

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

March 4, 2019

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 25, 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, March 4, 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. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2019-03 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2019-04 Electing Officers
4. Approval of Minutes of the November 5, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 6, 2018 Landowners' Meeting
5. Authorization to Issue RFQ for Professional Engineering Services
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #2 - #5
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 Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected Board Members. There is no back-up material. Section B is the consideration of Resolution 2019-02 canvassing and certifying the results of the landowners' Election. A copy of the Resolution is enclosed for your review. Section C is the election of

officers and Section D is the consideration of Resolution 2019-03 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the November 5, 2018 Board of Supervisors meeting and acceptance of the minutes of the November 6, 2018 Landowners' meeting. The minutes are enclosed for your review.

The fifth order of business is the authorization to issue an RFQ for professional engineering services. A copy of the draft RFQ 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 Requests #2 - #4. The funding requests 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
Michael Enot, District Engineer

Enclosures

SECTION III

SECTION B

RESOLUTION 2019-03

**A RESOLUTION CANVASSING AND CERTIFYING THE
RESULTS OF THE LANDOWNERS' ELECTION OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 6, 2018, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

| <u>Supervisor</u> | <u># of Votes</u> | <u>Terms</u> |
|-------------------------|-------------------|--------------|
| <u>Dominick English</u> | <u>500</u> | 4 Year Term |
| <u>Adam Morgan</u> | <u>500</u> | 4 Year Term |
| <u>Timothy Smith</u> | <u>499</u> | 2 Year Term |

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 4th day of March, 2019.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2019-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of March, 2019.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK 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, November 5, 2018 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

| | |
|---------------|---------------------|
| Adam Morgan | Chairman |
| Lane Register | Vice Chairman |
| Greg Ray | Assistant Secretary |
| Tim Smith | Assistant Secretary |

Also present were:

| | |
|-----------------|-------------------|
| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Michael Enot | District Engineer |
| Alan Scheerer | Field Manager |
| Michelle Barr | Lennar Homes |
| Rob Bonin | 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: Are there any comments from the public? Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 1,
2018 Meeting**

Mr. Flint: Does the Board have any comments on those?

Mr. Morgan: I read them, and they all looked accurate.

Mr. Flint: Okay, is there a motion to approve them?

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the October 1, 2018 meeting were approved as presented. |
|--|

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2019-02
Amending the Fiscal Year 2018 Budget**

Mr. Flint: Next is really the reason we needed the Board meeting today. This is a Resolution amending the budget for fiscal year 2018, which just ended on September 30th. The statutes require that, if your total expenses exceed your total budget, the budget has to be amended within 60 days of the end of the fiscal year. So, the end of that 60 days is the end of November, and you can see the exhibit to the Resolution. When the Board originally adopted the Stoneybrook South at ChampionsGate budget, it was just an administrative budget. But, we did incur some maintenance expenses during the course of the fiscal year as those came online and as a result, we need to increase the electric, water, sewer, and landscape maintenance lines in the budget. Those are offset with an increase in the developer contribution revenue line. There is also a slight increase in engineering; the dissemination agent fee and the audit fee were \$500 higher than what was budgeted. So, the increases on the expenditure side are \$60,000 and it increased on the revenue side by \$60,000. Any questions on the proposed amendment?

Mr. Morgan: It looks pretty straight forward.

Mr. Flint: Okay, is there a motion to approve Resolution 2019-02?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2019-02 Amending the Fiscal Year 2018 Budget, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: Nothing. We are going to work with Mike to finalize the petition. We just have a couple of exhibits that we need to get to him to put forward and finalize it. Based on our recent conversations with the County and their staff members, if we submit it within the next 2 or 3 weeks, it would probably be on the January agenda. They've got so much going on with the December agenda, they are bumping everything to the January agenda. So as long as we get it within the next 2 or 3 weeks, it should be fine to put on that agenda, and if it is adopted we should be able to move forward with any bond precedents.

Mr. Morgan: So that will be the time for us to proceed with what needs to be done on the schedule?

Mr. d'Adesky: Yes, it says the fall of 2019 is in line with what the schedule says. If we start working on the bond process starting in January, we will definitely have it done before the fall of 2019.

Mr. Flint: What is the status of the North Phase that was platted? Is Lennar marketing those?

Mr. Enot: So, Phase 1 has been platted and we bought and platted the whole North parcel, so we are re-platting all that space in between. So, basically, everything will be subdivided/platted in the North Parcel December 3rd.

Mr. Flint: Okay, and when so you think you are going to close on the first? My main concern is that we get the next bond issue in place before you close on the first home in the next assessment area.

Mr. Enot: They are probably slated for February.

Mr. Flint: That you will close on the first home?

Mr. Enot: Yes.

Mr. Flint: Okay. I just need to make sure the disclosures are in place.

Mr. Enot: The first townhomes have second-floor block up at this point.

Mr. Flint: Okay. You all have the disclosures in place, so we should be fine. As long as the disclosures are in place, we are going to have to go through the assessment process. The lean won't be in place at the time you sell the first home—that's what I've been worried about, but we will have to deal with that.

B. District Engineer

Mr. Flint: Anything from engineering?

Mr. Enot: No, we gave some stuff to give to Andrew, and then we are going to follow up to approve this, but we should be okay.

C. District Manager's Report

1. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through September 30th. Are there any questions from the board on those?

2. Ratification of Funding Requests #1

Mr. Flint: This has been provided to the developer to pay under the Developer Funding Agreement, and I would ask the Board to ratify the funding request. Are there any questions on it? You can see that \$4500 of the expenses are prior year fiscal year 2018 expenses, and then \$13,500 were fiscal year 2019 expenses. Those include the one-time upfront fee for assessment role certification, management fee, field management, the annual special district fee, and then one month of landscape maintenance. Is there a motion to ratify Funding Request #1?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ratification of Funding Request #1 was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Were there any items from the Board that you would like to discuss?

Mr. Morgan: We're good.

Mr. Flint: Rob, you were suggesting that you would take Greg's seat on the Board. If you'd like you can do that today, and that way we don't have to worry about Greg for a quorum in December, potentially.

Mr. Bonin: Sure.

Mr. Flint: Okay, if it is your desire Greg, you can resign on the record, and the remaining Board Members can consider an appointment to replace you.

Mr. Ray: Okay, I would like the Board then to consider my resignation.

Mr. Flint: Okay, is there a motion to accept Greg's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resigning of Mr. Greg Ray from the Board of Supervisor's was approved.

Mr. Flint: Greg, thank you for your service to the Board. Is there a motion to appoint someone to replace Greg?

Mr. Morgan: I make a motion to appoint Rob Bonin.

Mr. Flint: Okay is there a second?

Mr. Register: Second.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Appointment of Mr. Rob Bonin to the Board of Supervisors Seat #2 with a term ending November 2020, in place of Mr. Greg Ray, was approved.

Mr. Flint: Okay, Rob. I can provide you with the Oath of Office, and we can at least take care of that on the record.

Mr. Bonin: Okay.

Mr. Flint: Rob, as a citizen to the State of Florida and of the United States of America, and as an Officer of the Stoneybrook South at ChampionsGate Community Development District, as such Officer, do you hereby solemnly swear and affirm that you will support the Constitution of the United States and the State of Florida?

Mr. Bonin: I do.

Mr. Flint: Okay, if you could sign the Oath, I can notarize that for you. I think you are currently on another Board, so you are already familiar with the Sunshine Law and Public Records Law, and I believe you have the Form 1 Statement of Financial Interest already on file with the Supervisor of Elections. So, when they mail you the update in June, you just need to add this District onto the list when you file it.

Mr. Bonin: Okay.

Mr. Flint: If there is nothing else from the Board, is there a motion to adjourn?

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF LANDOWNERS MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' Meeting of the Stoneybrook South at ChampionsGate Community Development District was held on Tuesday, November 6, 2018 at 11:30 a.m. at the Oasis Club at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Attendees:

George Flint
Michelle Barr

District Manager
Lennar Homes

The following is a summary of the discussions and actions taken at the November 6, 2018 Stoneybrook South at ChampionsGate Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Flint: I have been presented a Landowner Proxy from LEN-CG South LLC, naming Michelle Barr as the proxy holder, and signed by Mark McDonald who is an authorized agent of the Landowner. I have also been provided with evidence that he is authorized to sign it. It represents 248.66 acres and 547 authorized votes, and a list of the property acreage and votes are attached to the proxy. So, we'll go ahead and call to order the Landowner Meeting.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called to order the Landowner Meeting.

THIRD ORDER OF BUSINESS

Election of Chairman for the Purpose of Conducting Landowners' Meeting

Mr. Flint: Ms. Barr, for purposes of the Landowner meeting, would you designate me as the Chairman to conduct it?

Ms. Barr: So moved.

FOURTH ORDER OF BUSINESS

Nominations for the Positions of Supervisors (3)

Mr. Flint: Ms. Barr has provided with me with her official ballot nominating Mr. Tim Smith to Seat #3, Dominick English to Seat #4, and Adam Morgan to Seat #5. Are there any other nominations at this time?

Ms. Barr: None.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint: Ms. Barr has cast 499 votes for Mr. Smith, 500 votes for Mr. English, and 500 for Mr. Morgan, indicating that Mr. English and Mr. Morgan will serve 4-year terms, and Mr. Smith will serve a 2-year term.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Mr. Flint: Are there any questions from the Landowner?

Ms. Barr: None.

Mr. Flint: Okay, hearing none, then we will go ahead and adjourn the Landowner Election.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 11:32 a.m.

SECTION V

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT**

RFQ for Engineering Services

The Stoneybrook South at ChampionsGate Community Development District ("District"), located in Osceola County, announces that professional engineering services will be required on a continuing basis for the District's capital improvements which may include work related to stormwater management system, stormwater retention ponds, stormwater collection infrastructure, lift stations, public roadways and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Osceola County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All applicants interested must submit one original and one electronic version of Standard Form No. 330 and Qualification Statement by _____ on _____ to the attention of **Mr. George S. Flint, c/o Governmental Management Services-Central Florida, LLC, 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801 ("District Manager's Office")**.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

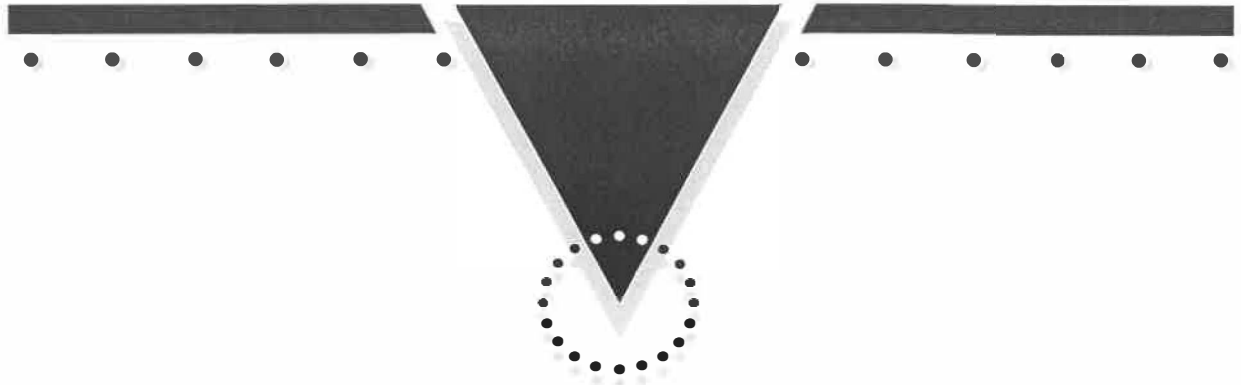
Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION VI

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

January 31, 2019



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

January 31, 2019

| | General Fund | Debt Service Fund | Capital Projects Fund | Totals 2019 |
|--|-----------------|----------------------|--------------------------|------------------|
| <u>ASSETS:</u> | | | | |
| CASH | \$9,219 | --- | --- | \$9,219 |
| <u>INVESTMENTS</u> | | | | |
| SERIES 2017 | | | | |
| RESERVE | --- | \$150,900 | --- | \$150,900 |
| REVENUE | --- | \$288,128 | --- | \$288,128 |
| INTEREST | --- | \$679 | --- | \$679 |
| CONSTRUCTION | --- | --- | \$111 | \$111 |
| DUE FROM DEVELOPER | \$11,747 | --- | --- | \$11,747 |
| TOTAL ASSETS | \$20,966 | \$439,707 | \$111 | \$460,784 |
| <u>LIABILITIES:</u> | | | | |
| ACCOUNTS PAYABLE | \$18,780 | --- | --- | \$18,780 |
| <u>FUND EQUITY:</u> | | | | |
| FUND BALANCES: | | | | |
| RESTRICTED FOR DEBT SERVICE | --- | \$439,707 | --- | \$439,707 |
| RESTRICTED FOR CAPITAL PROJECTS | --- | --- | \$111 | \$111 |
| UNASSIGNED | \$2,186 | --- | --- | \$2,186 |
| TOTAL LIABILITIES & FUND EQUITY | \$20,966 | \$439,707 | \$111 | \$460,784 |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/19 | ACTUAL THRU 1/31/19 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| DEVELOPER CONTRIBUTIONS | \$289,202 | \$96,401 | \$65,161 | (\$31,240) |
| TOTAL REVENUES | \$289,202 | \$96,401 | \$65,161 | (\$31,240) |
| <u>EXPENDITURES:</u> | | | | |
| <u>ADMINISTRATIVE:</u> | | | | |
| ENGINEERING | \$12,000 | \$4,000 | \$1,100 | \$2,900 |
| ATTORNEY | \$25,000 | \$8,333 | \$2,497 | \$5,837 |
| DISSEMINATION | \$3,500 | \$1,167 | \$1,167 | (\$0) |
| ANNUAL AUDIT | \$4,000 | \$0 | \$0 | \$0 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$5,000 | \$5,000 | \$0 |
| TRUSTEE FEES | \$4,500 | \$4,500 | \$4,310 | \$190 |
| MANAGEMENT FEES | \$32,500 | \$10,833 | \$10,833 | \$0 |
| INFORMATION TECHNOLOGY | \$600 | \$200 | \$200 | \$0 |
| TELEPHONE | \$300 | \$100 | \$22 | \$78 |
| POSTAGE | \$1,000 | \$333 | \$30 | \$303 |
| INSURANCE | \$5,665 | \$5,665 | \$6,748 | (\$1,083) |
| PRINTING & BINDING | \$1,000 | \$333 | \$37 | \$296 |
| LEGAL ADVERTISING | \$2,500 | \$833 | \$673 | \$161 |
| OTHER CURRENT CHARGES | \$1,000 | \$333 | \$0 | \$333 |
| OFFICE SUPPLIES | \$625 | \$208 | \$1 | \$207 |
| PROPERTY APPRAISER | \$250 | \$250 | \$312 | (\$62) |
| DUES, LICENSE & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |
| <u>FIELD:</u> | | | | |
| FIELD SERVICES | \$15,000 | \$5,000 | \$5,000 | \$0 |
| ELECTRIC | \$600 | \$200 | \$2,679 | (\$2,479) |
| WATER & SEWER | \$110,000 | \$36,667 | \$8,080 | \$28,587 |
| LANDSCAPE MAINTENANCE | \$48,987 | \$16,329 | \$25,404 | (\$9,075) |
| IRRIGATION REPAIRS | \$0 | \$0 | \$519 | (\$519) |
| CONTINGENCY | \$15,000 | \$5,000 | \$0 | \$5,000 |
| TOTAL EXPENDITURES | \$289,202 | \$105,461 | \$74,786 | \$30,674 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | (\$9,626) | |
| FUND BALANCE - Beginning | \$0 | | \$11,812 | |
| FUND BALANCE - Ending | \$0 | | \$2,186 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/19 | ACTUAL THRU 1/31/19 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|--------------|
| REVENUES: | | | | |
| SPECIAL ASSESSMENTS | \$301,800 | \$287,638 | \$287,638 | \$0 |
| INTEREST | \$0 | \$0 | \$269 | \$269 |
| TOTAL REVENUES | \$301,800 | \$287,638 | \$287,906 | \$269 |
| EXPENDITURES: | | | | |
| <u>Series 2017</u> | | | | |
| 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 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$270,688 | \$163,325 | \$163,325 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$31,113 | | \$124,581 | |
| FUND BALANCE - Beginning | \$167,244 | | \$315,126 | |
| FUND BALANCE - Ending | \$198,357 | | \$439,707 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/19 | ACTUAL THRU 1/31/19 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------|
| REVENUES: | | | | |
| INTEREST | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$0 | \$0 | \$0 |
| EXPENDITURES: | | | | |
| Series 2017 | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$0 | |
| FUND BALANCE - Beginning | \$0 | | \$110 | |
| FUND BALANCE - Ending | \$0 | | \$111 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE
Community Development District

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|---------------------------------------|------------------|------------------|-----------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| REVENUES: | | | | | | | | | | | | | |
| DEVELOPER CONTRIBUTIONS | \$20,326 | \$15,301 | \$17,787 | \$11,747 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$65,161 |
| TOTAL REVENUES | \$20,326 | \$15,301 | \$17,787 | \$11,747 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$65,161 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| ENGINEERING | \$1,100 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,100 |
| ATTORNEY | \$720 | \$1,285 | \$492 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,497 |
| DISSEMINATION | \$292 | \$292 | \$292 | \$292 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,167 |
| ANNUAL AUDIT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,833 |
| INFORMATION TECHNOLOGY | \$50 | \$50 | \$50 | \$50 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200 |
| TELEPHONE | \$0 | \$6 | \$16 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$22 |
| POSTAGE | \$7 | \$17 | \$6 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30 |
| INSURANCE | \$6,748 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,748 |
| PRINTING & BINDING | \$14 | \$8 | \$16 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$37 |
| LEGAL ADVERTISING | \$673 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$673 |
| OTHER CURRENT CHARGES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| OFFICE SUPPLIES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1 |
| PROPERTY APPRAISER | \$0 | \$0 | \$0 | \$312 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$312 |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| FIELD: | | | | | | | | | | | | | |
| FIELD SERVICES | \$1,250 | \$1,250 | \$1,250 | \$1,250 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| ELECTRIC | \$587 | \$550 | \$992 | \$551 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,679 |
| WATER & SEWER | \$3,807 | \$2,671 | \$1,601 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,080 |
| LANDSCAPE MAINTENANCE | \$4,082 | \$4,082 | \$4,082 | \$13,157 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,404 |
| IRRIGATION REPAIRS | \$519 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$519 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$27,731 | \$17,229 | \$11,505 | \$18,321 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$74,786 |
| EXCESS REVENUES (EXPENDITURES) | (\$7,406) | (\$1,928) | \$6,282 | (\$6,574) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | (\$9,626) |

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

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

STONEYBROOK 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 | \$ - | \$ - |
| Due from Developer | | | \$ 103,571.59 | \$ 103,571.59 | \$ 38,410.86 | \$ 65,160.73 | \$ - | \$ - |

Total Developer Contributions FY19

\$ 65,160.73

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

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2017

| Date | Requisition # | Contractor | Description | Requisitions |
|---|---------------|--------------------|---|--------------------------|
| Fiscal Year 2018 | | | | |
| 10/30/17 | 1 | Lennar Corporation | Reimbursement #1 - Parcel K Assessment Area (Tract K) | \$ 1,340,975.31 |
| 5/2/18 | 2 | Lennar Corporation | Reimbursement #2 - Parcel K Assessment Area (Tract K) | \$ 1,732,305.97 |
| 6/14/18 | 3 | KPM Franklin | Invoice# 120840 - Preparation of Lennar Reimb. #2 & 3 | \$ 6,147.50 |
| 7/31/18 | 4 | Lennar Corporation | Reimbursement #3 - Parcel K Assessment Area (Tract K) | \$ 1,246,161.17 |
| TOTAL | | | | \$ 4,325,589.95 |
| Fiscal Year 2018 | | | | |
| 10/30/17 | | Interest | | \$ - |
| 11/1/17 | | Interest | | \$ 32.67 |
| 12/1/17 | | Interest | | \$ 490.12 |
| 1/1/18 | | Interest | | \$ 506.53 |
| 2/1/18 | | Interest | | \$ 506.62 |
| 3/1/18 | | Interest | | \$ 457.67 |
| 4/1/18 | | Interest | | \$ 506.78 |
| 5/1/18 | | Interest | | \$ 609.06 |
| 6/1/18 | | Interest | | \$ 277.76 |
| 7/1/18 | | Interest | | \$ 256.66 |
| 8/1/18 | | Interest | | \$ 305.70 |
| 9/1/18 | | Interest | | \$ 0.21 |
| TOTAL | | | | \$ 3,949.78 |
| Acquisition/Construction Fund at 10/30/17 | | | | \$ 4,322,480.50 |
| Interest Earned thru 9/30/18 | | | | \$ 3,949.78 |
| Requisitions Paid thru 9/30/18 | | | | <u>\$ (4,325,589.95)</u> |
| Remaining Acquisition/Construction Fund | | | | <u>\$ 840.33</u> |
| Fiscal Year 2019 | | | | |
| 10/17/18 | 5 | KPM Franklin | Invoice# 121114 - Review of Lennar Reimbursement | \$ 730.00 |
| TOTAL | | | | \$ 730.00 |
| Fiscal Year 2019 | | | | |
| 10/1/18 | | Interest | | \$ 0.21 |
| 11/1/18 | | Interest | | \$ 0.12 |
| 12/1/18 | | Interest | | \$ 0.03 |
| 1/1/19 | | Interest | | \$ 0.03 |
| TOTAL | | | | \$ 0.39 |
| Acquisition/Construction Fund at 9/30/18 | | | | \$ 840.33 |
| Interest Earned thru 1/31/19 | | | | \$ 0.39 |
| Requisitions Paid thru 1/31/19 | | | | <u>\$ (730.00)</u> |
| Remaining Acquisition/Construction Fund | | | | <u>\$ 110.72</u> |

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #2
November 16, 2018**

| | Payee | General Fund |
|---|---|----------------------------|
| 1 | Down to Earth Lawncare II, Inc. Inv# 19578 - Landscape Maintenance - November 2018 | \$ 4,082.22 |
| 2 | Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SL - October 2018 Inv# 16755 46354 - 15121 Olympic Club Blvd. Lights - November 2018 | \$ 549.81 \$ 36.72 |
| 3 | Governmental Management Services-CF, LLC Inv# 37 - Management Fees - November 2018 Inv# 38 - Field Management Services - November 2018 | \$ 3,081.42 \$ 1,250.00 |
| 4 | KPM Franklin Inv# 121342 - Professional Services - October 2018 | \$ 1,100.00 |
| 5 | Latham, Shuker, Eden & Beaudine, LLP Inv# 83252 - General Counsel - October 2018 | \$ 720.44 |
| 6 | Orlando Sentinel Inv# 1999124000 - Notice of Landowners & Election Meetings - October 2018 | \$ 672.50 |
| 7 | Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - October 2018 | \$ 3,807.45 |
| | | \$ 15,300.56 |
| | | <u>\$ 15,300.56</u> |

Please make check payable to:

**Stoneybrook South at ChamplonsGate
Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827**

Wire funds to:

**Stoneybrook South at ChamplonsGate
Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193145488
Contact: Kelly Lawler
Tel: (407) 237-1072**

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



November 2018
Invoice #19578

Customer

STONEBROOK SOUTH AT
CHAMPIONSGATE CDD
C/O GMS
1412 S. NARCOOSSEE RD.
C/O GMS
ST. CLOUD FL 34771
TVISCARRA@GMSCL.COM

RECEIVED
NOV 09 2018

BY: _____

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|--------------------------------------|--------------|------------|--------|------|
| STONEBROOK SOUTH AT CHAMPIONSGATE | 11/10/2018 | 12/10/2018 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|------------|------------|
| MONTHLY MAINTENANCE Description: STONEBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM | 1 | \$4,082.22 | \$4,082.22 |

| | |
|------------------|------------|
| 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.

#10

1-320-538-462

Monthly Maintenance - Nov 18

(Hd)

A
Landscaping



STATEMENT OF SERVICE

OCTOBER 2018



ACCOUNT NUMBER
11636 69020

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD

1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE
NOV 13 2018

TOTAL AMOUNT DUE
2,144.31

NEXT READ
DATE ON OR
ABOUT

DEPOSIT AMOUNT
ON ACCOUNT

NONE

PIN: 444520245

METER READINGS

RECEIVED
OCT 30 2018

BY: _____

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD: 09-25-18 TO 10-22-18 27 DAYS

| | | | |
|-----------------------------|------------|----------|-------|
| CUSTOMER CHARGE | | | 1.20 |
| ENERGY CHARGE | 1176 KWH @ | 2.71500¢ | 31.93 |
| FUEL CHARGE | 1176 KWH @ | 3.94500¢ | 46.39 |
| ASSET SECURITIZATION CHARGE | 1176 KWH @ | 0.04100¢ | 0.48 |

*TOTAL ELECTRIC COST 80.00

EQUIPMENT RENTAL FOR:
24 SMOOTH BLACK CONC 16
24 SV ACR 9500

FIXTURE TOTAL 426.48

MAINTENANCE TOTAL 41.28

GROSS RECEIPTS TAX 2.05

TOTAL CURRENT BILL 549.81
BALANCE FORWARD 1,594.50

TOTAL DUE THIS STATEMENT

\$2,144.31

#8
1-320-538-43
000 W-SIDE BLVD LITE
/pd

Payment of this statement within 90 days from the billing date will
avoid a 1% late charge being applied to this account.
If your previous unpaid balance has been paid, please disregard.

ENERGY USE

DAILY AVG. USE - 44 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$20.29

BF_BL_DEF_20181022_210702_1.CSV-40002-000007876

DETACH AND RETURN THIS SECTION

ZP09 0005897

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 11636 69020

040002 000007876

STNYBRK STH AT CHMPNSGT CDD
1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771-7210

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

DUE DATE

NOV 13 2018

TOTAL DUE

2,144.31

PLEASE ENTER
AMOUNT PAID

116366902090000021443190000015945060000005498160100000000009



STATEMENT OF ELECTRIC SERVICE

NOVEMBER 2018



ACCOUNT NUMBER
16755 463540

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD

1412 NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
15121 OLYMPIC CLUB BLVD,
ENTRANCE LIGHTS

DUE DATE
NOV 20 2018

TOTAL AMOUNT DUE
71.07

NEXT READ
DATE ON OR
ABOUT
NOV 28 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

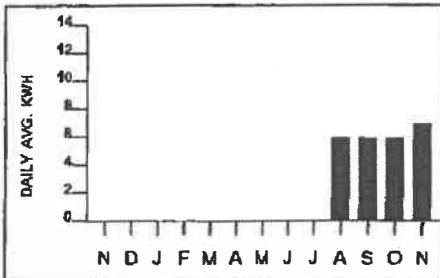
PIN: 444520245

METER READINGS

METER NO. 001017058
PRESENT (ACTUAL) 000939
PREVIOUS (ACTUAL) 000730
DIFFERENCE 000209
PRESENT ONPEAK 000214
PREVIOUS ONPEAK 000158
DIFFERENCE ONPEAK 000056
TOTAL KWH 209
ON PEAK KWH 56

RECEIVED
NOV 05 2018

BY: _____



ENERGY USE
DAILY AVG. USE - 7 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$1.12

GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD..09-27-18 TO 10-29-18 32 DAYS

| | | |
|-----------------------------|--------------------|-------|
| CUSTOMER CHARGE | | 11.67 |
| ENERGY CHARGE | 209 KWH @ 7.20400¢ | 15.06 |
| FUEL CHARGE | 209 KWH @ 4.13200¢ | 8.64 |
| ASSET SECURITIZATION CHARGE | 209 KWH @ 0.20600¢ | 0.43 |

*TOTAL ELECTRIC COST 35.80
GROSS RECEIPTS TAX .92

TOTAL CURRENT BILL
BALANCE FORWARD

TOTAL DUE THIS STATEMENT

#8
1-320-538-43
15121 Olympic Club Blvd

36.72
34.35
\$71.07

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. If your previous unpaid balance has been paid, please disregard. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 18%, Purchased Power 18%, Gas 68%, Oil 0%, Nuclear 0% (for prior 12 months ending September 30, 2018). Duke Energy will be closed on November 22 and 23, 2018. You may visit duke-energy.com for self-service options. To report an outage, please call our outage line at 800.228.8485.

BF_BL_DEF_20181029_215439_1.CSV-28894-000013190

DETACH AND RETURN THIS SECTION

ZP09 0004708

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

028694 000013190

STNYBRK STH AT CHMPNSGT CDD
1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771-7210

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

DUE DATE

NOV 20 2018

TOTAL DUE

71.07

PLEASE ENTER
AMOUNT PAID

167554635460000000710760000000343550000000367230100000000009

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

Invoice

RECEIVED
 NOV 08 2018

Invoice #: 37
Invoice Date: 11/1/18
Due Date: 11/1/18
Case:
P.O. Number:

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

BY: _____

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Management Fees - November 2018 1-310-513-34 | | 2,708.33 | 2,708.33 |
| Information Technology - November 2018 1-310-513-35 | | 50.00 | 50.00 |
| Dissemination Agent Services - November 2018 1-310-513-313 | | 291.67 | 291.67 |
| Office Supplies | | 0.24 | 0.24 |
| Postage Nov 18 1-310-513-42 | | 17.10 | 17.10 |
| Copies Nov 18 1-310-513-43 | | 7.65 | 7.65 |
| Telephone Nov 18 1-310-513-41 | | 6.43 | 6.43 |

#1 (Hd)

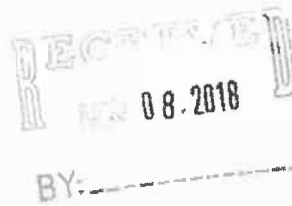
| | |
|-------------------------|-------------------|
| Total | \$3,081.42 |
| Payments/Credits | \$0.00 |
| Balance Due | \$3,081.42 |

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 32801



Invoice #: 38
Invoice Date: 11/1/18
Due Date: 11/1/18
Case:
P.O. Number:

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| Field Management - November 2018 # 1 1-320-538-12 Hdt Field Management - New IS | | 1,250.00 | 1,250.00 |

| | |
|-------------------------|-------------------|
| Total | \$1,250.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,250.00 |



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

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

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

Invoice number 121342
Date 11/01/2018

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

For Professional Services through October 25, 2018

Invoice Summary

| Description | Current Billed |
|------------------|-------------------|
| 01 Meetings | 300.00 |
| 02 Reports | 0.00 |
| 03 Miscellaneous | 800.00 |
| Total | 1,100.00 |

#5 1-310-513-311 Md
Attn: Mtg/Expansion

RECEIVED
NOV 11 2018

BY: _____



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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 121342
Date 11/01/2018

01 Meetings

Professional Fees

| | Date | Hours | Rate | Billed Amount |
|-----------------------------|------------|-------|--------|---------------|
| Michael A. Enot | | | | |
| | 10/01/2018 | 1.50 | 200.00 | 300.00 |
| <i>Attend Board Meeting</i> | | | | |

03 Miscellaneous

Professional Fees

| | Date | Hours | Rate | Billed Amount |
|-------------------------|------------|-------|--------|---------------|
| Michael A. Enot | | | | |
| | 10/15/2018 | 2.00 | 200.00 | 400.00 |
| <i>Expansion Report</i> | | | | |
| | 10/16/2018 | 2.00 | 200.00 | 400.00 |
| <i>Expansion Report</i> | | | | |
| Phase subtotal | | | | 800.00 |

Invoice total **1,100.00**

Approved by:

Michael A. Enot
Transportation Division Manager



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 121342
Date 11/01/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 10/25/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

10/01/2018 1.50 200.00 300.00

Attend Board Meeting

Subtotal 1.50 300.00

Labor total 1.50 300.00

02 Reports

Phase Status: Active

Billing Cutoff: 10/25/2018

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

WIP Status:

Subtotal 0.00

total 0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 10/25/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

10/15/2018 2.00 200.00 400.00

Expansion Report

Project Time

10/16/2018 2.00 200.00 400.00

Expansion Report

Subtotal 4.00 800.00

Labor total 4.00 800.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 10/25/2018

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

WIP Status:

Subtotal 0.00

total 0.00



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 121342
Date 11/01/2018

Invoice Supporting Detail

Invoice Summary

| | Contract | Billed | % | Remaining | % |
|------------|----------|-----------|---|------------|---|
| Labor | | 13,016.25 | | -13,016.25 | |
| Expense | | | | | |
| Consultant | | | | | |
| Total | | 13,016.25 | | -13,016.25 | |

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

November 16, 2018

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

NOV 6 2018

INVOICE

Matter ID: 7192-001
General

Invoice # 83252
Federal ID #

For Professional Services Rendered:

| | | | | |
|------------------------------|-----|--|---------|----------|
| 10/01/2018 | ACD | Prepare for and attend board meeting. | 1.80 hr | \$465.50 |
| 10/24/2018 | JAC | Multiple emails with DEO regarding annual fees and registered agent data | 0.10 hr | \$35.50 |
| 10/26/2018 | ACD | Email to Engineer on delinquent items for expansion | 0.30 hr | \$73.50 |
| 10/29/2018 | ACD | Review agenda and prepare for upcoming board meeting. | 0.50 hr | \$122.50 |
| Total Professional Services: | | | | \$697.00 |

For Disbursements Incurred:

| | | |
|-------------------------------|--|---------|
| 10/11/2018 | Check # 45817 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 10.01.18 | \$15.64 |
| 10/31/2018 | Document Reproduction Expense | \$7.80 |
| Total Disbursements Incurred: | | \$23.44 |

INVOICE SUMMARY

| | | |
|------------------------------------|------------|-------------------|
| For Professional Services: | 2.80 Hours | \$697.00 |
| For Disbursements Incurred: | | \$23.44 |
| New Charges this Invoice: | | \$720.44 |
| Previous Balance: | | \$1,486.92 |
| Less Payment and Credits Received: | | \$0.00 |
| Outstanding Balance: | | \$1,486.92 |
| Plus New Charges this Invoice: | | \$720.44 |
| Total Due: | | \$2,207.36 |

Billed Through: October 31, 2018

Orlando Sentinel
MEDIA GROUP

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

Invoice Details

Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 001999124000
Invoice Amount: \$672.50
Billing Period: 10/22/18 - 10/28/18
Due Date: 11/27/18

INVOICE

Page 1 of 2

Invoice Details

| Date | Tronc Reference # | Description | Ad Size/ Units | Gross Amount | Total |
|----------|-------------------|--|----------------|--------------|--------|
| 10/15/18 | OSC1999124 | PO# 5926483 | | | 672.50 |
| 10/22/18 | | Classified Listings, Online | | | |
| | | Stoneybrook South CDD Notice of Meetings | | | |
| | | 5926483 | | | |

#3

1-310-513-418

Not. of Landowners Meeting

RECEIVED
NOV 02 2018

BY: _____

Invoice Total: \$672.50

Account Summary

| Current | 1-30 | 31-60 | 61-90 | 91+ | Unapplied Amount |
|---------|------|-------|-------|------|------------------|
| 672.50 | 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: 10/22/18 - 10/28/18
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 001999124000

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

3&27000673 PRESORT 691 1 MB 0.421 P1C4



STONEBROOK 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



00056296100056296103001999124 00067250 00067250 7

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Aracelis Crespo / Jennifer Carter / Marella Green / Karen Pistone, 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, November 6, 2018 11:30am - Notice of Landowners Meeting and Election of Stoneybrook South was published in said newspaper in the issues of Oct 15, 2018; Oct 22, 2018.

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.

Aracelis Crespo
Signature of Affiant

Jennifer Carter
Printed Name of Affiant

Sworn to and subscribed before me on this 23 day of October, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification
().

Cheryl All
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

5926483

Orlando Sentinel

MEDIA GROUP

Sold To:

Stoneybrook South at ChampionsGate CDD - CU00562961
135 W Central Blvd Ste 320
Orlando, FL 32801-2435

Bill To:

Stoneybrook South at ChampionsGate CDD - CU00562961
135 W Central Blvd Ste 320
Orlando, FL 32801-2435
Attn: Stacie Vanderblit

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE STONEYBROOK SOUTH AT CHAMPIONS GATE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Stoneybrook South at ChampionsGate Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 244.12 acres located in unincorporated Osceola County, Florida, in Sections 29, 30 and 31, Township 25 South, Range 27 East, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 4, 2019

TIME: 11:30 a.m.

PLACE: Oaks Club of ChampionsGate
1320 Oaks Club Blvd.
ChampionsGate, Florida 32896

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall elect a person to serve as the meeting chair and who shall conduct the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for the meeting may be obtained from 135 West Central Boulevard, Suite 320, Orlando, Florida 32801.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (407) 841-5524, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 855-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

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

05926483

10/15 & 10/22/2019

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE STONEYBROOK SOUTH AT CHAMPIONS GATE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Stoneybrook South at ChampionsGate Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 244.12 acres located in unincorporated Osceola County, Florida, in Sections 29, 30 and 31, Township 25 South, Range 27 East, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 4, 2019

TIME: 11:30 a.m.

PLACE: Oaks Club of ChampionsGate
1320 Oaks Club Blvd.
ChampionsGate, Florida 32896

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

05926483

10/15 & 10/22/2019

5926483



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

STONEYBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

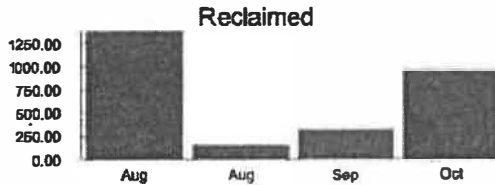
Account Number: 002627512-033111069
Past Due Amount: \$0.00
Current Charges: \$3,807.45
Total Amount Due: \$3,807.45

Bringing you life's most precious resource

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

#9
1-320-588-432

1500 Olym Club Blvd Mtr A



| Meter Number | Number of Days | Previous Meter Reading | | Current Meter Reading | | Water Usage |
|--------------|----------------|------------------------|---------|-----------------------|---------|-------------|
| | | Date | Reading | Date | Reading | |
| 18000067 | 30 | 09/30/2018 | 9305 | 10/30/2018 | 10260 | 955 |

Previous Balance \$840.75
Payment(s) Received \$-840.75
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage \$3,790.35
Current Transaction Total \$3,807.45

Total Amount Due

\$3,807.45

RECEIVED
NOV 13 2018

BY: _____

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



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

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

| Account Number | Past Due Due Now | Current Charges | | Total Amount Due |
|---------------------|------------------|------------------------|----------------------------|------------------|
| | | Amount Due by 11/30/18 | Late Charge after 11/30/18 | |
| 002627512-033111069 | \$0.00 | \$3,807.45 | \$190.37 | \$3,807.45 |

Please Remit to

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



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

0026275120331110690003807457



**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #3
December 31, 2018**

| | Payee | General Fund |
|---|--|----------------------------|
| 1 | Down to Earth Lawncare II, Inc. Inv# 22345 - Landscape Maintenance - December 2018 | \$ 4,082.22 |
| 2 | Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - November 2018 Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - December 2018 | \$ 549.81 \$ 551.67 |
| 3 | Governmental Management Services-CF, LLC Inv# 39 - Management Fees - December 2018 Inv# 40 - Field Management Services - December 2018 | \$ 3,088.15 \$ 1,250.00 |
| 4 | Latham, Shuker, Eden & Beaudine, LLP Inv# 83587 - General Counsel - November 2018 | \$ 1,284.64 |
| 5 | Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - November 2018 | \$ 2,670.90 |
| 6 | USBank Inv# 241395000 - FY2019 Trustee Fees - Series 2017 - November 2018 | \$ 4,310.00 |
| | | \$ 17,787.39 |
| | | \$ 17,787.39 |

Please make check payable to:

**Stoneybrook South at ChampionsGate
Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827**

Wire funds to:

**Stoneybrook South at ChampionsGate
Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193145488
Contact: Kelly Lawler
Tel: (407) 237-1072**

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



December 2018
Invoice #22345

STONEBROOK SOUTH AT
CHAMPIONSGATE CDD
C/O GMS
1412 S. NARCOOSSEE RD.
C/O GMS
ST. CLOUD FL 34771
TVISCARBA@GMSCL.COM

RECEIVED
DEC 13 2018

BY: _____

| | Invoice Date | Due Date | Terms | PO # |
|--------------------------------------|--------------|----------|--------|------|
| STONEBROOK SOUTH AT CHAMPIONSGATE | 12/10/2018 | 1/9/2019 | Net 30 | |

| | Qty | Rate | Amount |
|--|-----|------------|------------|
| MONTHLY MAINTENANCE Description: STONEYBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM - DECEMBER 2018 | 1 | \$4,082.22 | \$4,082.22 |

| | |
|------------------|------------|
| 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.



ACCOUNT NUMBER
11636 69020

NOVEMBER 2018

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

WEB SITE: www.duke-energy.com

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

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

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE
DEC 18 2018

TOTAL AMOUNT DUE
549.81

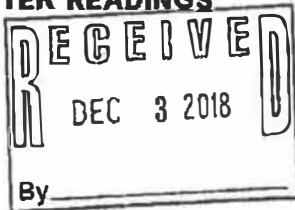
**NEXT READ
DATE ON OR
ABOUT**

**DEPOSIT AMOUNT
ON ACCOUNT**

NONE

PIN: 444520245

METER READINGS



| | | |
|-------------------------------------|----------|-----------|
| PAYMENTS RECEIVED AS OF NOV 15 2018 | 2,144.31 | THANK YOU |
|-------------------------------------|----------|-----------|

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED
BILLING PERIOD..10-22-18 TO 11-26-18 35 DAYS

| | | | |
|-----------------------------|------------|----------|-------|
| CUSTOMER CHARGE | | | 1.20 |
| ENERGY CHARGE | 1176 KWH @ | 2.71500¢ | 31.93 |
| FUEL CHARGE | 1176 KWH @ | 3.94500¢ | 46.39 |
| ASSET SECURITIZATION CHARGE | 1176 KWH @ | 0.04100¢ | 0.48 |

| | | |
|----------------------|----|--------------|
| *TOTAL ELECTRIC COST | #8 | <u>80.00</u> |
|----------------------|----|--------------|

EQUIPMENT RENTAL FOR: 11636 69020 NOV18
24 SMOOTH BLACK CONC 16
24 SV ACR 9500

| | | |
|--------------------|-----------------------|--------|
| FIXTURE TOTAL | 1-320-538-43 | 426.48 |
| MAINTENANCE TOTAL | | 41.28 |
| GROSS RECEIPTS TAX | 000 W. side Blvd Lite | 2.05 |

| | | |
|--------------------|--------|--------|
| TOTAL CURRENT BILL | (paid) | 549.81 |
|--------------------|--------|--------|

| | |
|---------------------------------|-----------------|
| TOTAL DUE THIS STATEMENT | \$549.81 |
|---------------------------------|-----------------|

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 18%, Purchased Power 18%, Gas 66%, Oil 0%, Nuclear 0% (for prior 12 months ending September 30, 2018). Duke Energy will be closed on November 22 and 23, 2018. You may visit duke-energy.com for self-service options. To report an outage, please call our outage line at 800.228.8485.

ENERGY USE

| | |
|-----------------------------|------------|
| DAILY AVG. USE - | 34 KWH/DAY |
| USE ONE YEAR AGO - | 0 KWH/DAY |
| *DAILY AVG. ELECTRIC COST - | \$15.65 |

BF_BL_DEF_20181126_215421_1.CSV-47899-000001919

DETACH AND RETURN THIS SECTION

ZP09 0002782

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 11636 69020

047899 000001919



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

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

DUE DATE

DEC 18 2018

TOTAL DUE

549.81

PLEASE ENTER
AMOUNT PAID

1163669020900000054981600000000000000000000054981601000000000009



STATEMENT OF SERVICE

DECEMBER 2018



11636 69020 DEC 18

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

WEB SITE: www.duke-energy.com

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

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

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE
JAN 17 2019

TOTAL AMOUNT DUE
1,101.48

NEXT READ
DATE ON OR
ABOUT

DEPOSIT AMOUNT
ON ACCOUNT
NONE

PIN: 444520245

METER READINGS

RECEIVED
DEC 31 2018

BY: _____

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD...11-26-18 TO 12-26-18 30 DAYS

| | | |
|-----------------------------|---------------------|-------|
| CUSTOMER CHARGE | | 1.20 |
| ENERGY CHARGE | 1176 KWH @ 2.869000 | 33.74 |
| FUEL CHARGE | 1176 KWH @ 3.945000 | 46.39 |
| ASSET SECURITIZATION CHARGE | 1176 KWH @ 0.041000 | 0.48 |

*TOTAL ELECTRIC COST 81.81

EQUIPMENT RENTAL FOR:

24 SMOOTH BLACK CONC 16
24 SV ACR 9500

FIXTURE TOTAL 426.48

MAINTENANCE TOTAL 41.28

GROSS RECEIPTS TAX 2.10

TOTAL CURRENT BILL
BALANCE FORWARD

32.534-43

551.67
549.81 p 1

TOTAL DUE THIS STATEMENT

81.101.48

Payment of this statement within 90 days from the billing date will
avoid a 1% late charge being applied to this account.
If your previous unpaid balance has been paid, please disregard.
Duke Energy will be closed on December 24 and 25, 2018 and January 1,
2019. You may visit duke-energy.com for self-service options. To
report an outage, please call our outage line at 1-800-228-8485.

ENERGY USE

DAILY AVG. USE - 59 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$18.32

BF_BL_DEF_20181226_214809_1.CSV-47839-000001883

DETACH AND RETURN THIS SECTION

ZPOS 0102830

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 11636 69020

047838 000001983

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

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

DUE DATE

JAN 17 2019

TOTAL DUE

1,101.48

PLEASE ENTER
AMOUNT PAID

551.67

116366902090000011014840000005498160000005516710100000000009

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

Invoice

Invoice #: 39
Invoice Date: 12/1/18
Due Date: 12/1/18
Case:
P.O. Number:

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

| (Hd) | Description | Hours/Qty | Rate | Amount |
|-------------------------|--|-----------|----------|-------------------|
| | Management Fees - December 2018 1-310-513-34 | | 2,708.33 | 2,708.33 |
| | Information Technology - December 2018 1-310-513-351 | | 50.00 | 50.00 |
| | Dissemination Agent Services - December 2018 1-310-513-313 | | 291.67 | 291.67 |
| | Office Supplies Dec 18 1-310-513-4 | | 0.39 | 0.39 |
| | Postage Dec 18 1-310-513-42 | | 6.11 | 6.11 |
| | Copies Dec 18 1-310-513-425 | | 16.05 | 16.05 |
| | Telephone Dec 18 1-310-513-41 | | 15.60 | 15.60 |
| #1 | | | | |
| Total | | | | \$3,088.15 |
| Payments/Credits | | | | \$0.00 |
| Balance Due | | | | \$3,088.15 |

Invoice

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

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|------------|
| Field Management - December 2018 #1 1-320-536-12 (Hd) | | 1,250.00 | 1,250.00 |
| Total | | | \$1,250.00 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$1,250.00 |

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

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

RECEIVED
DEC 17 2018

BY: _____

December 14, 2018

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

INVOICE

Matter ID: 7192-001
General

2 (A)

310 513-315

Invoice # 83587
Federal ID # 59-3366512

For Professional Services Rendered:

| | | | | |
|------------------------------|-----|---|---------|------------|
| 11/05/2018 | ACD | Prepare for and attend CDD meeting; follow up on action item. | 2.50hr | \$612.50 |
| 11/15/2018 | JAC | Emails with District Manager; confer on expansion regarding timing for bonds | 0.20hr | \$71.00 |
| 11/16/2018 | ACD | Follow up emails and due diligence related to wetlands parcel potential transfer. | 1.30hr | \$318.50 |
| 11/16/2018 | ACD | Emails to Manager and Engineer regarding expansion. | 0.30hr | \$73.50 |
| 11/26/2018 | ACD | Review minutes and agenda; suggest cancellation of meeting. | 0.50 hr | \$122.50 |
| 11/27/2018 | JAC | Provided update on expansion parcel petition | 0.20 hr | \$71.00 |
| Total Professional Services: | | | | \$1,269.00 |

For Disbursements Incurred:

| | | |
|-------------------------------|--|---------|
| 11/28/2018 | Check # 45730 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 11.05.18 | \$15.64 |
| Total Disbursements Incurred: | | \$15.64 |

INVOICE SUMMARY

| | | |
|------------------------------------|------------|-------------------|
| For Professional Services: | 5.00 Hours | \$1,269.00 |
| For Disbursements Incurred: | | \$15.64 |
| New Charges this Invoice: | | <u>\$1,284.64</u> |
| Previous Balance: | | \$2,207.36 |
| Less Payment and Credits Received: | | \$1,486.92 |
| Outstanding Balance: | | \$720.44 |
| Plus New Charges this Invoice: | | \$1,284.64 |
| Total Due: | | <u>\$2,005.08</u> |

Billed Through: November 30, 2018



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

STONEYBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069
Past Due Amount: \$0.00
Current Charges: \$2,670.90
Total Amount Due: \$2,670.90

Bringing you life's most precious resource

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

2627512-033111069 NOV 18

1500 Club Blvd Mtr A

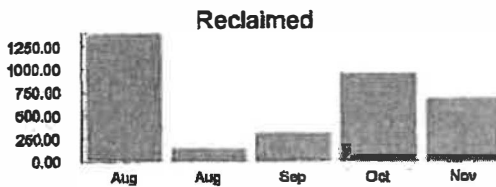
1500 Club Blvd Mtr A

| Meter Number | Number of Days | Previous Meter Reading | | Current Meter Reading | | Water Usage |
|--------------|----------------|------------------------|---------|-----------------------|---------|-------------|
| | | Date | Reading | Date | Reading | |
| 18000067 | 31 | 10/30/2018 | 10260 | 11/30/2018 | 10948 | 688 |

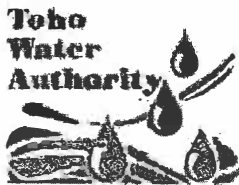
Previous Balance \$3,807.45
Payment(s) Received \$-3,807.45
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$17.78
Reclaimed Usage \$2,653.12
Current Transaction Total \$2,670.90

Total Amount Due \$2,670.90



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

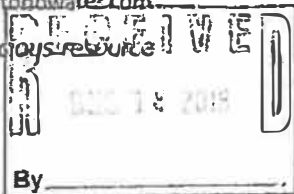


Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

| Account Number | Past Due Due Now | Current Charges | | Total Amount Due |
|---------------------|------------------|------------------------|----------------------------|------------------|
| | | Amount Due by 12/31/18 | Late Charge after 12/31/18 | |
| 002627512-033111069 | \$0.00 | \$2,670.90 | \$133.55 | \$2,670.90 |



Please Remit to

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



STONEYBROOK SOUTH AT CHAMPIONS GATE
8145 NARCOOSSEE RD STE A206
ORLANDO, FL 32827-5768

0026275120331110690002670906



DATE 11/18



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5190235
Account Number: 241395000
Invoice Date: 11/23/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

GMS CF LLC
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827

RECEIVED
DEC 04 2018

BY: _____

STONEBROOK SOUTH AT CHAMPIONSGATE 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,310.00

All invoices are due upon receipt.

#12
FY19 Trustee Fees
FY20 Trustee Fees
359.16 FY20 Trustee Fees 1-300-155-100
3950.84 FY19 1-310-513-323

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

STONEBROOK SOUTH AT CHAMPIONSGATE 2017

Invoice Number: 5190235
Account Number: 241395000
Current Due: \$4,310.00

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 241395000
Invoice # 5190235
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5190235
Invoice Date: 11/23/2018
Account Number: 241395000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

STONEBROOK SOUTH AT CHAMPIONSGATE 2017

Accounts Included 241395000 241395001 241395002 241395003 241395004 241395005
In This Relationship:

| CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP | | | | |
|---|----------|----------|-----------------|------------|
| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
| 04200 Trustee | 1.00 | 4,000.00 | 100.00% | \$4,000.00 |
| Subtotal Administration Fees - In Advance 11/01/2018 - 10/31/2019 | | | | \$4,000.00 |
| Incidental Expenses | 4,000.00 | 0.0775 | | \$310.00 |
| Subtotal Incidental Expenses | | | | \$310.00 |
| TOTAL AMOUNT DUE | | | | \$4,310.00 |

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #4
January 19, 2019**

| | Payee | | General Fund |
|----------|--|----|-------------------------|
| 1 | Down to Earth Lawncare II, Inc. | | |
| | Inv# 24763 - Landscape Maintenance - January 2019 | \$ | 4,082.22 |
| | Inv# 25281 - Irrigation Repair - October 2018 | \$ | 518.80 |
| 2 | Duke Energy | | |
| | Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - December 2018 | \$ | 440.60 |
| 3 | Govermentatl Management Services-CF, LLC | | |
| | Inv# 41 - Management Fees - January 2019 | \$ | 3,050.50 |
| | Inv# 42 - Field Management Services - January 2019 | \$ | 1,250.00 |
| 4 | Latham, Shuker, Eden & Beaudine, LLP | | |
| | Inv# 84019 - General Counsel - December 2018 | \$ | 491.50 |
| 5 | Osceola County Property Appraiser | | |
| | Inv# 2018339 - FY19 Assessment Administration Fee - January 2019 | \$ | 312.14 |
| 6 | Toho Water Authority | | |
| | Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - December 2018 | \$ | 1,601.26 |
| | | \$ | 11,747.02 |
| | | | |
| | | | \$ 11,747.02 |

Please make check payable to:

**Stoneybrook South at ChampionsGate
Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32827**

Wire funds to:

**Stoneybrook South at ChampionsGate
Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193145488
Contact: Kelly Lawler
Tel: (407) 237-1072**

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



January 2019
Invoice #24763

Customer

STONEBROOK SOUTH @
CHAMPIONSGATE CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A208
ORLANDO FL 32827
TVISCARRA@GMSFL.COM

RECEIVED
JAN 11 2019

BY: _____

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|--|--------------|----------|--------|------|
| STONEBROOK SOUTH AT CHAMPIONSGATE CDD | 1/10/2019 | 2/9/2019 | Net 30 | |

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

| | |
|------------------|------------|
| 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.

#10 (Hd)

1-320-538-462

Mthly Maintenance - Jan 19

A
Landscape

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



January 2019
Invoice #25281

Customer

STONEYBROOK SOUTH AT
CHAMPIONSGATE CDD
C/O GMS
1412 S. NARCOOSSEE RD.
C/O GMS
ST. CLOUD FL 34771
TVISCARRA@GMSFCFL.COM

#101112
1-320-538-473
img. Rpr 4" Mainline

RECEIVED
JAN 15 2019

BY: _____

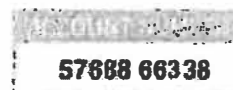
| Project/Job | Invoice Date | Due Date | Terms | PO # |
|---------------------------------------|--------------|-----------|--------|------|
| 4" MAINLINE BREAK ON TRACK K ENTRANCE | 1/14/2019 | 2/13/2019 | Net 30 | |

| Item | Qty | Rate | Amount |
|--|-----|---------|-----------------|
| SCOPE OF WORK | | | |
| STONEYBROOK SOUTH @ CHAMPIONS GATE CDD | | | |
| 4" MAINLINE BREAK ON TRACK K ENTRANCE | | | |
| DATE OF COMPLETION: 10/24/18 | | | |
| 4" TEE X 2 1/2" | 1 | \$41.27 | \$41.27 |
| 4" COUPLING | 1 | \$12.77 | \$12.77 |
| 4" KNOCK ON | 1 | \$93.05 | \$93.05 |
| 4" PVC PER FOOT | 6 | \$3.35 | \$20.10 |
| 2 1/2 90 | 1 | \$13.00 | \$13.00 |
| 2 1/2 PVC PER FOOT | 6 | \$1.33 | \$7.98 |
| 2 1/2 COUPLING | 1 | \$5.63 | \$5.63 |
| IRRIGATION LABOR PER HOUR | 10 | \$32.50 | \$325.00 |
| SUBTOTAL | | | \$518.80 |

A
Irrigation

| | |
|--------------------|-----------------|
| Subtotal | \$518.80 |
| Payments/Credits | \$0.00 |
| Balance Due | \$518.80 |

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



57688663388000000440602000000000000000004406020100000000009

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

RECEIVED
JAN 07 2019

Invoice

BY: _____

Invoice #: 41
Invoice Date: 1/1/19
Due Date: 1/1/19
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|------------|
| Management Fees - January 2019 1-310-513-34 | | 2,708.33 | 2,708.33 |
| Information Technology - January 2019 1-310-513-351 | | 50.00 | 50.00 |
| Dissemination Agent Services - January 2019 1-310-513-313 | | 291.67 | 291.67 |
| Office Supplies 1-310-513-51 | | 0.03 | 0.03 |
| Postage 1-310-513-42 | | 0.47 | 0.47 |
| #1 (Hd) | | | |
| Office supplies Jan 19 | | | |
| Postage Jan 19 | | | |
| Total | | | \$3,050.50 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$3,050.50 |

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

RECEIVED
JAN 07 2019

Invoice

BY: _____

Invoice #: 42
Invoice Date: 1/1/19
Due Date: 1/1/19
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|------------|
| Field Management - January 2019 #1 (1/1) 1-320-538-12 Field Management - Jan 19 | | 1,250.00 | 1,250.00 |
| Total | | | \$1,250.00 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$1,250.00 |

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

#2
1-310-513-315
Rev/revise Pet/Expand

January 15, 2019

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

RECEIVED
JAN 15 2019

BY: _____

INVOICE

Matter ID: 7192-001

General

Invoice # 84019

Federal ID # 59-3366512

For Professional Services Rendered:

| | | | | |
|------------------------------|-----|--|---------|----------|
| 12/11/2018 | ACD | Review, revise and recompile Petition; circulate and email various parties on delinquent items needed for expansion. | 1.70 hr | \$418.50 |
| 12/12/2018 | jms | Revisions to draft Petition for Expansion for attorney review | 1.00 hr | \$75.00 |
| Total Professional Services: | | | | \$491.50 |

INVOICE SUMMARY

| | | |
|------------------------------------|------------|------------|
| For Professional Services: | 2.70 Hours | \$491.50 |
| New Charges this Invoice: | | \$491.50 |
| Previous Balance: | | \$2,005.08 |
| Less Payment and Credits Received: | | \$720.44 |
| Outstanding Balance: | | \$1,284.64 |
| Plus New Charges this Invoice: | | \$491.50 |
| Total Due: | | \$1,776.14 |

Billed Through: December 31, 2018



KATRINA S. SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER
2505 EAST IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FL 34744

Invoice

Due Date: 01/10/2019
Terms: DUE UPON RECEIPT
Amount Due: 312.14

Invoice Number: 2018339
Invoice Date: 01/09/2019
Salesperson: JGON
Sales Tax: NONE

Customer Number: 1041
Customer P.O.:
Order Date: 01/09/2019
Ship Via: NA

STONEBROOK SOUTH CHAMPIONS GATE CDD
GOVERNMENTAL MANAGEMENT SERVICES-CF LLC
9145 NARCOOSSEE ROAD SUITE A206
ORLANDO, FL 32827

Bill To:

STONEBROOK SOUTH CHAMPIONS GATE CDD
GOVERNMENTAL MANAGEMENT SERVICES-CF LLC
9145 NARCOOSSEE ROAD SUITE A206
ORLANDO, FL 32827

Ship To:

STONEBROOK SOUTH CHAMPIONS GATE CDD
GOVERNMENTAL MANAGEMENT SERVICES-CF LLC
9145 NARCOOSSEE ROAD SUITE A206
ORLANDO, FL 32827

Comments:
2018 TAX ROLL YEAR

| Description | Unit | Quantity | Unit Price | Amount |
|---|------|----------|------------|--------|
| CDD ADMINISTRATION FEE FOR PLACING NON ADVALOREM ASSESSMENTS ON THE COUNTY TAX ROLL OSCEOLA COUNTY BOCC BOCC CDD | | 1.000 | 67.1400 | 67.14 |
| OCPA INITIAL ONE TIME SET UP FEE CDD | | 1.000 | 200.0000 | 200.00 |
| OCPA ANNUAL PROCESSING FEE CDD | | 1.000 | 45.0000 | 45.00 |

#13

1-310-513-492

RECEIVED
JAN 15 2019

BY: _____

PLEASE CONTACT JAVIER GONZALEZ FOR QUESTIONS CONCERNING YOUR BILL AT:
PHONE: (407) 742-5172
EMAIL: JGON@PROPERTY-APPRAISER.ORG

| | |
|---------------|--------|
| Sub-Total | 312.14 |
| Freight | .00 |
| Taxes | .00 |
| Invoice Total | 312.14 |

KATRINA S. SCARBOROUGH, CFA, CCF, MCF

Distribution Copy: CUSTOMER

OSCEOLA COUNTY PROPERTY APPRAISER

Page 1 of 1



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: 002627512-033111069D
Past Due Amount: \$0.00
Current Charges: \$1,601.26
Total Amount Due: \$1,601.26

| Meter Number | Number of Days | Previous Meter Reading | | Current Meter Reading | | Water Usage |
|--------------|----------------|------------------------|---------|-----------------------|---------|-------------|
| | | Date | Reading | Date | Reading | |
| 18000067 | 30 | 11/30/2018 | 10948 | 12/30/2018 | 11415 | 467 |

Previous Balance \$2,670.90
Payment(s) Received \$-2,670.90
Balance Forward \$0.00

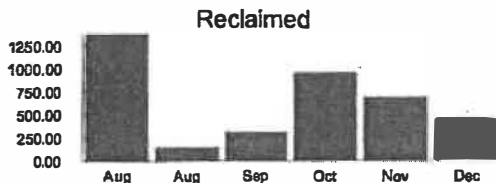
Current Transaction(s)
Reclaimed Base Charge \$17.78
Reclaimed Usage \$1,583.48
Current Transaction Total \$1,601.26

Total Amount Due \$1,601.26

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

RECEIVED
JAN 11 2019

BY: _____



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



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

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

| Account Number | Past Due Due Now | Current Charges | | Total Amount Due |
|---------------------|------------------|------------------------|----------------------------|------------------|
| | | Amount Due by 01/29/19 | Late Charge after 01/29/19 | |
| 002627512-033111069 | \$0.00 | \$1,601.26 | \$80.06 | \$1,601.26 |

Please Remit to

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



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

0026275120331110690001601266



8128 6729

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #5
February 25, 2019**

| | Payee | General Fund |
|---|---|----------------------------|
| 1 | Down to Earth Lawncare II, Inc. Inv# 27809 - Landscape Maintenance - February 2019 | \$ 4,082.22 |
| 2 | Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - January 2019 Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - January 2019 | \$ 550.71 \$ 550.71 |
| 3 | Governmental Management Services-CF, LLC Inv# 43 - Management Fees - February 2019 Inv# 44 - Field Management Services - February 2019 | \$ 3,063.19 \$ 1,250.00 |
| 4 | Latham, Shuker, Eden & Beaudine, LLP Inv# 84443 - General Counsel - January 2019 | \$ 602.50 |
| 5 | Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - January 2019 | \$ 1,049.50 |
| | | \$ 11,148.83 |
| | | <u>\$ 11,148.83</u> |

Please make check payable to:

**Stoneybrook South at ChampionsGate
Community Development District**
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Wire funds to:

**Stoneybrook South at ChampionsGate
Community Development District**
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193145488
Contact: Kelly Lawler
Tel: (407) 237-1072

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



February 2019
Invoice #27809

Customer

STONEBROOK SOUTH AT
CHAMPIONSGATE CDD
C/O GMS
1412 S. NARCOOSSEE RD.
C/O GMS
ST. CLOUD FL 34771
TVISCARRA@GMSFCL.COM

RECEIVED
FEB 12 2019

BY: _____

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|---|--------------|-----------|--------|------|
| MONTHLY MAINTENANCE - STONEBROOK SOUTH AT CHAMPIONSGATE CDD | 2/10/2019 | 3/12/2019 | Net 30 | |

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

#10 1-320-538-462 (Hd)
Monthly Maintenance - Feb 19

Q
LANDSCAPE

| | |
|------------------|------------|
| 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.

**STATEMENT OF SERVICE**

FEBRUARY 2019



ACCOUNT NUMBER

57688 66338

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD

1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
000 NESTSIDE BLVD LITE,
SS TRT K PH3 SL

DUE DATE
FEB 21 2019

-TOTAL AMOUNT DUE
550.71

NEXT READ
DATE ON OR
ABOUT

DEPOSIT AMOUNT
ON ACCOUNT
NONE

PIN: 444520245

METER READINGS

RECEIVED
FEB 06 2019

BY: _____

PAYMENTS RECEIVED AS OF JAN 22 2019

440.60 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..12-27-18 TO 01-30-19 34 DAYS

| | | |
|-----------------------------|---------------------|-------|
| CUSTOMER CHARGE | | 1.31 |
| ENERGY CHARGE | 1176 KWH @ 2.920000 | 34.34 |
| FUEL CHARGE | 1176 KWH @ 3.805000 | 44.75 |
| ASSET SECURITIZATION CHARGE | 1176 KWH @ 0.041000 | 0.48 |

*TOTAL ELECTRIC COST #8 80.88

EQUIPMENT RENTAL FOR:

24 SMOOTH BLACK CONC 16
24 SV ACR 9500

000 Westside Blvd K PH35L

1-320-538-43

(pd)

| | |
|--------------------|--------|
| FIXTURE TOTAL | 426.48 |
| MAINTENANCE TOTAL | 41.28 |
| GROSS RECEIPTS TAX | 2.07 |

TOTAL CURRENT BILL

550.71

TOTAL DUE THIS STATEMENT

550.71

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 18%, Purchased Power 18%, Gas 85%, Oil 0%,
Nuclear 0% (for prior 12 months ending December 31, 2018).

ENERGY USE

DAILY AVG. USE - 55 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
%DAILY AVG. ELECTRIC COST - \$16.14

BF_BL_DEF_20190130_200332_1.CSV-2685-000001769

DETACH AND RETURN THIS SECTION

BC 0009770

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 57688 66338

002685 000001769

STNYBRK STH AT CHMPNSGT CDD
1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771-7210

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

DUE DATE

FEB 21 2019

TOTAL DUE

550.71

PLEASE ENTER
AMOUNT PAID

57688663388000000550715000000000000000055071501000000000009

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

Invoice

Invoice #: 43
Invoice Date: 2/1/19
Due Date: 2/1/19
Case:
P.O. Number:

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

RECEIVED
FEB 06 2019

BY:_____

| | Decription | Hours/Qty | Rate | Amount |
|------------------|--|-----------|----------|------------|
| | Management Fees - February 2019 1-310-513-34 | | 2,708.33 | 2,708.33 |
| | Information Technology - February 2019 1-310-513-351 | | 50.00 | 50.00 |
| | Dissemination Agent Services - February 2019 1-310-513-313 | | 291.87 | 291.87 |
| Feb 19 | Office Supplies 1-310-513-51 | | 0.27 | 0.27 |
| Feb 19 | Postage 1-310-513-42 | | 7.67 | 7.67 |
| Feb 19 | Copies 1-310-513-425 | | 5.25 | 5.25 |
| | #1 (Hd) | | | |
| Total | | | | \$3,063.19 |
| Payments/Credits | | | | \$0.00 |
| Balance Due | | | | \$3,063.19 |

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 32801

RECEIVED
FEB 06 2019

BY: _____

Invoice #: 44
Invoice Date: 2/1/19
Due Date: 2/1/19
Case:
P.O. Number:

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|-------------------|
| <u>Field Management</u> February 2019 #1 (Hd) 1.320-538.12 | | 1,250.00 | 1,250.00 |
| Total | | | \$1,250.00 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$1,250.00 |

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

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

RECEIVED
FEB 22 2019

BY: _____

February 21, 2019

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

INVOICE

Matter ID: 7192-001
General

Invoice # 84443
Federal ID # 59-3366512

For Professional Services Rendered:

| | | | | |
|------------------------------|-----|--|---------|----------|
| 01/02/2019 | ACD | Provide update on delinquent expansion items; emails with Developer. | 0.40 hr | \$98.00 |
| 01/29/2019 | ACD | Emails regarding expansion; review and transmit list of delinquent items. | 0.90 hr | \$220.50 |
| 01/29/2019 | JAC | Work on issues regarding expansion and consents; emails with GMS and Bond Counsel regarding DEO Letter | 0.20 hr | \$71.00 |
| 01/30/2019 | JAC | Continue work on expansion issues and documents; related emails. | 0.60 hr | \$213.00 |
| Total Professional Services: | | | | \$602.50 |

INVOICE SUMMARY

| | | |
|------------------------------------|------------|------------|
| For Professional Services: | 2.10 Hours | \$602.50 |
| New Charges this Invoice: | | \$602.50 |
| Previous Balance: | | \$1,776.14 |
| Less Payment and Credits Received: | | \$1,776.14 |
| Outstanding Balance: | | \$0.00 |
| Plus New Charges this Invoice: | | \$602.50 |
| Total Due: | | \$602.50 |

Billed Through: January 31, 2019



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

STONEYBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069
Past Due Amount: \$0.00
Current Charges: \$1,049.50
Total Amount Due: \$1,049.50

Bringing you life's most precious resource

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

RECEIVED
FEB 11 2019

BY: _____

| Meter Number | Number of Days | Previous Meter Reading | | Current Meter Reading | | Water Usage |
|--------------|----------------|------------------------|---------|-----------------------|---------|-------------|
| | | Date | Reading | Date | Reading | |
| 18000067 | 31 | 12/30/2018 | 11415 | 01/30/2019 | 11768 | 353 |

Previous Balance \$1,601.26
Payment(s) Received \$-1,601.26
Balance Forward \$0.00

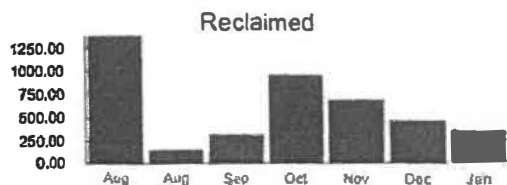
Current Transaction(s)
Reclaimed Base Charge \$17.78
Reclaimed Usage \$1,031.72
Current Transaction Total \$1,049.50

Total Amount Due \$1,049.50

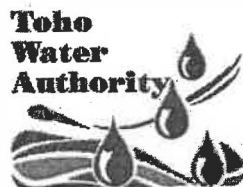
IIQ

1.326 - 538.432

1500 Olyn Club Blvd Mtr A



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



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

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

| Account Number | Past Due Due Now | Current Charges | | Total Amount Due |
|---------------------|------------------|------------------------|----------------------------|------------------|
| | | Amount Due by 03/01/19 | Late Charge after 03/01/19 | |
| 002627512-033111069 | \$0.00 | \$1,049.50 | \$52.48 | \$1,049.50 |

Please Remit to

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



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

0026275120331110690001049508

