

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

April 1, 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

March 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, April 1, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 4, 2019 Meeting
4. Consideration of Resolution 2019-05 Bond Delegation Resolution
5. Acceptance of G-17 Disclosure Letter with FMSbonds, Inc.
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #6
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

The third order of business is the approval of the minutes of the March 4, 2019 meeting. The minutes are enclosed for your review.

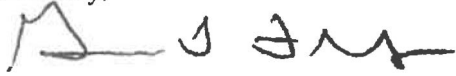
The fourth order of business is the consideration of Resolution 2019-05 Bond Delegation resolution. A copy of the Resolution is enclosed for your review and the Exhibits will be available at the meeting for reference.

The fifth order of business is the acceptance of the G-17 Disclosure letter from FMSbonds, Inc. A copy of the letter is enclosed for your review.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Section 2 is the ratification of Funding Request #6. The funding request with supporting documentation is enclosed for your review.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. S. Flint', with a stylized, flowing script.

George S. Flint
District Manager

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

Enclosures

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, March 4, 2019 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
Rob Bonin	Assistant Secretary
Dominick English	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

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

Organizational Matters

A. Administrations of Oath of Office to Newly Elected Board Members

Mr. Flint being a Notary Public of the State of Florida administered the Oaths of Office to Mr. Morgan, Mr. Smith and Mr. English.

B. Consideration of Resolution 2019-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: As you can see, the landowners cast 500 votes for Mr. English, 500 for Mr. Morgan, and 499 for Mr. Smith. Mr. English and Mr. Morgan will serve 4 year terms, and Mr. Smith will serve a 2 year term. Are there any questions?

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Resolution 2019-03 Canvassing and Certifying the Results of the Landowners' Elections, was approved.

C. Election of Officers

Mr. Flint: Every time the Board has an election, you're required to elect officers. We've provided you with a resolution in your agenda package electing a Chairman, Vice Chairman, Secretary, Treasurer, Assistant Treasurer, and Assistant Secretaries. Traditionally, two Board Members have served as Chairman and Vice Chairman, and the other three are appointed as Assistant Secretaries. The District Manager, myself, is designated as the Secretary and the Treasurer was Ariel Lovera. The Assistant Treasurer is Teresa Viscarra. Currently Mr. Morgan is Chairman, Mr. Register is Vice Chairman, the remaining three Board Members would be Assistant Secretaries.

D. Consideration of Resolution 2019-04 Electing Officers

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Resolution 2019-04 Electing Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Mr. Smith as Assistant Secretary, Mr. English as Assistant Secretary, Mr. Bonin as Assistant Secretary, Mr. Flint as Secretary, Mr. Lovera as Treasurer, and Ms. Viscarra as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 5, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 6, 2018 Landowners' Meeting

Mr. Flint: Does the Board have any comments on those? Did everyone get a chance to review those?

Mr. Morgan: I did review, and they looked accurate.

On MOTION by Mr. English, seconded by Mr. Morgan, with all in favor, the minutes of the November 5, 2018 Board of Supervisors meeting were approved and the minutes of the November 6, 2018 Landowners' Meeting were accepted.

Mr. Bonin joined the meeting at 11:34 a.m.

FIFTH ORDER OF BUSINESS

Discussion of District Engineer Contract with KPM Franklin

Mr. Flint: KPM Franklin currently serves as the District Engineer, they were hired initially as interim District Engineer. The agreement for formal District Engineer services was entered into on December 6, 2016. There is a provision in their contract that it can be terminated without cause with a 30-day notice. Is there any discussion on the agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Termination of District Engineer Contract with KPM Franklin and Providing a 30-Day Notice, was approved.

SIXTH ORDER OF BUSINESS

Authorization to Issue RFQ for Professional Engineering Services

Mr. Flint: With the 30-day notice, it would be appropriate for the Board to authorize staff to issue an RFQ for engineering services. The services fall under the CCNA so we do have to use a formal RFQ.

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Authorization to Issue RFQ for Professional Engineering Services, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Appointment of Interim District Engineer

Mr. Flint: While the Board is going through the RFQ process, the Board has the ability to appoint an interim District Engineer.

Mr. Register: I'd like to nomination Dave Reid with Hamilton Engineering.

Mr. Flint: District Counsel will prepare an interim District Engineer agreement. I want to thank Mike Enot and KPM for their service to the District. I believe that they were informed prior to this meeting, so they were aware this was going to take place.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Appointing Hamilton Engineering & Surveying, Inc. as Interim District Engineer, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: We have everything we need to file the petition. We are going to file that immediately. I'm waiting for Mark to call and give me comments on the Interlocal Agreement. Every single Osceola County establishment or expansion has to have an Interlocal Agreement. That's the last thing I need.

Mr. Morgan: How soon do you need that?

Mr. d'Adesky: I need that as soon as possible.

Mr. Morgan: I will see him this afternoon, we can remind him.

Mr. d'Adesky: Great, thank you. Anyone can give it to me. We have started to preliminary work regarding the bonds to get the process started.

Mr. Flint: There is a conference call tomorrow to kick that process off.

Mr. Morgan: What time frame are we looking at to get the bonds?

Mr. d'Adesky: I believe it's late April or May.

Mr. Morgan: That's quick.

Mr. Flint: It's because we've already levied master assessments on the whole District, so we don't have to go through another public hearing. A public hearing alone takes at least 30 days. We just need to get an Engineer's Report and methodology prepared.

B. District Engineer

Mr. Flint: Mike, do you have anything?

Mr. Enot: I don't have anything.

C. District Manager's Report

1. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through January 31st. Are there any questions from the Board on those? There being none,

2. Ratification of Funding Requests #2-#5

Mr. Flint: These have been transmitted to Lennar under the developer funding agreement that is currently in place.

Mr. Morgan: I read through it, it all looks good.

On MOTION by Mr. English, seconded by Mr. Morgan, with all in favor, Ratification of Funding Requests #2-#5, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business that the Board would like to discuss?

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any Supervisor's requests at this time?

Mr. Morgan: We're good.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION NO. 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$17,000,000 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2019 (2019 ASSESSMENT AREA) (THE "BONDS") TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE 2019 ASSESSMENT AREA OF THE DISTRICT, INCLUDING THE BAXTER TRACT, ONCE ANNEXED INTO THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE APPLICATION OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF OCTOBER 1, 2017 TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COMPLETION AGREEMENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AND A COLLATERAL ASSIGNMENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 2016-70, duly enacted by the Board of County Commissioners of Osceola County, Florida, on August 15, 2016 (the "Original Ordinance"); and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2016-17 on October 4, 2016 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$40,000,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution or the herein defined Second Supplemental Trust Indenture; and

WHEREAS, the Issuer has filed a petition with the County to expand the boundaries of the District by annexing an approximately 29.41 acre tract of land herein referred to as the “Baxter Tract” and the Original Ordinance is amended or supplemented; and

WHEREAS, once the Baxter Tract has been annexed into the District, the 2019 Assessment Area will include the Baxter Tract; and

WHEREAS, based on the current development plans of the Developer, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for development within the District; and

WHEREAS, the District has, pursuant to the Initial Bond Resolution, among other things, approved the form of and authorized the execution and delivery of the Master Trust Indenture (the “Master Indenture”) which was executed as of October 1, 2017 in connection with the issuance of the District’s first series of Bonds with U.S. Bank National Association, as the appointed trustee (the “Trustee”); and

WHEREAS, the Board hereby determines to issue its Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2019 (2019 Assessment Area) (the “Bonds”) in the principal amount of not exceeding \$17,000,000 for the purpose of providing funds to finance a portion of the public infrastructure within the District in the development area described as the North Tract and the Baxter Tract (once the Baxter Tract has been annexed into the District), specifically, the “2019 Project” as described in the District’s *Supplemental Engineer’s Report* dated March 19, 2019 (“Engineer’s Report”); and

WHEREAS, the 2019 Project is hereby determined to be necessary to coincide with the Developer’s plan of development; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

- (i) a Bond Purchase Contract with respect to the Bonds by and between fmsbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to

Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C;

(iv) a Second Supplemental Trust Indenture (the “Second Supplemental Trust Indenture”) by and between the District and the Trustee substantially in the form attached hereto as Exhibit D; and

(v) certain ancillary documents with the Developer, including a Completion Agreement, True-Up Agreement, Acquisition Agreement, and Collateral Assignment, each with the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Assessment Methodology Report for Stoneybrook South at ChampionsGate Community Development District*, dated _____, as supplemented (“Assessment Methodology Report”), prepared by Governmental Management Services – Central Florida, LLC and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, pay capitalized interest on the Bonds, and pay the costs of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District (the “Board”), as follows:

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings and the volatile conditions prevailing in the market for special assessment bonds makes it necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$17,000,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized its capital improvement plan, as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within the 2019 Assessment Area of the District which shall include the Baxter Tract, once annexed into the District, by issuing the Bonds to finance all or a portion of the 2019 Project. The 2019 Project includes, but is not limited to, stormwater drainage facilities including related earthwork and acquisition of interests in land relating thereto; water and sewer facilities, including related impact fees; offsite roadway and utility

improvements; landscaping, irrigation and entrance features in public rights-of-way; and related costs, all as more particularly described in the Engineer's Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$17,000,000; (iii) the arbitrage yield on the Bonds shall not exceed 5.75% per annum; (iv) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date shall be not later than December 1, 2032 and the redemption price shall be equal to the principal amount of Bonds redeemed; (v) the Bonds shall not mature later than the statutory permitted period; and (vi) the purchase price to be paid by the Underwriter for the Bonds is not less than 97.50% of the principal amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the "Preliminary Limited Offering Memorandum"). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The

District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the Indenture shall not exceed \$17,000,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Second Supplemental Trust Indenture; Application of Master Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the Second Supplemental Trust Indenture between the District and the Trustee. The Master Indenture shall be applicable to the Bonds. The Master Indenture and Second Supplemental Trust Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The Second Supplemental Trust Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of the Second Supplemental Trust Indenture attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company (“DTC”).

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services – Central Florida, LLC in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Hamilton Engineering & Surveying, Inc. in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the 2019 Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. Such documents include, but are not limited to, a completion agreement, true-up agreement, acquisition agreement and collateral assignment, each between the Developer and the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively and together with any other agreements relating to the Bonds or the 2019 Project (the "Ancillary Documents"). In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. The Board hereby authorizes any amendments or supplements to the Ancillary Documents in connection with the Baxter Tract being annexed into the District.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 1st day of April, 2019.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE

EXHIBIT E

FORM OF COMPLETION AGREEMENT

EXHIBIT F

FORM OF TRUE-UP AGREEMENT

EXHIBIT G

FORM OF ACQUISITION AGREEMENT

EXHIBIT H

FORM OF COLLATERAL ASSIGNMENT

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SECTION V



March 6, 2019

Stoneybrook South at ChampionsGate Community Development District
c/o Governmental Management Services, Inc.
135 West Central Boulevard, Suite # 320
Orlando, Florida 32801
Attn: Mr. George Flint

Re: Stoneybrook South at ChampionsGate CDD, Series 2019

Dear Mr. Flint:

We are writing to provide you, as Stoneybrook South at ChampionsGate Community Development District the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)¹ (the "Notice").

The Issuer has engaged FMSbonds, Inc. ("FMS") to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

The specific terms under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters of Municipal Securities (effective August 2, 2012).

- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.²

The underwriter will be compensated by a fee and/or an fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds, and we appreciate the opportunity to assist with your financing need. Thank you.

Sincerely,


Jon Kessler,
FMSbonds, Inc.

Acknowledgement:

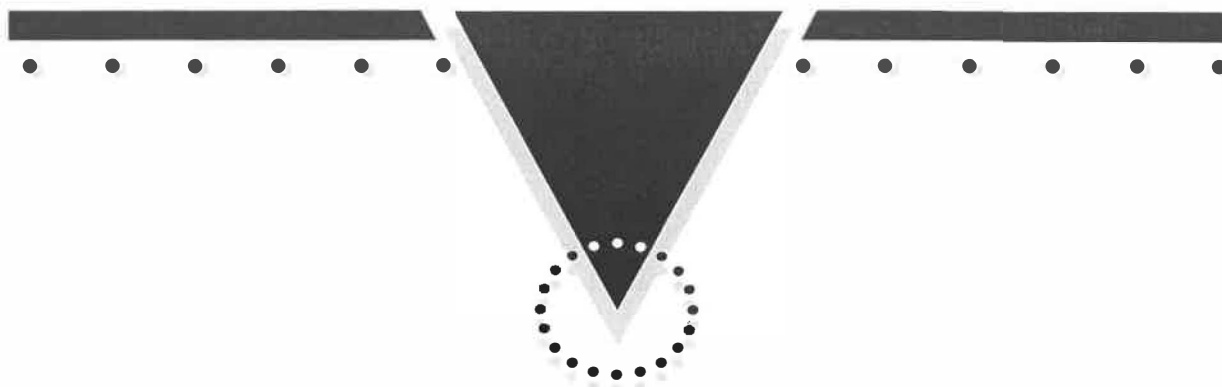
Stoneybrook South at ChampionsGate Community Development District

By: _____

SECTION VI

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

February 28, 2019



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>FY19 Assessment Receipt Schedule</u>
9	<u>Series 2017 Construction Schedule</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

February 28, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS:</u>				
CASH	\$9,110	---	---	\$9,110
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$292,385	---	\$292,385
INTEREST	---	\$679	---	\$679
CONSTRUCTION	---	---	\$111	\$111
DUE FROM DEVELOPER	\$11,149	---	---	\$11,149
TOTAL ASSETS	\$20,259	\$443,965	\$111	\$464,334
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$20,775	---	---	\$20,775
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$443,965	---	\$443,965
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$111	\$111
UNASSIGNED	(\$516)	---	---	(\$516)
TOTAL LIABILITIES & FUND EQUITY	\$20,259	\$443,965	\$111	\$464,334

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$289,202	\$120,501	\$76,310	(\$44,191)
TOTAL REVENUES	\$289,202	\$120,501	\$76,310	(\$44,191)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$5,000	\$1,500	\$3,500
ATTORNEY	\$25,000	\$10,417	\$4,851	\$5,566
DISSEMINATION	\$3,500	\$1,458	\$1,458	(\$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	\$13,542	\$13,542	\$0
INFORMATION TECHNOLOGY	\$600	\$250	\$250	\$0
TELEPHONE	\$300	\$125	\$22	\$103
POSTAGE	\$1,000	\$417	\$38	\$379
INSURANCE	\$5,665	\$5,665	\$6,748	(\$1,083)
PRINTING & BINDING	\$1,000	\$417	\$43	\$374
LEGAL ADVERTISING	\$2,500	\$1,042	\$673	\$369
OTHER CURRENT CHARGES	\$1,000	\$417	\$0	\$417
OFFICE SUPPLIES	\$625	\$260	\$1	\$259
PROPERTY APPRAISER	\$250	\$250	\$312	(\$62)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$6,250	\$6,250	\$0
ELECTRIC	\$600	\$250	\$4,331	(\$4,081)
WATER & SEWER	\$110,000	\$45,833	\$9,129	\$36,704
LANDSCAPE MAINTENANCE	\$48,987	\$20,411	\$29,486	(\$9,075)
IRRIGATION REPAIRS	\$0	\$0	\$519	(\$519)
CONTINGENCY	\$15,000	\$6,250	\$0	\$6,250
TOTAL EXPENDITURES	\$289,202	\$127,928	\$88,638	\$39,291
EXCESS REVENUES (EXPENDITURES)	\$0		(\$12,328)	
FUND BALANCE - Beginning	\$0		\$11,812	
FUND BALANCE - Ending	\$0		(\$516)	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
REVENUES:				
SPECIALASSESSMENTS	\$301,800	\$291,789	\$291,789	\$0
INTEREST	\$0	\$0	\$375	\$375
TOTAL REVENUES	\$301,800	\$291,789	\$292,164	\$375
EXPENDITURES:				
Series 2017				
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		\$128,839	
FUND BALANCE - Beginning	\$167,244		\$315,126	
FUND BALANCE - Ending	\$198,357		\$443,965	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>Series 2017</u>				
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	\$11,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,310
TOTAL REVENUES	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,310
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,100	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
ATTORNEY	\$720	\$1,285	\$492	\$603	\$1,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,851
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458
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	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,542
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$6	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
POSTAGE	\$7	\$17	\$6	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
INSURANCE	\$6,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,748
PRINTING & BINDING	\$14	\$8	\$16	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
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	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
ELECTRIC	\$587	\$550	\$992	\$1,101	\$1,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,331
WATER & SEWER	\$3,807	\$2,671	\$1,601	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,129
LANDSCAPE MAINTENANCE	\$4,082	\$4,082	\$4,082	\$13,157	\$4,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,486
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	\$20,923	\$11,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,638
EXCESS REVENUES (EXPENDITURES)	(\$7,406)	(\$1,928)	\$6,282	(\$9,176)	(\$100)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,328)

**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
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	\$ -	\$ -
5	2/25/19	3/13/19	\$ 11,148.83	\$ 11,148.83	\$ -	\$ 11,148.83	\$ -	\$ -
Due from Developer			\$ 114,720.42	\$ 114,720.42	\$ 38,410.86	\$ 76,309.56	\$ -	\$ -

Total Developer Contributions FY19

\$ 76,309.56

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

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2017

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
10/30/17	1	Lennar Corporation	Reimbursement #1 - Parcel K Assessment Area (Tract K)	\$ 1,340,975.31
5/2/18	2	Lennar Corporation	Reimbursement #2 - Parcel K Assessment Area (Tract K)	\$ 1,732,305.97
6/14/18	3	KPM Franklin	Invoice# 120840 - Preparation of Lennar Reimb. #2 & 3	\$ 6,147.50
7/31/18	4	Lennar Corporation	Reimbursement #3 - Parcel K Assessment Area (Tract K)	\$ 1,246,161.17
TOTAL				\$ 4,325,589.95
Fiscal Year 2018				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
2/1/18		Interest		\$ 506.62
3/1/18		Interest		\$ 457.67
4/1/18		Interest		\$ 506.78
5/1/18		Interest		\$ 609.06
6/1/18		Interest		\$ 277.76
7/1/18		Interest		\$ 256.66
8/1/18		Interest		\$ 305.70
9/1/18		Interest		\$ 0.21
TOTAL				\$ 3,949.78
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 9/30/18				\$ 3,949.78
Requisitions Paid thru 9/30/18				\$ (4,325,589.95)
Remaining Acquisition/Construction Fund				\$ 840.33
Fiscal Year 2019				
10/17/18	5	KPM Franklin	Invoice# 121114 - Review of Lennar Reimbursement	\$ 730.00
TOTAL				\$ 730.00
Fiscal Year 2019				
10/1/18		Interest		\$ 0.21
11/1/18		Interest		\$ 0.12
12/1/18		Interest		\$ 0.03
1/2/19		Interest		\$ 0.03
2/1/19		Interest		\$ 0.03
TOTAL				\$ 0.42
Acquisition/Construction Fund at 9/30/18				\$ 840.33
Interest Earned thru 2/28/19				\$ 0.42
Requisitions Paid thru 2/28/19				\$ (730.00)
Remaining Acquisition/Construction Fund				\$ 110.75

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #6
March 25, 2019**

	Payee	General Fund
1	Down to Earth Lawncare II, Inc.	
	Inv# 25852 - Removal/Installation fo Winter Annuals - January 2019	\$ 9,075.00
	Inv# 30610 - Landscape Maintenance - March 2019	\$ 4,082.22
2	Duke Energy	
	Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - February 2019	\$ 550.71
	Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - February 2019	\$ 550.55
3	Governmental Management Services-CF, LLC	
	Inv# 45 - Management Fees - March 2019	\$ 3,056.24
	Inv# 46 - Field Management Services - March 2019	\$ 1,250.00
4	KPM Franklin	
	Inv# 121555 - Professional Services - January 2019	\$ 400.00
	Inv# 121664 - Professional Services - February 2019	\$ 900.00
5	Latham, Shuker, Eden & Beaudine, LLP	
	Inv# 84720 - General Counsel - February 2019	\$ 1,751.80
6	Toho Water Authority	
	Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - February 2019	\$ 1,523.82
	Inv# 2627512-33169919 - 1000 Whistling Straits Blvd. Block - March 2019	\$ 125.00
		\$ 23,265.34
		<u>\$ 23,265.34</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 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



PAST DUE
January 2019
Invoice #25852

Customer

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

RECEIVED
MAR 21 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
ANNUAL INSTALLATION	1/21/2019	2/20/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTN: ALAN SCHEERER REMOVE ANNUALS AND INSTALL WINTER ANNUALS DATE OF COMPLETION: 01/08/19			
ANNUALS	5,500	\$1.65	\$9,075.00

10(Hd)

1-320-538-461

Remove/Install Annuals

Subtotal	\$9,075.00
Payments/Credits	\$0.00
Balance Due	\$9,075.00

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

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



March 2019
Invoice #30610

Customer

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

RECEIVED
MAR 15 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
STONEBROOK SOUTH AT CHAMPIONSGATE CDD	3/10/2019	4/9/2019	Net 30	

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

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

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

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

TVISCARRA



STATEMENT OF SERVICE

FEBRUARY 2019



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
9145 NARCOOSSEE RD
SUITE A206
ORLANDO FL 32827

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE TOTAL AMOUNT DUE
MAR 18 2019 550.71

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT NONE

PIN: 444520245

METER READINGS

PAYMENTS RECEIVED AS OF FEB 18 2019

550.71 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..01-24-19 TO 02-22-19 29 DAYS

CUSTOMER CHARGE		1.31
ENERGY CHARGE	1176 KWH @ 2.92000¢	34.34
FUEL CHARGE	1176 KWH @ 3.80500¢	44.75
ASSET SECURITIZATION CHARGE	1176 KWH @ 0.04100¢	0.48

*TOTAL ELECTRIC COST 80.88

EQUIPMENT RENTAL FOR:

24 SMOOTH BLACK CONC 16

24 SV ACR 9500

FIXTURE TOTAL

426.48

MAINTENANCE TOTAL

41.28

GROSS RECEIPTS TAX

2.07

TOTAL CURRENT BILL

TOTAL DUE THIS STATEMENT

48
1-320-538-43
000 W.Side Blvd Lite

550.71

\$550.7

RECEIVED
FEB 28 2019

BY: _____

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 19%, Purchased Power 18%, Gas 65%, Oil 0%,
Nuclear 0% (for prior 12 months ending December 31, 2018).

ENERGY USE

DAILY AVG. USE - 41 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$18.92

BF_BL_DEF_20190222_212104_1.CSV-28292-000019210

DETACH AND RETURN THIS SECTION

2P03 0002214

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 11636 69020

028292 000019210

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

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

DUE DATE

MAR 18 2019

TOTAL DUE

550.71

PLEASE ENTER
AMOUNT PAID

11636690209000000550715000000000000000000005507150100000000009



57688 66338

MARCH 2019

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

WEB SITE: www.duke-energy.com

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

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

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

DUE DATE
MAR 25 2019

TOTAL AMOUNT DUE
550.55

**NEXT READ
DATE ON OR
ABOUT**

**DEPOSIT AMOUNT
ON ACCOUNT**

NONE

PIN: 444520245

METER READINGS

PAYMENTS RECEIVED AS OF FEB 22 2019

550.71 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED
BILLING PERIOD..01-30-19 TO 03-01-19 30 DAYS

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

*TOTAL ELECTRIC COST	<u>80.72</u>
----------------------	--------------

EQUIPMENT RENTAL FOR:

24	SMOOTH BLACK CONC 16
24	SV ACR 9500

FIXTURE TOTAL	426.48
MAINTENANCE TOTAL	41.28
GROSS RECEIPTS TAX	2.07

TOTAL CURRENT BILL

550.55

TOTAL DUE THIS STATEMENT

5550-5

#8
000 Westside Blvd K Ph3SL
1-320-536-43

RECEIVED
MAR 07 2019

BY: _____

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

ENERGY USE

DAILY AVG. USE - 39 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$18.28

BF BL DEF 20190301 222022 1.CSV-34012-000014959

DETACH AND RETURN THIS SECTION

ZP03 0003052

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 57688 66338

034012 000014969

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

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

DUE DATE

MAR 25 2019

TOTAL DUE

550.55

PLEASE ENTER
AMOUNT PAID

5768866338800000055055800000000000000000005505580100000000009

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
MAR 06 2019

BY:-----

Invoice #: 45
Invoice Date: 3/1/19
Due Date: 3/1/19
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2019 1-310-513-34		2,708.33	2,708.33
Information Technology - March 2019 1-310-513-351		50.00	50.00
Dissemination Agent Services - March 2019 1-310-513-313		291.67	291.67
Office Supplies Mar 19 1-310-513-51		0.18	0.18
Postage Mar 19 1-310-513-42		6.06	6.06
#1 (Ha)			

Total \$3,056.24

Payments/Credits \$0.00

Balance Due \$3,056.24

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

Invoice

Invoice #: 46
Invoice Date: 3/1/19
Due Date: 3/1/19
Case:
P.O. Number:

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

RECEIVED
MAR 06 2019

BY: _____

Description	Hours/Qty	Rate	Amount
Field Management @ March 2019 #1 (Hw) 1-320-538-12		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

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FEB 26 2019

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

Invoice number 121555
Date 02/07/2019

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

For Professional Services through January 31, 2019

Invoice Summary

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	400.00
Total	400.00

#5 (Ha)

1-310-513-311

Rev/Follow up petition



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 Champlons Gate CDD 2017-18 O&M

Invoice number 121555
Date 02/07/2019

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
<i>Review of Petition Information</i>	01/29/2019	1.00	200.00	200.00
<i>Follow Up on Petition Documents</i>	01/30/2019	1.00	200.00	200.00
Phase subtotal				400.00
Invoice total				400.00

Approved by:

Michael A. Enot
Transportation Division Manager



INVOICE

Tax ID #59-3288732

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

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

Invoice number 121555
Date 02/07/2019

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 01/31/2019

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

01/29/2019 1.00 200.00 200.00

Review of Petition Information

Project Time

01/30/2019 1.00 200.00 200.00

Follow Up on Petition Documents

Subtotal	2.00	400.00
Labor total	2.00	400.00

04 NonBillable Expenses

Phase Status: Active

Invoice Summary

Contract	Billed	%	Remaining	%
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Labor

21,243.75

-21,243.75

Expense

Consultant

Total

21,243.75

-21,243.75



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

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

RECEIVED
MAR 16 2019

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

BY:-----

Invoice number 121664
Date 03/07/2019

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

For Professional Services through February 28, 2019

Invoice Summary

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	900.00
Total	900.00



INVOICE

Tax ID #59-3288732

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

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

Invoice number 121664
Date 03/07/2019

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	02/01/2019	0.50	200.00	100.00
<i>Review of Petition Information</i>				
	02/15/2019	2.50	200.00	500.00
<i>Handles question of elements of the petition that we are submit to GMS Issued e-mails 7:34, 9:44, 11:49, 12:11, 12:51</i>				
	02/19/2019	1.00	200.00	200.00
<i>Handles question of elements of the petition that we are submit to GMS Issued e-mails 12:10 3:29 and 3:33</i>				
	02/26/2019	0.50	200.00	100.00
<i>Answer question of utility exhibit for petition</i>				
Phase subtotal				900.00
Invoice total				900.00

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 121664
Date 03/07/2019

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 02/28/2019

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time	02/01/2019	0.50	200.00	100.00
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Review of Petition Information

Project Time	02/15/2019	2.50	200.00	500.00
--------------	------------	------	--------	--------

*Handles question of elements of the petition that we are submit to GMS
Issued e-mails 7:34, 9:44, 11:49, 12:11, 12:51*

Project Time	02/19/2019	1.00	200.00	200.00
--------------	------------	------	--------	--------

*Handles question of elements of the petition that we are submit to GMS
Issued e-mails 12:10 3:29 and 3:33*

Project Time	02/26/2019	0.50	200.00	100.00
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Answer question of utility exhibit for petition

Subtotal	4.50	900.00
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Labor total	4.50	900.00
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04 NonBillable Expenses

Phase Status: Active

Invoice Summary

	Contract	Billed	%	Remaining	%
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Labor		22,143.75		-22,143.75	
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Expense

Consultant

Total		22,143.75		-22,143.75	
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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

March 12, 2019

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

RECEIVED
MAR 13 2019

BY: _____
#2 (Hd)
rev-pet/expnd/SERC/agndg
1-310-513-315

INVOICE

Matter ID: 7192-001
General

Invoice # 84720
Federal ID # 59-3366512

For Professional Services Rendered:

02/01/2019	jms	Reviewed and updated Petition for Expansion, compared legals and made sure matched up with exhibits and with Petition information	1.50 hr	\$112.50
02/13/2019	ACD	Follow up on delinquent petition items; call Engineer; email Developer.	0.90 hr	\$220.50
02/18/2019	ACD	Review Engineer revised exhibits for petition, review budget information; update Petition.	3.50 hr	\$857.50
02/19/2019	jms	Revisions to Petition for Expansion	1.40 hr	\$105.00
02/20/2019	ACD	Emails with Engineer; review SERC for expansion petition	1.10 hr	\$269.50
02/25/2019	ACD	Review agenda and minutes for upcoming meeting.	0.40 hr	\$98.00
02/26/2019	jms	Revised and recompiled Expansion Petition; compiled list of items still needed; revised interlocal for review; sent to attorney for review and distribution to group	1.00 hr	\$75.00
Total Professional Services:				<u>\$1,738.00</u>

For Disbursements Incurred:

02/28/2019	Document Reproduction Expense	<u>\$13.80</u>
Total Disbursements Incurred:		<u>\$13.80</u>

March 12, 2019

Matter ID: 7192-001

Invoice # 84720

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	9.80 Hours	\$1,738.00
For Disbursements Incurred:		\$13.80
New Charges this Invoice:		<u>\$1,751.80</u>
<hr/>		
Previous Balance:		\$602.50
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		<u>\$602.50</u>
Plus New Charges this Invoice:		<u>\$1,751.80</u>
Total Due:		<u>\$2,354.30</u>

Billed Through: February 28, 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: \$1,523.82
Total Amount Due: \$1,523.82

Bringing you life's most precious resource

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

RECEIVED
MAR 13 2019

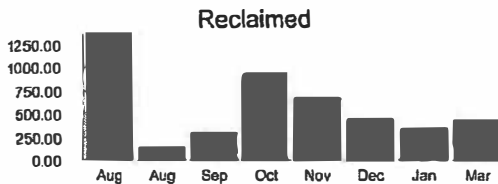
BY: _____

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	31	01/30/2019	11768	03/02/2019	12219	451

Previous Balance \$1,049.50
Payment(s) Received \$-1,049.50
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$17.78
Reclaimed Usage \$1,506.04
Current Transaction Total \$1,523.82

Total Amount Due \$1,523.82



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 04/01/19	Late Charge after 04/01/19	
002627512-033111069	\$0.00	\$1,523.82	\$76.19	\$1,523.82

Please Remit to

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



003346

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

0026275120331110690001523825



3635 3635

From: TOHO Customer Service customerservice@tohowater.com @
Subject: 1000 Whistling Starits Blvd Block
Date: March 22, 2019 at 10:24 AM
To: tviscarra@gmscfl.com

Dear Stoneybrook South At Champions Gate

Thank you for opening an account with Tohopekaliga Water Authority.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request:

For payment:

Account: * 002627512-033169919
Address: 1000 Whistling Starits Blvd Block
Turn-on Date: 03.22.19

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 125.00 (Deposit \$100.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit www.tohowater.com to create a profile to access the account and process a payment.
3. Visit www.tohowater.com to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at CustomerService@TohoWater.com (please refrain from emailing me directly as it may delay the processing of the request) or you may call us Monday through Friday, 8:00 am to 5:00 pm Eastern Time at 407-944-5000.

Thank you,

Dakota Coats

Customer Service Representative
Phone #: 407-944-5000/ Fax: 407-343-4492
customerservice@tohowater.com



bringing you life's
most precious resource