

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*September 9, 2019*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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September 2, 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, September 9, 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 August 5, 2019 Meeting
4. Public Hearing
  - A. Consideration of Engineer's Report
  - B. Consideration of Master Assessment Methodology for Baxter Tract and Parcel B
  - C. Public Comment and Testimony
  - D. Consideration of Resolution 2019-12 Levying Assessments
5. Consideration of Agreement with Down to Earth Landscape for Landscape Maintenance Services
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #11
7. Other Business
8. Supervisor's Requests
9. 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 August 5, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing for levying assessments. Section A is the consideration of the Engineer's Report and Section B is the consideration of the Master Assessment Methodology for Baxter Tract and Parcel B. Both reports are enclosed for your

review. Section C is the public comment and testimony and Section D is the consideration of Resolution 2019-12 levying assessments. A copy of the Resolution is enclosed for your review.

The fifth order of business is the consideration of agreement with Down to Earth Landscape to provide landscape maintenance services. A copy of the agreement is enclosed for your review.

The sixth 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 #11. 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, August 5, 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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Nora Schuster	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: This is an opportunity to provide comments on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. We have a budget hearing on the agenda, so if you have comments regarding the budget it would be better to hold those until that time.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 1, 2019 Meeting**

Mr. Flint: Included in your agenda package is a copy of the minutes of the July 1, 2019 meeting. Are there any additions, corrections or deletions? Hearing none.

Mr. Morgan: They looked accurate.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the Minutes of the July 1, 2019 Meeting were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Recommendation of Landscape RFP Evaluation Committee and Selection of Vendor to Provide Landscape Maintenance Services**

Mr. Flint: We did a joint request for proposals with Stoneybrook South CDD, Stoneybrook South at ChampionsGate, and the Master Association. The Master Association also retained a consultant, Mark Yahn with Sunscape Consulting, to assist in the preparation of some of the bid documents including the scope of work and evaluation of responses. We issued the RFP on June 21<sup>st</sup>, and it is a sealed public bid process. We had a mandatory pre bid meeting in this location a couple weeks later and then the bids themselves were due on July 22<sup>nd</sup> at 2:00 p.m. We had 11 companies pull copies of the RFP, 9 attend the pre bid, and 8 submit proposals. The evaluation committee which was comprised of representatives of the CDDs and HOA and consultants, held an advertised Evaluation Committee meeting on July 26<sup>th</sup>. We reviewed all 8 responses and shortlisted the 8 to 3 for purposes of conducting interviews. The meeting was continued to July 31<sup>st</sup> and Down to Earth, Floralawn, and Yellowstone were interviewed. As a result of that process the RFP committee prepared a recommended ranking based on the criteria that was in the RFP. I have one copy of the ranking. The evaluation criteria includes personnel's experience, understanding of the scope, financial capability, and price. You can see the 8 companies there listed. As a result of the interviews Down to Earth was ranked number one, Floralawn number two, and Yellowstone number three. Stoneybrook South CDD met prior to our meeting, and they made a motion to accept the Evaluation Committee's rankings. We are presenting this to you all for consideration and discussion. There is a 30 day termination provision in the proposed contract, if there are issues with Down to Earth it can be terminated without cause. Michelle Barr with Lennar was discussing the possibility of Mark Yahn assisting for the first 90 days of the implementation of the new contract to do some review and monitoring. The scope of work also includes an increased level of service on detailing. The prior scope had 12 details once a month, this one has 17 so it ends up being every 3 weeks.

Mr. Morgan: This is the total for the entire year?

Mr. Flint: Yes, but it only includes parcel K.

Mr. Morgan: Only parcel K. Thank you.

Mr. Flint: It's only the areas that are existing under contract. We will negotiate the new areas.

Mr. Scheerer: It is standard procedure to do it that way.

Mr. Morgan: What pond in Tract K was in the original?

Mr. Scheerer: The Phase 2 pond, the one you asked us about. On the map, all of the pink is going to be part of the new scope and contract. As George said, we didn't do anything with Whistling or North.

Mr. Flint: We have a request for audience comments. Please state your name and address.

Mr. Neil Roberts (8867 Backspin Lane): This contract includes the pond behind my property at Backspin Lane, is that correct?

Mr. Scheerer: The contract includes it, but it is not executed yet.

Mr. Morgan: That's the Phase 2 pond we were talking about. The new contract will include that pond.

Mr. Flint: We are in a transition period between the developer maintaining it and us taking it over.

Mr. Roberts: My second question, as Down to Earth is already the existing landscaping provider for the community, do we need to have someone oversee them?

Mr. Flint: Alan meets with them once a week, he is the Field Manager. The oversight is probably only going to be on an interim basis. It's really for continuing quality control.

Mr. d'Adesky: When you have an extra set of eyes looking at it, the quality tends to go up.

Resident (1364 Olympic Club Blvd): I am new to this community. My understanding is the lawn maintenance is under the CDD?

Mr. Flint: No, for your home it is under the Homeowner's Association. The CDD is responsible for the ponds and some of the common area. Are there any other questions on the evaluation committee's recommendation?

Mr. Morgan: I don't have anything.



On MOTION by Mr. Morgan seconded by Mr. Register with all in favor, the Recommendation of Landscape RFP Evaluation Committee and Selection of Down to Earth to Provide Landscape Maintenance Services, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Review and Acceptance of Fiscal Year 2018 Audit Report**

Mr. Flint: The CDD is a governmental entity and required to have an annual independent audit. You selected Berger, Toombs to perform those services. If there were any findings or recommendations, those would be reflected in the management letter that starts on page 32. There are no current or prior year findings, so it is a clean audit. Are there any questions?

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

#### **SIXTH ORDER OF BUSINESS**

#### **Public Hearing**

Mr. Flint: First I'll ask for a motion to open the public hearing.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the Public Hearing was opened.

#### **A. Consideration of Resolution 2019-10 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: The Board previously approved a proposed budget and set the date, place, and time of the public hearing for today. The Operating and Maintenance Assessments, Lennar has been funding the operational costs through the developer funding agreement. In Fiscal Year 2020, it will be the first year that the Operations and Maintenance assessments will actually be on the tax bill. As a result of that, we did have to perform a mailed notice letting the current owners of property within the District know the date, place, and time and the proposed amount of those assessments. Resolution 2019-10 will adopt the fiscal year 2020 budget, then Resolution 2019-11 will impose the Operations and Maintenance assessment and authorize the Assessment Roll to be certified to the County for collection. The proposed budget is attached to the resolution. The proposed budget is \$480,918. We do take into account in landscape maintenance the future areas that are going to come online. We anticipate that a number of areas will be coming online very soon, possibly before the end of this fiscal year.

Mr. d'Adesky: The parcels that are on the roll are only the platted parcels. We still have the unplatted parcels being direct billed off the roll.

Mr. Flint: Correct. This is a public hearing, so I will ask now if there are any public comments on the budget or the assessments.

Resident (Unidentified): What are all these fees for?

Mr. Flint: There's two components of your CDD assessment. One is Debt Service and depending on what size lot you have, it will vary. Those assessments have already been imposed when the bonds were issued. The District is a government entity, and it issued tax exempt municipal bonds to fund the stormwater system, the water and sewer lines, and some of the common areas. Those were funded through a bond issue which is paid back through an annual Debt Service assessment. The Operations and Maintenance assessment funds the maintenance of that infrastructure.

Resident (Unidentified): Is there a point in time when one of these will go away?

Mr. Flint: The Debt Service will go away, but it's a 30 year bond. You can pay off the outstanding principal at any time if you chose to do that. The remaining debt could be prepaid and that would come off your tax bill. As long as the District is in place and has infrastructure it has to maintain, the Operations and Maintenance will not go away. There are over 600 CDD's in Florida, this is not unusual. When you bought your home there were disclosures in there, and in your sales contract there is a disclosure next to the signature line.

Mr. Morgan: In the Resolution 2019-10 proposed budget, we see that the landscape maintenance through 9/30/19 is 48. The number for the new contract is 38. In the proposed 2020 budget it jumps to 130. I am assuming that's because we're adding the North Tract.

Mr. Flint: Yes, if you look on page 5 of the budget you can see the addition of Baxter and Whistling.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor, Resolution 2019-10 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.
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**B. Consideration of Resolution 2019-11 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: There are two exhibits for Resolution 2019-11. One is the budget you just approved and the other is the Assessment Roll. Is there any further discussion from the Board?

Mr. Morgan: We've discussed this very thoroughly.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor, Resolution 2019-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the Public Hearing was closed.

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Series 2019 Requisition #1 & Consideration of Series 2019 Requisition #2 – Item Revised**

Mr. Flint: When the bonds were issued under the Master Trust Indenture, the funds are held by the Trustee. There's a requisition form that must be signed by an officer of the District and the consulting Engineer certifying the work is complete and in accordance with the Engineer's Report. Requisition #1 is acquiring completed improvements from Lennar, and Requisition #2 is for engineering services for Hamilton Engineering related to review and preparation of that requisition. These are not required to be approved by the Board prior to processing, but as a matter of course we put them on after to be ratified so they are in the public record.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor, the Ratification of Series 2019 Requisition #1 and Series 2019 Requisition #2, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion of Landscape Turnover of Whistling Straits Landscaping and Phase 2 Tract K Pond**

Mr. Flint: Are we ready to do that today?

Mr. Reid: We have a turnover walk scheduled for next Monday morning at 10:00 a.m. with Down to Earth.

Mr. Flint: We want to make sure the maintenance gets transitioned over to the CDD.

Mr. Register: When will 3 get added to the mix?

Mr. Reid: We can do Phase 3 at the same time, it's a short stretch of road.

Mr. Register: There's no reason not to include it, it's 300 feet.

Mr. Flint: The new contract goes into effect October 1<sup>st</sup>. Maybe the Board needs to consider delegating authority to the Chairman to execute an amendment to the landscape contract contingent upon the findings of the walk through.

Mr. d'Adesky: I suggest giving authority to the Chairman any other necessary documents.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the, the Landscape Turnover of Whistling Straights Landscaping and Phase 2 Tract K Pond and Delegating Authority to Chairman to Execute Required Documents to Convey Property and Infrastructure, was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: I have nothing further to report.

#### **B. Engineer**

Mr. Reid: I don't have anything either.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through June 30<sup>th</sup>, there is no action required. If you have any questions I can answer those.

##### **ii. Ratification of Funding Request #10**

Mr. Flint: Included in your agenda package is Funding Request #10 totaling \$28,734.36. This was transmitted to the developer under the funding agreement.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Funding Request #10 was ratified.

##### **iii. Approval of Fiscal Year 2020 Meeting Schedule**

Mr. Flint: We suggest you meet the first Monday of each month at 11:30 a.m. with the exception of July. July has been excluded because it usually conflicts with the 4<sup>th</sup> of July. In September there is a conflict as well with Labor Day. We do not have to meet monthly if there is no action required we can cancel it.

Mr. d'Adesky: This is the cheapest way to advertise it.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor, the Fiscal Year 2020 Meeting Schedule, was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Reid: Regarding the Fox parcel, which is currently just beginning in development, we are going to need written agreement from the CDD that they will be the entity responsible for the maintenance of the storm water management system.

Mr. Flint: They've never required that in the past.

Mr. Reid: They are requiring it now for the permit.

Mr. d'Adesky: For a parcel that is not within the CDD right now? We cannot do that. We can say we anticipate in the future it might happen, but we can't guarantee it.

Mr. Flint: What pond is this?

Mr. Reid: It is going to be multiple ponds.

Mr. Register: I believe you are going to have to talk to a private reviewer.

Mr. Reid: Okay, I will do that.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 12:06 p.m.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the meeting was adjourned at 12:06 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A



# **Stoneybrook South at ChampionsGate Community Development District**

**Supplemental Engineer's Report for  
the Expansion Property and the  
2019 Assessment Area**

**April 1, 2019**

**Prepared For:**

**The Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida**

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Exhibit 2A	District Boundaries
Exhibits 2B-2D	Legal Descriptions
Exhibit 3	Future Land Use Map
Exhibit 4	Aerial Map
Exhibit 5	Utilities
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# **Stoneybrook South at ChampionsGate Community Development District**

## **Supplemental Engineer's Report for the Expansion Property and the 2019 Assessment Area**

### **1.0 Introduction**

The Stoneybrook South at ChampionsGate Community Development District ("District") is an existing Community Development District currently consisting of approximately 379.58 acres. The District was established in 2016 for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary for funding and to support the orderly development of the District (see Exhibit 1).

The District was created by ordinance #2016-70 of the Board of County Commissioners of Osceola County, Florida pursuant to Chapter 190, Florida Statutes (the "Act").

The District is intending to expand the District boundaries to include two adjacent properties referred to as the Baxter Property ("Baxter") and Tract B (collectively the "Expansion Property").

The District is intending to issue its Special Assessment Bonds, Series 2019 ("2019 Bonds"), to initially fund improvements for the North Tract ("North") which is the District parcels lying north of Bella Citta Boulevard. The 2019 Assessment Area will only include the North. Once the expansion is complete, the 2019 Assessment Area will be expanded to include Baxter (collectively the "2019 Assessment Area"). The funds to be spent from a portion of the proceeds of the 2019 Bonds to finance public infrastructure within Baxter will be escrowed until such time as the expansion is complete and the assessments on Baxter have been levied (see Exhibit 2).

Tract B is not included in the 2019 assessment area.

### **2.0 Purpose**

The purpose of this report is to generally describe the Expansion Property, the 2019 Assessment Area and its estimated development costs, and the infrastructure improvements for North and Baxter that

may be funded by the District in one or more series of bonds/notes, and provide an estimate of the engineer's opinion of probable costs for North, Baxter and Tract B.

North currently comprises approximately 314.63 of the total 379.58 acres located within unincorporated Osceola County, Florida, in Sections 29 and 30, Township 25 South, Range 27 East. It lies north of Bella Citta Boulevard and west of the ChampionsGate golf course. The site is accessed via Bella Citta Boulevard.

Baxter comprises 29.41 acres located in Section 30, Township 25 South, Range 27 East. It lies adjacent to the west property line of North and is accessed through North via Whistling Straights Boulevard. A future connection to Westside Boulevard Extension will be provided upon completion of the roadway.

Tract B comprises 29.2 acres located in Section 30, Township 25 South, Range 27 East. It lies adjacent to the north property line of North and is accessed through North via Cabot Cliffs Lane (see Exhibit 2).

The total acreage contemplated for the District including the Expansion Property will be 438.17 acres. North, Baxter and Tract B are being developed by LEN CG SOUTH, LLC (the "Master Developer").

### **3.0 Land Use and Zoning**

The existing zoning of the properties within the current District boundaries is Short-Term Rental Planned Development (STRPD). This type of Planned Development allows for short term rental as a permitted use within a single-family residential planned development.

The overall development will include a mix of permanent residents, short-term rental single-family units, and multi-family condominiums. The development standards have been established in the STRPD and subsequent amendments.

Baxter and Tract B are zoned Tourist Commercial (TC). This zoning allows for short-term rental residential development as a permitted use within the commercial land use district. Development standards are established by the zoning district. There is no commercial development proposed (see Exhibit 3).

Table 1 on the following page summarizes the development program and land use for the 2019 Assessment Area and the proposed Expansion Property.

**Table 1 - Development Program**

Tract	Description	Land Use	Area (acres)	Residential Single Family					Multi-Family	Total Units
				40-ft	50-ft	60-ft	80-ft	THs		
North	Assessment Area	TC	314.63	118	135	54	29	214	80	630
Baxter	Expansion Property	TC	29.41	89	38	0	0	0	0	127
Tract B	Expansion Property	TC	29.18	0	56	0	0	94	0	150
Totals			373.22	207	229	54	29	308	80	907

TC = Tourist Commercial      THs = Townhomes      Condos = Condominiums

#### 4.0 Existing Conditions

The North Properties have been platted and are under construction with roadways, drainage and utility construction. There is a portion of the existing Stoneybrook South Golf Course within the North property. This golf course will remain open during the construction of the North infrastructure (see Exhibit 4 Aerial Map).

The Baxter Parcel permits have been obtained and construction has just started.

Tract B development planning has started but engineering design has not begun.

#### 5.0 North Infrastructure Improvements

The District will finance the construction of certain public infrastructure improvements that will benefit North and Baxter. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the Infrastructure improvements that may be financed and constructed by the District.

##### 5.1 Roadway Improvements

North connects to Westside Boulevard via a short section of four-lane divided boulevard before narrowing to a two-lane section. Roadway improvements consist of the construction of the 2-lane local roadways within the subdivision. All roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by

the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts; and water and sewer utilities within the roadway rights-of-way.

##### 5.2 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds within North include six (6) existing wet retention ponds within the existing golf course and one (1) wet detention pond constructed with the site improvements. Stormwater runoff from North will be routed to the retention/detention ponds for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

##### 5.3 Utilities

Water main construction includes mains, fittings, valves, and fire hydrants connecting to the existing water main along Bella Citta Boulevard.

Reclaimed water main construction includes reclaimed water mains, fittings, valves, and service tees for irrigation of the landscaping along Whistling Straights Boulevard.

Sanitary sewer construction includes gravity sanitary sewer mains and manholes, as well as one (1) lift station and the force main necessary to connect to the existing off-site force main system in Bella Citta Boulevard (see Exhibit 5).

The District is within the service area of the Toho Water Authority (TWA) and the utilities will be designed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

The District is also within the service areas of Florida Gas Transmission, Duke Energy, and CenturyLink. These utility providers will provide gas, electric power, telephone, and cable services to the District within the District roadway corridors and will be operated and maintained by such utility providers. District funds will not be used for private utilities construction.

#### **5.4 Landscaping and Hardscape**

Landscaping and irrigation include landscaping within the Whistling Straights Boulevard right-of-way and perimeter District boundary buffers.

Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape tracts and will be financed by the District with proceeds from the 2019 Bonds.

#### **6.0 Baxter Infrastructure Improvements**

The Baxter infrastructure improvements will connect to the North improvements. This section details the Infrastructure improvements that may be financed by the District or the Master Developer (see Exhibit 6).

##### **6.1 Site Work and Drainage**

Baxter sitework, grading and drainage improvements include grading necessary for constructing the secondary drainage systems consisting of curbs, gutters, inlets and culverts to convey the stormwater runoff to a proposed detention pond. Grading and stabilization necessary to provide positive drainage for these conveyance systems is funded by the District. Individual lot grading and retaining walls will be funded by the Master Developer or other private funding sources.

##### **6.2 Roadway Improvements**

Baxter connects to North via Whistling Straights Boulevard. Roadway improvements consist of the construction of the 2-lane local roadways within the

subdivision. All roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts; and water and sewer utilities.

#### **6.3 Stormwater Management**

The primary stormwater management system includes the construction of the stormwater management pond, culverts, control structures, and outfall swales. The stormwater system within Baxter includes one (1) wet detention pond. Stormwater runoff will be routed to the detention pond for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

#### **6.4 Utilities**

District-financed public utilities constructed within Baxter include potable water mains and the gravity sanitary sewer collection system. These utility mains will be located within the roadway rights-of-way or in utility easements adjacent to the right-of-way and will be constructed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

Water main construction includes mains, fittings, valves, and fire hydrants. Sanitary sewer construction includes gravity sanitary sewer mains and manholes.

Reclaimed water mains and services constructed to provide service within residential parcels for residential homes will be constructed by Master Developer with its own funds.

TWA water and sewer utility connection fees and impact fees will be paid by the Master Developer on behalf of the District at the time of permitting.

#### **6.5 Landscaping**

District-financed landscaping is limited to entry features and perimeter District buffers as required by

the zoning. These entry features and perimeter buffers will be landscaped to meet or exceed county standards and zoning requirements and will be transferred to the District for maintenance.

#### 7.0 Estimate of Probable Construction Cost

Tables 2.0, 2.1 and 2.2 below summarize the engineer's opinion of the estimate of the total probable construction costs for the District financed North and Expansion Property improvements. These estimates are based on the engineer's understanding of the proposed development program and District activities, and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program

changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the District-financed North Improvements is \$15,542,285. These costs are categorized in Table 2 below.

The total estimated opinion of probable construction cost for the District-financed Baxter Improvements is \$2,642,860 and for Tract B is \$2,742,300. These costs are categorized in Tables 2.1 and 2.2 on the following pages.

The total estimated opinion of probable cost for North and the Expansion Properties is \$20,927,445.

**Table 2.0 - North - Estimate of Total Probable Costs**

Item	Description	Total
1	Earthwork and Stormwater Management Ponds	\$400,000
2	Roads	\$650,000
3	Storm Drainage	\$3,100,000
4	Potable Water	\$1,800,000
5	Sanitary Sewer	\$3,600,000
6	Reclaimed Water	\$255,000
7	Landscaping, Sod, Irrigation	\$250,000
8	Hardscape Features	\$175,000
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$1,040,000
11	Water and Sewer Utility Connection and Impact Fees <sup>1</sup>	\$3,109,350
	Sub-Total	\$14,129,350
	Contingency	\$1,412,935
	Total	\$15,542,285

<sup>1</sup> Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

**Table 2.1 – Baxter - Estimate of Total Probable Costs**

Item	Description	Total
1	Earthwork and Stormwater Management Ponds	\$152,000
2	Roads	\$165,000
3	Storm Drainage	\$494,000
4	Potable Water	\$339,000
5	Sanitary Sewer	\$340,000
6	Reclaimed Water	\$0
7	Landscaping, Sod, Irrigation	\$20,000
8	Hardscape Features	\$0
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$145,000
11	Water and Sewer Utility Connection and Impact Fees <sup>1</sup>	\$747,600
	Sub-Total	\$2,402,600
	Contingency	\$240,260
	Total	\$2,642,860

<sup>1</sup> Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

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**Table 2.2 – Tract B - Estimate of Total Probable Costs**

Item	Description	Total
1	Earthwork and Stormwater Management Ponds	\$120,000
2	Roads	\$80,000
3	Storm Drainage	\$360,000
4	Potable Water	\$290,000
5	Sanitary Sewer	\$680,000
6	Reclaimed Water	\$0
7	Landscaping, Sod, Irrigation	\$30,000
8	Hardscape Features	\$25,000
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$130,000
11	Water and Sewer Utility Connection and Impact Fees <sup>1</sup>	\$778,000
	Sub-Total	\$2,493,000
	Contingency	\$249,300
	Total	\$2,742,300

<sup>1</sup> Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

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## 8.0 Ownership and Maintenance Authority

Table 3 below lists the North and Baxter Infrastructure and the future ownership and maintenance authority.

Table 3 – Proposed District Infrastructure				
Item No.	Infrastructure	Financed By	Maintenance	Ownership
1	Stormwater Ponds	CDD	CDD	CDD
2	Street Drainage System	CDD	CDD	CDD
3	Utilities – Water and Sanitary Sewer	CDD	TWA	TWA
4	Landscape Buffer Tracts and Irrigation	CDD	CDD	CDD

## 9.0 Status of Permits and Approvals

The North project and Baxter have been permitted by Osceola County, the Tohopekaliga Water Authority, the Florida Department of Environmental Protection, and the South Florida Water Management District. All permits/approvals necessary for construction have been obtained or are expected to be obtained in the ordinary course of development. All permits for maintenance will be obtained and transferred to the District or other public agencies.

Tract B has not been permitted.

## 10.0 Conclusion and Engineer's Opinion

It is our opinion that the costs to complete the District's CIP for the North and Baxter Infrastructure as described in this report are reasonable and that these infrastructure improvements will benefit and add value to the lands within the District in excess of the costs of such improvements, and these infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of probable cost of the listed improvements is only an estimate and not a

guaranteed maximum price and is only for those District funded portions of the project. It is not intended as an estimate of the total cost to construct all private and public improvements for the planned project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to this development. Due to material cost fluctuations and differences in contractor bids at the time the project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. All assets purchased by the District will be the lower of actual cost or fair market value.

As long as the development remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the District funded project



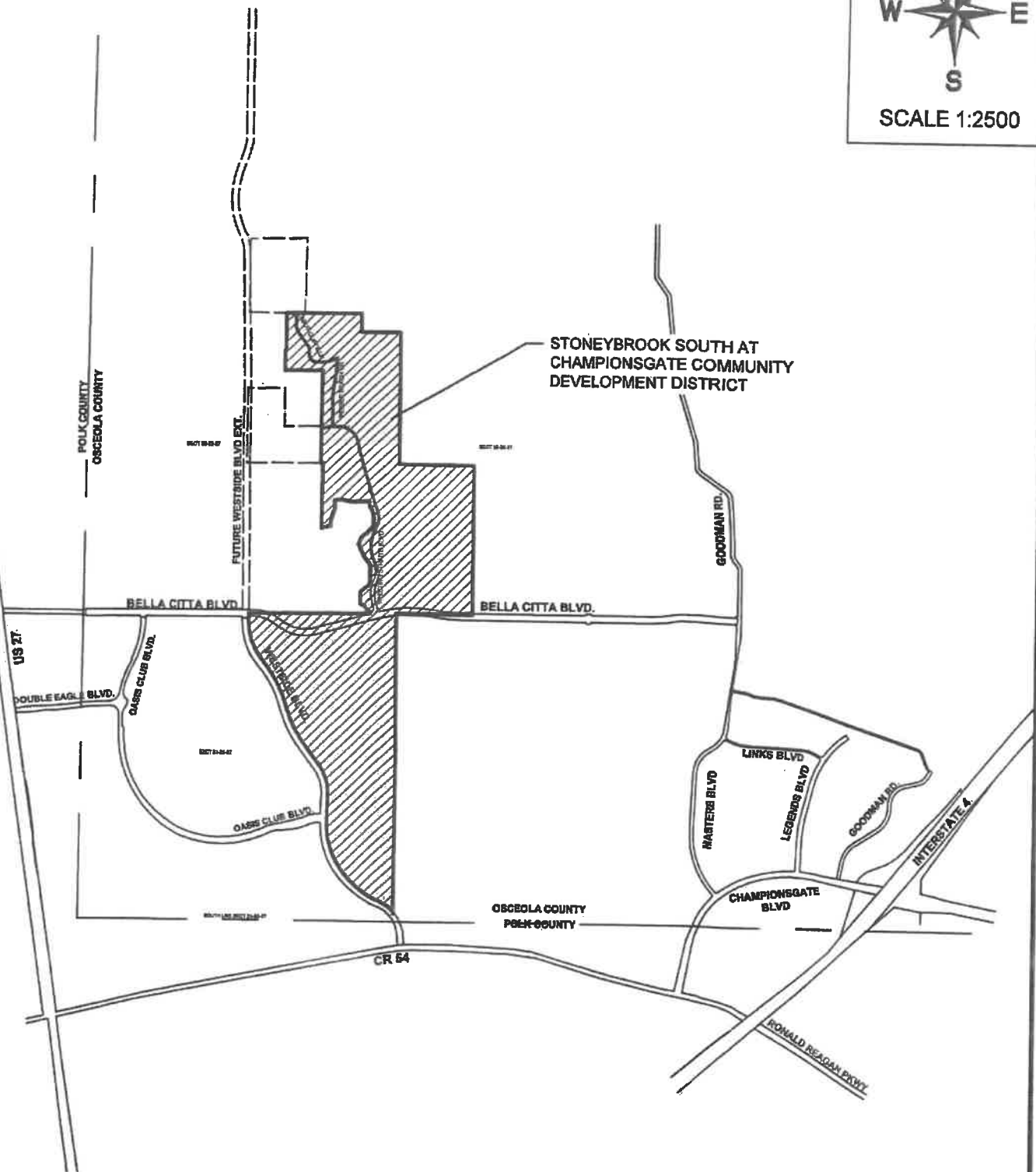
David A. Reid, PE  
Florida PE License #38794

Hamilton Engineering & Surveying, Inc.  
Eng. Business Certificate of Authorization No. 8474





SCALE 1:2500



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

775 WARNER LANE  
ORLANDO, FL 32803

TEL (407) 362-5929  
LB#7013, CA#8474

### VICINITY MAP

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE  
29,30,31-25S-27E

JOB NUMBER  
53670.0001

DATE  
03/15/2019

EXHIBIT  
1



POLK COUNTY  
OSCEOLA COUNTY

## EXPANSION PARCEL

**FUTURE WESTSIDE BLVD EXT.**

# EXPANSION PARGEL

**NORTH ASSESSMENT  
AREA**

BELLA CITTA BLVD

**BELLA CITTA BLVD.**

E EAGLE BLVD.

OASIS CLUB BLDG

WESTSIDE BLVD.

OASIS CLUB BLVD

SOUTH LINE SECT 31-26-27

**OSCEOLA COUNTY**  
**POLK COUNTY**



TEL (407) 362-5929  
LB#7013, CA#8474

JOB NUMBER:  
53670.0001

DATE  
03/18/19

## CCD BOUNDARY MAP

STONEBROOK SOUTH AT CHAMPIONSGATE CCD

EXHIBIT

2

**STONEBROOK AT CHAMPIONSGATE CDD BOUNDARY PREPARED 1/11/2019**

**LEGAL DESCRIPTION:**

BEING PORTIONS OF SECTIONS 19, 29, 30 & 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; ALSO BEING THE FOLLOWING PLATS, STONEYBROOK SOUTH PHASE 3, RECORDED IN PLAT BOOK 25, PAGES 116-120; STONEYBROOK SOUTH PHASE 4, RECORDED IN PLAT BOOK 25, PAGES 166-168; STONEYBROOK SOUTH NORTH PARCEL PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 147-153; STONEYBROOK SOUTH NORTH PARCEL PHASE 2, RECORDED IN PLAT BOOK 27, PAGES 127-134; AND STONEYBROOK SOUTH TRACT K, RECORDED IN PLAT BOOK 25, PAGES 191-196; ALL IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGIN AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°24'38"W ALONG THE EAST LINE OF SAID SECTION 31, FOR A DISTANCE OF 2640.62 FEET, THENCE RUN S00°29'08"W FOR A DISTANCE OF 2292.33 FEET; THENCE RUN N73°22'50"W A DISTANCE OF 63.92 FEET; THENCE RUN N52°33'12"W A DISTANCE OF 29.68 FEET; THENCE RUN S53°16'27"W A DISTANCE OF 87.50 FEET; THENCE RUN S00°04'17"E A DISTANCE OF 190.09 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PLATTED WESTSIDE BLVD. AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°26'42", HAVING A RADIUS OF 690.00 FEET, AND WHOSE LONG CHORD BEARS N60°01'51"W FOR A DISTANCE OF 53.52 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 53.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N59°14'00"W FOR A DISTANCE OF 189.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°41'47", HAVING A RADIUS OF 1440.00 FEET, AND WHOSE LONG CHORD BEARS N29°54'19"W FOR A DISTANCE OF 1540.98 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 1625.99 FEET TO A POINT OF TANGENCY, THENCE RUN N02°26'34"E FOR A DISTANCE OF 456.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°43'43", HAVING A RADIUS OF 860.00 FEET, AND WHOSE LONG CHORD BEARS N16°55'18"W FOR A DISTANCE OF 570.31 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 581.31 FEET TO A POINT OF TANGENCY, THENCE RUN N36°17'09"W FOR A DISTANCE OF 86.11 FEET, THENCE RUN N89°48'05"E FOR A DISTANCE OF 416.54 FEET, THENCE RUN N34°27'05"W FOR A DISTANCE OF 670.10 FEET, THENCE RUN N31°42'51"E FOR A DISTANCE OF 36.27 FEET, THENCE RUN S89°45'39"W FOR A DISTANCE OF 119.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°48'24", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS N60°04'37"W FOR A DISTANCE OF 147.38 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 152.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N42°00'28"W FOR A DISTANCE OF 238.18 FEET, THENCE RUN N81°06'07"W FOR A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N36°06'07"W FOR A DISTANCE OF 21.21 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 23.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°04'36", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N35°08'25"W FOR A DISTANCE OF 83.42 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 92.23 FEET TO A POINT OF TANGENCY, THENCE RUN N79°10'43"W FOR A DISTANCE OF 41.19 FEET, THENCE

RUN S73°38'29"W FOR A DISTANCE OF 49.74 FEET, THENCE RUN N16°21'31"W FOR A DISTANCE OF 75.35 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°36'43", HAVING A RADIUS OF 2060.00 FEET, AND WHOSE LONG CHORD BEARS N27°09'53"W FOR A DISTANCE OF 772.43 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 777.03 FEET TO A POINT OF TANGENCY, THENCE RUN N37°58'14"W FOR A DISTANCE OF 147.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°09'11", HAVING A RADIUS OF 1040.00 FEET, AND WHOSE LONG CHORD BEARS N18°39'22" W FOR A DISTANCE OF 679.81 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 692.53 FEET TO A POINT OF TANGENCY, DEPARTING SAID WESTSIDE BLVD. RUN THENCE RUN N00°25'14"E FOR A DISTANCE OF 159.06 FEET, TO THE NORTH LINE OF AFORESAID SECTION 31, THENCE RUN N89°42'08"E, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 2114.44 FEET; RUN N00°17'52"W A DISTANCE OF 0.49 FEET, TO THE SOUTHWEST CORNER OF THE PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1, AS FILED AND RECORDED IN PLAT BOOK 26, PAGES 147-153, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N35°57'49"W, 187.04 FEET, CONTINUING ALONG THE WEST LINE OF SAID PLAT, THENCE N71°08'40"W, 72.96 FEET; THENCE N00°26'15"E, 212.70 FEET; THENCE N51°45'32"E, 211.23 FEET; THENCE N00°15'53"E, 346.82 FEET; THENCE N37°00'10"W, 185.54 FEET; THENCE N24°50'21"W, 240.66 FEET; THENCE N23°21'07"E, 132.17 FEET; THENCE N53°09'59"E, 124.80 FEET; THENCE N42°56'24"E, 167.55 FEET; THENCE N01°58'21"E, 145.56 FEET; THENCE N13°55'13"W, 144.64 FEET; THENCE N32°32'54"W, 78.25 FEET; THENCE N01°01'27"W, 86.35 FEET; THENCE S86°09'30"W, 296.60 FEET; THENCE N77°19'08"W, 190.74 FEET; THENCE S82°13'01"W, 127.15 FEET; THENCE S06°26'55"E, 129.06 FEET; THENCE S17°36'30"W, 242.36 FEET; THENCE S00°48'42"E, 95.62 FEET; THENCE S78°27'42"W, 178.81 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE SE ¼ OF SAID SECTION 30; THENCE N00°15'33"E ALONG SAID WEST LINE, 1122.45 FEET TO THE SOUTH LINE OF A 30 FEET WIDE PLATTED RIGHT OF WAY; THENCE N89°47'14"E ALONG SAID LINE, 495.00 FEET; THENCE N00°08'09"E, 30.00 FEET TO THE NORTH LINE OF SAID 30 FEET WIDE PLATTED RIGHT OF WAY; THENCE S89°47'14"W ALONG SAID NORTH LINE, 495.00 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 30, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 1 PLAT; DEPARTING SAID WEST LINE, CONTINUE THENCE S89°47'14"W, 1314.02 FEET, TO THE SOUTHWEST CORNER OF LOT 12, BLOCK A, OF THE FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT, AS FILED AND RECORDED IN PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N00°07'30"E, 1311.38 FEET, TO THE NORTHWEST CORNER OF LOT 11, BLOCK A, OF AFORESAID FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT; THENCE N89°48'12"E, 648.22 FEET, TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK A; THENCE S00°04'09"W, 663.10 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK A; THENCE N89°47'43"E, 663.88 FEET, TO THE AFORESAID WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 30, AND WEST LINE OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1; THENCE N00°00'44"E ALONG SAID WEST LINE, 979.45 FEET; THENCE S89°48'54"W, 662.18 FEET; THENCE N00°06'46"E, 346.51 FEET; THENCE N89°48'41"E, 15.00 FEET; THENCE N00°04'33"E, 678.37 FEET TO A POINT ON THE SOUTH LINE OF TRACT B, OF THE PLAT OF STONEYBROOK SOUTH PHASE 4, AS FILED AND RECORDED IN PLAT BOOK 25, PAGES 166-168, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY; THENCE S89°49'59"W, ALONG THE SOUTH LINE OF SAID TRACT B, 660.45 FEET, TO THE SOUTHWEST CORNER OF TRACT B; THENCE N00°13'32"E, 1305.02 FEET, TO THE NORTHWEST CORNER OF TRACT B; THENCE N89°46'42"E, 971.80 FEET, TO THE NORTHEAST CORNER OF TRACT B; THENCE S00°03'46"W, ALONG THE EAST LINE OF TRACT B AND EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68, AND NORTH LINE OF STONEYBROOK SOUTH NORTH PARCEL PHASE 2, AS FILED AND RECORDED IN PLAT BOOK 27, PAGES 127-134, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'59"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT, 666.27 FEET

TO A POINT ON THE WEST LINE OF A SKINK PRESERVE AS RECORDED IN OFFICIAL RECORDS BOOK 4468, PAGE 477; THENCE RUN N00°00'33"E ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 AND THE SOUTH LINE OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N89°49'59"E ALONG SAID NORTH LINE, 325.00 FEET TO THE NORTHEAST CORNER OF SAID SKINK PRESERVE; THENCE RUN S00°00'33"W ALONG THE EAST LINE OF SAID SKINK PRESERVE AND THE SOUTHERLY EXTENSION THEREOF, 329.46 FEET, TO A POINT ON AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT; THENCE N89°48'07"E, CONTINUING ON SAID PLAT, 661.04 FEET TO THE EAST LINE OF SAID SECTION 30, AND EAST LINE OF SAID PLAT; THENCE S00°12'35"E ALONG SAID EAST LINE, 2322.06 FEET TO THE EAST 1/4 CORNER OF SECTION 30 AND THE WEST 1/4 CORNER OF SECTION 29; THENCE S89°46'46"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 25 SOUTH, RANGE 27 EAST, 1307.11 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND EAST LINE OF SAID PLAT; THENCE S00°03'06"W ALONG THE EAST LINE OF SAID PLAT AND EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, 2619.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING; THENCE N89°43'13"W, 225.06 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET AND A CHORD BEARING OF N85°07'47"W, CHORD 310.54 FEET, HAVING A CENTRAL ANGLE OF 09°10'53"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 310.88 FEET TO THE POINT OF TANGENCY; THENCE N80°32'20"W, 214.91 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET AND A CHORD BEARING OF S87°24'58"W, CHORD 859.75 FEET, HAVING A CENTRAL ANGLE OF 24°05'23"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 866.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N59°57'58"W, CHORD 35.15 FEET, HAVING A CENTRAL ANGLE OF 89°20'11"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 38.98 FEET TO A POINT; THENCE S74°45'44"W, 126.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF S23°58'23"W, CHORD 31.65 FEET, HAVING A CENTRAL ANGLE OF 78°33'14"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.28 FEET TO THE POINT OF BEGINNING.

LESS ANY ROAD RIGHT OF WAY WITHIN BELLA CITTA BLVD.

CONTAINING 438.17 ACRES, MORE OR LESS.

#### LEGAL DESCRIPTION

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East; and the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East; and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East, all in Osceola County, Florida

Less the West 15.00 feet and the South 15.00 feet thereof for Road Right of Way per plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida.

Being more particularly described as follows:

Commence at the Southwest corner of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East, Osceola County, Florida; thence run  $N80^{\circ}07'30''E$  along the West line of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 15.00 feet; thence run  $N88^{\circ}47'14''E$ , a distance of 15.00 feet to a point on the East Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida, said point being the Point of Beginning; thence run  $N00^{\circ}07'30''E$  along said East Right of Way line, a distance of 1,311.38 feet to a point on the North line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run  $N89^{\circ}48'12''E$  along said North line, a distance of 648.22 feet to the Northeast corner of Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run  $S00^{\circ}04'09''W$  along the East line Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 663.10 feet to the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run  $N89^{\circ}47'43''E$  along the North line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 663.88 feet to Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run  $S00^{\circ}00'44''W$  along the East line of Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 648.00 feet to a point on the North Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of aforesaid Florida Fruit & Truck Land Co. at Loughman Florida; thence run  $S89^{\circ}47'14''W$  along said North Right of Way line, a distance of 1,314.02 feet to the Point of Beginning.

Containing 1,281.262.27 square feet or 29.4137 acres, more or less



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

1368 EAST VINE STREET, KISSIMMEE FL. 34744  
TEL (407) 846-1218 FAX (407) 343-0324

LEGAL DESCRIPTION FOR  
BAXTER PROPERTY EXPANSION

**STONEBROOK SOUTH AT  
CHAMPIONSGATE CDD**

**LEGAL  
EXHIBIT 2C**

DATE: 11/07/2018

LEGAL DESCRIPTION

TRACT B

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'08"W ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 1650.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 975.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN N00°13'32"E ALONG SAID EAST RIGHT OF WAY LINE, 1305.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE RUN N89°6'42"E ALONG SAID NORTH LINE, 971.80 FEET; THENCE RUN S00°03'46"W, 1305.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 29.18 ACRES MORE OR LESS.



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EB No. 32059 LB No. 6605

1368 EAST VINE STREET, KISSIMMEE FL., 34744  
TEL: (407) 846-1215 FAX: (407) 343-0324

LEGAL DESCRIPTION FOR  
STONEBROOK SOUTH TRACT B

**STONEBROOK SOUTH AT  
CHAMPIONSGATE CDD**

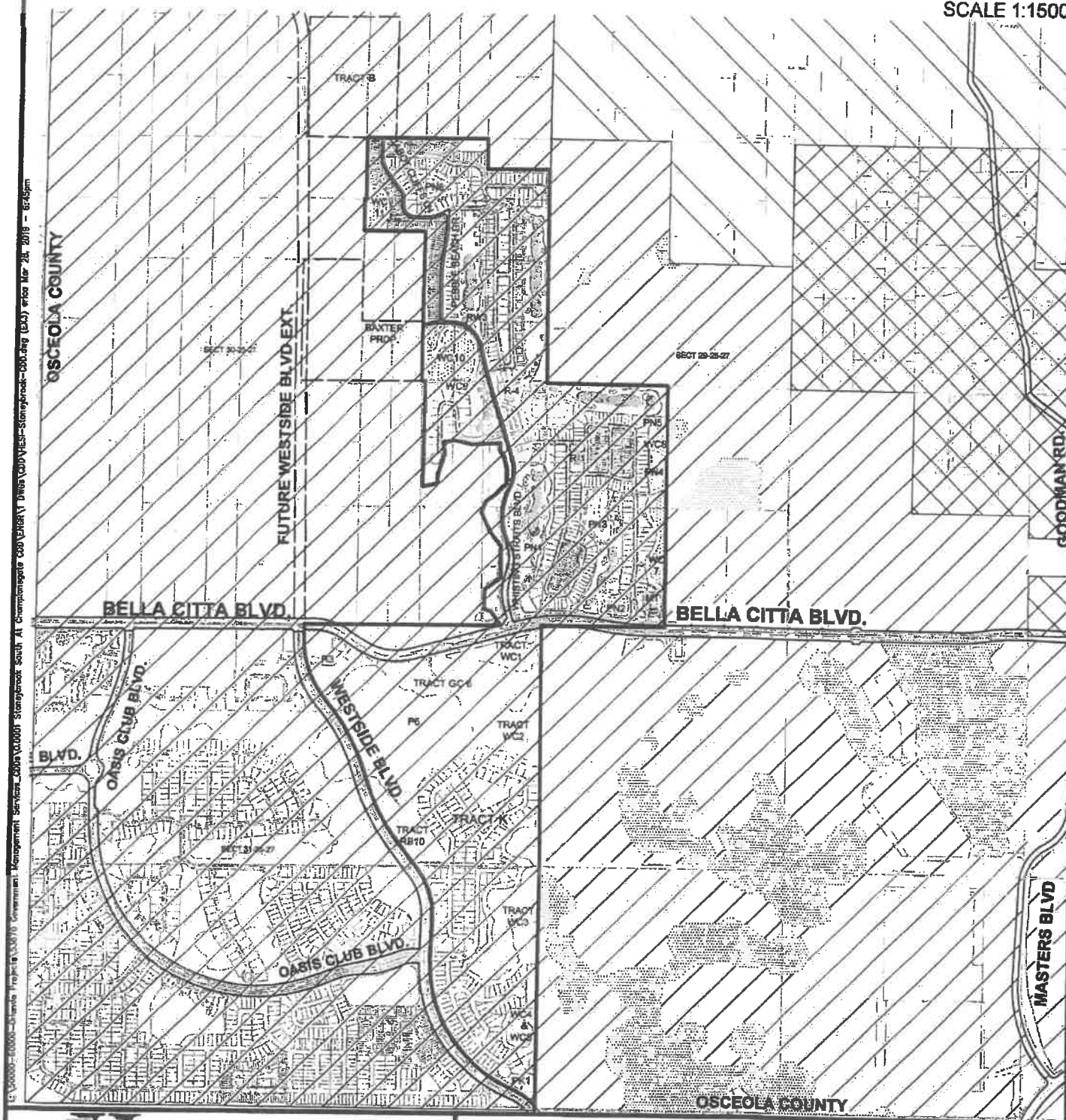
**LEGAL  
EXHIBIT 2D**

DATE: 11/07/2018

TOURIST COMMERCIAL  
RURAL ENCLAVE  
LOW DENSITY RESIDENTIAL  
CONSERVATION AREA



SCALE 1:1500



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

775 WARNER LANE  
ORLANDO, FL 32803

TEL (407) 362-5929  
LB#7013, CA#8474

## FUTURE LAND USE MAP

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE  
29,30,31-25S-27E

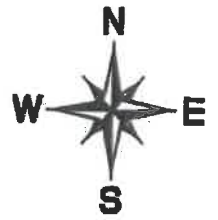
JOB NUMBER  
53670.0001

DATE  
03/18/2019

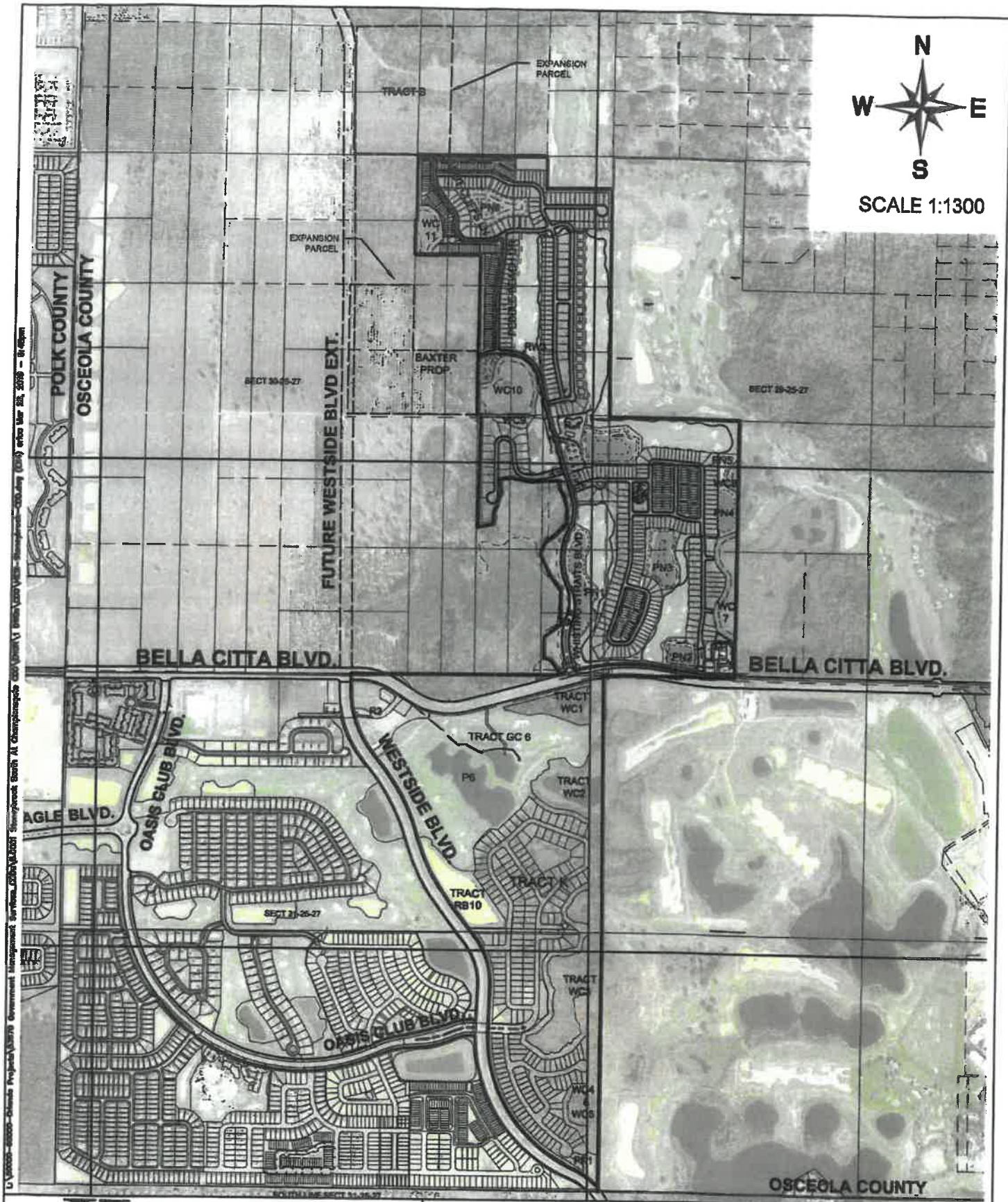
EXHIBIT

3





SCALE 1:1300



775 WARNER LANE  
ORLANDO, FL 32803  
TEL (407) 362-5929  
LB#7013, CA#8474

**AERIAL MAP**  
STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	03/18/2019

**EXHIBIT**  
**4**



**FUTURE WESTSIDE BLVD EXT.**

**BELLA CITTA BLVD.**

**BELLA CITTA BLVD.**

**OASIS CLUB BLVD.**

WESTSIDE BLVD.

OASIS CLUB BLVD

TRACT, GC 6

**TRAC**

## TRACT

TRẮC  
WC3

WC

WCS



**BOOK**

10

100

## UTILITIES

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

EXHIBIT

5

775 WARNER LANE  
ORLANDO, FL 32803

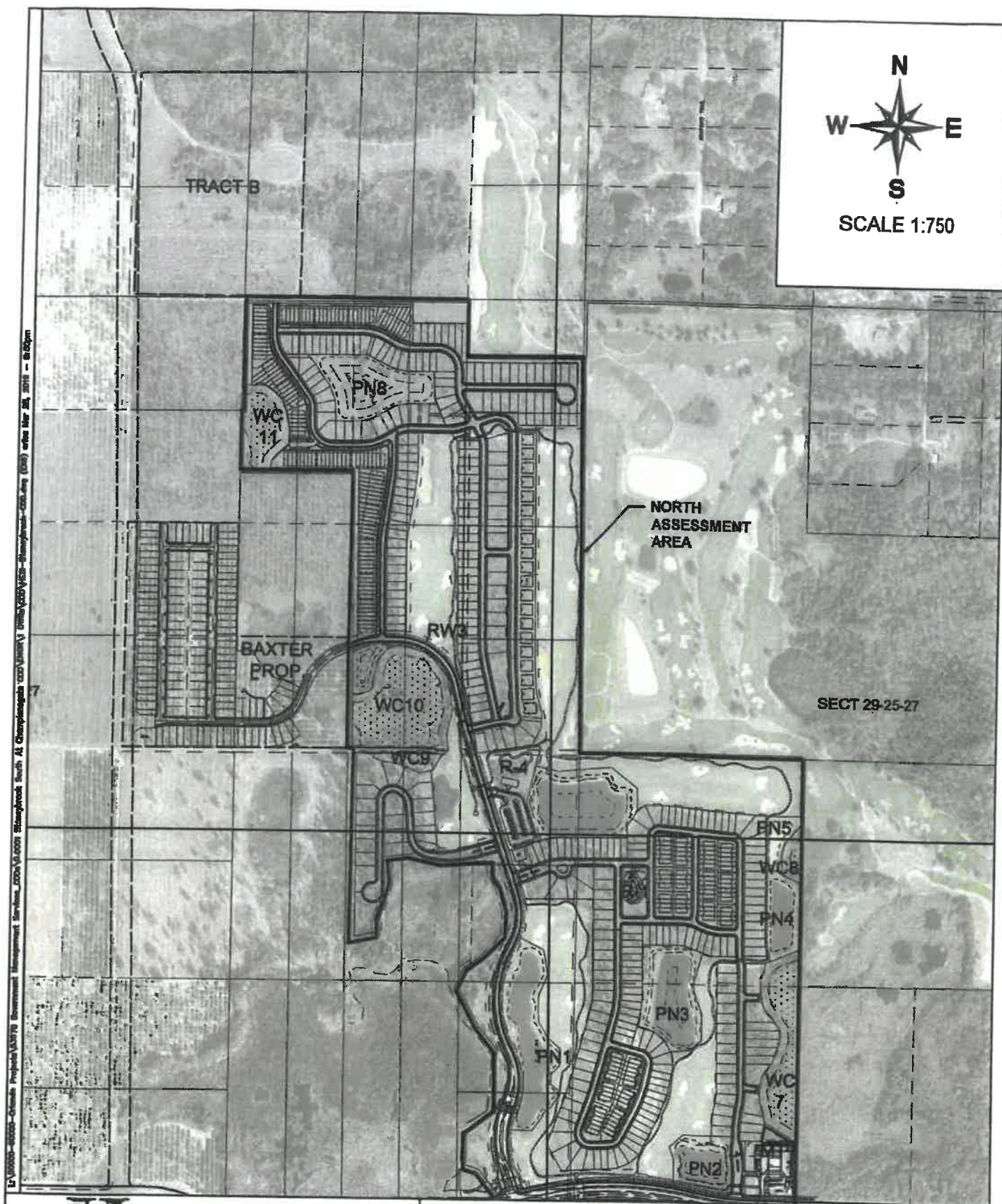
TEL (407) 362-5929  
LB#7013, CA#8474

SEC TWP RGE  
29,30,31-25S-27E

JOB NUMBER  
53670.0001

DATE  
03/18/2019





**NORTH ASSESSMENT AREA**  
**STONEBROOK SOUTH AT CHAMPIONSGATE CDD**

DATE  
03/18/2019

**EXHIBIT**  
**6**

## SECTION B

**MASTER  
ASSESSMENT METHODOLOGY  
FOR  
BAXTER TRACT AND PARCEL B**

**FOR  
  
STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: June 27, 2019**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Stoneybrook South at Championsgate Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Stoneybrook South at ChampionsGate Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of not to exceed \$6,750,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing infrastructure improvements within an assessment area within the District referred to as Baxter Tract ("Baxter") and Parcel B (collectively "Expansion Property"), more specifically described in the Supplemental Engineer's Report dated April 1, 2019 for the Expansion Property and 2019 Assessment Area, prepared by Hamilton Engineering & Surveying, Inc., as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements that benefit property owners within the Expansion Property of the District. The Series 2019 Bonds were issued prior to the completion of this Master Assessment Methodology. The Series 2019 Bonds were issued for the North Parcel and Baxter Tract. The North Parcel was located within the boundaries of the District, but the Baxter Tract was in the process of being annexed into the District. The portion of the Series 2019 Bonds related to improvements benefitting the Baxter Tract were placed in escrow. Once the Baxter Tract was annexed and assessments imposed, the funds will be released from escrow. In the event the Baxter Tract was not annexed into the District, the escrowed funds would be used to redeem the portion of the Series 2019 Bonds that benefit the Baxter property. The Baxter Tract was successfully annexed into the District as of the date of this report.

### **1.1 Purpose**

This Master Assessment Methodology For Baxter Tract and Parcel B (the "Expansion Property Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Expansion Property Assessment Report allocates the debt to properties based on the special benefits each receives from the Expansion Property Capital Improvement Plan ("Expansion Property CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of District issued bonds. This Expansion Property Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Expansion Property Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 408.99 acres in Osceola County, Florida. The Expansion Property development program currently includes approximately 277 residential units (herein the “Expansion Property Development Program”). The proposed Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the Expansion Area CIP will provide facilities that benefit certain property within the District. The Expansion Property CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain Earthwork and Stormwater Management Ponds, Roads, Storm Drainage, Potable Water, Sanitary Sewer, Landscaping, Sod and Irrigation, Hardscape Features, Professional Fees, and Water and Sewer Utility Connection and Impact Fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Expansion Property CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s Expansion Property CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Expansion Property CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

## **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Expansion Property CIP enables properties within its boundaries to be developed. Without the District’s Expansion Property CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.



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

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the Expansion Property are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Expansion Property CIP that is necessary to support full development of the Expansion Property will cost approximately \$5,385,160. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$6,750,000. Additionally, funding required to complete the Expansion Property CIP is anticipated to be funded by Developer. Without the Expansion Property CIP, the property would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District anticipates issuing approximately \$6,750,000 in Bonds to fund the District's Expansion Property CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Expansion Property

Assessment Report to allocate the \$6,750,000 in debt to the properties benefiting from the Expansion Property CIP.

Table 1 identifies the Development Program as provided by the Developer. The Engineer's Report describes the Expansion Property CIP needed to support the Development Program. The Expansion Property CIP is estimated to cost \$5,385,160 and is outlined in Table 2. Based on the estimated costs, the size of the bond issue, under market conditions, needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total approximately \$6,750,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. The Expansion Property CIP funded by District bonds benefits all developable acres within the Expansion Property of the District.

The initial assessments will be levied on an equal basis to all acres within the Expansion Property of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Expansion Property of the District will benefit from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Expansion Property Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 277 residential units within the Expansion Property of the District, which are the beneficiaries of the Expansion Property CIP, as depicted in Table 5 and Table 6. If there are changes to development program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Expansion Property Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Expansion Property Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Expansion Property CIP consists of Earthwork and Stormwater Management Ponds, Roads, Storm Drainage, Potable Water, Sanitary Sewer, Landscaping, Sod and Irrigation,

Hardscape Features, Professional Fees, and Water and Sewer Utility Connection and Impact Fees. There are three residential product types within the planned development. The single-family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Expansion Property CIP will provide several types of systems, facilities and services for its residents. These include Earthwork and Stormwater Management Ponds, Roads, Storm Drainage, Potable Water, Sanitary Sewer, Landscaping, Sod and Irrigation, Hardscape Features, Professional Fees, and Water and Sewer Utility Connection and Impact Fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Expansion Property CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Expansion Property CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Expansion Property Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Expansion Property CIP is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Expansion Property Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District will initially distribute the liens across the Expansion Property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's Expansion Property CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Expansion Property Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

Product Types	Baxter	Parcel B	Total	ERUs per Unit (1)	Total ERUs
Townhome		94	94	0.75	70.5
Single Family 40'	89		89	0.80	71.2
Single Family 50'	38	56	94	1.00	94
<b>Total Units</b>	<b>127</b>	<b>150</b>	<b>277</b>		<b>236</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

Capital Improvement Plan ("CIP") (1)	Baxter	Parcel B	Total Cost Estimate
Earthwork/Erosion Control/Stormwater Management Ponds	\$152,000	\$120,000	\$272,000
Roads	\$165,000	\$80,000	\$245,000
Storm Drainage	\$494,000	\$360,000	\$854,000
Potable Water	\$339,000	\$290,000	\$629,000
Sanitary Sewer	\$340,000	\$680,000	\$1,020,000
Landscaping and Irrigation	\$20,000	\$30,000	\$50,000
Hardscape Features	\$0	\$25,000	\$25,000
Professional Fees	\$145,000	\$130,000	\$275,000
Water and Sewer Utility Connection and Impact Fees	\$747,600	\$778,000	\$1,525,600
Contingency	\$240,260	\$249,300	\$489,560
	\$2,642,860	\$2,742,300	\$5,385,160

(1) A detailed description of these improvements is provided in the Engineer's Report dated April 1, 2019.

**TABLE 3**  
**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

<b>Description</b>	
Construction Funds	\$5,385,160
Debt Service Reserve	\$550,000
Capitalized Interest	\$405,000
Underwriters Discount	\$135,000
Cost of Issuance	\$250,000
Contingency	\$24,840
<b>Par Amount*</b>	<b>\$6,750,000</b>

<b>Bond Assumptions:</b>	
Average Coupon Rate	6.00%
Amortization	30 years
Capitalized Interest	12
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds



**TABLE 4**  
**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF BENEFIT**  
**MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	94	0.75	71	29.91%	\$1,610,750	\$17,136
Single Family 40'	89	0.80	71	30.21%	\$1,626,743	\$18,278
Single Family 50'	94	1.00	94	39.88%	\$2,147,667	\$22,848
Totals	277		236	100.00%	\$5,385,160	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 5**  
**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE PER UNIT**  
**MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

Product Types	No. of Units *	ERU Factor	Total ERUs	Improvements		Allocation of	
				Costs Per	Product Type	Par Debt Per	Product Type
Townhome	94	0.75	71	\$ 1,610,750	\$ 2,018,986	\$ 21,479	
Single Family 40'	89	0.80	71	\$ 1,626,743	\$ 2,039,033	\$ 22,910	
Single Family 50'	94	1.00	94	\$ 2,147,667	\$ 2,691,981	\$ 28,638	
<b>Totals</b>	<b>277</b>		<b>236</b>	<b>\$ 5,385,160</b>	<b>\$ 6,750,000</b>		

\* Unit mix is subject to change based on marketing and other factors

TABLE 6

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B**

Product Types	No. of Units *	ERU Per Unit	Total ERUs	Allocation of		Total Par Debt Per Product Type	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)	
				Par	Product Type			Assessment Per Unit	Unit	Assessment Per Unit	Unit (1)
Townhome	94	0.75	70.50	\$2,018,986		\$21,479	\$164,510	\$1,750		\$1,862	
Single Family 40'	89	0.80	71.20	\$2,039,033		\$22,910	\$166,143	\$1,867		\$1,986	
Single Family 50'	94	1.00	94.00	\$2,691,981		\$28,638	\$219,347	\$2,333		\$2,482	
<b>Totals</b>	<b>277</b>		<b>236</b>	<b>\$6,750,000</b>			<b>\$550,000</b>				

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL  
 MASTER ASSESSMENT METHODOLOGY - BAXTER TRACT AND PARCEL B

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LEN CG SOUTH, LLC	SEE LEGAL	58.59	\$115,207	\$6,750,000	\$550,000	\$585,106
Totals		58.59		\$6,750,000	\$550,000	\$585,106

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$550,000

\* - See Metes and Bounds, attached as Exhibit A

#### LEGAL DESCRIPTION

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East; and the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East; and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East, all in Osceola County, Florida

Less the West 15.00 feet and the South 15.00 feet thereof for Road Right of Way per plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida.

Being more particularly described as follows:

Commence at the Southwest corner of the Northeast  $\frac{1}{4}$  of Section 30, Township 25 South, Range 27 East, Osceola County, Florida; thence run N00°07'30"E along the West line of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 15.00 feet; thence run N89°47'14"E, a distance of 15.00 feet to a point on the East Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida, said point being the Point of Beginning; thence run N00°07'30"E along said East Right of Way line, a distance of 1,311.38 feet to a point on the North line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run N89°48'12"E along said North line, a distance of 648.22 feet to the Northeast corner of Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, thence run S00°04'09"W along the East line Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 683.10 feet to the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run N89°47'43"E along the North line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 683.88 feet to Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence run S00°00'44"W along the East line of Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 648.00 feet to a point on the North Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of aforesaid Florida Fruit & Truck Land Co. at Loughman Florida; thence run S89°47'14"W along said North Right of Way line, a distance of 1,314.02 feet to the Point of Beginning.

Containing 1,281.262.27 square feet or 29.4137 acres, more or less



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

EB No 32299 LB No 6825

1368 EAST VINE STREET, KISSIMMEE FL. 34744  
TEL (407) 846-1216 FAX (407) 343-0326

LEGAL DESCRIPTION FOR  
BAXTER PROPERTY EXPANSION

**STONEBROOK SOUTH AT  
CHAMPIONSGATE CDD**

**LEGAL  
EXHIBIT 2C**

DATE: 11/07/2018

LEGAL DESCRIPTION

TRACT B

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'08"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 1650.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 975.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN N00°13'32"E ALONG SAID EAST RIGHT OF WAY LINE, 1305.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE RUN N89°6'42"E ALONG SAID NORTH LINE, 971.80 FEET; THENCE RUN S00°03'46"W, 1305.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 29.18 ACRES MORE OR LESS.



**KPMFranklin**  
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EB No. 32059 LB No. 6605

1368 EAST VINE STREET, KISSIMMEE FL., 34744  
TEL: (407) 846-1216 FAX: (407) 343-0324

LEGAL DESCRIPTION FOR  
STONEBROOK SOUTH TRACT B

**STONEBROOK SOUTH AT  
CHAMPIONSGATE CDD**

**LEGAL  
EXHIBIT 2D**

DATE: 11/07/2018

# SECTION D

*This item will be provided under  
separate cover*



## SECTION V

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT**

**LANDSCAPE/GROUNDS MAINTENANCE AGREEMENT**

**THIS AGREEMENT** ("Agreement") is made and enter into effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2019, between the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to collectively as "Owner"), whose mailing address is, 135 W. Central Blvd, Suite 320, Orlando, Florida 32801, and **SSS DOWN TO EARTH OPCO, LLC** (hereinafter referred to as "Contractor"), whose address is 27185 County Road 448A, Mount Dora, Florida 32757.

**W I T N E S S E T H:**

Subject to, and upon the terms and conditions of, this Agreement, including the terms of the Request for Proposal (the "Proposal") and Definitions section of this Agreement, and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Owner and Contractor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of this Maintenance Services, Agreement, the Scope of Work, the Fee Summaries, the Service Area Map, Form of General Release, and the Work Authorization form. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

(b) Services. The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit 1, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

(b) Any terms not defined herein shall have the meanings set forth in the Proposal.

2. SCOPE OF WORK.

(a) A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit 1 (attached hereto and incorporated herein by reference).

(b) The following List of Exhibits, all of which are attached hereto and incorporated herein, is applicable to the Services:

- i. Exhibit 1, Scope of Work

- ii. Exhibit 2, Fee Summary
- iii. Exhibit 3, Extra Services Pricing Summary
- iv. Exhibit 4, Service Area Map
- v. Exhibit 5, Work Authorization Form

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services on \_\_\_\_\_, \_\_\_\_\_, 2019, upon receipt of a Notice to Proceed and shall perform the same in accordance with any schedules set forth in these Agreement documents, including but not limited to schedules set forth within the Scope of Work.

4. DISTRICT MANAGER.

(a) The Owner's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the Owner, which is Governmental Management Services CF, LLC, whose mailing address is 135 W. Central Blvd, Suite 320, Attention: George Flint; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

(a) Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as defined in Section 5(d), the Owner shall pay to Contractor for its Services as set forth in Article 2, a monthly fee based on the amounts reflected in Exhibit 2, plus additional fees for services rendered in connection with Work Authorizations as defined below.

(b) The Contractor shall on the 15<sup>th</sup> day of each calendar month deliver to the Owner an Application for Payment in such form and with such detail as the Owner requires.

(c) Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30<sup>th</sup> day of each calendar month or the 30<sup>th</sup> day after receipt by the Owner of the Contractor's Application for Payment and of such documentation to verify the amount owed as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has

withheld approval of any Application for Payment.

(d) Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit 5, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in this article, in accordance with paragraphs b. and c. above. Exhibit 3 provides pricing for additional services ("Extra Services") in the event they are required. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same.

(f) Owner retains the right to reduce any portion of Contractor's Scope of Work as set forth in Article 2, or as amended in any Work Authorization. Should this occur, a revised Scope of Work and Fee Summary will be agreed upon in writing by both Owner and Contractor.

#### 6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to Owner that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (v) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the Owner that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

#### 7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the Owner's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain

copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for Owner's review upon request. Contractor shall enforce strict discipline and good order among its employees on the Owner's premises.

(b) Contractor is an independent contractor and not an employee of the Owner. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the Owner and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the Owner.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the Owner's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the Owner that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the Owner of any such orders or requirements upon receipt of same.

(c) The Owner is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the Owner. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the Owner has

undertaken or assumed any part of that responsibility.

(c) Contractor will provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

#### 10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor acknowledges and understands that the Owner is a local unit of special purpose government and as a unit of government is subject to certain requirements under Chapter 119 and Chapter 289, Florida Statutes. Any books, documents, records, correspondence or other information kept or obtained by the Owner or furnished by the Owner to Contractor in connection with the services contemplated herein and/or Owner's facilities and any related records are property of the Owner. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, Florida Statutes. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information are subject to inspection and copying by members of the public pursuant to Chapter 119, Florida Statutes. If Contractor does not comply with a public records request as required by law, that failure to comply shall be considered a default under the Proposal and the Owner may seek to enforce the Proposal accordingly.

(b) Contractor shall keep and maintain public records that ordinarily and necessarily would be required by the Owner in order to perform the Services. Contractor shall provide the public with access to public records on the same terms and conditions that the Owner would provide the records, and a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law. Contractor shall meet all requirements for maintaining public records and transfer, at no cost, to the Owner all public records in Contractor's possession upon termination of this Proposal and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Contractor shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Contractor's defense of any claims by Owner or any third party resulting from Contractor's performance under this Proposal. All records stored electronically shall be provided to the Owner in a format that is compatible with the information technology systems of the Owner so long as Contractor does not incur unreasonable cost or expense in doing so.

#### 11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000 and \$2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

(iii) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to Owner and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 11(a)(i) shall name the Owner as an additional insured. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the Owner's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the Owner, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the Owner, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit 5, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to Owner, as required in the sole discretion of the Owner, to ensure satisfactory performance of the Services provided hereunder.



16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for Extra Services performed pursuant to Articles 5, through the date of termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as Owner deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. TERM. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on \_\_\_\_\_, \_\_\_\_, 20\_\_ (the "Initial Termination Date"). Thereafter, Owner has the option of renewing the contract for a period of not to exceed two (2) years by submitting written notice

that Owner said option to Contractor on or before the Initial Termination Date.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to Owner: STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801  
ATTN: George Flint, District Manager

If to Contractor: SSS DOWN TO EARTH OPCO, LLC  
27185 County Road 448A  
Mount Dora, FL 32757

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of

any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

**CONTRACTOR:**

**OWNER:**

**STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**, a Florida community  
development District

\_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT 1 – LENNAR CHAMPIONSGATE SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

### SCHEDULE "A" – GENERAL SERVICES

#### A. Turf Maintenance

*Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as the primary entrances, clubhouse and pool areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, an HOA and/or CDD representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.*

##### 1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
- b. St. Augustine and Bahia turf shall be mowed weekly during the growing season from March 15<sup>th</sup> through October 15<sup>th</sup> and bi-weekly during the non-growing season from October 15<sup>th</sup> through March 15<sup>th</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of an HOA and/or CDD representative. Should the number of mowing cycles fall below 40 in any contract year during the term of this agreement, the contractor will reduce the next month's billing by the amount per cycle for each cycle missed. HOA and/or CDD will pay contractor the per cycle amount for each mowing cycle in excess of 42 per contract year when an HOA and/or CDD representative requests additional mowing cycles. This will be invoiced at the contracted price per cycle in the month following the end of the contract period. Bahia turf in power line easements will be mowed eight (8) times per year.
- c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- e. Zoysia turf shall be mowed based on 40 to 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the owner or owner's representative.
- f. Zoysia turf shall be cut with a reel or high speed rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

- g. Mowing height for Zoysia turf will be set at 2-3". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- h. Bermuda turf shall be mowed based on 104 mowing cycles per 12-month period in the performance of this contract. The frequency will be two times per week year round. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of an HOA and/or CDD representative.
- i. Bermuda turf shall be cut with reel mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- j. Mowing height for Bermuda turf will be set at ¾" to 1". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- k. Contractor shall complete a minimum of two passes along all waterways with a 50" or 60" mower discharging clippings away from the water.
- l. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- m. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of an HOA and/or CDD representative. Replacement material will be of similar size to the material being replaced.

## 2. Aeration/Overseeding

- a. Bermuda turf will be aerated four (4) times per year in the months of February, May, August and November. Aeration is to be performed utilizing a core aerator and dragging the turf upon completion.
- b. Bermuda turf will be top dressed immediately after two (2) aerations with 3/16" of USGA approved sand as specified in schedule. (May and November)

## 3. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function

## 4. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a push type walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of an HOA and/or CDD representative.

- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.

#### 5. Discing

The bottom of all dry ponds will be disced monthly including the removal of all vegetation, debris, and litter and left with a smooth grade.

#### 6. Rib Compounds

All eight rib compound locations will be serviced as part of the detail section they are located in; removing weed growth from inside the fenced in area and trimming the Viburnum plantings, around each location.

#### 7. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

#### 8. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the HOA or CDD homeowners within 30 days for any damage to property caused by their crew members or equipment.

### B. Detail

*Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the primary entrances, clubhouse and pool areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.*

#### 1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by an HOA and/or CDD representative.
- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to an HOA and/or CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
  - Provide clearance for pedestrians, vehicles, mowers and buildings.
  - Maintain clearance from shrubs in bed areas.

- Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut one time per year.
- h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by an HOA and/or CDD representative.
- i. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

## 2. Edging

- a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground.
- b. Only mechanical edgers will be used for this function. Use of string trimmers or chemicals will not be allowed.
- c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

## 3. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

## C. General

### 1. Policing

- a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".



- b. Contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.

## 2. Communication

- a. Daily, the contractor will communicate with an HOA and/or CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by an HOA and/or CDD representative which details all aspects of the previous week's maintenance activities.
- c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to an HOA and/or CDD representative by the 5<sup>th</sup> of each month electronically or via U.S. mail.
- d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.
- e. Contractor will be required to maintain an interactive website or a customer service work order system (software) that will allow residents to make direct contact for service requests and/or extra work. The web site also must be set up to alert property management of scheduling commitments and notifications when requests become delinquent.

## 3 Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate daily with the property's manager and submit a report of the crew's accomplishments at the end of each week to Management. In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of an HOA and/or CDD representative prior to any such change. This will assure Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. No power equipment operating near homes before 9:00 AM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 4 PM on an as needed basis. Management approval is required.

**SCHEDULE "B" – TURF CARE PROGRAM - ST. AUGUSTINE** (If included, see Exhibit 2 Fee Summary)

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Early summer liquid fertilization with Arena and weed control
July:	Summer granular fertilization, insect control and weed control
September:	Late summer fertilization and insect/disease control
November:	Fall granular fertilization and broadleaf weed/disease control

**B. Application Requirements**

**1. Fertilization**

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 5 lbs of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- e. The irrigation system will be fully operational prior to any fertilizer application.
- f. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make up. The results will be provided to

the owner or the owner's representative along with the contractor's recommendation as to any changes in the turf care program based on these results.

**2. Insect/Disease Control**

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

**3. Weed Control**

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert owner or owner's representative of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

**4. Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

**SCHEDULE "B" – TURF CARE PROGRAM - BAHIA** (If included, see Exhibit 2 Fee Summary)

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

**B. Application Requirements**

**1. Fertilization**

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
  - d. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
  - e. The irrigation system will be fully operational prior to any fertilizer application.
  - f. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
2. Insect/Disease Control
- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
3. Weed Control
- a. Weed control will be limited to the broadleaf variety under this program.
  - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
4. Warranty

No warranty is provided for Bahia turf.

## **SCHEDULE "B" – TURF CARE PROGRAM - ZOYSIA**

### **A. Application Schedule - Zoysia**

<u>Month</u>	<u>Application</u>
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 20-0-10) with 1lb N to 1lb K, 50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary.
April:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
May:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
June:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary.
July:	Liquid fertilization with .5lb N w/ Iron. Insect/weed/disease control as necessary.
August:	Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.
September:	Fertilization with 14-0-40 or similar. Weed/insect/disease control as necessary.

- October: Liquid Fertilization with .25lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- November: Blanket pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

## **B. Application Requirements**

### **1. Fertilization**

- a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- b. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

### **2. Insect/Disease Control**

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

### **3. Weed Control**

- a. Weed control will not be limited to only the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

### **4. Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes high traffic areas, drainage problems, or acts of God.

## **SCHEDULE "B" – TURF CARE PROGRAM (BERMUDA)**

### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
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January:	Fertilization 24-0-11 @ 0.5 lbs. N/1000 Sq. Ft./Disease & Insect Control
February:	Fertilization 18-0-8 Ammonium Sulfate @ 1.0 lbs. N/1000 Sq. Ft. Barricade/Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration
March:	Fertilization 13-3-13 w/ Ronstar @ 1.5 lbs. N/1000 Sq. Ft.
April:	Sedge & Broadleaf Weed Control/Disease & Insect Control Liquid N @ 1.0 lbs./1000 Sq. Ft./Pre-M, Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration/Top Dressing w/ 20% Organic Peat 1/8"
May:	Fertilization 14-0-14 @1.0 lbs. N/1000 Sq. Ft.w/ TopChoice
June:	Fertilization 18-0-8 @1.0 lbs. N/1000 Sq. Ft. Disease & Insect Control as needed.
July:	Fertilization 13-3-13 @ 1.0 lbs. N/1000 Sq. Ft.
August:	Sedge & Broadleaf Weed Control/Disease & Insect Control Fertilization 18-0-8 @ 1.00 lbs. N/1000 Sq. Ft. Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration
September:	Fertilization 13-3-13 @1.0 lbs. N/1000 Sq. Ft./Barricade
October:	Fertilization 24-0-11 @ 0.5 lbs. N/1000 Sq. Ft./Disease & Insect Control Potash 0-0-22 @ 4.0 lbs./1000 Sq. Ft. Core Aeration Top Dressing w/ 20% Organic Peat 1/8"
November:	Fertilization 18-0-8 @ 1.0 lbs. N/1000 Sq. Ft.
December:	Potash 0-0-62 @ 3.0 lbs./1000 Sq. Ft.

## **B. Application Requirements**

### **1. Fertilization**

- a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- c. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical make up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

### **2. Insect/Disease Control**

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
  - c. TopChoice will be applied in early May for insect control.
- 3. Weed Control
  - a. Sedge and Crabgrass control are included as a part of this program.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

**SCHEDULE "C" – TREE/SHRUB CARE PROGRAM** (If included, see Exhibit 2 Fee Summary)

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control. Fertilization as needed.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

**B. Application Requirements**

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
- b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
- c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- d. A 15' minimum ring of responsibility will be maintained along or around all waterways where no product of any kind will be applied.
- e. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted

trees over 35' in overall height will require special consideration and are therefore excluded from this program.

- f. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- g. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- h. The irrigation system will be fully operational prior to any fertilizer application.
- i. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

## 2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

## 3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation along with OTC injections three (3) times per year.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

## 4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to management.



**SCHEDULE "D" – SPECIAL SERVICES** (If included, see Schedule "F" Fee Summary)

**Note: All Special Services work is to be performed by supplemental crews**

**A. Bedding Plants**

*The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.*

**1. Schedule**

- a. All flower beds on the property including urns will be changed out four (4) times per year during the months of January, April, July and October.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
- d. Contractor will obtain prior approval of plant selection from an HOA and/or CDD representative before installation.

**2. Installation**

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.
- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- f. All beds should be covered with 1" layer of Pine Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
- h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to an HOA and/or CDD representative.

**3. Maintenance**

- a. Flower beds and urns unique to Lennar Championsgate will be reviewed daily or at each service visit for the following:
  - Removal of all litter and debris.
  - Beds are to remain weed – free at all times.
  - All declining blooms are to be removed immediately.
  - Inspect for the presence of insect or disease activity and treat immediately.
- b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in annual beds.
- e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

**B. Bed Dressing**

1. Schedule

- a. Bed dressing will be replenished in all bed areas according to the month indicated on the Exhibit 2 Fee Summary.
- b. Application will be completed within a three week time period.

2. Installation

- a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
- b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by an HOA and/or CDD representative.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

**C. Palm Trimming**

- 1. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' CT will be trimmed two times per year in June and December. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.
- 2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 3. Washingtonia palms in excess of 12' CT will be trimmed two times per year in the months of February and August.
- 4. All palms other than Washingtonia, in excess 12' CT will be trimmed once per year in the month of August.
- 5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.

6. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of an HOA and/or CDD representative.
7. When trimming, cut the frond close to the trunk without leaving "stubs"

**SCHEDULE "E" – IRRIGATION MAINTENANCE** (If included, see Schedule "F" Fee Summary)

**A. Frequency of Service**

- a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

**B. Specifications**

1. Activate each zone of the system.
2. Visually check for any damaged heads or heads needing repair.
3. Visually check all landscape areas irrigated with drip lines to ensure proper water flow and pressure.
4. Clean filters located at each zone valve monthly if applicable.
5. Clean, straighten or adjust any heads not functioning properly.
6. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
7. Report any valve or valve box that may be damaged in any way.
8. Leave areas in which repairs or adjustments are made free of debris.
9. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
10. Contractor will provide a written report of the findings by zone.

**C. Qualifying Statements**

**1. Repairs**

- a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. Request for authorization must be submitted to an HOA and/or CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by an HOA and/or CDD representative prior to initiating any work.

**2. Service Calls**

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. When not an emergency, request for authorization must be submitted in written form to an HOA and/or CDD representative for approval. A description of the problem, its

location and estimated cost should be included. All repairs must be approved by an HOA and/or CDD representative prior to initiating any work.

3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.
  - a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.
4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the HOA or CDD within 24 hours of being detected.
5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor: Down To Earth  
Address: PO Box 738 Tangerine, FL 32777

Phone: 352-385-7227  
Email: [mimosier@down2earthfla.com](mailto:mimosier@down2earthfla.com)  
Contact: Michael Mosler II

Property: Oasis Club  
Address: 1520 Oasis Club Blvd.  
ChampionsGate, FL 33896  
Phone: 352-988-8411  
Email: [scruggs@theconteam.com](mailto:scruggs@theconteam.com)  
Contact: Jay Scruggs

Dates: 1/1/2020 through 12/31/2023

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,377	2,377	3,057	3,057	3,057	3,057	3,057	3,057	3,057	3,057	2,377	2,377	\$33,961
TURF CARE (Schedule B)	340	340	764	340	1,358	340	764	764	340	340	764	340	\$6,792
TREE/SHRUB CARE (Schedule C)	299	770	299	299	299	299	299	299	299	770	299	299	\$4,528
BEDDING PLANTS (Schedule D)	0			0			0			0			\$0
BED DRESSING (Schedule D) 0 Units Per Rotation											2,800		\$2,800
PALM TRIMMING (Schedule D) 80 Yards of Bed Dressing						240		1,770				240	\$2,470
IRRIGATION MAINT. (Schedule E) 177 Sabal 24 Date 11 Washington 50 Number of Zones	750	750	750	750	750	750	750	750	750	750	750	750	\$9,000
TOTAL FEE PER MONTH:	\$3,766	\$4,347	\$4,870	\$4,445	\$5,464	\$4,685	\$4,870	\$6,750	\$4,445	\$4,916	\$6,990	\$4,006	\$59,552
Flat Fee Schedule	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$4,963	\$59,552

Initials: *MM*

Contractor: Down To Earth

Address: PO Box 738 Tangerine, FL 32777

Phone: 352-385-7227

Email: [mmosler@down2earthinc.com](mailto:mmosler@down2earthinc.com)

Contact: Michael Mosler II

Property: ChampionsGate Master

Pro Shop Area/Tennis

Double Eagle Drive

Address: 1520 Oasis Club Blvd.

ChampionsGate, FL 33896

Phone: 407-360-3290

Email: [emartinez@theiconteam.com](mailto:emartinez@theiconteam.com)

Contact: Elvis Martinez

Dates: 1/1/2020 through 12/31/2023

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,682	2,682	3,449	3,449	3,449	3,449	3,449	3,449	3,449	3,449	2,682	2,682	\$38,319
TURF CARE (Schedule B)	383	383	862	383	1,533	383	862	862	383	383	862	383	\$7,664
TREE/SHRUB CARE (Schedule C)	337	869	337	337	337	337	337	337	337	869	337	337	\$5,109
BEDDING PLANTS (Schedule D)	0			0			0			0			\$0
BED DRESSING (Schedule D)											2,100		\$2,100
PALM TRIMMING (Schedule D)						0		270 720 860				0	\$2,710
IRRIGATION MAINT. (Schedule E)	225	225	225	225	225	225	225	225	225	225	225	225	\$2,700
TOTAL FEE PER MONTH:	\$3,628	\$5,019	\$4,873	\$4,394	\$5,544	\$4,394	\$4,873	\$6,723	\$4,394	\$4,926	\$6,207	\$3,628	\$58,603

Flat Fee Schedule	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$4,884	\$58,603
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Initials *MM*

**Contractor: Down To Earth**

**Address: PO Box 738 Tangerine, FL 32777**

**Phone: 352-385-7227**

**Email: [m.mosler@down2earthfl.com](mailto:m.mosler@down2earthfl.com)**

**Contact: Michael Mosler II**

**Property: Country Club at ChampionsGate**

**(148) 50' Lots, (238) 60' Lots**

**(24) 80' Lots, (34) Estate Homes**

**Address: 1520 Oasis Club Blvd.**

**ChampionsGate, FL 33896**

**Phone: 407-360-3290**

**Email: [angelina@thegocteam.com](mailto:angelina@thegocteam.com)**

**Contact: Elvis Martinez**

**Dates: 1/1/2020 through 12/31/2023**

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
<b>GENERAL SERVICES</b> (Schedule A)	21,340	21,340	27,438	27,438	27,438	27,438	27,438	27,438	27,438	27,438	21,340	21,340	\$304,864
<b>TURF CARE</b> (Schedule B)	3,049	3,049	6,859	3,049	12,195	3,049	6,859	6,859	3,049	3,049	6,859	3,049	\$60,973
<b>TREE/SHRUB CARE</b> (Schedule C)	2,683	6,910	2,683	2,683	2,683	2,683	2,683	2,683	2,683	6,910	2,683	2,683	\$40,649
<b>BEDDING PLANTS</b> (Schedule D)													
<b>BED DRESSING</b> (Schedule D)	0			0			0			0			\$0
<i>0 Units Per Rotation</i>													
<i>Villa 2.5 cy</i>											0		
<i>40 &amp; 50 Lots - 5 cy</i>											25,900		\$91,280
<i>60' Lots - 6 cy</i>											49,980		
<i>80' Lots - 7 cy</i>											5,880		
<i>EH - 8 cy</i>											9,520		
<b>PALM TRIMMING</b> (Schedule D)													
<i>283 Queen</i>													
<i>47 Sabal</i>													
<i>71 Date</i>						710						710	\$18,280
<i>678 Washington</i>		6,780						2,830					
<i>Common Area 35 Number of Zones</i>								470					
<b>IRRIGATION MAINT.</b> (Schedule E)	525	525	525	525	525	525	525	525	525	525	525	525	\$6,300
<b>TOTAL FEE PER MONTH:</b>	\$27,597	\$38,604	\$37,505	\$33,694	\$42,840	\$34,404	\$37,505	\$47,585	\$33,694	\$37,922	\$122,688	\$28,307	\$522,345
<b>Flat Fee Schedule</b>	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$43,529	\$522,345

Separate Monthly Unit Price for:

Villa	\$	40.00	40' Lot	\$	54.64	50' Lot	\$	65.56	60' Lot	\$	76.49	80' Lot	\$	93.34	Estate Home	\$	101.21
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Initials *MM*



**Contractor: Down To Earth**

**Address: PO Box 738 Tangerine, FL 32777**

**Phone: 352-385-7227**

**Email: [down2earth@down2earth.com](mailto:down2earth@down2earth.com)**

**Contact: Michael Mosler II**

**Property: Retreat at ChampionsGate  
(168) Town Homes, (171) 40' Lots  
(473) 50' Lots**

**Address: 1520 Oasis Club Blvd.**

**ChampionsGate, FL 33896**

**Phone: 407-953-7685**

**Email: [slantigal@theicgteam.com](mailto:slantigal@theicgteam.com)**

**Contact: Smaly Lantigua**

**Dates: 1/1/2020 through 12/31/2023**

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
<b>GENERAL SERVICES (Schedule A)</b>	30,444	30,444	39,143	39,143	39,143	39,143	39,143	39,143	39,143	39,143	30,444	30,444	\$434,921
<b>TURF CARE (Schedule B)</b>	4,349	4,349	9,786	4,349	17,397	4,349	9,786	9,786	4,349	4,349	9,786	4,349	\$86,984
<b>TREE/SHRUB CARE (Schedule C)</b>	3,827	9,858	3,827	3,827	3,827	3,827	3,827	3,827	3,827	9,858	3,827	3,827	\$57,989
<b>BEDDING PLANTS (Schedule D)</b>	0			0			0			0			\$0
<b>BED DRESSING (Schedule D)</b>										14,700			\$121,415
										23,940			
										82,775			
<b>PALM TRIMMING (Schedule D)</b>										0		30	\$4,220
						30		1,870					
								530					
								880					
<b>IRRIGATION MAINT. (Schedule E)</b>	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	\$14,940
<b>TOTAL FEE PER MONTH:</b>	\$39,866	\$46,777	\$54,001	\$48,564	\$61,612	\$48,594	\$54,001	\$57,281	\$48,564	\$176,010	\$45,302	\$39,896	\$720,469
<b>Flat Fee Schedule</b>	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$60,039	\$720,469

Separate Monthly Unit Price for:

Town Homes \$ 40.00    40' Lot \$ 54.54    50' Lot \$ 65.56    80' Lot \$ 93.34

Initials: *MM*

Contractor: Down To Earth

Address: PO Box 738 Tangerine, FL 32777

Phone: 352-385-7227

Email: [michael@down2earthinc.com](mailto:michael@down2earthinc.com)

Contact: Michael Mosler II

Property: Champions Club Condos  
168 Residences  
(Part of Master Association)

Address: 1520 Oasis Club Blvd.

ChampionsGate, FL 33896

Phone: 407-360-3290

Email: [emartinez@theconteam.com](mailto:emartinez@theconteam.com)

Contact: Elvis Martinez

Dates: 1/1/2020 through 12/31/2023

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
GENERAL SERVICES (Schedule A)	939	939	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	939	939	\$13,418
TURF CARE (Schedule B)	134	134	302	134	537	134	302	302	134	134	302	134	\$2,684
TREE/SHRUB CARE (Schedule C)	118	304	118	118	118	118	118	118	118	304	118	118	\$1,789
BEDDING PLANTS (Schedule D)													
BED DRESSING (Schedule D)	0			0			0			0			\$0
PALM TRIMMING (Schedule D)											14,700		\$14,700
IRRIGATION MAINT. (Schedule E)	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	\$17,460
TOTAL FEE PER MONTH:	\$2,646	\$5,263	\$3,083	\$2,915	\$3,317	\$2,935	\$3,083	\$5,583	\$2,915	\$3,101	\$17,514	\$2,666	\$55,020

Flat Fee Schedule	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$4,585	\$55,020
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Separate Monthly Unit Price for Condo Building: \$ 20.00 \*PER UNIT QTY 168

Initials *MM*

**Contractor: Down To Earth**

**Address: PO Box 738 Tangerine, FL 32777**

**Phone: 352-385-7227**

**Email: [mmoster@down2earthfl.com](mailto:mmoster@down2earthfl.com)**

**Contact: Michael Mosler II**

**Property: Stoneybrook South CDD**

**(Resident Board of Directors)**

**Address: 135 West Central Blvd., Suite 320**

**Orlando, FL 32801**

**Phone: 407-242-0501**

**Email: [gflint@qmg-fl.com](mailto:gflint@qmg-fl.com)**

**Contact: George Flint**

**Dates: 1/1/2020 through 12/31/2023**

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
<b>GENERAL SERVICES</b> (Schedule A)	9,379	9,379	12,059	12,059	12,059	12,059	12,059	12,059	12,059	12,059	9,379	9,379	\$133,987
<b>TURF CARE</b> (Schedule B)	1,340	1,340	3,015	1,340	5,359	1,340	3,015	3,015	1,340	1,340	3,015	1,340	\$26,797
<b>TREE/SHRUB CARE</b> (Schedule C)	1,179	3,037	1,179	1,179	1,179	1,179	1,179	1,179	1,179	3,037	1,179	1,179	\$17,865
<b>BEDDING PLANTS</b> (Schedule D)	7,425			7,425			7,425			7,425			\$29,700
<b>BED DRESSING</b> (Schedule D) <small>5,500 Units Per Rotation</small>											17,500		\$17,500
<b>PALM TRIMMING</b> (Schedule D) <small>500 Yards of Bed Dressing</small>													
<b>IRRIGATION MAINT.</b> (Schedule E) <small>13 Queen 48 Sabal 37 Date 172 Washington 138 Number of Zones</small>	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	\$24,840
<b>TOTAL FEE PER MONTH:</b>	\$21,393	\$17,546	\$18,323	\$24,073	\$20,667	\$17,018	\$25,748	\$20,653	\$16,648	\$25,931	\$33,143	\$14,338	\$255,479
<b>Flat Fee Schedule</b>	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$21,290	\$255,479

Initials *12/21*

REVISED

Contractor: Down To Earth

Address: PO Box 738 Tangerine, FL 32777

Phone: 352-385-7227

Email: [michael.mosler@dtet.com](mailto:michael.mosler@dtet.com)

Contact: Michael Mosler II

Property: Stoneybrook South at

ChampionsGate CDD

Address: 135 West Central Blvd., Suite 320

Orlando, FL 32801

Phone: 407-242-0501

Email: [info@stoneybrook.com](mailto:info@stoneybrook.com)

Contact: George Flint

Dates: 1/1/2020 through 12/31/2023

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
GENERAL SERVICES (Schedule A)	1,484	1,484	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,484	1,484	\$21,196
TURF CARE (Schedule B)	212	212	477	212	848	212	477	477	212	212	477	212	\$4,239
TREE/SHRUB CARE (Schedule C)	187	480	187	187	187	187	187	187	187	480	187	187	\$2,826
BEDDING PLANTS (Schedule D)	675			675			675			675			\$2,700
BED DRESSING (Schedule D) <i>500 Units Per Rotation</i>											2,520		\$2,520
PALM TRIMMING (Schedule D) <i>72 Yards of Bed Dressing</i>													
		70				50		0				50	\$240
								0					
								70					
IRRIGATION MAINT. (Schedule E) <i>7 Washington</i>	360	360	360	360	360	360	360	360	360	360	360	360	\$4,320
TOTAL FEE PER MONTH:	\$2,917	\$2,606	\$2,931	\$3,341	\$3,302	\$2,716	\$3,606	\$3,001	\$2,866	\$3,635	\$5,027	\$2,292	\$38,041
Flat Fee Schedule	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$3,170	\$38,041

Initials: MM

**EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY****Project: Lennar ChampionsGate****Contractor: Down To Earth**

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards	\$ 40.00
	Price/yard installed for quantities <u>under</u> 100 cubic yards	\$ 40.00
	Price per 3 cubic foot bag of Mulch	\$ 4.50
	Price per bale of Pine Straw	\$ 6.00
Hard Materials	Price per bag for Seminole Chips	\$ 10.00
	Price per ton for Seminole Chips	\$ 500.00
	Price per ton for 3"-5" River Jack	\$ 500.00
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	\$ 1.65
	Bed preparation and installation per 1 gallon pot	\$ 5.00
	Supply and install 8" to 10" hanging basket	\$ 10.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$ 35.00
Sod (St. Augustine)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	\$ .80
	Square foot price for quantities between 1,000 and 3,000 square feet	\$ .75
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ .70
	Square foot for price quantities greater than 10,000 square feet	\$ .65
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	\$ 55.00
	Irrigation Laborer per hour	\$ 35.00
	PVC parts	List less <u>25</u> %
	Non PVC parts	List less <u>25</u> %
	Valves, Clocks and any part over \$300.00	List less <u>25</u> %
General Labor	Foreman per hour	\$ 45.00
	Labor per hour	\$ 30.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 1,800.00

**Miscellaneous** Bush hogging per acre @ **\$ 65.00**

**The per unit cost for installation of various sizes and quantities of plant material is listed below:**

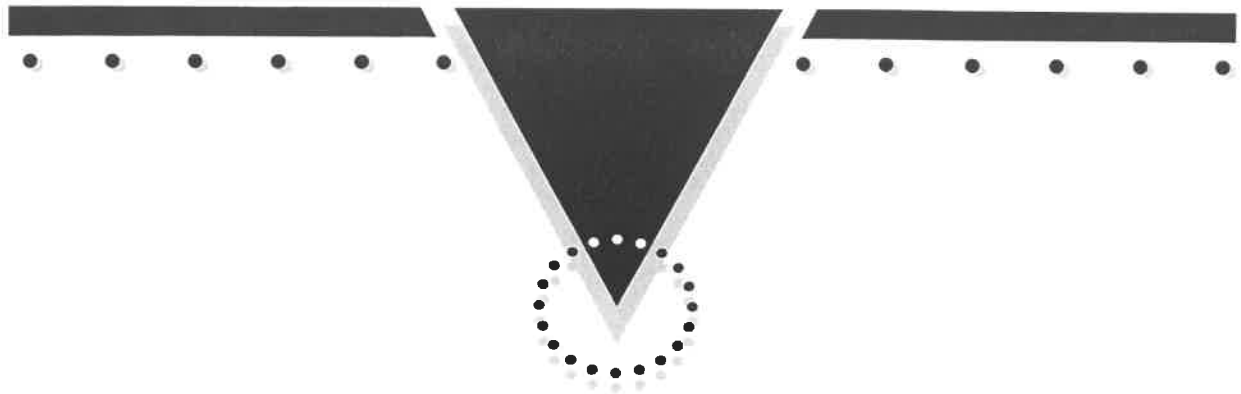
4 inch Groundcover:	< 50 plants	\$ 2.00
	50 - 100 plants	\$ 1.90
	100 - 250 plants	\$ 1.75
	> 250 plants	\$ 1.65
1-gallon Plant Material:	< 50 plants	\$ 5.50
	50 - 100 plants	\$ 5.00
	100 - 250 plants	\$ 4.75
	> 250 plants	\$ 4.50
3-gallon Plant Material:	< 50 plants	\$ 13.00
	50 - 100 plants	\$ 12.00
	100 - 250 plants	\$ 11.00
	> 250 plants	\$ 10.00
7-gallon Plant Material:	< 50 plants	\$ 40.00
	50 - 100 plants	\$ 35.00
	100 - 250 plants	\$ 32.50
	> 250 plants	\$ 30.00
15-gallon Plant Material:	< 25 plants	\$ 135.00
	25 - 50 plants	\$ 125.00
	50 - 100 plants	\$ 115.00
	> 100 plants	\$ 100.00
30-gallon Plant Material:	< 25 plants	\$ 245.00
	25 - 50 plants	\$ 225.00
	> 50 plants	\$ 200.00
45-gallon Plant Material:	< 25 plants	\$ 500.00
	25 - 50 plants	\$ 450.00
	> 50 plants	\$ 375.00
65-gallon Plant Material:	< 25 plants	\$ 650.00
	25 - 50 plants	\$ 575.00
	> 50 plants	\$ 550.00

## SECTION VI

# SECTION C



# SECTION 1



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**July 31, 2019**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

July 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<b><u>ASSETS:</u></b>				
CASH	\$8,321	---	---	\$8,321
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$192,614	---	\$192,614
INTEREST	---	\$680	---	\$680
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$233	---	\$233
INTEREST	---	\$33	---	\$33
CONSTRUCTION	---	---	\$3,793,916	\$3,793,916
COST OF ISSUANCE	---	---	\$1,817	\$1,817
BAXTER TRACT ESCROW	---	---	\$2,001,036	\$2,001,036
DUE FROM DEVELOPER	\$28,734	---	---	\$28,734
DUE FROM GENERAL FUND	---	\$4,364	---	\$4,364
<b>TOTAL ASSETS</b>	<b>\$37,056</b>	<b>\$798,771</b>	<b>\$5,796,879</b>	<b>\$6,632,705</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$42,482	---	---	\$42,482
DUE TO DEBT SERVICE 2017	\$4,364	---	---	\$4,364
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$348,558	---	\$348,558
RESTRICTED FOR DEBT SERVICE 2019	---	\$450,213	---	\$450,213
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$5,796,768	\$5,796,768
UNASSIGNED	(\$9,790)	---	---	(\$9,790)
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$37,056</b>	<b>\$798,771</b>	<b>\$5,796,879</b>	<b>\$6,632,705</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$289,202	\$241,002	\$179,293	(\$61,709)
<b>TOTAL REVENUES</b>	<b>\$289,202</b>	<b>\$241,002</b>	<b>\$179,293</b>	<b>(\$61,709)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$10,000	\$24,780	(\$14,780)
ATTORNEY	\$25,000	\$20,833	\$17,273	\$3,561
DISSEMINATION	\$3,500	\$2,917	\$3,792	(\$875)
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	\$27,083	\$27,083	\$0
INFORMATION TECHNOLOGY	\$600	\$500	\$500	\$0
TELEPHONE	\$300	\$250	\$29	\$221
POSTAGE	\$1,000	\$833	\$67	\$766
INSURANCE	\$5,665	\$5,665	\$6,748	(\$1,083)
PRINTING & BINDING	\$1,000	\$833	\$227	\$607
LEGAL ADVERTISING	\$2,500	\$2,083	\$4,226	(\$2,143)
OTHER CURRENT CHARGES	\$1,000	\$833	\$3,400	(\$2,567)
OFFICE SUPPLIES	\$625	\$521	\$8	\$513
PROPERTY APPRAISER	\$250	\$250	\$312	(\$62)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,000	\$12,500	\$12,500	\$0
ELECTRIC	\$600	\$500	\$391	\$109
STREETLIGHTING	\$0	\$0	\$10,554	(\$10,554)
WATER & SEWER	\$110,000	\$91,667	\$19,265	\$72,402
LANDSCAPE MAINTENANCE	\$48,987	\$40,823	\$40,822	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$2,475	(\$2,475)
IRRIGATION REPAIRS	\$0	\$0	\$5,708	(\$5,708)
CONTINGENCY	\$15,000	\$12,500	\$8,275	\$4,225
<b>TOTAL EXPENDITURES</b>	<b>\$289,202</b>	<b>\$244,267</b>	<b>\$200,894</b>	<b>\$43,372</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$21,602)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$11,812</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$9,790)</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<b>REVENUES:</b>				
SPECIAL ASSESSMENTS	\$301,800	\$301,800	\$303,205	\$1,405
INTEREST	\$0	\$0	\$914	\$914
<b>TOTAL REVENUES</b>	<b>\$301,800</b>	<b>\$301,800</b>	<b>\$304,119</b>	<b>\$2,319</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$270,688</b>	<b>\$270,688</b>	<b>\$270,688</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$31,113</b>		<b>\$33,432</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$167,244</b>		<b>\$315,126</b>	
<b>FUND BALANCE - Ending</b>	<b>\$198,357</b>		<b>\$348,558</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
SPECIAL ASSESSMENTS	\$324,231	\$0	\$0	\$0
BOND PROCEEDS	\$532,806	\$532,806	\$532,806	(\$0)
INTEREST	\$0	\$0	\$266	\$266
<b>TOTAL REVENUES</b>	<b>\$532,806</b>	<b>\$532,806</b>	<b>\$533,072</b>	<b>\$266</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 6/15	\$82,859	\$82,859	\$82,859	(\$0)
<b>TOTAL EXPENDITURES</b>	<b>\$82,859</b>	<b>\$82,859</b>	<b>\$82,859</b>	<b>(\$0)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$449,947</b>		<b>\$450,213</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$449,947</b>		<b>\$450,213</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$110</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$111</b>	



# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<b>REVENUES:</b>				
BOND PROCEEDS	\$0	\$0	\$14,202,194	\$14,202,194
INTEREST	\$0	\$0	\$7,053	\$7,053
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,209,247</b>	<b>\$14,209,247</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$7,829,239	(\$7,829,239)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$583,240	(\$583,240)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,412,480</b>	<b>(\$8,412,480)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$5,796,768</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$5,796,768</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
DEVELOPER CONTRIBUTIONS													
	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$15,015	\$16,996	\$27,766	\$14,471	\$28,734	\$0	\$0	\$179,293
TOTAL REVENUES	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$15,015	\$16,996	\$27,766	\$14,471	\$28,734	\$0	\$0	\$179,293
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,100	\$6,590	\$1,238	\$400	\$1,425	\$300	\$8,350	\$1,853	\$2,955	\$570	\$0	\$0	\$24,780
ATTORNEY	\$720	\$1,285	\$492	\$603	\$1,752	\$3,722	\$2,490	\$1,028	\$2,112	\$2,070	\$0	\$0	\$17,273
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$583	\$583	\$583	\$0	\$0	\$3,792
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	\$2,708	\$0	\$0	\$27,083
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$6	\$16	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$29
POSTAGE	\$7	\$17	\$6	\$0	\$8	\$6	\$10	\$4	\$4	\$6	\$0	\$0	\$67
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	\$53	\$0	\$0	\$227
LEGAL ADVERTISING	\$673	\$0	\$0	\$0	\$0	\$519	\$0	\$0	\$204	\$2,831	\$0	\$0	\$4,236
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	\$5
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
ELECTRIC	\$37	\$39	\$44	\$40	\$39	\$41	\$37	\$37	\$39	\$37	\$0	\$0	\$391
STREETLIGHTING	\$550	\$550	\$992	\$1,101	\$1,101	\$1,101	\$1,101	\$1,101	\$1,282	\$1,675	\$0	\$0	\$10,554
WATER & SEWER	\$3,807	\$2,671	\$1,601	\$1,050	\$1,524	\$1,938	\$1,131	\$1,877	\$1,468	\$2,199	\$0	\$0	\$19,265
LANDSCAPE MAINTENANCE	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$0	\$0	\$40,822
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$825	\$825	\$0	\$0	\$825	\$0	\$0	\$2,475
IRRIGATION REPAIRS	\$519	\$0	\$0	\$0	\$0	\$291	\$0	\$0	\$203	\$4,895	\$0	\$0	\$5,708
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,275	\$0	\$0	\$0	\$0	\$8,275
TOTAL EXPENDITURES	\$27,731	\$23,858	\$12,787	\$11,808	\$14,236	\$20,525	\$22,393	\$23,875	\$19,966	\$25,635	\$0	\$0	\$200,854
EXCESS REVENUES (EXPENDITURES)	(\$7,406)	(\$8,557)	\$5,001	(\$141)	(\$3,087)	(\$5,510)	(\$5,397)	\$3,892	(\$5,495)	\$5,099	\$0	\$0	(\$21,602)

**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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,655,000</b>

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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$14,735,000</b>

**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	\$ -	\$ -
10	7/29/19		\$ 28,734.36	\$ 28,734.36	-	\$ 28,734.36	\$ -	\$ 28,734.36
11	8/23/19		\$ 30,423.74	\$ 30,423.74	-	\$ 30,423.74	\$ -	\$ 30,423.74
Due from Developer			\$ 188,969.20	\$ 248,127.30	\$ 38,410.86	\$ 209,716.44	\$ -	\$ 59,158.10
Total Developer Contributions FY19			<u>\$ 209,716.44</u>					

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

**STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

							GROSS ASSESSMENTS	\$ 321,198	\$ 321,198
							NET ASSESSMENTS	\$ 301,926	\$ 301,926
							2017		
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	DEBT SERVICE 100.00%		
11/27/18	33070	\$ 50,677.13	\$ 2,027.07	\$ 973.00	\$ -	\$ 47,677.06	\$ 47,677.06		
12/10/18	ACH	\$ 207,708.58	\$ 8,307.92	\$ 3,988.01	\$ -	\$ 195,412.65	\$ 195,412.65		
12/21/18	ACH	\$ 32,656.26	\$ 1,108.35	\$ 630.96	\$ -	\$ 30,916.95	\$ 30,916.95		
1/11/19	ACH	\$ 14,270.84	\$ 428.14	\$ 276.86	\$ -	\$ 13,565.84	\$ 13,565.84		
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 65.00	\$ 65.00	\$ 65.00		
2/13/19	ACH	\$ 4,322.92	\$ 86.46	\$ 84.73	\$ -	\$ 4,151.73	\$ 4,151.73		
3/11/19	ACH	\$ 4,322.92	\$ 43.22	\$ 85.59	\$ -	\$ 4,194.11	\$ 4,194.11		
4/9/19	ACH	\$ 2,916.67	\$ -	\$ 58.33	\$ -	\$ 2,858.34	\$ 2,858.34		
6/14/19	ACH	\$ 1,448.44	\$ -	\$ 28.97	\$ -	\$ 1,419.47	\$ 1,419.47		
6/18/19	ACH	\$ 3,004.17	\$ -	\$ 60.09	\$ -	\$ 2,944.08	\$ 2,944.08		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>TOTALS</b>		\$ 321,327.93	\$ 12,001.16	\$ 6,186.54	\$ 65.00	\$ 303,205.23	\$ 303,205.23		

**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2017**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 4,325,589.95</b>
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 3,949.78</b>
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				<b>\$ 840.33</b>
<b>Fiscal Year 2019</b>				
10/17/18	5	KPM Franklin	Invoice# 121114 - Review of Lennar Reimbursement	\$ 730.00
<b>TOTAL</b>				<b>\$ 730.00</b>
<b>Fiscal Year 2019</b>				
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
7/1/19		Interest		\$ 0.03
<b>TOTAL</b>				<b>\$ 0.57</b>
Acquisition/Construction Fund at 9/30/18				\$ 840.33
Interest Earned thru 7/31/19				\$ 0.57
Requisitions Paid thru 7/31/19				\$ (730.00)
Remaining Acquisition/Construction Fund				<b>\$ 110.90</b>

**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2019**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2019</b>				
7/12/19	1	Lennar Corporation	Reimbursement#1 Whistling Straits Blvd	\$ 7,829,239.42
<b>TOTAL</b>				<b>\$ 7,829,239.42</b>
<b>Fiscal Year 2019</b>				
5/1/19		Interest		\$ 190.97
6/3/19		Interest		\$ 2,960.03
7/1/19		Interest		\$ 2,865.20
<b>TOTAL</b>				<b>\$ 6,016.20</b>
Acquisition/Construction Fund at 4/29/19				\$11,617,138.82
Interest Earned thru 7/31/19				\$ 6,016.20
Requisitions Paid thru 7/31/19				\$ (7,829,239.42)
Remaining Acquisition/Construction Fund				<b>\$ 3,793,915.60</b>

## SECTION 2



**Stoneybrook South at ChampionsGate  
Community Development District**

**FY19 Funding Request #11  
August 23, 2019**

	Payee		General Fund
1	<b>Down to Earth Lawncare II, Inc.</b> Inv# 43400 - Landscape Maintenance - August 2019	\$	4,082.22
2	<b>Duke Energy</b> Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - July 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - July 2019 Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - July 2019 Inv# 61765 94368 - 000 Westside Blvd. Lite, SS Tract K Ph 2 SL - June 2019 Inv# 61765 94368 - 000 Westside Blvd. Lite, SS Tract K Ph 2 SL - July 2019	\$ \$ \$ \$ \$	550.55 37.44 550.55 172.07 573.42
3	<b>Governmental Management Services-CF, LLC</b> Inv# 56 - Management Fees - August 2019 Inv# 57 - Field Management Services - August 2019	\$ \$	3,390.87 1,250.00
4	<b>Hamilton Engineering &amp; Surveying, Inc.</b> Inv# 58933 - Professional Services - July 2019	\$	760.00
5	<b>KPM Franklin</b> Inv# 121416 - Professional Services - November 2018 Inv# 121462 - Professional Services - December 2018 Inv# 121668 - Professional Services - February 2019	\$ \$ \$	6,590.00 1,237.50 525.00
6	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 87265 - General Counsel - July 2019	\$	2,070.39
7	<b>Orlando Sentinel</b> Inv# 007389825000 - Notice of Meeting - June 2019 Inv# 008124492000 - Notice of Budget/BOS/Assessment Meeting - July 2019	\$ \$	203.75 2,831.24
8	<b>Osceola County Community Development</b> Inv# 03012019 - Expansion Petition Filing Fee - March 2019	\$	3,400.00
9	<b>Toho Water Authority</b> Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - July 2019	\$	2,198.74
		\$	<b>30,423.74</b>
		\$	<b>30,423.74</b>

Please make check payable to:

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

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



**DOWN TO  
EARTH**

LANDSCAPE & IRRIGATION

August 2019  
Invoice #43400

**Customer**

STONEBROOK SOUTH CHAMPIONSGATE  
CDD  
1408 HAMLIN AVENUE  
UNIT E  
ST CLOUD FL 34771  
TVISCARRA@GMSOFL.COM

RECEIVED  
AUG 12 2019

BY: \_\_\_\_\_

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

Item	Qty	Rate	Amount
<b>MONTHLY MAINTENANCE</b> Description: STONEBROOK SOUTH AT CHAMPIONSGATE CDD	1	\$4,082.22	\$4,082.22

#10(H&)

Monthly Maintenance - Aug 19

1 - 382 - 435 - 462

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.

*A  
Landscape*

116366902090000005505580000000000000000000000055055801000000000000



# STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



16755 46354

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

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

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

STNYBRK STH AT CHMPNSGT CDD  
1408 HAMLIN AVE  
UNIT E  
ST CLOUD FL 34771

SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTS

DUE DATE TOTAL AMOUNT DUE  
AUG 22 2019 37.44

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
AUG 29 2019 NONE

PIN: 444520245

## METER READINGS

METER NO.	001017038
PRESENT (ACTUAL)	002798
PREVIOUS (ACTUAL)	002605
DIFFERENCE	000193
PRESENT ONPEAK	000707
PREVIOUS ONPEAK	000659
DIFFERENCE ONPEAK	000048
TOTAL KWH	193
ON PEAK KWH	48

PAYMENTS RECEIVED AS OF JUL 24 2019

39.43 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD..07-02-19 TO 07-31-19 29 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	193 KWH @ 8.07800¢	15.59
FUEL CHARGE	193 KWH @ 3.97400¢	7.67
ASSET SECURITIZATION CHARGE	193 KWH @ 0.23600¢	0.46

*TOTAL ELECTRIC COST	36.50
GROSS RECEIPTS TAX	.94

TOTAL CURRENT BILL	37.44
--------------------	-------

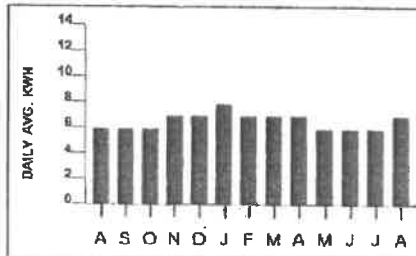
TOTAL DUE THIS STATEMENT

\$37.44

FF8 Jul19

1-320-538-43

15121 Olympic Club Blvd



ENERGY USE  
DAILY AVG. USE - 7 KWH/DAY  
USE ONE YEAR AGO - 6 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$1.26

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 14%, Purchased Power 13%, Gas 73%, Oil 0%, Nuclear 0% (For 12 months ending June 30, 2019).

BF\_BI\_DEF\_20190731\_233524\_2.CSV-47034-000002709

DETACH AND RETURN THIS SECTION

ZPOS 0007517

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

047034 000002709

STNYBRK STH AT CHMPNSGT CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

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

DUE DATE

AUG 22 2019

TOTAL DUE

37.44

PLEASE ENTER  
AMOUNT PAID

167554635460000000037440000000000000000000003744001000000000009

576886633880000005505580000000000000000000055055801000000000009

617659436830000001720720000000000000000017207201000000000009

61765943683000000573428000000000000000000057342801000000000009

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

# Invoice

Invoice #: 56  
Invoice Date: 8/1/19  
Due Date: 8/1/19  
Case:  
P.O. Number:

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

RECEIVED  
AUG 7 2019

BY: \_\_\_\_\_

Description		Hours/Qty	Rate	Amount
Management Fees - August 2019	1-310-513-34		2,708.33	2,708.33
Information Technology - August 2019	1-310-513-35		50.00	50.00
Dissemination Agent Services - August 2019	1-310-513-313		583.33	583.33
Office Supplies	1-310-513-51		0.15	0.15
Postage	1-310-513-42		7.51	7.51
Copies	1-310-513-425		41.55	41.55
Total				\$3,390.87
Payments/Credits				\$0.00
Balance Due				\$3,390.87



**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Bill To:**Stoneybrook South @ CG CDD  
135 W Central Blvd  
Suite 320  
Orlando, FL 32801RECEIVED  
AUG 2019

BY: \_\_\_\_\_

Invoice #: 57  
Invoice Date: 8/1/19  
Due Date: 8/1/19  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Field Management G-August 2019 1-320-538-(a)		1,250.00	1,250.00
#11Ha'			
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  
1408 Hamlin Ave  
Unit E  
St. Cloud, FL 34771

August 2, 2019  
Project No: 53670.0002  
Invoice No: 58933  
Project Manager: David Reid

Project 53670.0002 Stoneybrook South at Championsgate - O&M 2019

**Professional Services for the Period: June 29, 2019 to July 26, 2019**

Phase 030B Meetings

**Professional Personnel**

		Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP					
Reid, David	6/28/2019	1.00	190.00	190.00	
download docs and agenda					
Reid, David	7/1/2019	3.00	190.00	570.00	
CDD BOS mtg					
Totals		4.00		760.00	
<b>Total Labor</b>					<b>760.00</b>
<b>Total for this Section:</b>					<b>\$760.00</b>
<b>TOTAL DUE THIS INVOICE:</b>					<b>\$760.00</b>

**Billed-to-Date**

	Current	Prior	Total
Labor	760.00	1,520.00	2,280.00
<b>Totals</b>	<b>760.00</b>	<b>1,520.00</b>	<b>2,280.00</b>

**Outstanding Invoices**

Number	Date	Balance
58822	7/10/2019	380.00
<b>Total</b>		<b>380.00</b>

#15

1-810-513-311

Download Documents/Agenda \$190.00

Attend BOS Meeting Jul 19 \$570.00

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.  
invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

\*\*Billing Questions: Sydnie Clark 813.250.3535 ext133\*\* All



**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34744  
(407) 846-1216

RECEIVED  
JUL 30 2019

Stoneybrook South at ChampionsGate CDD  
1412 S. Narcoossee Rd  
St. Cloud, FL 34771  
Teresa Viscarra

BY:-----

Invoice number 121416  
Date 12/06/2018

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

For Professional Services through November 29, 2018

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	950.00
03 Miscellaneous	5,640.00
Total	6,590.00

#5 (Hd) Nov 2018

1-310-SB-311

Rev. Barber Parcel/cdd map



# INVOICE

Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34744  
(407) 846-1215

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

Invoice number 121416  
Date 12/06/2018

## 02 Reports

### Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	11/16/2018	1.00	200.00	200.00
Worked on Engineer Report for Expansion for X and Baxler				
	11/19/2018	2.00	200.00	400.00
Worked on Engineer Report for Expansion for X and Baxler				
	11/28/2018	0.50	200.00	100.00
Report				
Sara L. Farrell				
	11/07/2018	2.75	50.00	137.50
Coordination with staff for edits to exhibits; Review and edits of exhibits; Compilation of exhibits and coordination of exhibit files for report				
	11/08/2018	2.25	50.00	112.50
Updated exhibits; Created FLUM exhibits; Compiled all pdf files; Bookmarked all exhibits; Submitted exhibits				
Phase subtotal				950.00

## 03 Miscellaneous

### Professional Fees

	Date	Hours	Rate	Billed Amount
Adriannis C. Suarez				
	11/07/2018	0.50	105.00	52.50
Put together FLUM for CDD exhibit.				
Carmen T. Neira				
	11/28/2018	2.00	70.00	140.00
looking for documents and exhibits for Barry				
James M. Easterly				
	11/02/2018	2.00	70.00	140.00
CDD maps				
	11/02/2018	2.00	70.00	140.00
CDD maps				
	11/05/2018	3.50	70.00	245.00
CDD maps				
	11/05/2018	3.50	70.00	245.00
CDD Maps				
	11/06/2018	4.00	70.00	280.00
CDD maps				
	11/06/2018	4.00	70.00	280.00
CDD maps				
	11/07/2018	4.00	70.00	280.00
CDD maps				
	11/07/2018	4.00	70.00	280.00



# INVOICE

Tax ID #59-3288732

1368 E. Vine Street  
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 121416  
Date 12/06/2018

## 03 Miscellaneous

### Professional Fees

	Date	Hours	Rate	Billed Amount
James M. Easterly CDD maps Michael A. Enot				
	11/07/2018	1.00	200.00	200.00
Delegation of Task to SLF Brief Follow Up with Mr. Bullion				
	11/09/2018	3.00	200.00	600.00
Meeting with Mr. Butterfield to discuss the need to perform a constructability review of the Baxter parcel The construction estimates provided is not sufficient for the project				
	11/11/2018	1.25	200.00	250.00
Baxter Plan Review				
	11/12/2018	1.00	200.00	200.00
Identified Distinct differences in numbers submitted for Mobility Credit and the ones provided for expansion property				
	11/28/2018	1.00	200.00	200.00
report Robert G. Butterfield				
	11/02/2018	0.50	165.00	82.50
Coordinate maintenance map revisions.				
	11/02/2018	1.50	165.00	247.50
Coordinate maintenance map updates.				
	11/05/2018	0.50	165.00	82.50
Mark up CDD Map for revisions				
	11/09/2018	7.00	165.00	1,155.00
Review of Baxter Parcel plans Sara L. Farrell				
	11/06/2018	1.00	50.00	50.00
Met with MAE to review the report task to complete; Reviewed all exhibits and required information that was needed to complete task				
Stephen L. Precourt				
	11/13/2018	1.00	245.00	245.00
Coord with Mike on technical issues resolution				
	11/13/2018	1.00	245.00	245.00
Coordination with Mike on issues				
Phase subtotal				5,640.00
Invoice total				6,590.00



**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
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 121416  
Date 12/08/2018

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Approved by:

Michael A. Enot  
Transportation Division Manager



# INVOICE

Tax ID #59-3288732

1368 E. Vine Street  
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 121416  
Date 12/08/2018

## Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

Billing Cutoff: 11/29/2018

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

**Labor** WIP Status: Billable

Administrative Support I

Sara L. Farrell

Administration 11/07/2018 2.75 50.00 137.50

*Coordination with staff for edits to exhibits; Review and edits of exhibits; Compilation of exhibits and coordination of exhibit files for report*

Administration 11/08/2018 2.25 50.00 112.50

*Updated exhibits; Created FLUM exhibits; Compiled all pdf files; Bookmarked all exhibits; Submitted exhibits*

Subtotal 5.00 250.00

Principal Division Manager

Michael A. Enot

Project Time 11/16/2018 1.00 200.00 200.00

*Worked on Engineer Report for Expansion for X and Baxter*

Project Time 11/19/2018 2.00 200.00 400.00

*Worked on Engineer Report for Expansion for X and Baxter*

Project Time 11/28/2018 0.50 200.00 100.00

*Report*

Subtotal 3.50 700.00

Labor total 8.50 950.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 11/29/2018

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

**Labor** WIP Status: Billable

Administrative Support I

Sara L. Farrell

Administration 11/06/2018 1.00 50.00 50.00

*Met with MAE to review the report task to complete; Reviewed all exhibits and required information that was needed to complete task*

Subtotal 1.00 50.00

Engineering Technician III

James M. Easterly

Project Time 11/02/2018 2.00 70.00 140.00

*CDD maps*

Project Time 11/02/2018 2.00 70.00 140.00

*CDD maps*

Stoneybrook South at ChampionsGate CDD

Invoice number 121416

Invoice date 12/08/2018

Page 5 of 7



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
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 121416  
Date 12/06/2018

**Invoice Supporting Detail**

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

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 11/29/2018

**Labor**

WIP Status: Billable

**Engineering Technician III**

James M. Easterly

Date	Units	Rate	Amount
Project Time	11/05/2018	3.50	70.00
CDD maps			245.00
Project Time	11/05/2018	3.50	70.00
CDD Maps			245.00
Project Time	11/06/2018	4.00	70.00
CDD maps			280.00
Project Time	11/06/2018	4.00	70.00
CDD maps			280.00
Project Time	11/07/2018	4.00	70.00
CDD maps			280.00
Project Time	11/07/2018	4.00	70.00
CDD maps			280.00
Subtotal	27.00		1,890.00

**Engineer V**

Adriannis C. Suarez

Project Time	11/07/2018	0.50	105.00	52.50
Put together FLUM for CDD exhibit.				
Subtotal	0.50			52.50

**Senior Engineer I (PE)**

Robert G. Butterfield

Project Time	11/02/2018	0.50	165.00	82.50
Coordinate maintenance map revisions.				
Project Time	11/02/2018	1.50	165.00	247.50
Coordinate maintenance map updates.				
Project Time	11/05/2018	0.50	165.00	82.50
Mark up CDD Map for revisions				
Project Time	11/09/2018	7.00	165.00	1,155.00
Review of Baxter Parcel plans				
Subtotal	9.50			1,557.50

**Surveying Technician IV**

Carmen T. Neira

Project Time	11/28/2018	2.00	70.00	140.00
looking for documents and exhibits for Barry				
Subtotal	2.00			140.00

Stoneybrook South at ChampionsGate CDD

Invoice number 121416

Invoice date 12/06/2018

Page 6 of 7





**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
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 121416  
Date 12/06/2018

### Invoice Supporting Detail

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

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 11/29/2018

Labor WIP Status: Billable

Principal Division Manager

Michael A. Enot

Date	Units	Rate	Amount
Project Time	11/07/2018	1.00	200.00
<i>Delegation of Task to SLF Brief Follow Up with Mr. Bullion</i>			
Project Time	11/09/2018	3.00	600.00
<i>Meeting with Mr. Butterfield to discuss the need to perform a constructability review of the Baxter parcel The construction estimates provided is not sufficient for the project</i>			
Project Time	11/11/2018	1.25	250.00
<i>Baxter Plan Review</i>			
Project Time	11/12/2018	1.00	200.00
<i>Identified Distinct differences in numbers submitted for Mobility Credit and the ones provided for expansion property</i>			
Project Time	11/28/2018	1.00	200.00
<i>report</i>			
Subtotal	7.25		1,450.00

Principal

Stephen L. Precourt

Project Time	11/13/2018	1.00	245.00	245.00
<i>Coord with Mike on technical issues resolution</i>				
Project Time	11/13/2018	1.00	245.00	245.00
<i>Coordination with Mike on issues</i>				
Subtotal	2.00		490.00	
Labor total	49.25		5,640.00	

04 NonBillable Expenses

Phase Status: Active

### Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		19,606.25		-19,606.25	
Expense					
Consultant					
Total		19,606.25		-19,606.25	



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34744  
(407) 846-1216

RECEIVED  
JUL 30 2019

Stoneybrook South at ChampionsGate CDD BY: \_\_\_\_\_  
1412 S. Narcoossee Rd  
St. Cloud, FL 34771  
Teresa Viscara

Invoice number 121462  
Date 01/03/2019

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

For Professional Services through December 27, 2018

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	1,237.50
03 Miscellaneous	0.00
Total	1,237.50

#5  
1-310-513-311  
Presrch SFWM/Prop/Rev. Print



# INVOICE

Tax ID #59-3288732

3368 E. Vine Street  
Kissimmee, FL 34744  
(407) 646-1216

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

Invoice number 121462  
Date 01/03/2019

## 02 Reports

### Professional Fees

	Date	Hours	Rate	Billed Amount
Robert G. Butterfield				
<i>Research SFWMD permits and prepare summary table</i>	12/03/2018	4.00	165.00	660.00
<i>Prepare permitting write up for report</i>	12/07/2018	3.00	165.00	495.00
<i>Review stormwater permit summary</i>	12/12/2018	0.50	165.00	82.50
Phase subtotal				1,237.50
Invoice total				1,237.50

Approved by:

Michael A. Enol  
Transportation Division Manager



# INVOICE

Tax ID #59-3288732

1368 E. Vine Street  
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 121482

Date 01/03/2019

## Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

Billing Cutoff: 12/27/2018

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

Labor

WIP Status: Billable

Senior Engineer I (PE)

Robert G. Butterfield

Project Time 12/03/2018 4.00 165.00 660.00

Research SFWM/D permits and prepare summary table

Project Time 12/07/2018 3.00 165.00 495.00

Prepare permitting write up for report

Project Time 12/12/2018 0.50 165.00 82.50

Review stormwater permit summary

Subtotal 7.50 1,237.50

Labor total 7.50 1,237.50

03 Miscellaneous

Phase Status: Active

04 NonBillable Expenses

Phase Status: Active

## Invoice Summary

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

Labor 20,843.75 -20,843.75

Expense

Consultant

Total 20,843.75 -20,843.75



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34744  
(407) 846-1216

**RECEIVED**  
JUL 30 2019

BY: \_\_\_\_\_

Stoneybrook South at ChampionsGate CDD  
135 West Central Blvd  
Suite 320  
Orlando, FL 32801

Invoice number 121668  
Date 03/07/2019

Project 19-0053.000 Stoneybrook South at  
ChampionsGate CDD

For Professional Services through February 28, 2019

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	100.00
03 Miscellaneous	425.00
04 Reimbursements	0.00
<b>Total</b>	<b>525.00</b>

#5

1-310-S13-311

Create/Presrch exhibit 1/ Pet



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34744  
(407) 846-1216

Stoneybrook South at ChampionsGate CDD  
Project 18-0053.000 Stoneybrook South at ChampionsGate CDD

Invoice number 121668  
Date 03/07/2019

**02 Reports**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
<i>Review of Expansion Report Exhibits</i>	02/01/2019	0.50	200.00	100.00

**03 Miscellaneous**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
Sarah Deboy				
<i>creation of exhibits of ph 3 legals for report</i>	02/04/2019	1.00	50.00	50.00
<i>research and edit of exhibits for petition to expand report, sent to mike for review and comment, creation of probable cost excel to verify cost estimate received and sent to mike for review and comment</i>	02/15/2019	5.00	50.00	250.00
<i>spoke to andrew to get clarification on exhibit changes, completed changes of exhibits and resent petition to expand to client, completed research to find tie-in numbers for utilities into tract b and provided info to mike for response email to client.</i>	02/19/2019	2.50	50.00	125.00

Phase subtotal 425.00

Invoice total **525.00**

Approved by:

Michael A. Enot  
Transportation Division Manager



# INVOICE

Tax ID #59-3288732

1368 E. Vine Street  
Kissimmee, FL 34741  
(407) 846-1216

Stoneybrook South at ChampionsGate CDD  
Project 19-0053.000 Stoneybrook South at ChampionsGate CDD

Invoice number 121668  
Date 03/07/2019

## Invoice Supporting Detail

19-0053.000 Stoneybrook South at ChampionsGate CDD  
01 Meetings

Phase Status: Active

### 02 Reports

Phase Status: Active

Billing Cutoff: 02/28/2019

#### Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

Review of Expansion Report Exhibits

Date	Units	Rate	Amount
02/01/2019	0.50	200.00	100.00
Subtotal		0.50	100.00
Labor total		0.50	100.00

### 03 Miscellaneous

Phase Status: Active

Billing Cutoff: 02/28/2019

#### Labor

WIP Status: Billable

Administrative Support I

Sarah Deboy

Administration

creation of exhibits of ph 3 legals for report

Administration

research and adtl of exhibits for petition to expand report, sent to mike for review and comment, creation of probable cost excel to verify cost estimate received and sent to mike for review and comment

Administration

spoke to andrew to get clarification on exhibit changes, completed changes of exhibits and resent petition to expand to client, completed research to find tie-in numbers for utilities into tract b and provided info to mike for response email to client.

Date	Units	Rate	Amount
02/04/2019	1.00	50.00	50.00
02/15/2019	5.00	50.00	250.00
02/19/2019	2.50	50.00	125.00
Subtotal		8.50	425.00
Labor total		8.50	425.00

### 04 Reimbursements

Phase Status: Active

#### Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		525.00		-525.00	
Expense					
Consultant					
Total		525.00		-525.00	

Stoneybrook South at ChampionsGate CDD

Invoice number 121668

Invoice date 03/07/2019

Page 3 of 3

**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

August 20, 2019

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

RECEIVED  
AUG 1 2019

BY: \_\_\_\_\_

(Ha) #2 1-310-513-315  
Rev. Convey. docs/req/mtg

**INVOICE**

Matter ID: 7192-001  
General

Invoice # 87265  
Federal ID # 59-3366512

**For Professional Services Rendered:**

07/01/2019	ACD	Prepare for and attend meeting; follow up on action items	2.60 hr	\$637.00
07/03/2019	JAC	Telephone call from District Engineer regarding requisition issues; follow up regarding outstanding issues for conveyances to District	0.40 hr	\$134.00
07/03/2019	ACD	Initial review of backup documents and forms associated with Requisition #1, begin preparing documents.	1.20 hr	\$294.00
07/12/2019	ACD	Revise and transmit updated conveyance docs associated with requisition, Review and email final sign off on requisition #1	3.90 hr	\$955.50
07/30/2019	jms	Reviewed agenda and provided notes on attorney realted itens; updated attorney's calendars	0.20 hr	\$15.00
Total Professional Services:				\$2,035.50

**For Disbursements Incurred:**

07/17/2019	Check # 46381 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 07.01.19	\$33.29
07/31/2019	Postage Expense	\$1.60
Total Disbursements Incurred:		\$34.89



August 20, 2019

Matter ID: 7192-001

Invoice # 87265

Federal ID # 59-3366512

**INVOICE SUMMARY**

For Professional Services:	8.30 Hours	\$2,035.50
For Disbursements Incurred:		\$34.89
New Charges this Invoice:		<u>\$2,070.39</u>
Previous Balance:		\$4,149.95
Less Payment and Credits Received:		<u>\$2,027.90</u>
Outstanding Balance:		\$2,122.05
Plus New Charges this Invoice:		<u>\$2,070.39</u>
Total Due:		<u>\$4,192.44</u>

Billed Through: July 31, 2019

**Orlando Sentinel**  
MEDIA GROUP

PO Box 100608  
Atlanta, GA 30384-0608  
adbilling@tribpub.com  
844-348-2445

### Invoice Details

Billed Account Name: Stoneybrook South At  
Championsgate Cdd  
Billed Account Number: CU00562961  
Invoice Number: 007389825000  
Invoice Amount: \$203.75  
Billing Period: 06/17/19 - 06/23/19  
Due Date: 07/23/19

## INVOICE

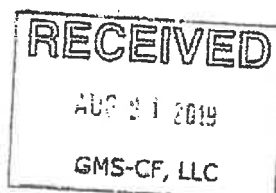
Page 1 of 2

### Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
06/21/19	OSC7389825	PO# Stacie Vanderbilt Classified Listings, Online MEETING 7/1 1130am 6343041				203.75

RECEIVED

BY: \_\_\_\_\_



#3  
1-310-513-48  
Not. of Meeting 07/01/19

Invoice Total: \$203.75

### Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
203.75	0.00	0.00	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.

**Orlando Sentinel**  
MEDIA GROUP

PO Box 100608  
Atlanta, GA 30384-0608

Return Service Requested

### Remittance Section

Billed Period: 06/17/19 - 06/23/19  
Billed Account Name: Stoneybrook South At  
Championsgate Cdd  
Billed Account Number: CU00562961  
Invoice Number: 007389825000

For questions regarding this billing, or change of address notification,  
please contact Customer Care:

STONEBROOK SOUTH AT CHAMPIONSGATE CDD  
STACIE VANDERBILT  
136 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608



00056296100056296103007389825 00020375 00020375 6

As used in these invoice terms and conditions, Ironc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "IT" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

#### FINANCIAL RELATED TERMS

##### Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOW").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgment that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation miscalculation caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorney's fees.

##### No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

##### Terms

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

##### Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

##### Rate Changes & Postal Charges

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication. If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

State Of Florida  
County Of Orange

Before the undersigned authority personally appeared

Marella Green, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, MEETING 7/1 11:30am was published in said newspaper in the issues of Jun 21, 2019.

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

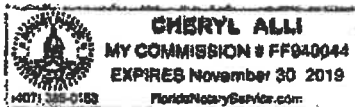
Marella Green  
Signature of Affiant

Marella Green

Name of Affiant

Sworn to and subscribed before me on this 25 day of June, 2019,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

Cheryl Alli  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARING OR MEETING  
At a meeting of the Board of Supervisors of the State of Florida, South of the State Capitol, the Board of Supervisors of the State of Florida, South of the State Capitol, will be held on Monday, July 1, 2019, at 11:30 AM at the State Capitol, Tallahassee, Florida 32304. The meeting is open to the public and will be conducted in accordance with the provisions of the Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the meeting agenda may be obtained from the District Manager at 135 W. Central Blvd., Suite 200, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone. Any person requiring special accommodations of this meeting because of a disability or handicap should contact the District Office at (407) 861-6554 at least 72 hours (48 hours prior to the meeting) if you are hearing or speech impaired. Please contact the Florida Relay Service (1-800-352-5776) for assistance in contacting the District Office. Each person who decides to attend and act on any of these matters 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 record is to be made. Cheryl P. Alli, District Manager, Governmental Management Services - Central Florida, LLC, 06/26/2019

**Invoice Details**

Billed Account Name: Stoneybrook South At  
Championsgate Cdd  
Billed Account Number: CU00562961  
Invoice Number: 008124492000  
Invoice Amount: \$2,831.24  
Billing Period: 07/15/19 - 07/21/19  
Due Date: 08/20/19

**INVOICE**

Page 1 of 2

**Invoice Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/12/19	OSC8124492	Classified Listings, Online				
07/19/19		Public Hearing August 5 2019				2,831.24
		6362835				

# 3 (Hd)  
1-310-513-419  
Not. Pub. Hear. FY19 Budget

**RECEIVED**

JUL 29 2019

BY: \_\_\_\_\_

Invoice Total: \$2,831.24

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
3,034.99	0.00	0.00	0.00	0.00	0.00



**SIGNATURE**



**MOTIV8**

Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 07/15/19 - 07/21/19  
Billed Account Name: Stoneybrook South At  
Championsgate Cdd  
Billed Account Number: CU00562961  
Invoice Number: 008124492000

For questions regarding this billing, or change of address notification,  
please contact Customer Care:

6916000317 PRESORT 317 1 SP 0.500 P3C1 <B>  
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD  
STACIE VANDERBILT  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608

00056296100056296103008124492 00283124 00303499 3

Ad Number:	Client Name:	Advertiser:	Section/Page/Zone: REAL ESTATE PREVIEW/R012/PLA	Color Type:	Description:
Insertion Number:				Size:	

## Orlando Sentinel

RealEstate  
forRent

**Apts/Condos/  
Multi-Family  
Seminole County  
for Rent**

**Homes  
Orange County  
Northwest  
for Rent**

## Announcements

**Millennium**  
A Division of

**OSCEOLA COUNTY PROPERTY APPRAISERS' OFFICE - NOTICE OF ACTION**

It is the intent of the Osceola County Property Appraisers' Office to designate the position of Chief Information Officer as Senior Management Services Class with the Florida Retirement System.

Additional information may be obtained at:  
305 East Irlo Bronson Memorial Highway, Kissimmee, FL 34742.

**Personals**  
MAIL COUPONS FOR ENL IN JUNE  
MAIL COUPONS  
AT 411 3728



Community Bulletin Board

**HOME OFFICE CLEANING**

**For Home  
Delivery call  
107-420-5353  
Orlando Sentinel**

## Transportation

[illegible][illegible]

**8442 McGraw Hill** 1-800-393-6342, FI 23822  
Sells Now @ [OnLineOnly.com](http://OnLineOnly.com)

**Cheap Stuff**

**Huge Brand New Location Now**  
8442 McGraw Hill, Orlando, FI 32822  
Sells Now @ [OnLineOnly.com](http://OnLineOnly.com)

**INFINITI 24T IN STOCK!**  
Save Thousands!  
Infiniti Financial! 1-800-393-6342  
FI 32822-3874

**Huge Brand New Location Now**  
8442 McGraw Hill, Orlando, FI 32822  
Sells Now @ [OnLineOnly.com](http://OnLineOnly.com)

**BUICK 26T IN STOCK!  
SELL YOUR CAR!**

**FREE ADS**

Cheap Stuff ads publish  
everyday in Classifieds.  
Individuals can place their  
ads for free.

**JEOP 72+ IN STOCK!**  
Instant Princess!  
No Hidden Fees!  
840 Broadway, Orlando, FL  
840 McWay Rd., Ocala, FL  
Shop Now @ [OnlineJeep72.com](http://OnlineJeep72.com)

**KIA 44.4 IN STOCK!**  
Instant Princess!  
No Hidden Fees!  
840 Broadway, Orlando, FL  
840 McWay Rd., Ocala, FL  
Shop Now @ [OnlineKia44.com](http://OnlineKia44.com)

**CADILLAC 12+ IN STOCK!**  
Instant Princess!  
No Hidden Fees!  
840 Broadway, Orlando, FL  
840 McWay Rd., Ocala, FL  
Shop Now @ [OnlineCadillac12.com](http://OnlineCadillac12.com)

**HELL YOUR CAR!**  
Instant Princess!  
No Hidden Fees!  
840 Broadway, Orlando, FL  
840 McWay Rd., Ocala, FL  
Shop Now @ [OnlineHellYourCar.com](http://OnlineHellYourCar.com)

**Only Brand New Location Now**  
Online [Jeep72.com](http://Jeep72.com)  
840 Broadway, Orlando, FL 32822  
840 McWay Rd., Ocala, FL 32067  
Shop Now @ [OnlineJeep72.com](http://OnlineJeep72.com)

**Only Brand New Location Now**  
Online [Kia44.com](http://Kia44.com)  
840 Broadway, Orlando, FL 32822  
840 McWay Rd., Ocala, FL 32067  
Shop Now @ [OnlineKia44.com](http://OnlineKia44.com)

**Only Brand New Location Now**  
Online [Cadillac12.com](http://Cadillac12.com)  
840 Broadway, Orlando, FL 32822  
840 McWay Rd., Ocala, FL 32067  
Shop Now @ [OnlineCadillac12.com](http://OnlineCadillac12.com)

**Only Brand New Location Now**  
Online [HellYourCar.com](http://HellYourCar.com)  
840 Broadway, Orlando, FL 32822  
840 McWay Rd., Ocala, FL 32067  
Shop Now @ [OnlineHellYourCar.com](http://OnlineHellYourCar.com)

[illegible]

located on Section 19 in the 2nd and 3rd  
lots. \$1400 and under.

**Unit of 3 Free Cheap Dogs  
per household per month.**

**8435 McCoy Rd., Orlando, FL 32822**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**LINCOLN 104 & 110 IN STOCK!**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**CHARVETZ 74 IN STOCK!**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**FRANCIS 74 IN STOCK!**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**Trucks Worth \$40,000 on the 8888**  
833-720-3174

**Huge Brand Location New**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**8435 McCoy Rd., Orlando, FL 32822**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**Set Your Own Price!**  
Save Thousands!  
Shad New & CRILACALVINCAVEM

**DODGE 31T+ IN STOCK!**  
No Hidden Fees!  
No Financing!  
Call Today  
800-267-5974

Huge Brand New Location Now  
Open!  
8403 McCoy Rd., Orlando, FL 32822  
Shop Now @ OnLineOnly.com

**CD226-SYN**

Huge Brand New Location Now  
Open!  
8403 McCoy Rd., Orlando, FL 32822  
Shop Now @ OnLineOnly.com

**FIT 2007M**

Fitment books \$14. David, Orlando  
FIT 2007M collectible  
\$14.75 + tax, 407-767-4299

**PWC9653R1 RIDEAWAY**  
Satin, glassware, and  
Items \$5 + tax, 407-767-4299

**CALLAM WOODS**  
Big Bertha Double draw RH Granville  
R 5' 7" x 3'10" #67 601 3541 New now

**MERCEDES AS+ IN STOCK**  
Luxury for Less!  
No Hidden Fees!  
No Financing!  
Call Today  
800-267-5974

Huge Brand New Location Now  
Open!  
8403 McCoy Rd., Orlando, FL 32822  
Shop Now @ OnLineOnly.com

<p><b>HONDA 251+ IN STOCK!</b> THOUSANDS OF CARS! THOUSANDS BELOW RETAIL! Huge Best New Location Now Open!</p> <p>8443 McCoy Road, #12222 Shop Now &amp; Offer 251+!</p>	<p><b>PLAY BOYS With Table Set \$20. Save \$100!</b> Call today! 1-800-444-4444 467-6251-72</p> <p><b>FOODLAND 2000 OPENING!</b> 3 tray divider with dryer sheets \$9.95 call 407-496-5472</p>
<p><b>Huge Brand New Location Now Open!</b> 8443 McCoy Road, #12222 Shop Now &amp; Offer 251+!</p>	<p><b>POURCHE 1+ IN STOCK!</b> Save THOUSANDS!</p>

[illegible]

**Legal Notices**

NOTICE OF PUBLIC HEARING: TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, THE LEVY, COLLECTION, AND ENFORCEMENT OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

**Connecticut Public Health and Register Medicine**  
The Board of Supervisors ("Board") for the State/County South of Cheshire/State Community  
of the Board of Supervisors ("Board") will hold the following two public hearings and a regular  
meeting. DATE: August 15, 2019  
TIME: 11:30 A.M.  
LOCATION: South Cheshire at Cheshire/State

For final public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to

measures" upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020, to consider the adoption of an assessment roll; and, to provide for the levy, allocation, and enforcement of assessments. At the conclusion of the hearings, the Board will, recollection, adopt a budget and levy O&M Assessments as finally approved by the Board. A subsequent meeting of the District will also be held where the Board may consider any other District measures.

**Description of O&M Assessments**

The District uses O&M Assessments on a biennial property within the District for the purpose of funding the District's general services, operations, and maintenance budget. The O&M Assessments are conducted by the District's Department of Public Works, providing the funds necessary to pay for the services provided to the property owner. The O&M Assessments are based on the property owner's debt service budget. Pursuant to Section 13007, Florida Statute, a description of the O&M Assessments is provided below. The O&M Assessments, and the properties to be levied and assessed, will be funded by the District's O&M Assessments, and the properties to be levied and assessed will be identified from the O&M Assessments, are all set forth in the Proposed Budget. A geographic description of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at this hearing.

[illegible]

proposed O&M Assessments as listed include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on County's bill. Moreover, pursuant to Section 192.362(4), Florida Statute, the lien claimant shall serve as the "assessment lien" authorized by law for O&M Assessments, such that assessment hearings shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion is within Section 192.362(4), Florida Statute, is met.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and must be collected for Fiscal Year 2019/2020.

Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will direct the assessors to assess on the remaining *beneficial property* by sending out a bill prior to, or during, summer 2019. It is important to pay your assessments because failure to pay will cause a tax lien to be placed against the property which may result in loss of title, or direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The assessors' decision to collect direct assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner as it

**Official Proceedings**  
Public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget is proposed accordance with the agenda for the hearings and meeting may be obtained at the offices of the District Managers, located at 135 W. Central Boulevard, Suite 320, Orlando, Florida. Tel: (407) 841-5274 or contact Manager's Office. During normal business hours. The public hearings and meetings are continued to a date, time, and place to be specified on the record at the hearings or during the meeting. There may be occasions when staff or board members may participate by speaker phone.

persons requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to



## CHECK REQUEST FORM

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

PAYABLE TO: Osceola County Community Development # 14

AMOUNT REQUESTED: \$3400.00

REQUESTED BY: Miscanni

ACCOUNT # 111-573-49000

DESCRIPTION OF NEED: Expansion Petition Filing Fee

APPROVED BY: [Signature]

SIGNATURE: [Signature]





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

STONEYBROOK SOUTH AT  
CHAMPIONS GATE

Service Address:  
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069  
Past Due Amount: \$0.00  
Current Charges: \$2,198.74  
Total Amount Due: \$2,198.74

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	32	07/02/2019	13787	08/03/2019	14311	524

Previous Balance \$1,467.90  
Payment(s) Received \$-1,467.90  
Balance Forward \$0.00

Current Transaction(s)  
Reclaimed Base Charge \$17.78  
Reclaimed Usage \$2,180.96  
Current Transaction Total \$2,198.74

Total Amount Due \$2,198.74

#9 Jun19  
1500 Olym Club Blvd Mtr A  
1-320-538-432



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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 09/03/19	Late Charge after 09/03/19	
002627512-033111069	\$0.00	\$2,198.74	\$109.94	\$2,198.74

Please Remit to

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



STONEYBROOK SOUTH AT CHAMPIONS GATE  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD, FL 34771-8588

0026275120331110690002198742



0038 5033