

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*March 5, 2018*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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

February 23, 2018

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 5, 2018 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2018-06 Electing Assistant Secretary
4. Approval of Minutes of the November 6, 2017 Meeting
5. Ratification of Agreement with McDirmit Davis to Provide Auditing Services for the Fiscal Year 2017
6. Discussion of Wetland Maintenance Plan and Budget Changes
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #2 - #5
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 Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a term ending November 2018. A copy of the resignation letter is enclosed for your review. Section B is the administration of the Oath of Office to the newly appointed Board Member and Section C is the consideration of Resolution 2018-04 electing an assistant secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the November 6, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of agreement with McDirmit Davis company to provide auditing services for the Fiscal Year 2017. A copy of the agreement is enclosed for your review.

The sixth order of business is the discussion of the wetland maintenance plan and budget changes. This is an open discussion item and no back-up material is available.

The seventh 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 - #5. Copies of 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,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
David Reid, District Engineer  
Steve Sanford, Bond Counsel  
Jon Kessler, Underwriter  
Stacey Johnson, Trustee

Enclosures

## SECTION III

1. The first part of the section is a list of the names of the persons who were present at the meeting.

## **RESOLUTION 2018-06**

**A RESOLUTION OF THE STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT ELECTING \_\_\_\_\_  
AS ASSISTANT SECRETARY OF THE BOARD OF  
SUPERVISORS**

**WHEREAS,** the Board of Supervisors of the Stoneybrook South at  
ChampionsGate Community District desires to elect \_\_\_\_\_ as  
an Assistant Secretary.

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

1. \_\_\_\_\_ is elected as an Assistant Secretary of the  
Board of Supervisors.

Adopted this 5<sup>th</sup> day of March, 2018.

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# MINUTES

MINUTES OF MEETING  
STONEBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, November 6, 2017 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Scott Johnston	Chairman
Adam Morgan	Vice Chairman
Greg Ray	Assistant Secretary
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Barr	Lennar Homes
Darrin Mossing, Jr.	GMS
Gwendolyn Evans	Icon Management (HOA)

**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: It appears to be just Board members and staff so we can move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Acceptance of Resignation of Michael Bundy and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018**



Mr. Flint: Michael Bundy resigned subsequent to the last meeting and his resignation is in your agenda package.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Resignation of Michael Bundy was accepted.

Mr. Flint: It is my understanding that there are no nominations at this time for his replacement?

Mr. Morgan: There are no nominations at this time.

Mr. Flint: We will hold that item over to the next agenda and we will consider the vacancy at the next Board meeting. Since you are deferring appointment of that position we will defer action on the election of officers as well. District Counsel has an item we want to add to the agenda.

Mr. d'Adesky: I'll present the item to the Board. I handed out a copy of Resolution 2018-05. The copy that Adam has is the complete Engineer's Report and Methodology but it is 42 pages so I didn't print out 8 copies of that. Essentially, after the bonds have been priced and we have closed, we finalize those bonds based on that price. So, we are bringing the assessments down to what they actually are which is \$4,710,000. This adopts the final Engineer's Report prepared by Dave Reid and the final Assessment Methodology Report as prepared by George based on that last number. If there are any questions about that, I would be glad to answer them.

On MOTION by Mr. Morgan, seconded by Mr. Johnston, with all in favor, amending the agenda to add Resolution 2018-05 was approved.

On MOTION by Mr. Johnston, seconded by Mr. Morgan, with all in favor, Resolution 2018-05 was approved.

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

#### **Approval of Minutes of the October 2, 2017 Meeting**

Mr. Flint: Does the Board have any additions, deletions, or corrections to those minutes?

On MOTION by Mr. Ray, seconded by Mr. Morgan, with all in favor, the Minutes of the October 2, 2017 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: I have nothing else to add.

**B. District Engineer**

Mr. Reid: I have nothing for the Board.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited financial statements through September 30<sup>th</sup>. The detail register is behind the summary. Are there any questions?

**ii. Ratification of Funding Request #1**

Mr. Flint: This is dated October 25, 2017, and a portion of those expenses is for Fiscal Year 2017 and a portion is for Fiscal Year 2018. Are there any questions on the funding request?

On MOTION by Mr. Johnston, seconded by Mr. Morgan, with all in favor, Funding Request #1 was ratified.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Was there anything that was not on the agenda that the Board would like to discuss?

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Ray, seconded by Mr. Morgan, with all in favor, the meeting was adjourned at 11:37 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

December 12, 2017

**Board of Supervisors**

*Stoneybrook South at ChampionsGate Community Development District*

1412 S. Narcoosee Road

St. Cloud, Florida 34771

The following represents our understanding of the services we will provide *Stoneybrook South at ChampionsGate Community Development District*.

You have requested that we audit the financial statements of the governmental activities and each major fund of *Stoneybrook South at ChampionsGate Community Development District*, as of September 30, 2017, and for the year then ended and the related notes to the financial statements, which collectively comprise *Stoneybrook South at ChampionsGate Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

**Auditor Responsibilities**

We will conduct our audit in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

**MCDIRMIT DAVIS & COMPANY, LLC**

934 N. MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803

TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

### **Compliance with Laws and Regulations**

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Stoneybrook South at ChampionsGate Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Management Responsibilities**

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
  - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
  - ii. Additional information that we may request from management for the purpose of the audit; and
  - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

With respect to any nonattest services we perform, the District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities. *Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

### **Reporting**

We will issue a written report upon completion of our audit of *Stoneybrook South at ChampionsGate Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Stoneybrook South at ChampionsGate Community Development District*. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

### **Other**

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

### **Provisions of Engagement Administration, Timing and Fees**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2018 and the audit reports and all corresponding reports will be issued no later than June 30, 2018.

Tammy Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis & Company, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will not exceed \$3,000 for the year ended September 30, 2017, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed, the assistance that Stoneybrook South at ChampionsGate Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Whenever possible, we will attempt to use Stoneybrook South at ChampionsGate Community Development District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

#### **Public Records**

Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**Governmental Management Services  
1412 S. Narcoossee Road  
St. Cloud, Florida 34771  
TELEPHONE: 407-347-4103  
EMAIL: [tviscarra@gmscfl.com](mailto:tviscarra@gmscfl.com)**

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis & Company, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis & Company, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.



We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



Tamara Campbell, CPA  
McDermitt Davis & Company, LLC

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RESPONSE:

This letter correctly sets forth our understanding.

Stoneybrook South at ChampionsGate Community Development District

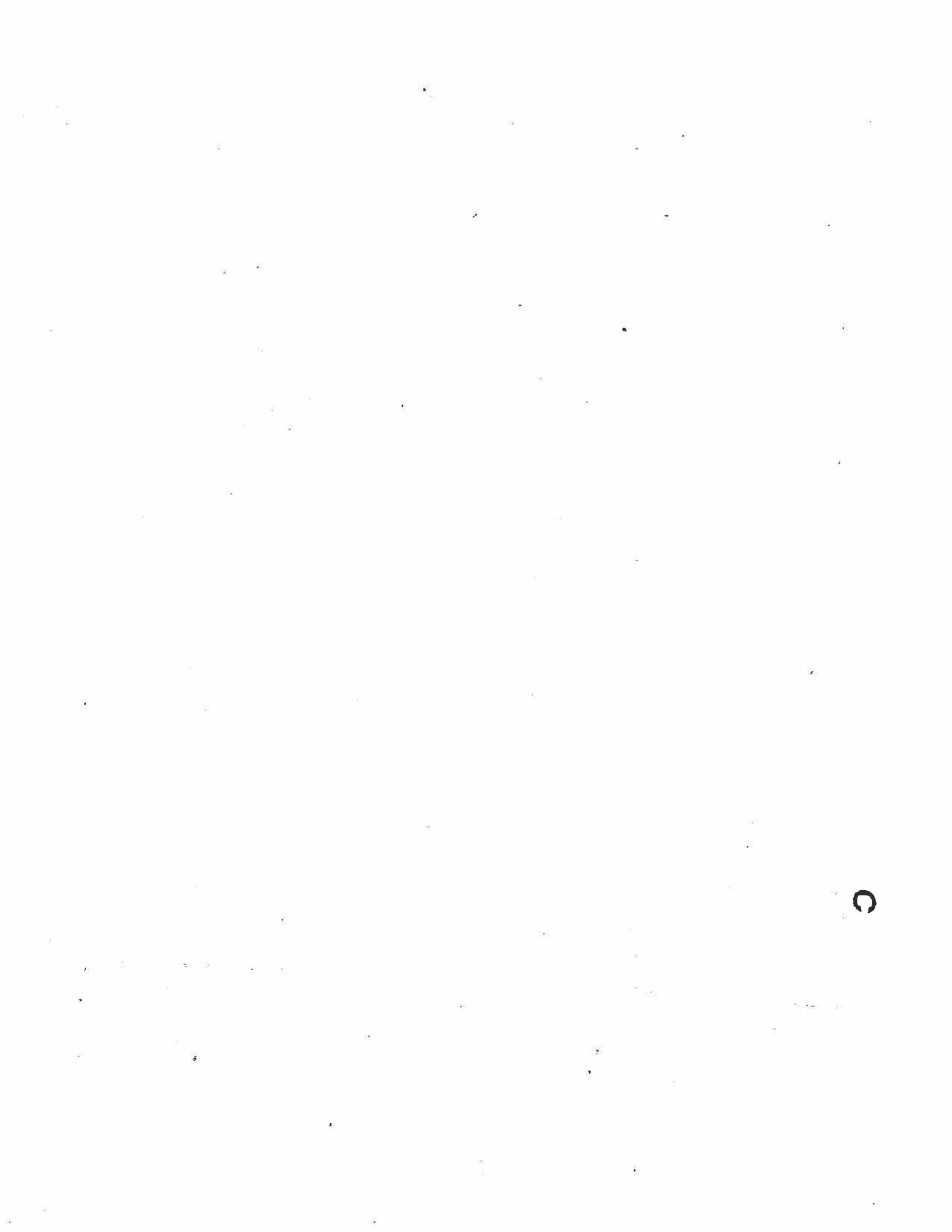
Acknowledged and agreed on behalf of Stoneybrook South at ChampionsGate Community Development District by:

  
\_\_\_\_\_

Title: District Manager

Date: 12/12/17

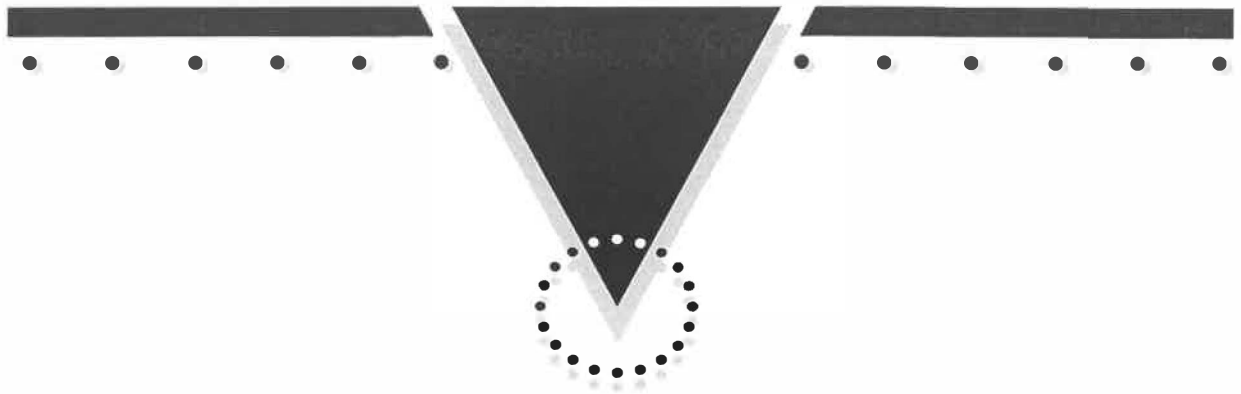
## SECTION VII



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**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**January 31, 2018**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>Developer Contribution Schedule</u>
8	<u>Series 2017 Construction Schedule</u>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

January 31, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<b><u>ASSETS:</u></b>				
CASH	\$11,066	---	---	\$11,066
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$52	---	\$52
CONSTRUCTION	---	---	\$2,982,535	\$2,982,535
COST OF ISSUANCE	---	---	\$601	\$601
DUE FROM DEVELOPER	\$17,382	---	---	\$17,382
<b>TOTAL ASSETS</b>	<b>\$28,448</b>	<b>\$150,952</b>	<b>\$2,983,135</b>	<b>\$3,162,536</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$17,647	---	---	\$17,647
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$150,952	---	\$150,952
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$2,983,135	\$2,983,135
UNASSIGNED	\$10,801	---	---	\$10,801
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$28,448</b>	<b>\$150,952</b>	<b>\$2,983,135</b>	<b>\$3,162,536</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$87,365	\$29,122	\$21,300	(\$7,822)
<b>TOTAL REVENUES</b>	<b>\$87,365</b>	<b>\$29,122</b>	<b>\$21,300</b>	<b>(\$7,822)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$4,000	\$1,890	\$2,110
ATTORNEY	\$25,000	\$8,333	\$3,346	\$4,987
ANNUAL AUDIT	\$2,500	\$0	\$0	\$0
MANAGEMENT FEES	\$32,500	\$10,833	\$10,833	\$0
INFORMATION TECHNOLOGY	\$600	\$200	\$200	\$0
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$1,000	\$333	\$23	\$310
INSURANCE	\$5,665	\$5,665	\$5,500	\$165
PRINTING & BINDING	\$1,000	\$333	\$31	\$302
LEGAL ADVERTISING	\$5,000	\$1,667	\$0	\$1,667
OTHER CURRENT CHARGES	\$1,000	\$333	\$0	\$333
OFFICE SUPPLIES	\$625	\$208	\$1	\$207
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$87,365</b>	<b>\$32,182</b>	<b>\$22,000</b>	<b>\$10,182</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$700)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$11,501</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10,801</b>	



# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<b>REVENUES:</b>				
BOND PROCEEDS	\$0	\$0	\$150,900	\$150,900
INTEREST	\$0	\$0	\$52	\$52
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,952</b>	<b>\$150,952</b>
<b>EXPENDITURES:</b>				
<b>Series 2017</b>				
INTEREST - 11/1	\$0	\$0	\$0	\$0
PRINCIPAL - 11/1	\$0	\$0	\$0	\$0
INTEREST - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$150,952</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$150,952</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$4,559,100	\$4,559,100
INTEREST	\$0	\$0	\$1,030	\$1,030
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,560,130</b>	<b>\$4,560,130</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$1,340,975	(\$1,340,975)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$236,020	(\$236,020)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,576,995</b>	<b>(\$1,576,995)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$2,983,135</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,983,135</b>	

**STONEBROOK SOUTH AT CHAMPIONSGATE**  
Community Development District

**REVENUES:**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
DEVELOPER CONTRIBUTIONS	\$8,445	\$4,235	\$5,103	\$3,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,300
<b>TOTAL REVENUES</b>	<b>\$8,445</b>	<b>\$4,235</b>	<b>\$5,103</b>	<b>\$3,517</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,300</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

ENGINEERING	\$263	\$175	\$753	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,890
ATTORNEY	\$1,186	\$2,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,346
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$6	\$9	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
INSURANCE	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500
PRINTING & BINDING	\$9	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL EXPENDITURES</b>	<b>\$9,893</b>	<b>\$5,123</b>	<b>\$3,520</b>	<b>\$3,464</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,448)</b>	<b>(\$888)</b>	<b>\$1,583</b>	<b>\$53</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$700)</b>

**STONEBROOK 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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,710,000</b>

**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 (16)	General Fund Portion (17)	General Fund Portion (18)	Due from Capital	Over and (short) Balance Due
1	9/27/16	12/12/16	\$ 15,665.00	\$ 15,665.00		\$ 15,665.00	\$ -	\$ -	\$ -
2	11/28/16	12/19/16	\$ 7,178.79	\$ 7,178.79	\$ -	\$ 7,178.79	\$ -	\$ -	\$ -
3	12/19/16	3/22/17	\$ 8,042.45	\$ 8,042.45	\$ 2,763.70	\$ 5,278.75	\$ -	\$ -	\$ -
4	1/25/17	3/22/17	\$ 13,634.29	\$ 13,634.29	\$ -	\$ 13,634.29	\$ -	\$ -	\$ -
5	2/23/17	3/22/17	\$ 3,364.50	\$ 3,364.50	\$ -	\$ 3,364.50	\$ -	\$ -	\$ -
6	3/24/17	7/11/17	\$ 2,798.09	\$ 2,798.09	\$ -	\$ 2,798.09	\$ -	\$ -	\$ -
7	4/24/17	7/11/17	\$ 3,623.98	\$ 3,623.98	\$ -	\$ 3,366.48	\$ -	\$ 257.50	\$ -
8	5/31/17	9/28/17	\$ 7,897.72	\$ 7,897.72	\$ -	\$ 5,535.22	\$ -	\$ 2,362.50	\$ -
9	6/30/17	9/28/17	\$ 3,597.97	\$ 3,597.97	\$ -	\$ 3,597.97	\$ -	\$ -	\$ -
10	7/31/17	9/28/17	\$ 2,763.90	\$ 2,763.90	\$ -	\$ 2,763.90	\$ -	\$ -	\$ -
11-REVISED	8/25/17	12/1/17	\$ 10,353.38	\$ 10,353.38	\$ -	\$ 4,853.38	\$ 5,500.00	\$ -	\$ -
12-REVISED	9/25/17	12/1/17	\$ 4,391.60	\$ 4,391.60	\$ -	\$ 4,391.60	\$ -	\$ -	\$ -
1-REVISED	10/25/17	2/24/18	\$ 4,527.03	\$ 4,527.03	\$ -	\$ 1,582.50	\$ 2,944.53	\$ -	\$ -
2	11/30/17	2/24/18	\$ 4,235.03	\$ 4,235.03	\$ -	\$ -	\$ 4,235.03	\$ -	\$ -
3	12/29/17	2/24/18	\$ 5,103.43	\$ 5,103.43	\$ -	\$ -	\$ 5,103.43	\$ -	\$ -
4	1/31/17			\$ 3,516.83	\$ -	\$ -	\$ 3,516.83	\$ -	\$ 3,516.83
Due from Developer			\$ 97,177.16	\$ 100,693.99	\$ 2,763.70	\$ 74,010.47	\$ 21,299.82	\$ 2,620.00	\$ 3,516.83

**Total Developer Contributions FY18**

**\$ 21,299.82**

**Stoneybrook South at ChampionsGate**  
**Community Development District**  
**Special Assessment Bonds, Series 2017**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
10/30/17	1	Lennar Corporation	Reimbursement #1 - Parcel K Assessment Area (Tract K)	\$ 1,340,975.31
		<b>TOTAL</b>		<b>\$ 1,340,975.31</b>
<b>Fiscal Year 2018</b>				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
		<b>TOTAL</b>		<b>\$ 1,029.32</b>
		<b>Acquisition/Construction Fund at 10/30/17</b>		<b>\$ 4,322,480.50</b>
		<b>Interest Earned thru 1/31/18</b>		<b>\$ 1,029.32</b>
		<b>Requisitions Paid thru 1/31/18</b>		<b>\$ (1,340,975.31)</b>
		<b>Remaining Acquisition/Construction Fund</b>		<b>\$ 2,982,534.51</b>

—

2

**Stoneybrook South at ChampionsGate  
Community Development District**

**FY18 Funding Request #2  
November 30, 2017**

	<b>Payee</b>		<b>General Fund</b>
<b>1</b>	<b>Governmental Management Services-CF, LLC</b> Inv# 16 - Management Fees - November 2017	\$	2,786.98
<b>2</b>	<b>KPM Franklin</b> Inv# 120443 - Professional Services - October 2017	\$	262.50
<b>3</b>	<b>Latham, Shuler, Eden &amp; Beaudine, LLP</b> Inv# 78722 - General Counsel - October 2017	\$	1,185.55
		\$	<b>4,235.03</b>
		<b>Total:</b>	<b>\$ 4,235.03</b>

Please make check payable to:

**Stoneybrook South at ChampionsGate  
Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771**

Wire funds to:

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



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

NOV 07 2017

**Invoice****Bill To:**Stoneybrook South @ CG CDD  
135 W Central Blvd  
Suite 320  
Orlando, FL 32801**Invoice #:** 16**Invoice Date:** 11/1/17**Due Date:** 11/1/17**Case:****P.O. Number:**

Description	#	hd	Hours/Qty	Rate	Amount
Management Fees - November 2017	1	310	513	5.34	2,708.33
Information Technology - November 2017			351	50.00	50.00
Office Supplies			51	0.36	0.36
Postage			42	5.64	5.64
Copies			425	22.65	22.65
<b>Total</b>					<b>\$2,786.98</b>
<b>Payments/Credits</b>					<b>\$0.00</b>
<b>Balance Due</b>					<b>\$2,786.98</b>



**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 120443  
Date 11/02/2017

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

For Professional Services through October 26, 2017

**Invoice Summary**

Description	Current Billed
01 Meetings	262.50
02 Reports	0.00
03 Miscellaneous	0.00
Total	262.50

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#868  
1-310-93-311

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



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Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD

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

Invoice number 120443  
Date 11/02/2017

**01 Meetings**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
David A. Reid				
	10/02/2017	1.50	175.00	262.50
<i>CDD BOS Mtg; review agenda</i>				

Invoice total **262.50**

Approved by:

David A. Reid  
Vice President General Engineering

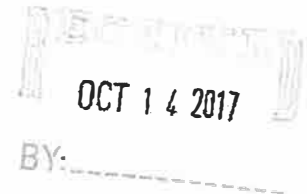
**LATHAM, SHUKER, EDEN & BEAUDINE, LLP**  
ATTORNEYS AT LAW

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 13, 2017

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

#2nd  
1-310-512-315



**INVOICE**

Matter ID: 7192-001  
General

Invoice # 78722  
Federal ID # 59-3366512

**For Professional Services Rendered:**

10/02/2017	ACD	Prepare for and attend board meeting.	2.60 hr	\$637.00
10/04/2017	ACD	Draft Resolution 2018-02 for upcoming board meeting.	1.60 hr	\$392.00
10/13/2017	ACD	Research 2017 Statutory updates, confirm against District Rules and Procedures for consistency.	0.40 hr	\$98.00
<b>Total Professional Services:</b>				<b>\$1,127.00</b>

**For Disbursements Incurred:**

10/12/2017	Check # 44450 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 10.02.17	\$15.35
10/31/2017	Document Reproduction Expense	\$43.20
<b>Total Disbursements Incurred:</b>		<b>\$58.55</b>

**INVOICE SUMMARY**

For Professional Services:	4.60 Hours	\$1,127.00
For Disbursements Incurred:		\$58.55
New Charges this Invoice:		<b>\$1,185.55</b>
Previous Balance:		\$3,069.35
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$3,069.35
Plus New Charges this Invoice:		\$1,185.55
<b>Total Due:</b>		<b>\$4,254.90</b>

Billed Through: October 31, 2017

**Stoneybrook South at ChampionsGate  
Community Development District**

**FY18 Funding Request #3  
December 29, 2017**

	<b>Payee</b>		<b>General Fund</b>
1	<b>Governmental Management Services-CF, LLC</b> Inv# 19 - Management Fees - December 2017	\$	2,767.63
2	<b>KPM Franklin</b> Inv# 120524 - Professional Services - November 2017	\$	175.00
3	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 78949 - General Counsel - November 2017	\$	2,160.80
		\$	<b>5,103.43</b>
		<b>Total:</b>	<b>\$ 5,103.43</b>

Please make check payable to:

**Stoneybrook South at ChamplonsGate  
Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771**

Wire funds to:

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

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

# Invoice

Invoice #: 19  
Invoice Date: 12/1/17  
Due Date: 12/1/17  
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 - December 2017	310.513-34		2,708.33	2,708.33
Information Technology - December 2017	351		50.00	50.00
Copies	42		9.30	9.30
<b>Total</b>				<b>\$2,767.63</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$2,767.63</b>



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**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 120524  
Date 12/05/2017

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

For Professional Services through November 30, 2017

**Invoice Summary**

Description		Current Billed
01 Meetings		175.00
02 Reports		0.00
03 Miscellaneous		0.00
Total		175.00

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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 120524  
Date 12/05/2017

**01 Meetings**

**Professional Fees**

	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Billed Amount</u>
David A. Reid				
	11/06/2017	1.00	175.00	175.00
November BOS Mtg				

Invoice total 175.00

Approved by:

David A. Reid  
Vice President General Engineering





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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 120524  
Date 12/05/2017

### Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 11/30/2017

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

#### Labor

WIP Status: Billable

Senior Engineer II (PE)

David A. Reid

Project Time

November BOS Mtg

11/06/2017 1.00 175.00 175.00

Subtotal 1.00 175.00

Labor total 1.00 175.00

02 Reports

Phase Status: Active

Billing Cutoff: 11/30/2017

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

WIP Status:

Subtotal 0.00

total 0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 11/30/2017

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

WIP Status:

Subtotal 0.00

total 0.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 11/30/2017

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

WIP Status:

Subtotal 0.00

total 0.00

### Invoice Summary

Contract	Billed	%	Remaining	%
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Labor

437.50

-437.50

Expense

Consultant

Total

437.50

-437.50

**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

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DEC 11 2017

December 08, 2017

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

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

**INVOICE**

Matter ID: 7192-001  
General

#2 (ch1)

310-573-315

Invoice # 78949  
Federal ID # 59-3366512

**For Professional Services Rendered:**

11/06/2017	ACD	Prepare for and attend CDD meeting; follow up on action items.	2.40hr	\$588.00
11/08/2017	JAC	Prep A. d'Adesky for board meeting on agenda items.	0.30hr	\$100.50
11/08/2017	ACD	Follow up regarding Mitigation Interlocal; contact Engineer; revise legal description and record.	1.30hr	\$318.50
11/16/2017	ACD	Review issue regarding CDD expansion, revise memo to address enhancement concerns.	1.70hr	\$416.50
11/20/2017	ACD	Update memorandum regarding baxter parcel annexation.	1.90 hr	\$465.50
Total Professional Services:				\$1,889.00

**For Disbursements Incurred:**

11/27/2017	Check # 44601 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 11.08.17	\$15.35
11/27/2017	Check # 44613 SIMPLIFILE; Disbursement for JAC/7192-001/Interlocal Agreement - Wetlands (SBS & SBS @ CG - Executed Version) for Stoneybrook South at Champions Gate in Ocala County, FL on 11.09.17	\$247.00
11/30/2017	Document Reproduction Expense	\$9.45
Total Disbursements Incurred:		\$271.80

December 08, 2017

Matter ID: 7192-001

Invoice # 78949

Federal ID # 59-3366512

**INVOICE SUMMARY**

For Professional Services:	7.60 Hours	\$1,889.00
For Disbursements Incurred:		\$271.80
New Charges this Invoice:		<u>\$2,160.80</u>
Previous Balance:		\$4,254.90
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$4,254.90
Plus New Charges this Invoice:		<u>\$2,160.80</u>
Total Due:		<u>\$6,415.70</u>

Billed Through: November 30, 2017

**Stoneybrook South at ChampionsGate  
Community Development District**

**FY18 Funding Request #4  
January 31, 2018**

	<b>Payee</b>		<b>General Fund</b>
1	<b>Governmental Management Services-CF, LLC</b> Inv# 20 - Management Fees - January 2018	\$	2,764.33
2	<b>KPM Franklin</b> Inv# 120577 - Professional Services - December 2017	\$	752.50
		\$	<b>3,516.83</b>
		<b>Total:</b>	<b>\$ 3,516.83</b>

Please make check payable to:

**Stoneybrook South at ChampionsGate  
Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771**

Wire funds to:

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

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

# Invoice

Invoice #: 20  
Invoice Date: 1/2/18  
Due Date: 1/2/18  
Case:  
P.O. Number:

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

Description	#	Hours/Qty	Rate	Amount
Management Fees January 2018	1-310-517-34		2,708.33	2,708.33
Information Technology January 2018	351		50.00	50.00
Office Supplies	51		0.36	0.36
Postage	42		5.64	5.64
<b>Total</b>				<b>\$2,764.33</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$2,764.33</b>



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**INVOICE**  
Tax ID #59-3288732

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

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JAN 05 2018

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

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

Invoice number 120577  
Date 01/04/2018

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

For Professional Services through December 28, 2017

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	752.50
<b>Total</b>	<b>752.50</b>

#Shd  
1-310-513-311



**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 120577  
Date 01/04/2018

**03 Miscellaneous**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
James M. Easterly				
	12/18/2017	3.00	70.00	210.00
Maintenance maps.				
	12/19/2017	4.00	70.00	280.00
Maintenance maps.				
	12/20/2017	3.75	70.00	262.50
Maintenance maps.				
Phase subtotal				752.50
Invoice total				752.50

Approved by:

David A. Reid  
Vice President General Engineering



**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 120577  
Date 01/04/2018

### Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 12/28/2017

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

WIP Status:

Subtotal	0.00
total	0.00

02 Reports

Phase Status: Active

Billing Cutoff: 12/28/2017

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

WIP Status:

Subtotal	0.00
total	0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 12/28/2017

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

#### Labor

WIP Status: Billable

Engineering Technician III

James M. Easterly

Project Time	12/18/2017	3.00	70.00	210.00
--------------	------------	------	-------	--------

Maintenance maps.

Project Time	12/19/2017	4.00	70.00	280.00
--------------	------------	------	-------	--------

Maintenance maps.

Project Time	12/20/2017	3.75	70.00	262.50
--------------	------------	------	-------	--------

Maintenance maps.

Subtotal	10.75	752.50
Labor total	10.75	752.50

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 12/28/2017

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

WIP Status:

Subtotal	0.00
total	0.00





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

Invoice number 120577  
Date 01/04/2018

**Invoice Supporting Detail**

**Invoice Summary**

	Contract	Billed	%	Remaining	%
Labor		1,190.00		-1,190.00	
Expense					
Consultant					
Total		1,190.00		-1,190.00	

**Stoneybrook South at ChampionsGate  
Community Development District**

**FY18 Funding Request #5  
February 26, 2018**

	<b>Payee</b>		<b>General Fund</b>
1	<b>Governmental Management Services-CF, LLC</b> Inv# 21 - Management Fees - February 2018	\$	2,760.07
2	<b>KPM Franklin</b> Inv# 120609 - Professional Services - January 2018	\$	700.00
3	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 79675 - General Counsel - January 2018	\$	98.00
		\$	3,558.07
		<b>Total:</b>	<b>\$ 3,558.07</b>

Please make check payable to:

**Stoneybrook South at ChampionsGate  
Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771**

Wire funds to:

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

# Invoice

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

REC'D FEB 06 2018

Description	Hours/Qty	Rate	Amount
Management Fees - February 2018	310.513-34	2,708.33	2,708.33
Information Technology - February 2018	351	50.00	50.00
Office Supplies	51	0.24	0.24
Postage	42	1.50	1.50
<b>Total</b>			<b>\$2,760.07</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,760.07</b>



**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 120609  
Date 01/29/2018

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

For Professional Services through January 25, 2018

\* S (S)  
310 - 573 - 311

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	700.00
Total	700.00



**KPMFranklin**  
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**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 120809  
Date 01/29/2018

**03 Miscellaneous**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
David A. Reid	01/19/2018	4.00	175.00	700.00
<i>mt w/ SFWMD re wetland maintenance compliance research old photos to confirm wetland conditions</i>				

Invoice total 700.00

Approved by:

David A. Reid  
Vice President General Engineering



**KPMFranklin**  
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**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 120609  
Date 01/29/2018

### Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 01/25/2018

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

WIP Status:

Subtotal	0.00
total	0.00

02 Reports

Phase Status: Active

Billing Cutoff: 01/25/2018

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

WIP Status:

Subtotal	0.00
total	0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 01/25/2018

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

#### Labor

WIP Status: Billable

Senior Engineer II (PE)

David A. Reid

Project Time	01/19/2018	4.00	175.00	700.00
--------------	------------	------	--------	--------

*mt w/ SFWMD re wetland maintenance compliance  
research old photos to confirm wetland conditions*

Subtotal	4.00	700.00
Labor total	4.00	700.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 01/25/2018

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

WIP Status:

Subtotal	0.00
total	0.00

### Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		1,890.00		-1,890.00	
Expense					
Consultant					
Total		1,890.00		-1,890.00	

Stoneybrook South at ChampionsGate CDD

Invoice number 120609

Invoice date 01/29/2018

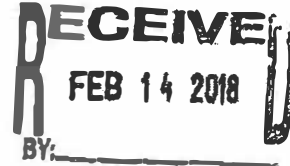
Page 3 of 3

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

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

February 12, 2018

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



**INVOICE**

Matter ID: 7192-001  
General

Invoice # 79675  
Federal ID # 59-3386512

# 2  
310-513-315

**For Professional Services Rendered:**

01/19/2018	ACD	Review and respond to Issue involving Stoneybrook South audit.	0.40hr	\$98.00
Total Professional Services:				\$98.00

**INVOICE SUMMARY**

For Professional Services:	0.40 Hours	\$98.00
New Charges this Invoice:		\$98.00
Previous Balance:		\$6,415.70
Less Payment and Credits Received:		\$1,746.85
Outstanding Balance:		\$4,668.85
Plus New Charges this Invoice:		\$98.00
Total Due:		\$4,766.85

Billed Through: January 31, 2018