	\$ -
Field Density Test (79G Lot Testing)	\$ 20,570.00	0%	\$ -	\$ -	\$ -
Utility Installation Backfill Testing					
Laboratory Proctor	\$ 225.00	100%	\$ 225.00	\$ 207.00	\$ 18.00
Field Density Test:					
Sanitary Sewer	\$ 9,144.00	100%	\$ 9,144.00	\$ 9,144.00	\$ -
Force Main	\$ 1,908.00	100%	\$ 1,908.00	\$ 1,908.00	\$ -
Storm Sewer	\$ 12,438.00	100%	\$ 12,438.00	\$ 12,438.00	\$ -
Water	\$ 1,296.00	100%	\$ 1,296.00	\$ 1,296.00	\$ -
Reclaim Water	\$ 1,296.00	0%	\$ -	\$ -	\$ -
Roadway Construction Testing					
Subgrade (compacted/stabilized)					
Laboratory Proctor	\$ 150.00	100%	\$ 150.00	\$ 150.00	\$ -
Limerock Bearing Ratio (LBR)	\$ 6,000.00	100%	\$ 6,000.00	\$ 3,250.00	\$ 2,750.00
Field Density Test	\$ 1,188.00	100%	\$ 1,188.00	\$ -	\$ 1,188.00
Base (type) Limerock					
Laboratory Proctor	\$ 75.00	0%	\$ -	\$ -	\$ -
Field Density Test	\$ 432.00	0%	\$ -	\$ -	\$ -
Field Thickness Determination	\$ 240.00	0%	\$ -	\$ -	\$ -
Asphalt					
Extraction/Gradation	\$ 525.00	0%	\$ -	\$ -	\$ -
Density Test and Thickness of Field Cores (daily)	\$ 1,200.00	0%	\$ -	\$ -	\$ -
Asphalt Mobilization Fee(Equipment)	\$ 115.00	0%	\$ -	\$ -	\$ -
Grand Total	\$ 185,944.00		\$ 120,437.75	\$ 109,427.75	\$ 11,010.00

SECTION VIII



LANDSCAPE & IRRIGATION

Estimated Landscape Maintenance Cost

Attn: Stoneybrook South at Champions Gate
c/o GMS Central Florida
135 W Central Blvd. – Suite 320
Orlando, FL 32801

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Champions Gate North Whistling Straights

Estimated Budget

Basic Maintenance	\$ 58,500.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually

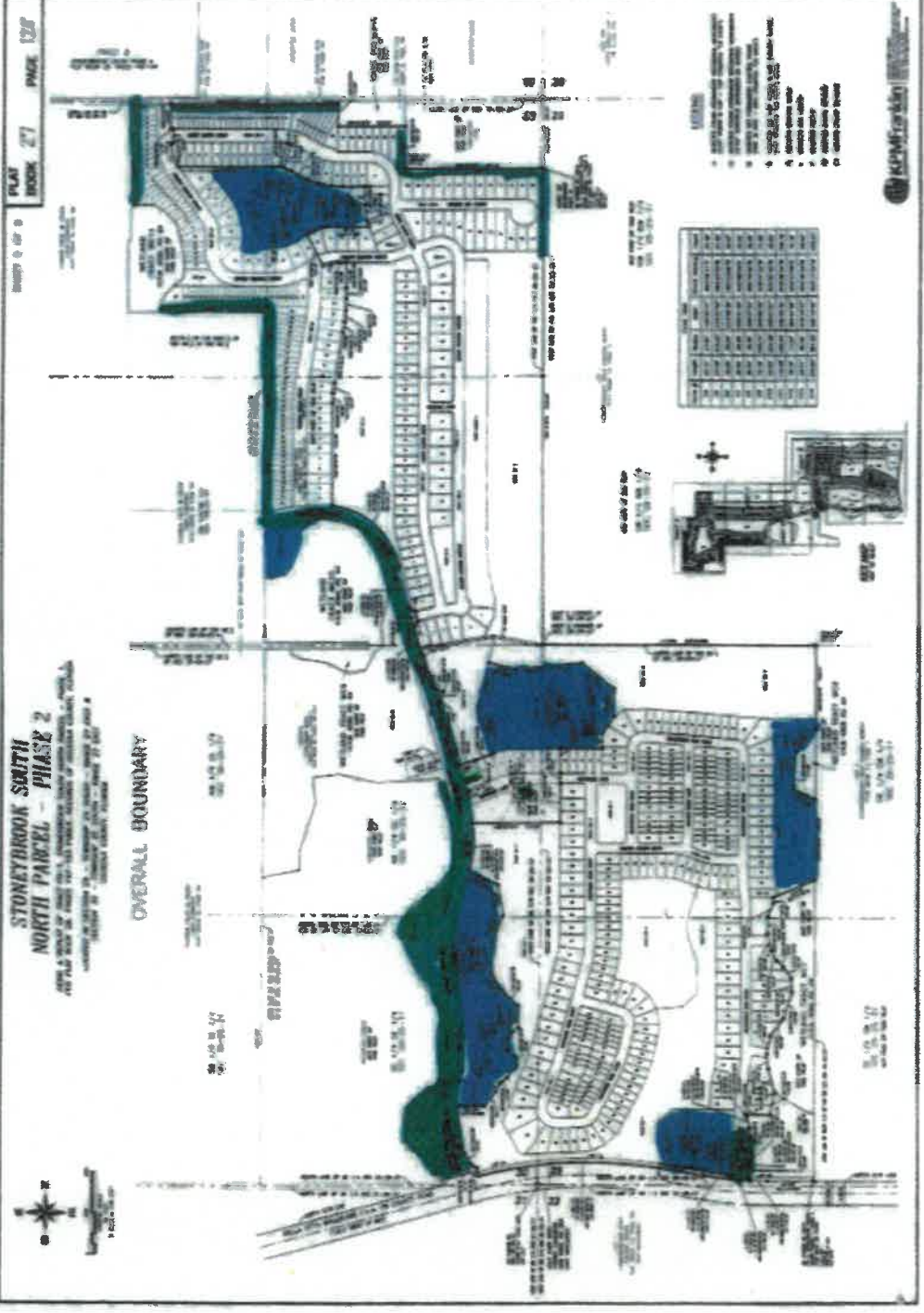
Grand Total Annually	\$ 58,500.00
Grand Total Monthly	\$ 4,875.00

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included Over 15' \$30.00 each

**STONEBROOK SOUTH
NORTH PARCEL - PHASE 2**
 APPROXIMATE 100% DEVELOPMENT OF THE NORTH PARCEL - PHASE 2
 SUBMITTAL TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL

OVERALL BOUNDARY





Estimated Landscape Maintenance Cost

Attn: Stoneybrook South at Champions Gate
c/o GMS Central Florida
135 W Central Blvd. – Suite 320 Orlando,
FL 32801

Submitted By: SSS Down To Earth Opco LLC Michael
Director: Mosler II

Champions Gate Tract K-2

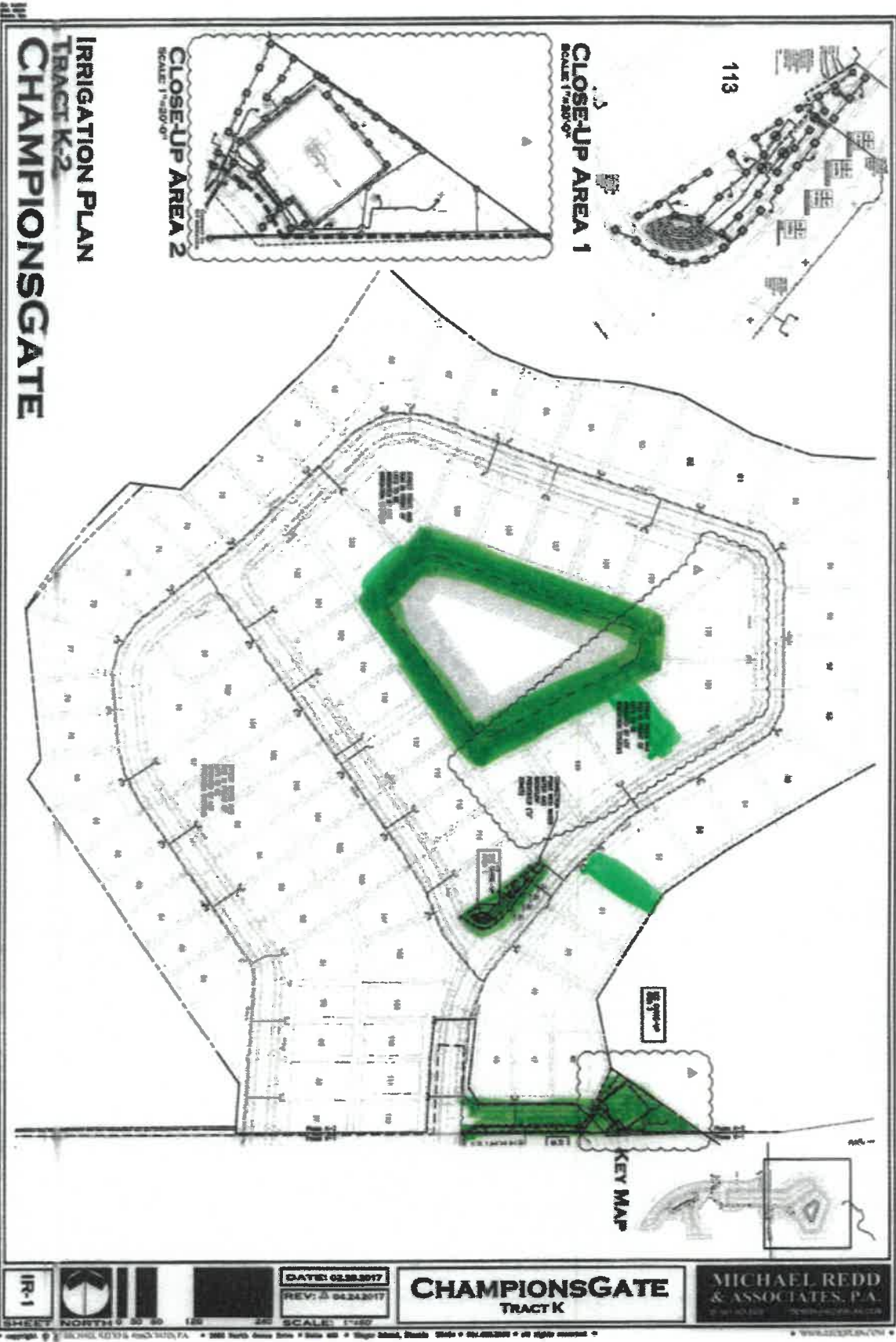
*Estimated Budget *

Basic Maintenance	\$ 9,166.67	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually

Grand Total Annually	\$ 9,166.67
Grand Total Monthly	\$ 763.89

Additional Items

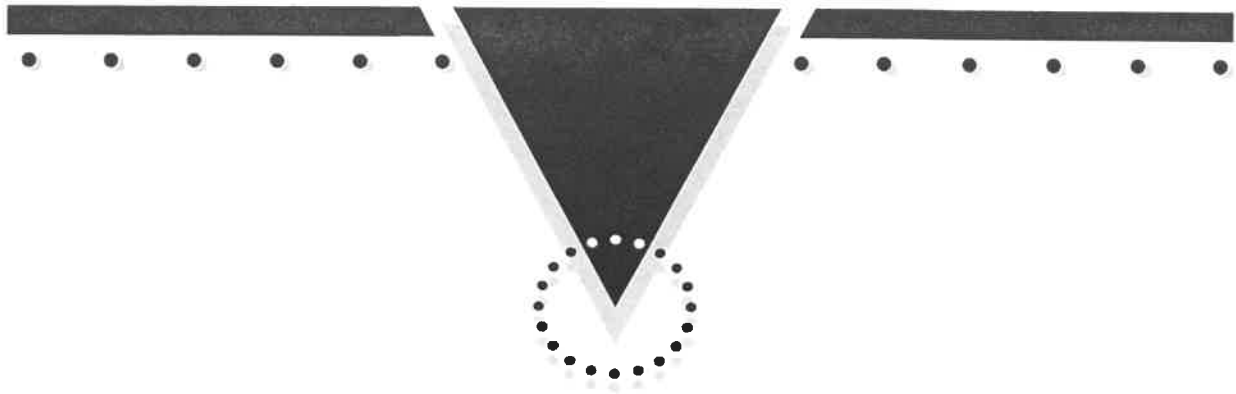
Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included Over 15' \$30.00 each



SECTION IX

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

June 30, 2019



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

June 30, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS:</u>				
CASH	\$9,727	---	---	\$9,727
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$192,515	---	\$192,515
INTEREST	---	\$680	---	\$680
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$122	---	\$122
INTEREST	---	\$22	---	\$22
CONSTRUCTION	---	---	\$11,620,290	\$11,620,290
COST OF ISSUANCE	---	---	\$1,816	\$1,816
BAXTER TRACT ESCROW	---	---	\$2,000,542	\$2,000,542
DUE FROM DEVELOPER	\$14,471	---	---	\$14,471
DUE FROM GENERAL FUND	---	\$4,364	---	\$4,364
TOTAL ASSETS	\$24,198	\$798,550	\$13,622,759	\$14,445,508
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$26,357	---	\$7,829,239	\$7,855,597
DUE TO DEBT SERVICE 2017	\$4,364	---	---	\$4,364
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$348,459	---	\$348,459
RESTRICTED FOR DEBT SERVICE 2019	---	\$450,091	---	\$450,091
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$5,793,409	\$5,793,409
UNASSIGNED	(\$6,523)	---	---	(\$6,523)
TOTAL LIABILITIES & FUND EQUITY	\$24,198	\$798,550	\$13,622,759	\$14,445,508

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$289,202	\$216,902	\$150,558	(\$66,343)
TOTAL REVENUES	\$289,202	\$216,902	\$150,558	(\$66,343)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$9,000	\$16,048	(\$7,048)
ATTORNEY	\$25,000	\$18,750	\$15,202	\$3,548
DISSEMINATION	\$3,500	\$2,625	\$3,208	(\$583)
ANNUAL AUDIT	\$4,000	\$4,000	\$2,975	\$1,025
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$4,500	\$4,500	\$4,310	\$190
MANAGEMENT FEES	\$32,500	\$24,375	\$24,375	\$0
INFORMATION TECHNOLOGY	\$600	\$450	\$450	\$0
TELEPHONE	\$300	\$225	\$29	\$196
POSTAGE	\$1,000	\$750	\$62	\$688
INSURANCE	\$5,665	\$5,665	\$6,748	(\$1,083)
PRINTING & BINDING	\$1,000	\$750	\$173	\$577
LEGAL ADVERTISING	\$2,500	\$1,875	\$1,191	\$684
OTHER CURRENT CHARGES	\$1,000	\$750	\$3,400	(\$2,650)
OFFICE SUPPLIES	\$625	\$469	\$7	\$462
PROPERTY APPRAISER	\$250	\$250	\$312	(\$62)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$11,250	\$11,250	\$0
ELECTRIC	\$600	\$450	\$9,233	(\$8,783)
WATER & SEWER	\$110,000	\$82,500	\$17,066	\$65,434
LANDSCAPE MAINTENANCE	\$48,987	\$36,740	\$36,740	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$1,650	(\$1,650)
IRRIGATION REPAIRS	\$0	\$0	\$1,013	(\$1,013)
CONTINGENCY	\$15,000	\$11,250	\$8,275	\$2,975
TOTAL EXPENDITURES	\$289,202	\$221,799	\$168,893	\$52,906
EXCESS REVENUES (EXPENDITURES)	\$0		(\$18,334)	
FUND BALANCE - Beginning	\$0		\$11,812	
FUND BALANCE - Ending	\$0		(\$6,523)	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
SPECIAL ASSESSMENTS	\$301,800	\$301,800	\$303,205	\$1,405
INTEREST	\$0	\$0	\$815	\$815
TOTAL REVENUES	\$301,800	\$301,800	\$304,020	\$2,220

EXPENDITURES:

INTEREST - 12/15	\$108,325	\$108,325	\$108,325	\$0
PRINCIPAL - 12/15	\$55,000	\$55,000	\$55,000	\$0
INTEREST - 6/15	\$107,363	\$107,363	\$107,363	\$0
TOTAL EXPENDITURES	\$270,688	\$270,688	\$270,688	\$0
EXCESS REVENUES (EXPENDITURES)	\$31,113		\$33,333	
FUND BALANCE - Beginning	\$167,244		\$315,126	
FUND BALANCE - Ending	\$198,357		\$348,459	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$532,806	\$532,806
INTEREST	\$0	\$0	\$145	\$145
TOTAL REVENUES	\$0	\$0	\$532,950	\$532,950
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$82,859	(\$82,859)
TOTAL EXPENDITURES	\$0	\$0	\$82,859	(\$82,859)
EXCESS REVENUES (EXPENDITURES)	\$0		\$450,091	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$450,091	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning	\$0		\$110	
FUND BALANCE - Ending	\$0		\$111	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$14,202,194	\$14,202,194
INTEREST	\$0	\$0	\$3,695	\$3,695
TOTAL REVENUES	\$0	\$0	\$14,205,889	\$14,205,889
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$7,829,239	(\$7,829,239)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$583,240	(\$583,240)
TOTAL EXPENDITURES	\$0	\$0	\$8,412,480	(\$8,412,480)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,793,409	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,793,409	

STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$15,015	\$16,996	\$27,766	\$14,471	\$0	\$0	\$0	\$150,558
TOTAL REVENUES	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$15,015	\$16,996	\$27,766	\$14,471	\$0	\$0	\$0	\$150,558
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,100	\$0	\$0	\$400	\$900	\$300	\$4,350	\$1,853	\$3,145	\$0	\$0	\$0	\$16,048
ATTORNEY	\$720	\$1,285	\$492	\$603	\$1,752	\$1,722	\$2,490	\$2,028	\$2,112	\$0	\$0	\$0	\$15,202
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$583	\$583	\$0	\$0	\$0	\$3,208
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975	\$0	\$0	\$0	\$2,975
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$24,375
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
TELEPHONE	\$0	\$6	\$16	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$29
POSTAGE	\$7	\$17	\$6	\$0	\$8	\$6	\$10	\$4	\$4	\$0	\$0	\$0	\$62
INSURANCE	\$6,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,748
PRINTING & BINDING	\$14	\$8	\$16	\$0	\$5	\$0	\$62	\$20	\$50	\$0	\$0	\$0	\$173
LEGAL ADVERTISING	\$673	\$0	\$0	\$0	\$0	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$1,191
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$7
PROPERTY APPRAISER	\$0	\$0	\$0	\$312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
ELECTRIC	\$587	\$588	\$1,036	\$1,141	\$1,140	\$1,142	\$1,138	\$1,138	\$1,321	\$0	\$0	\$0	\$9,233
WATER & SEWER	\$3,807	\$2,671	\$1,601	\$1,050	\$1,524	\$1,938	\$1,131	\$1,877	\$1,468	\$0	\$0	\$0	\$17,066
LANDSCAPE MAINTENANCE	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$0	\$0	\$0	\$36,740
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$825	\$825	\$0	\$0	\$0	\$0	\$0	\$1,650
IRRIGATION REPAIRS	\$519	\$0	\$0	\$0	\$0	\$291	\$0	\$0	\$203	\$0	\$0	\$0	\$1,013
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,275	\$0	\$0	\$0	\$0	\$8,275
TOTAL EXPENDITURES	\$27,731	\$17,268	\$11,549	\$11,888	\$13,711	\$20,525	\$22,393	\$23,875	\$19,952	\$0	\$0	\$0	\$168,893
EXCESS REVENUES (EXPENDITURES)	(\$7,406)	(\$1,967)	\$6,238	(\$141)	(\$2,562)	(\$5,510)	(\$5,397)	\$3,892	(\$5,481)	\$0	\$0	\$0	(\$18,334)

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2017, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%	
MATURITY DATE:	12/15/2047	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$150,900	
RESERVE FUND BALANCE	\$150,900	
BONDS OUTSTANDING - 10/30/17		\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18		(\$55,000)
CURRENT BONDS OUTSTANDING		\$4,655,000

SERIES 2019, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	3.500%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$449,947	
RESERVE FUND BALANCE	\$449,947	
BONDS OUTSTANDING - 4/29/19		\$14,735,000
CURRENT BONDS OUTSTANDING		\$14,735,000

STONEBROOK SOUTH AT CHAMPIONSGATE
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (18)	General Fund Portion (19)	Due from Capital	Over and (short) Balance Due
11	8/23/18	9/10/18	\$ 17,595.97	\$ 17,595.97	\$ 10,847.97	\$ 6,748.00	\$ -	\$ -
12	9/16/18	10/3/18	\$ 23,042.62	\$ 23,042.62	\$ 23,042.62	-	\$ -	\$ -
1	10/26/18	11/14/18	\$ 18,098.03	\$ 18,098.03	\$ 4,520.27	\$ 13,577.76	\$ -	\$ -
2	11/16/18	12/18/18	\$ 15,300.56	\$ 15,300.56	-	\$ 15,300.56	\$ -	\$ -
3	12/31/18	1/24/19	\$ 17,787.39	\$ 17,787.39	-	\$ 17,787.39	\$ -	\$ -
4	1/19/19	2/4/19	\$ 11,747.02	\$ 11,747.02	-	\$ 11,747.02	\$ -	\$ -
5	2/25/19	3/13/19	\$ 11,148.83	\$ 11,148.83	-	\$ 11,148.83	\$ -	\$ -
6	3/25/19	4/15/19	\$ 15,015.34	\$ 15,015.34	-	\$ 15,015.34	\$ -	\$ -
7	4/25/19	5/13/19	\$ 16,996.12	\$ 16,996.12	-	\$ 16,996.12	\$ -	\$ -
8	5/24/19	6/11/19	\$ 27,766.22	\$ 27,766.22	-	\$ 27,766.22	\$ -	\$ -
9	6/24/19	7/15/19	\$ 14,471.10	\$ 14,471.10	-	\$ 14,471.10	\$ -	\$ -
Due from Developer			\$ 188,969.20	\$ 188,969.20	\$ 38,410.86	\$ 150,558.34	\$ -	\$ -
Total Developer Contributions FY19			<u>\$ 150,558.34</u>					

*FY18 Column does not reflect all funding requests prepared in FY18.

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2017

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
10/30/17	1	Lennar Corporation	Reimbursement #1 - Parcel K Assessment Area (Tract K)	\$ 1,340,975.31
5/2/18	2	Lennar Corporation	Reimbursement #2 - Parcel K Assessment Area (Tract K)	\$ 1,732,305.97
6/14/18	3	KPM Franklin	Invoice# 120840 - Preparation of Lennar Reimb. #2 & 3	\$ 6,147.50
7/31/18	4	Lennar Corporation	Reimbursement #3 - Parcel K Assessment Area (Tract K)	\$ 1,246,161.17
TOTAL				\$ 4,325,589.95
Fiscal Year 2018				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
2/1/18		Interest		\$ 506.62
3/1/18		Interest		\$ 457.67
4/1/18		Interest		\$ 506.78
5/1/18		Interest		\$ 609.06
6/1/18		Interest		\$ 277.76
7/1/18		Interest		\$ 256.66
8/1/18		Interest		\$ 305.70
9/1/18		Interest		\$ 0.21
TOTAL				\$ 3,949.78
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 9/30/18				\$ 3,949.78
Requisitions Paid thru 9/30/18				\$ (4,325,589.95)
Remaining Acquisition/Construction Fund				<u>\$ 840.33</u>
Fiscal Year 2019				
10/17/18	5	KPM Franklin	Invoice# 121114 - Review of Lennar Reimbursement	\$ 730.00
TOTAL				\$ 730.00
Fiscal Year 2019				
10/1/18		Interest		\$ 0.21
11/1/18		Interest		\$ 0.12
12/1/18		Interest		\$ 0.03
1/2/19		Interest		\$ 0.03
2/1/19		Interest		\$ 0.03
3/1/19		Interest		\$ 0.03
4/1/19		Interest		\$ 0.03
5/1/19		Interest		\$ 0.03
6/3/19		interest		\$ 0.03
TOTAL				\$ 0.54
Acquisition/Construction Fund at 9/30/18				\$ 840.33
Interest Earned thru 6/30/19				\$ 0.54
Requisitions Paid thru 6/30/19				\$ (730.00)
Remaining Acquisition/Construction Fund				<u>\$ 110.87</u>

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
		TOTAL		\$ -
Fiscal Year 2019				
5/1/19		Interest		\$ 190.97
6/3/19		Interest		\$ 2,960.03
		TOTAL		\$ 3,151.00
		Acquisition/Construction Fund at 4/29/19		\$11,617,138.82
		Interest Earned thru 6/30/19		\$ 3,151.00
		Requisitions Paid thru 6/30/19		\$ -
		Remaining Acquisition/Construction Fund		<u>\$11,620,289.82</u>

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #10
July 29, 2019**

	Payee		General Fund
1	Berger, Toombs, Elam, Gaines & Frank Inv# 346149 - FY2018 Annual Audit Fee - June 2019	\$	2,975.00
2	Down to Earth Lawncare II, Inc. Inv# 40510 - Landscape Maintenance - July 2019 Inv# 40951 - Irrigation Repairs - June 2019 Inv# 42369 - Installation of Summer Annuals - July 2019 Inv# 42386 - Irrigation Repairs - July 2019	\$ \$ \$ \$	4,082.22 203.27 825.00 4,695.00
3	Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - June 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - June 2019 Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - June 2019	\$ \$ \$	550.55 39.43 550.55
4	Governmental Management Services-CF, LLC Inv# 54 - Management Fees - July 2019 Inv# 55 - Field Management Services - July 2019	\$ \$	3,400.89 1,250.00
5	Hamilton Engineering & Surveying, Inc. Inv# 58822 - Professional Services - June 2019	\$	380.00
6	KPM Franklin Inv# 121964 - Professional Services - June 2019	\$	6,192.50
7	Latham, Shuker, Eden & Beaudine, LLP Inv# 86525 - General Counsel - June 2019	\$	2,122.05
8	Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - June 2019	\$	1,467.90
		\$	28,734.36
		\$	28,734.36

Please make check payable to:

**Stoneybrook South at ChampionsGate
Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771**



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

RECEIVED

JUL 03 2019

BY: _____

STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
135 W Central Blvd
Suite 320
Orlando, FL 32801

Invoice No. 346149
Date 07/01/2019
Client No. 21043

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2018.

Total Invoice Amount \$ 2,975.00

#17 (Hd)

1-316-513-322

FY18 Audit Services

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Strongbrook South at ChampionsGate DATE: 3/1/19

PAYABLE TO: Osceola County Community Development # 14

AMOUNT REQUESTED: \$ 3,400.00

REQUESTED BY: M. Scam

ACCOUNT # 111-573-4900

DESCRIPTION OF NEED: Expansion Petition Filing Fee

APPROVED BY: ex/ L. M. M.

SIGNATURE: [Signature]

From: George Flint gflint@gmscf.com @
Subject: Fwd: Stoneybrook South at Championsgate - Expansion Petition
Date: February 27, 2019 at 3:11 PM
To: Teresa Viscarra tviscarra@gmscf.com, Stacie Vanderbilt svanderbilt@gmscf.com

Teresa,

Please see below. We need a petition filing fee check made out to Osceola County for \$3400 by Friday.

Thanks,

George

Begin forwarded message:

From: Andrew d'Adesky <adadesky@lseblaw.com>
Subject: Stoneybrook South at Championsgate - Expansion Petition
Date: February 27, 2019 at 12:17:45 PM EST
To: "JoAnne M. Sweeney" <jsweeney@lseblaw.com>, "Michael Enot" <lenot@lseblaw.com>, "Sarah DeBoy" <sdeboy@lseblaw.com>
Cc: Jan Carpenter <jcarpenter@lseblaw.com>, "JoAnne M. Sweeney" <jsweeney@lseblaw.com>

All,

Please see the compiled Petition as well as the current draft of Interlocal. Please confirm this form as we are aiming to file ASAP. Mark, based on your last email, you are still working on completing the Interlocal Agreement? The highlighted yellow portions (except for the first two paragraphs dealing with the County Ordinance info) are the areas we specifically need completed.

Our goal is to have the final form of the Petition signed by the Chair at next weeks meeting and filed immediately.

George,

Can you prepare a check on behalf of the District to Osceola County Community Development, 1 Courthouse Square, Suite 1100, Kissimmee, FL, 34741 in the amount of \$3,400? This is the same as we did for Shingle. It can be brought to the meeting next week so we can file asap.

Thanks.

Andrew Clifford d'Adesky, Esq.
Latham, Shuker, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800 Main
407-481-5876 Direct
adadesky@lseblaw.com

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From: JoAnne M. Sweeney
Sent: Wednesday, February 27, 2019 12:09 PM
To: Andrew d'Adesky <adadesky@lseblaw.com>
Subject: Updated for Final Approval Stoneybrook South at Championsgate - Expansion Petition

Andrew

Attached is the latest version of the Petition with all the Exhibits and signature that we have.
STILL NEEDED - Petition Districts Signature and Jan's signature
Also STILL NEED Application Fee

I have also attached the other documents Agent Autho Form and Osceola Application that need to be sent with application for your review.

Only question I have is do we need to send an Interlocal Agreement with this Petition or can it be sent once the Petition is Granted. (not sure how that was handled last time). I have attached the DRAFT Version that we have in the folder just in case you want to send that out for review also.

Jo

From: Andrew d'Adesky
Sent: Wednesday, February 20, 2019 9:17 AM

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

July 2019
Invoice #40510

Customer

STONEBROOK SOUTH @
CHAMPIONSGATE CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32827
TVISCARRA@GMSCL.COM

RECEIVED
JUL 5 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
MONTHLY MAINTENANCE - STONEBROOK SOUTH AT CHAMPIONSGATE CDD	7/10/2019	8/9/2019	Net 30	

Item	Qty	Rate	Amount
MONTHLY MAINTENANCE Description: STONEYBROOK SOUTH AT CHAMPIONSGATE CDD	1	\$4,082.22	\$4,082.22

Q
Landscap

Subtotal	\$4,082.22
Payments/Credits	\$0.00
Balance Due	\$4,082.22

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

June 2019
Invoice #40951

R 10 (Hd)

1-320-538-473

Img. Ppr - Clock W side Blvd

Customer

STONEBROOK SOUTH @
CHAMPIONSGATE CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32827
TVISCARRA@GMSFL.COM

RECEIVED
JUL 13 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	06/30/2019	07/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK			
STONEBROOK SOUTH CHAMPIONSGATE CDD			
IRRIGATION REPAIR FROM INSPECTION APPROVED BY CUSTOMER - ALAN SHEERER CLOCK WEST SIDE BLVD			
DATE OF COMPLETION: 06/01/19			
6" SPRAY	5	\$8.25	\$41.25
6" ROTOR	1	\$29.00	\$29.00
RAINBIRD	3	\$1.69	\$5.07
3/4" LINE PIPE	6	\$0.26	\$1.56
FUNNY PIPE	2	\$0.45	\$0.90
RAINBIRD BUBBLER	2	\$2.50	\$5.00
BATTERY CONTROLLER 8AAA	1	\$10.49	\$10.49
IRRIGATION LABOR PER HOUR	2	\$55.00	\$110.00
SUBTOTAL			\$203.27

Subtotal	\$203.27
Payments/Credits	\$0.00
Balance Due	\$203.27

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

July 2019
Invoice #42369

Customer

STONEBROOK SOUTH CHAMPIONSGATE
CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32827
TVISCARRA@GMSOFL.COM

RECEIVED
JUL 6 2019
BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
ANNUALS	7/26/2019	8/25/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTN: ALLEN SHEERER SBS @ CHAMPIONS GATE CDD SUMMER ANNUALS DATE OF COMPLETION: 07/24/19			
ANNUALS	500	\$1.65	\$825.00

Subtotal	\$825.00
Payments/Credits	\$0.00
Balance Due	\$825.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

July 2019
Invoice #42386

Customer

STONEYBROOK SOUTH @
CHAMPIONSGATE CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32827
TVISCARRA@GMSCL.COM

RECEIVED
JUL 6 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	7/26/2019	8/25/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK			
STONEY BROOK SOUTH CDD @ CHAMPIONS GATE			
IRRIGATION REPAIR FROM WORK ORDER REPLACED HUNTER ACC CONTROLLER			
APPROVED BY CUSTOMER			
DATE OF COMPLETION: 07/08/19			
HUNTER ACC DECODER CONTROLLER	1	\$2,340.00	\$2,340.00
ZONE 11 - DECODER 1 STATION	1	\$170.00	\$170.00
ZONE 15 - DECODER 1 STATION	1	\$170.00	\$170.00
ZONE 16 - DECODER 1 STATION	1	\$170.00	\$170.00
ZONE 20 & 21 - DECODER 2 STATION	1	\$285.00	\$285.00
ZONE 22 & 23 DECODER - 2 STATION	1	\$285.00	\$285.00
	1	\$285.00	\$285.00
ZONE 29 - DECODER 1 STATION	1	\$170.00	\$170.00
ZONE 32 DECODER 1 STATION	1	\$170.00	\$170.00
ZONE 46 - DECODER 1 STATION	1	\$170.00	\$170.00
SURGE ARRESTOR	1	\$150.00	\$150.00
IRRIGATION LABOR PER H OUR	6	\$55.00	\$330.00
SUBTOTAL			\$4,695.00

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**
LANDSCAPE & IRRIGATION

July 2019
Invoice #42386

Subtotal	\$4,695.00
Payments/Credits	\$0.00
Balance Due	\$4,695.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.



ACCOUNT NUMBER

11636 69020

JUNE 2019

**FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477**

WEB SITE: www.duke-energy.com

**TO REPORT A POWER OUTAGE:
1-800-228-8485**

STNYBRK STH AT CHMPNSGT CDD
9145 NARCOOSSEE RD
SUITE A206
ORLANDO FL 32827

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE
JUL 18 2019

TOTAL AMOUNT DUE
550.55

**NEXT READ
DATE ON OR
ABOUT**

DEPOSIT AMOUNT
ON ACCOUNT

NONE

PIN: 444520245

METER READINGS

RECEIVED
JUL 02 1919

BY: _____

PAYMENTS RECEIVED AS OF JUN 18 2019

550.55 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED
BILLING PERIOD..05-28-19 TO 06-26-19 29 DAYS

CUSTOMER CHARGE				1.31
ENERGY CHARGE	1176 KWH @	2.92000¢		34.34
FUEL CHARGE	1176 KWH @	3.80500¢		44.75
ASSET SECURITIZATION CHARGE	1176 KWH @	0.02700¢		0.32

*TOTAL ELECTRIC COST	80.72
----------------------	-------

QTY	RENTAL PER	
24	SMOOTH BLACK CONC	16
24	SV ACR 9500	

FIXTURE TOTAL	#8	426.48
MAINTENANCE TOTAL		41.28
GROSS RECEIPTS TAX	1-320-538-43	2.07

TOTAL CURRENT BILL

TOTAL DUE THIS STATEMENT

\$550,5

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.

ENERGY USE

DAILY AVG. USE -	41 KWH/DAY
USE ONE YEAR AGO -	0 KWH/DAY
*DAILY AVG. ELECTRIC COST -	\$18.91

BF_BL_DEF_20190626_204456_1.CSV-31131-000002871

DETACH AND RETURN THIS SECTION

ZP03 0001633

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 11636 69020

031131 000002871



STNYBRK STH AT CHMPNSGT CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

P.O. BOX 1004
CHARLOTTE,
NC 28201-1004

DUE DATE

JUL 18 2019

TOTAL DUE

550.55

PLEASE ENTER
AMOUNT PAID

116366902090000005505580000000000000000000055055801000000000009



GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 54

Invoice Date: 7/1/19

Due Date: 7/1/19

Case:

P.O. Number:

Bill To:Stoneybrook South @ CG CDD
135 W Central Blvd
Suite 320
Orlando, FL 32801**RECEIVED**
JUL 08 2019

BY: _____

Description		Hours/Qty	Rate	Amount
Management Fees - July 2019	1-310-513-34		2,708.33	2,708.33
Information Technology - July 2019	1-310-513-351		50.00	50.00
Fee Dissemination Agent Services - July 2019	1-310-513-313		583.33	583.33
Office Supplies	1-310-513-51		0.33	0.33
Postage	1-310-513-42		5.50	5.50
Copies	1-310-513-425		53.40	53.40
#1 (Hd)				
Total				\$3,400.89
Payments/Credits				\$0.00
Balance Due				\$3,400.89

GMS-Central Florida, LLC
1001 Bradford Way
Kingslon, TN 37763

Invoice

Bill To:
Stoneybrook South @ CG CDD
135 W Central Blvd
Suite 320
Orlando, FL 32801

RECEIVED
JUL 08 2019

Invoice #: 55
Invoice Date: 7/1/19
Due Date: 7/1/19
Case:
P.O. Number:

BY:-----

Description	Hours/Qty	Rate	Amount
Management Fees - July 2019		1,250.00	1,250.00
*1 (td)			
Field Management - July 19			
1-320-538-12			
Total			\$1,250.00
Payments/Credits			\$0.00
Balance Due			\$1,250.00

Invoice

3409 W LEMON ST., TAMPA, FL 33609
TEL: 813.250.3535 | FAX: 813.250.3636
EMAIL: ACCOUNTING@HAMILTONENGINEERING.US

Stoneybrook South at Championsgate CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

July 10, 2019
Project No: 53670.0002
Invoice No: 58822
Project Manager: David Reid

Project 53670.0002 Stoneybrook South at Championsgate - O&M 2019

Professional Services for the Period: June 1, 2019 to June 28, 2019

Phase 030B Meetings

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP Reid, David 6/3/2019 SBS at CG CDD BOS Mtg 2	2.00	190.00	380.00

Totals	2.00		380.00
--------	------	--	--------

Total Labor

380.00

Total for this Section: \$380.00

TOTAL DUE THIS INVOICE: \$380.00

Billed-to-Date

	Current	Prior	Total
Labor	380.00	1,140.00	1,520.00
Totals	380.00	1,140.00	1,520.00

Outstanding Invoices

Number	Date	Balance
58565	6/10/2019	570.00
Total		570.00

RECEIVED
JUL 15 2019

BY: _____

#15(Hd)

1-310-513-311

Attend BOS Meetings Jun 19

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

Billing Questions: Sydnie Clark 813.250.3535 ext133 All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827
Teresa Viscarra

Invoice number 121964
Date 06/25/2019

Project 17-0192.000 Stoneybrook South at
Champions Gate CDD 2017-18 O&M

For Professional Services through June 25, 2019

Invoice Summary

Description	Current Billed
01 Meetings	0.00
02 Reports	5,432.50
03 Miscellaneous	760.00
Total	6,192.50

#5(Hd)
Report / RGG/Coord/SFWHD
1-310-93-311

April 9 - \$2,525.00
May 19 - \$1,282.50
June 19 - \$2,385.00

RECEIVED
JUN 25 2019
BY: _____



INVOICE

Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD
Project 17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

02 Reports

Professional Fees

	Date	Hours	Rate	Billed Amount
Gregg Dubinsky				
✓ Preparation of Report	04/26/2019	7.00	125.00	875.00
✓ Assist in Preparation of Annual Maintenance Budget	04/29/2019	7.00	125.00	875.00
✓ Assist in Preparation of Annual Maintenance Budget	04/30/2019	3.00	125.00	375.00
✓ Preparation of Report	05/03/2019	2.00	125.00	250.00
✓ Preparation of Report	05/06/2019	0.50	125.00	62.50
Preparation of Report	06/24/2019	0.50	125.00	62.50
Michael A. Enot				
✓ Answer Question RGB has on CDD	04/26/2019	0.50	200.00	100.00
✓ Answer Question RGB has on CDD Production Review of Delieverabel Interactive with RGB and GD	04/29/2019	1.50	200.00	300.00
Answer Question RGB has on CDD	05/01/2019	0.50	200.00	100.00
Answer Question RGB has on CDD	05/02/2019	0.50	200.00	100.00
Review Information Provided	05/04/2019	0.25	200.00	50.00
Review End of Year Report	05/25/2019	1.00	200.00	200.00
Final Review of Report and recording of findings that need to be verified	06/02/2019	1.00	200.00	200.00
Follow up on status of corrections	06/03/2019	0.25	200.00	50.00
Internal coordination with staff	06/04/2019	0.25	200.00	50.00
Internal coordination with staff	06/05/2019	0.25	200.00	50.00
Follow up on status of corrections	06/06/2019	0.25	200.00	50.00
Review Update End Year Report and Issue it	06/09/2019	0.50	200.00	100.00
	06/11/2019	0.25	200.00	50.00



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INVOICE
Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD

Project 17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

02 Reports

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
Review Update End Year Report	06/12/2019	0.25	200.00	50.00
Review Update End Year Report	06/13/2019	0.25	200.00	50.00
Review Update End Year Report	06/14/2019	0.25	200.00	50.00
QC reports	06/17/2019	0.50	200.00	100.00
QC reports	06/20/2019	2.00	200.00	400.00
QC and issue the reports				
Richard Guerra	05/06/2019	1.00	50.00	50.00
Printed out Appendix A and B				
Robert G. Butterfield	05/03/2019	2.00	185.00	370.00
Preparation of Report SFWMD tables, cost estimate	06/06/2019	0.50	185.00	92.50
Research existing files for Report prep	06/12/2019	0.50	185.00	92.50
Prepare Annual Report - update SFWMD permit summary	06/13/2019	1.00	185.00	185.00
Prepare Report - Clarify SFWMD permit summary and review files to resolve Applicaiton No. 070202-16	06/14/2019	0.50	185.00	92.50
Report - Revise SFWMD table				
Phase subtotal				5,432.50

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Matthew Wilson				
field visit and write up for CDD	06/07/2019	4.00	165.00	660.00
Michael A. Enot				
Review Information Provided	05/04/2019	0.25	200.00	50.00
Richard Guerra				
Printed out Pond reports	05/08/2019	1.00	50.00	50.00



INVOICE

Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD

Project 17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

Phase subtotal 760.00

Invoice total 6,192.50

Approved by:

Michael A. Enot
Transportation Division Manager



INVOICE

Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD
Project 17-0192.000 Stoneybrook South at Champlons Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

Invoice Supporting Detail

17-0192.000 Stoneybrook South at Champlons Gate CDD 2017-18 O&M

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

Billing Cutoff: 06/25/2019

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Engineering Technician I

Richard Guerra

Project Time 05/06/2019 1.00 50.00 50.00

Printed out Appendix A and B

Subtotal 1.00 50.00

Engineer VII (PE)

Gregg Dubinsky

Project Time 04/26/2019 7.00 125.00 875.00

Preparation of Report

Project Time 04/29/2019 7.00 125.00 875.00

Assist in Preparation of Annual Maintenance Budget

Project Time 04/30/2019 3.00 125.00 375.00

Assist in Preparation of Annual Maintenance Budget

Project Time 05/03/2019 2.00 125.00 250.00

Preparation of Report

Project Time 05/06/2019 0.50 125.00 62.50

Preparation of Report

Project Time 06/24/2019 0.50 125.00 62.50

Preparation of Report

Subtotal 20.00 2,500.00

Senior Engineer III (PE)

Robert G. Butterfield

Project Time 05/03/2019 2.00 185.00 370.00

Preparation of Report SFWMD tables, cost estimate

Project Time 06/06/2019 0.50 185.00 92.50

Research existing files for Report prep

Project Time 06/12/2019 0.50 185.00 92.50

Prepare Annual Report - update SFWMD permit summary

Project Time 06/13/2019 1.00 185.00 185.00

Prepare Report - Clarify SFWMD permit summary and review files to resolve Application No. 070202-16

Project Time 06/14/2019 0.50 185.00 92.50

Report - Revise SFWMD table

Subtotal 4.50 832.50

Stoneybrook South at ChampionsGate CDD

Invoice number 121964

Invoice date 06/25/2019

Page 5 of 7



INVOICE

Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD
Project 17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

Invoice Supporting Detail

17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M
02 Reports

Phase Status: Active

Billing Cutoff: 06/25/2019

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time	04/26/2019	0.50	200.00	100.00
<i>Answer Question RGB has on CDD</i>				
Project Time	04/29/2019	1.50	200.00	300.00
<i>Answer Question RGB has on CDD</i>				
<i>Production Review of Deliverable Interactive with RGB and GD</i>				
Project Time	05/01/2019	0.50	200.00	100.00
<i>Answer Question RGB has on CDD</i>				
Project Time	05/02/2019	0.50	200.00	100.00
<i>Answer Question RGB has on CDD</i>				
Project Time	05/04/2019	0.25	200.00	50.00
<i>Review Information Provided</i>				
Project Time	05/25/2019	1.00	200.00	200.00
<i>Review End of Year Report</i>				
Project Time	06/02/2019	1.00	200.00	200.00
<i>Final Review of Report and recording of findings that need to be verified</i>				
Project Time	06/03/2019	0.25	200.00	50.00
<i>Follow up on status of corrections</i>				
Project Time	06/04/2019	0.25	200.00	50.00
<i>Internal coordination with staff</i>				
Project Time	06/05/2019	0.25	200.00	50.00
<i>Internal coordination with staff</i>				
Project Time	06/06/2019	0.25	200.00	50.00
<i>Follow up on status of corrections</i>				
Project Time	06/09/2019	0.50	200.00	100.00
<i>Review Update End Year Report and Issue it</i>				
Project Time	06/11/2019	0.25	200.00	50.00
<i>Review Update End Year Report</i>				
Project Time	06/12/2019	0.25	200.00	50.00
<i>Review Update End Year Report</i>				
Project Time	06/13/2019	0.25	200.00	50.00
<i>Review Update End Year Report</i>				
Project Time	06/14/2019	0.25	200.00	50.00
<i>QC reports</i>				
Project Time	06/17/2019	0.50	200.00	100.00
<i>QC reports</i>				



INVOICE

Tax ID #59-3288732

1012 Emmett St. Suite A
Kissimmee, FL 34744
(407) 846-1216

Stoneybrook South at ChampionsGate CDD
Project 17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121964
Date 06/25/2019

Invoice Supporting Detail

17-0192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M
02 Reports

Phase Status: Active

Billing Cutoff: 06/25/2019

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

06/20/2019 2.00 200.00 400.00

QC and issue the reports

Subtotal 10.25 2,050.00

Labor total 35.75 5,432.50

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 06/25/2019

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Engineering Technician I

Richard Guerra

Project Time

05/08/2019 1.00 50.00 50.00

Printed out Pond reports

Subtotal 1.00 50.00

Senior Engineer I (PE)

Matthew Wilson

Project Time

06/07/2019 4.00 165.00 660.00

field visit and write up for CDD

Subtotal 4.00 660.00

Principal Division Manager

Michael A. Enot

Project Time

05/04/2019 0.25 200.00 50.00

Review Information Provided

Subtotal 0.25 50.00

Labor total 5.25 760.00

04 NonBillable Expenses

Phase Status: Active

Invoice Summary

Contract	Billed	%	Remaining	%
----------	--------	---	-----------	---

Labor

33,891.25

-33,891.25

Expense

Consultant

Total

33,891.25

-33,891.25

Stoneybrook South at ChampionsGate CDD

Invoice number 121964

Invoice date 06/25/2019

Page 7 of 7

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED
JUL 24 2019

July 17, 2019

Stoneybrook South at ChampionsGate
135 W. Central Blvd., Suite 320
Orlando, FL 32801

BY: _____

42 Hdr

1-310-83315

Mtg / Convey / Amended Notice

INVOICE

Matter ID: 7192-001
General

Invoice # 86525

Federal ID # 59-3366512

For Professional Services Rendered:

06/03/2019	ACD	Prepare for and attend board of supervisors meeting.	1.90 hr	\$465.50
06/03/2019	ACD	Prepare and deliver conveyance documentation to Lennar.	1.90 hr	\$465.50
06/03/2019	JAC	Prep A.d'Adesky for Board of Supervisor's Meeting	0.20 hr	\$71.00
06/04/2019	ACD	Follow up emails on London Creek gates.	0.20 hr	\$49.00
06/07/2019	ACD	Emails and transmit establishment ordinance to KPM.	0.20 hr	\$49.00
06/10/2019	ACD	Follow up emails on expansion ordinance.	0.20 hr	\$49.00
06/12/2019	jms	Follow up with manager's office on items executed at last board meeting and updated files	0.20 hr	\$15.00
06/13/2019	ACD	Revise, transmit and emails regarding Amended Notice of Establishment.	0.90 hr	\$220.50
06/13/2019	jms	Prepared draft Amended and Restated Notice of Establishment for attorney	0.50 hr	\$37.50
06/14/2019	ACD	Email recorded Amended Notice of Establishment.	0.10 hr	\$24.50
06/26/2019	jms	Review agenda and provide notes on attorney related action items	0.40 hr	\$30.00
06/28/2019	ACD	Review upcoming agenda; Draft Resolution 2019-08 and 2019-09.	2.10 hr	\$514.50

Total Professional Services: **\$1,991.00**

For Disbursements Incurred:

06/07/2019	Check # 46273 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 05.06.19	\$16.65
06/13/2019	Check # 46292 SIMPLIFILE; Disbursement for JAC/7192-001/Simplifile E-recording of Special Warranty Deed regarding Stoneybrook South at CG - Tract K in Osceola County, FL on 06.07.19	\$35.20
06/17/2019	Check # 46298 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 06.03.19	\$16.65
06/28/2019	Check # 46317 SIMPLIFILE; Disbursement for JAC/7192-001/E-recording of Amended and Restated Notice of Establishment of the Stoneybrook South at Championsgate CDD in Osceola County, FL on 06.14.19	\$60.00
06/30/2019	Document Reproduction Expense	\$2.55

July 17, 2019

Matter ID: 7192-001

Invoice # 86525

Federal ID # 59-3366512

For Disbursements Incurred:

Total Disbursements Incurred: \$131.05

INVOICE SUMMARY

For Professional Services: 8.80 Hours \$1,991.00

For Disbursements Incurred: \$131.05

New Charges this Invoice: \$2,122.05

Previous Balance: \$4,517.42

Less Payment and Credits Received: \$2,489.52

Outstanding Balance: \$2,027.90

Plus New Charges this Invoice: \$2,122.05

Total Due: \$4,149.95

Billed Through: June 30, 2019

**Toho
Water
Authority**

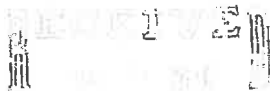


Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

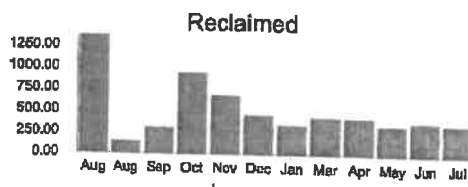
Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

As of July 1, 2019 our water quality reports are available on www.tohowaterqualityreports.com.



BY: _____



**Toho
Water
Authority**



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource



STONEBROOK SOUTH AT CHAMPIONS GATE
9145 NARCOOSSEE RD STE A206
ORLANDO, FL 32827-5768

0026275120331110690001467908

STONEBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

002627512-033111069
\$0.00
\$1,467.91
\$1,467.91

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	30	06/02/2019	13414	07/02/2019	13787	373

Previous Balance
Payment(s) Received
Balance Forward

\$1,633.15
\$-1,633.15
\$0.00

Current Transaction(s)
Reclaimed Base Charge
Reclaimed Usage
Current Transaction Total

\$17.78
\$1,450.12
\$1,467.90

Total Amount Due
\$1,467.90

49 Jun19

1500 Olyn Club Blvd Mtr A

1-320-538-432

Please return this portion with your payment — Do not send cash through the mail

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 08/01/19	Late Charge after 08/01/19	
002627512-033111069	\$0.00	\$1,467.90	\$73.40	\$1,467.90

Please Remit to

Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



5448 849

SECTION 3

NOTICE OF MEETINGS
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Stoneybrook South at ChampionsGate Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2020** at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896, at 11:30 a.m. on the first Monday of the month as follows:

October 7, 2019

November 4, 2019

December 2, 2019

January 6, 2020

February 3, 2020

March 2, 2020

April 6, 2020

May 4, 2020

June 1, 2020

(Historically No July Meeting Held)

August 3, 2020

Exception: September 14, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager