

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*June 3, 2019*

# 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

May 27, 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, June 3, 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 May 6, 2019 Meeting
4. Consideration of Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine, LLP for Legal Services
5. Consideration of Professional Engineering Services Agreement with Hamilton Engineering & Surveying, Inc.
6. Discussion of Turnover of Whistling Straights and Tract K Ponds
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #8
    - iii. Selection of District Records Office within Osceola County
8. Other Business
9. Supervisor's Requests
10. 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 May 6, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of amendment to the engagement with Latham, Shuker, Eden & Beaudine, LLP for legal services. A copy of the amended engagement letter is enclosed for your review.

The fifth order of business is the consideration of agreement with Hamilton Engineering & Surveying, Inc. to provide professional engineering services. A copy of the agreement is enclosed for your review.

The sixth order of business is the discussion of the turnover of the Whistling Straights and Tract K ponds. A copy of the pricing for maintenance is enclosed for your review.

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 Request #8. The funding request with supporting documentation is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures



# MINUTES

MINUTES OF MEETING  
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, May 6, 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  
Lane Register  
Tim Smith

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

George Flint  
Andrew d'Adesky  
David Reid  
Alan Scheerer  
Michelle Barr

District Manager  
District Counsel  
District Engineer  
Field Manager  
Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are only staff and Board members present.

**THIRD ORDER OF BUSINESS**

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

Mr. Flint: Does the Board have any additions, deletions, corrections on those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the April 1, 2019 Meeting were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Review of Proposals and Selection of a District Engineer**

Mr. Flint: The Board authorized staff to terminate the agreement with your prior District Engineer. You hired Hamilton Engineering as your Interim Engineer and authorized us to go through the noticing provisions under the Consultants Competitive Negotiation Act to hire a permanent District Engineer. You approved us advertising a notice for those services, and we did that. As a result, we received two responses. One from Hamilton Engineering, which is your Interim Engineer and one from Conklin Porter & Holmes (CPH). As part of the process there are selection criteria that the Board approved to use to review the responses. You can see those behind section 4. There should be CPH and Hamilton should both be listed there and then you can see the criteria including ability and personnel. Consultants past performance, their geographic location, their willingness to meet time and budget requirements, whether they are a certified MBE, their recent/current/and projected workloads, and then their volume of previous work awarded to the District. Does the Board have any comments on the responses in regards to the criteria?

Mr. Morgan: When do we need to complete this ranking?

Mr. Flint: Ideally today.

Mr. Smith: George, do you have a staff recommendation?

Mr. Flint: No, typically the Board ranks the responses. It doesn't appear to me that either one is a Minority Business Enterprise. So, I think they probably both get zero on that. Then the Board just have to weigh the experience of I think Mr. Reid being with Hamilton Engineering and being the prior District Engineer for an extended period of time vs. Conklin Porter and Holmes' experience.

Mr. Morgan: I think Mr. Reid's internal knowledge of what's happened in the past should carry a significant amount of weight since he is already familiar with the projects history.

Mr. Register: Yes, absolutely.

Mr. Smith: I agree.

Mr. Flint: Do you want to take a stab at assigning points?

Mr. Morgan: Briefly reading through both proposals that we received, it looks that CPH certainly has the ability and adequacy of personnel, so I would say they both get 25 points on that. If either of you all disagree with me speak up, I am just going to run down the list.

Mr. Register: Absolutely, go ahead.

Mr. Morgan: Geographic location it looks like, CPH is over in Sanford?

Mr. Flint: They also have an office in downtown Orlando.

Mr. Morgan: They would both get probably similar points in that then. Consultants past performance, we don't have any history with CPH. We have a 10 year history with Mr. Reid, so I would think that would carry a significant difference on the scoring. What do you think about the scoring on that Board?

Mr. Smith: We have no experience with CPH.

Mr. Register: I think broadly we can assign them 20 points out of 25.

Mr. Morgan: Their proposal is extensive.

Mr. Register: Exactly, so I would say 20 out of 25 on that. Hamilton I would definitely give 25.

Mr. Morgan: I wasn't able to grasp anything from CPH's proposal on the willingness to meet time and budget. Although it looks like with their completed and current workload that they are operating well. We do know for sure that Mr. Reid has the ability to meet our time and budget requirements.

Mr. Flint: So, do you want to give them a 15?

Mr. Morgan: Yes. Then recent, current, and projected workloads, it would be both 5 I guess. But then the volume of work previously awarded, how is that interpreted?

Mr. Register: If that is by firm then that is zero points for CPH. If its by personnel.

Mr. Smith: I think personnel would be counted in that.

Mr. Morgan: Then we would give Hamilton 5 and CPH 0.

Mr. Register: I think that is accurate.

Mr. Smith: George, do you have numbers for all of the criteria?

Mr. Flint: It would be 85 for CPH and 95 for Hamilton. With Hamilton ranked 1 and CPH 2 based on that.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ranking Hamilton Engineering & Surveying, Inc. as #1, was approved.

Mr. Flint: So, we will reach out to Hamilton and work on getting an agreement in place with Hamilton.

Mr. Smith: George, are you comfortable doing a notice to CPH?

Mr. Flint: Yes, we will wait until we get the agreement negotiated with Hamilton before we notify CPH. Technically, if we aren't able to enter into a new agreement with Hamilton we would move to CPH.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Resolution 2019-07 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing**

Mr. Flint: This approves a proposed budget for Fiscal Year 2020 and sets the date, place, and time of the public hearing. Each year the boards are required to approve what is called a proposed budget by June 15<sup>th</sup> and set the date, place, and time of the public hearing for its final adoption. We are suggesting August 5, 2019 at this location at 11:30 a.m. for your public hearing. And Exhibit A attached to the resolution is the proposed budget. It is not binding on the Board, it is really the start of the budget process. Once we get the assessment role information on or around June 1<sup>st</sup> we will be able to refine this better. What we have attempted to do on this initial draft, under administrative expenses you will see there is some increases for arbitrage, Trustees fees, Dissemination Agent, and those are all related to the fact that the District will now issue bonds and those are expenses incurred as a result of requirements of the bond issues. Most of the other administrative fees have remained flat. There are no increases in management fees or budgeted Attorney's fee or Engineer's fees. Under field we've increased property insurance as a result of some anticipated property coming online that we need to be insured. Street lighting, landscape maintenance, those are the main ones. Plus we have added lake maintenance and a contingency. I believe Alan met with the contractor and with representatives of Lennar to review areas that are anticipated to come online and review the timeframe for those to come online and then Alan got estimated costs from Down to Earth.

Mr. Morgan: For Lake maintenance?

Mr. Scheerer: I believe Down to Earth for all the Landscaping.

Mr. Morgan: So, did we review the landscaping contracts?

Mr. Scheerer: We are doing the RFP process and we've got a consultant that does nothing but the RFP process.

Mr. Morgan: Is that going to impact the Board? Who the Board hires or is that just who Lennar is hiring?

Mr. Register: It will provide a recommendation that we can choose to use.

Mr. Morgan: The lake maintenance then we are just including as a cost?

Mr. Scheerer: Based on the number of lakes that they are currently maintaining for the District and lakes that are coming online based on the maps, the plats, and everything I have received in my meetings with Tim. We just put a number in there based on their recommendation for acre price to cover the maintenance of those lakes.

Mr. Morgan: So, can we include in this proposed budget ECS's proposal? Which is around \$77,000 or so?

Mr. Flint: \$77,000?

Mr. Morgan: \$7,250 ECS. Wetland maintenance permit, annually.

Mr. Flint: So, what we will do is we will reduce the contingency by that amount and create a line item called Wetland Maintenance \$7,250. With the per unit assessments that we're anticipating once we get the assessment information, we will be able to have more detail on the revenue side.

Mr. Morgan: We should know the assessment pretty well after doing the bonds, right?

Mr. Flint: We know what the debt service is. The O&M we are going to model after the Stoneybrook South District. So, the O&M per unit amounts are similar.

Mr. Morgan: Okay.

Mr. Flint: We don't have that in here right now, but we are going to have to do a mailed notice.

Mr. Morgan: But we know what our revenue is going to be because we did that detail in the bond.

Mr. Flint: Again, this is a starting point. Treat it as a first draft to meet our legal obligations. We can change this to the extent that we need to. The assessment amounts would be based on the Stoneybrook South assessment amounts and we plan to do a mailed notice based on those. We believe that the budget can be accommodated within those parameters. Then you would have the ability to reduce them if you needed to at the Public Hearing, but you cannot increase them.

Mr. Smith: Not increase them, so it's a ceiling.

Mr. Morgan: So, street lights just on Whistling Streets is almost \$1,500 per month? Wow!

Mr. Scheerer: There is 60 of them, yes.

Mr. Morgan: I thought we were putting in solar lights?

Mr. Scheerer: They are LED. They are in the business of selling electricity I don't think they are going to go solar.

Mr. Morgan: We should put in our own lights.

Mr. Flint: If there are any questions, we can discuss it if not I ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2019-07 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing for August 5, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services**

Mr. Flint: We are required as part of the regulatory requirements with the bonds to do an arbitrage calculation and make sure that we aren't earning more interest than we are paying. This proposal is for 5 years and locks in the rate of \$450 per year. That is a very competitive price and we would recommend the Board approve it.

Mr. Smith: This is required?

Mr. Morgan: Right.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Proposal from Amtec to Provide Arbitrage Rebate Calculation Services, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney's Report**

Mr. d' Adesky: Not much from me, but I did get the updated information we needed. Lane helped me out and then updated the legal description. There are some closure issues with GIS that we need to get to the County. That has all been handled so now we are on the calendar for the 20<sup>th</sup> of May for the BSEC Hearing. That's the date for the ordinance which goes into effect a day or two after that. Then following that we will actually have to go through an update of our documents, really to the bond issuance, to bring in the parcels that were expanded and bought from the District. So, there will be another minor signing after that. Just very short amendments that don't change the documents but just add the areas into the Completion Agreement, Acquisition Agreement, True Up, etc.

**B. Engineer's Report**

Mr. Reid: I don't have anything. You are working on the first requisition?

Mr. d'Adesky: Yes, we are just about done with the proof reading.

**C. District Manager's Report**

**1. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through March 31, 2019. If there are any questions, we can discuss those.

**2. Ratification of Funding Requests #7**

Mr. Flint: We also have ratification of funding request #7, which is \$16,996.12.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #7 totaling \$16,996.12, was ratified.

**3. Presentation of Number of Registered Voters - 52**

Mr. Flint: Each year we are required to announce the number of registered voters within the District as of April 15<sup>th</sup> and you can see as of April 15, 2019 there were 52 registered voters. Once the District is 6 years old and we hit 250 registered voters that triggers the transition of this Board to start transitioning to general election. So, when you have 6 years and 250 registered voters the next election in an even numbered year, 2 of the seats would transition. Then in two more years two more seats and then two more years the last seat. There is not action required on registered voters.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: In regards to potentially bidding landscaping, it looks like our projected costs are under our statutory of bidding thresholds. So, theoretically the Board could take recommendations from Lennar. Any district with a projected landscaping cost in excess of \$200,000 the district actually has to go through a sealed bid process. So, we are going to have to coordinate that sealed bid process with what the HOA and the developer are also doing to make sure we are kind of all working in sync with each other. Ultimately the CDD Board will be making the decision on the contractor for the CDD. Then it is just a matter of whether they have to formally bid it, or they can take the recommendation.



Mr. d'Adesky: And even if you did have to formally bid it, you could weigh your criteria such that the familiarity with the project and the community is a factor. If they are already in the community doing HOA private stuff that's a factor you can weigh in just like with any other bid.

Mr. Smith: My understanding too in the process is we can establish criteria for the capabilities of any of the firms outside.

Mr. Flint: Price is usually about 15%.

Mr. d'Adesky: There is not a concern if we have to do a sealed bid.

Mr. Reid: He is going to eliminate Joe and Bob's landscaping with a pick-up truck and 2 mowers.

Mr. Flint: We are going to have to talk about that because he can't operate on a separate track from the CDD. I know Mark Yahn really well, he works at Reunion with us and Starky Ranch up in Pasco County and Windsor at Westside and Osceola County. We have worked with him before on bidding, but he can't eliminate stuff on behalf of the Board.

Mr. Morgan: He can eliminate on behalf of Lennar though.

Mr. Flint: Yes, he could but then if we have to go through the formal process whoever he has eliminated aren't going to be prevented from submitting a bid. So, we just need to make sure we are working together on that.

Mr. d'Adesky: And he can give input to the criteria that he thinks that we should put in there to screen.

Mr. Flint: The Board has a lot of discretion in how you rank the responses against those criteria and price is usually only about 15% so there is a lot of other factors.

Mr. Morgan: But the Board could vote to just adopt his prequal criteria, right?

Mr. d'Adesky: As long as they are objective, and they aren't subjective.

Mr. Morgan: Just like we adopt staff's recommendations.

Mr. Flint: You can adopt his ranking criteria but if we are going to prequalify there is a separate process we are going to have to go through.

Mr. Morgan: We just couldn't accept his prequalifying?

Mr. Flint: You can accept his criteria but if you are going to eliminate anybody then you've got to actually go through your process. But the criteria pretty much handle the prequalification part of it. You don't want to get stuck with the lowest responsive and responsible bidder, and this

is not the lowest responsive and responsible bidder. This is you've got a set of criteria you are using to rank. It's not an issue for this District right now.

**NINTH ORDER OF BUSINESS**

**Supervisor's Request**

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

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## SECTION IV

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

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MICHAEL J. BEAUDINE  
MICHAEL G. CANDIOTTI  
JAN A. CARPENTER  
DANIEL H. COULTOFF  
ANDREW C. D'ADESKY  
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May 6, 2019

Stoneybrook South at ChampionsGate Community Development District  
Board of Supervisors  
c/o George Flint, District Manager  
Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801

Dear Supervisors:

This letter is written to amend and update the first paragraph of Section 2 of our firm's engagement letter, for our services as District Counsel. Please note that we have not increased our legal rates since 2016. The rates set forth below are lower than our standard 2019 billing rates. We do not anticipate this change will affect the amount budgeted for legal fees for the District for the upcoming fiscal year.

2. LEGAL FEES

The Firm will receive compensation for work done in connection with the general counsel services provided at the following rates (beginning October 1, 2019):

For Services Rendered:

\$340.00 per hour for Attorney/Shareholders (a \$5.00/hr. increase)

\$250.00 per hour for Attorney/Non-Shareholders (a \$5.00/hr. increase)

\$105.00 per hour for Paralegals/Legal Assistants (no increase)

Our fees will be based upon the ethical rules governing our practice. The amount of each fee will be the fair value of the services provided, taking into account the time spent, the nature of the services performed, the expertise required, the size and scope of the matter, the results obtained, the emergency nature of any request for services by the District, and other relevant considerations. The District has retained the Firm to provide general legal representation in connection with the ongoing matters of the District. The District has not retained the Firm to provide legal representation or advice in any other areas of law unrelated to that representation (for example, we are not providing litigation, bankruptcy or bond counsel services at this time). Should the need for those services arise, we will

Stoneybrook South at ChampionsGate Community Development District

May 6, 2019

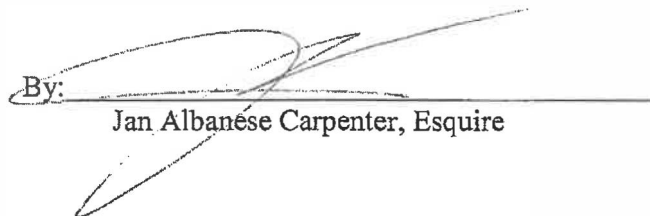
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either refer the work, with your approval, to the attorneys in our Firm who handle that type of legal work and who will bill their services at their normal billing rates, or we will advise you to seek outside counsel to provide those specialized legal services. For services rendered by the Firm, fees invoiced to the District will be the Firm's internally established hourly rates for each of the Firm's attorneys and paralegals. These hourly rates may be adjusted from time to time as determined by the Firm, but no more than one time per year.

The terms and conditions of our prior engagement letter will remain in effect.

Very truly yours,

Latham, Shuker, Eden & Beaudine, LLP

By:   
Jan Albanese Carpenter, Esquire

ACKNOWLEDGED AND ACCEPTED BY:

STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_

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

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

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

# SECTION V

**AGREEMENT BETWEEN THE STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT AND HAMILTON ENGINEERING &  
SURVEYING, INC. FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between:

**Stoneybrook South at ChampionsGate Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida (the “District”); and

**Hamilton Engineering & Surveying, Inc.**, a Florida corporation, with a mailing address of 775 Warner Lane, Orlando, Florida 32803 (the “Engineer”).

**WHEREAS**, the District is a local unit of special-purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), by ordinance of Osceola County, Florida; and

**WHEREAS**, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

**WHEREAS**, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

**WHEREAS**, Engineer submitted a proposal to serve in this capacity; and

**WHEREAS**, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

**WHEREAS**, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to

the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**Article 1. Scope of Services**

- A. The Engineer will provide general engineering services, including:
  - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
  - 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
  - 3. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
  - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
  - 2. Processing of contractors' pay estimates.
  - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
  - 4. Final inspection and requested certificates for construction including the final certificate of construction.
  - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
  - 6. Any other Activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

**Article 2. Method of Authorization.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.

**Article 3. Compensation.** It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:



A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit “A.”** The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

**Article 4. Reimbursable Expenses.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

**Article 5. Term of Contract.** It is understood and agreed that the term of this contract will be from the time of execution of this contract by the parties until terminated in accordance with its terms.

**Article 6. Special Consultants.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**Article 7. Books and Records.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida’s public records law. The District, or

its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

**Article 8. Ownership of Documents.**

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

**Article 9. Accounting Records.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

**Article 10. Independent Contractor.** Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be

considered an employee of the District. Engineer shall not have authority to hire persons as employees of District.

**Article 11. Reuse of Documents.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

**Article 12. Estimate of Cost.** Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**Article 13. Insurance.** Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The

Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**Article 14. Contingent Fee.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**Article 15. Audit.** The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

**Article 16. Indemnification.** The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*.

**Article 17. Public Records.** Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by

law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM), OR C/O GOVERNMENTAL MANAGEMENT SERVICES, CENTRAL FLORIDA, 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.**

**Article 18. Employment Verification.** The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

**Article 19. Controlling Law; Jurisdiction and Venue.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Osceola County, Florida

**Article 20. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:**

Stoneybrook South at ChampionsGate Community  
Development District  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801

Attn: District Manager

**With a copy to:**

Latham, Shuker, Eden & Beaudine  
111 N. Magnolia Avenue, Suite 1400  
Post Office Box 3353; 32802  
Orlando, Florida 32801  
Attn: Jan A. Carpenter

**If to Engineer:**

Hamilton Engineering & Surveying, Inc.  
775 Warner Lane  
Orlando, Florida 32803  
Attn: David Reid

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**Article 21. Assignment.** Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

**Article 22. Termination.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**Article 23. Recovery of Costs and Fees.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

**Article 24. Acceptance.** Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

**IN WITNESS WHEREOF,** the parties hereto have caused these present to be executed the day and year first above written.

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**HAMILTON ENGINEERING & SURVEYING,  
INC., a Florida corporation**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A: Hourly Rate**

### HAMILTON HOURLY FEE SCHEDULE

<u>Staff</u>	<u>Hourly Rate</u>
Principal	\$235
Engineering Senior Project Manager, PE, Senior VP	\$190
Engineering Senior Project Manager, PE, VP	\$170
Business Development, Project Manager, VP	\$150
Survey Director, PLS	\$150
Survey Crew	\$150
Engineering Project Manager, PE	\$130
Survey Senior Project Manager, PLS	\$125
Construction Administration Director	\$120
Survey Senior Project Manager, Crew Coordinator	\$120
IT Director	\$120
Engineering Senior Designer, CADD Manager	\$115
Engineering Senior Designer	\$100
Senior CADD Tech/Project Manager, Eng/Sur	\$100
Engineering Project Engineer, EI	\$90
Survey Project Coordinator/QC	\$90
Survey As-Built Coordinator	\$90
Planning & Zoning Project Manager/GIS Specialist	\$90
Proposal Coordinator	\$90
Accounting/Payroll	\$90
Engineering Designer	\$85
CADD Tech, Eng/Sur	\$80
Project Coordinator Permitting	\$80
Office Manager	\$70
Construction Inspector	\$75
Clerical/Administration	\$40



## **WORK AUTHORIZATION NUMBER 1**

\_\_\_\_\_, 2019

Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida

Subject: **Work Authorization Number 1**  
**Stoneybrook South at ChampionsGate Community Development**  
**District**

Dear Chairman, Board of Supervisors:

Hamilton Engineering & Surveying, Inc., is pleased to submit this work authorization to provide engineering services for the Stoneybrook South at ChampionsGate Community Development District. We will provide these services pursuant to our current agreement dated \_\_\_\_\_, 2019 ("Engineering Agreement") as follows:

### **I. Scope of Work**

Stoneybrook South at ChampionsGate Community Development District will engage the services of Hamilton Engineering & Surveying, Inc., as Engineer to prepare any necessary reports and attend and participate in meetings of the District's Board of Supervisors as requested by the District.

### **II. Fees**

Stoneybrook South at ChampionsGate Community Development District will compensate Hamilton Engineering & Surveying, Inc., pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Hamilton Engineering & Surveying, Inc., all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Stoneybrook South at ChampionsGate Community Development District and Hamilton Engineering & Surveying, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Hamilton Engineering & Surveying, Inc. We look forward to working with you.

Sincerely,

---

David Reid, P.E.  
Hamilton Engineering & Surveying, Inc.

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
Stoneybrook South at ChampionsGate Community Development District

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

## SECTION VI



# DOWN TO EARTH

LANDSCAPE & IRRIGATION

## Landscape Maintenance Addendum

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

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

## Champions Gate North Whistling Straights

---

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

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

### Additional Items

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

Stoneybrook South at Champions Gate

SSS Down To Earth Opco LLC

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

BY: Michael Mosler II  
ITS: Director

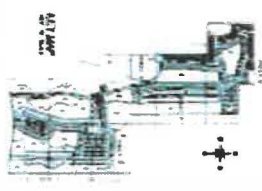
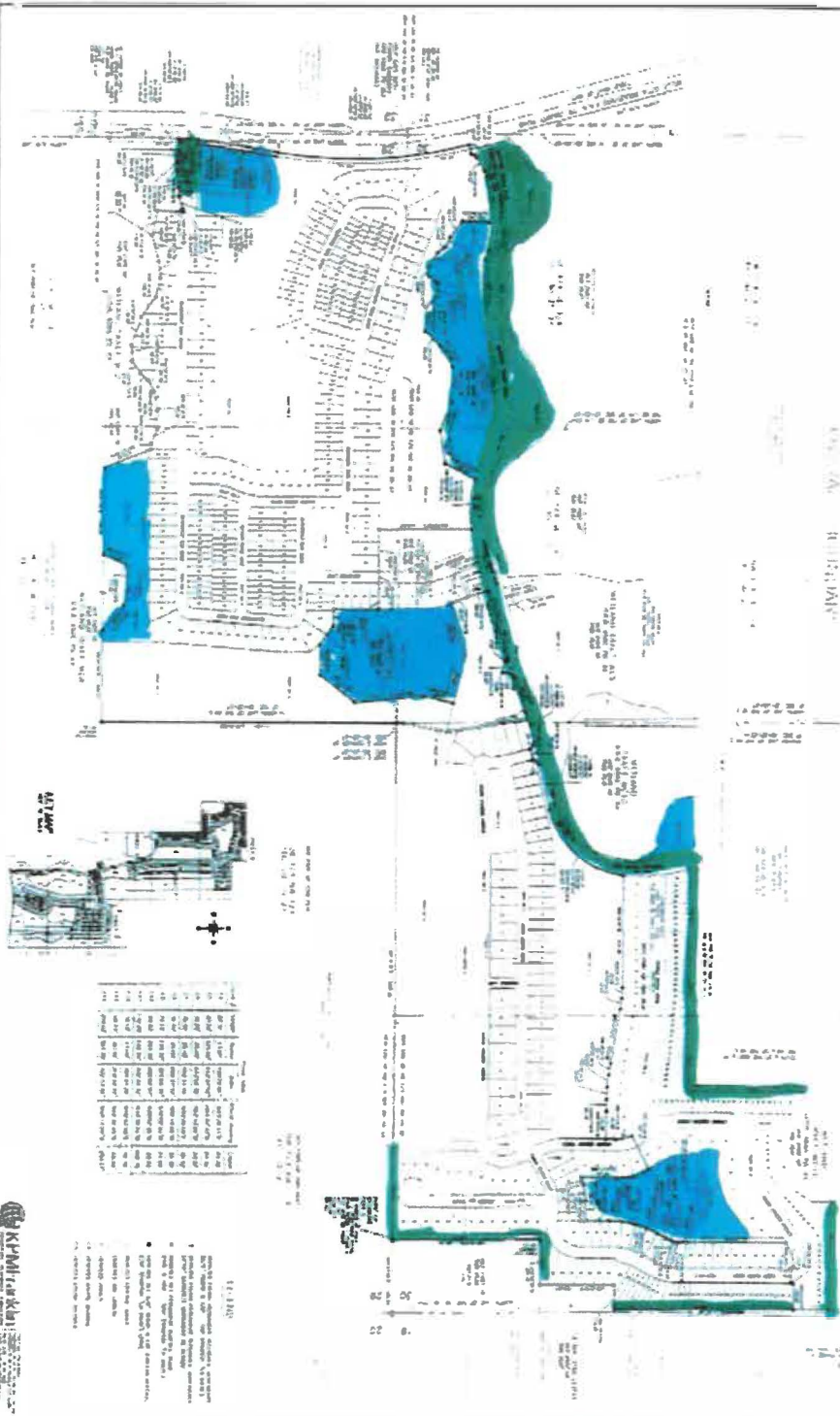
\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
SSS Down To Earth Opco LLC



STONEYBROOK SOUTH  
NORTH PARCEL PHASE 2

THIS PLAN IS A REVISION OF THE PREVIOUS PLAN AND IS TO BE USED IN CONJUNCTION WITH THE PREVIOUS PLAN. THE PREVIOUS PLAN IS THE ONE WHICH WAS SUBMITTED TO THE BOARD OF SUPERVISORS AND IS THE ONE WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS. THE PREVIOUS PLAN IS THE ONE WHICH WAS SUBMITTED TO THE BOARD OF SUPERVISORS AND IS THE ONE WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS.



Lot	Area	Notes
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
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100	1.00	1.00

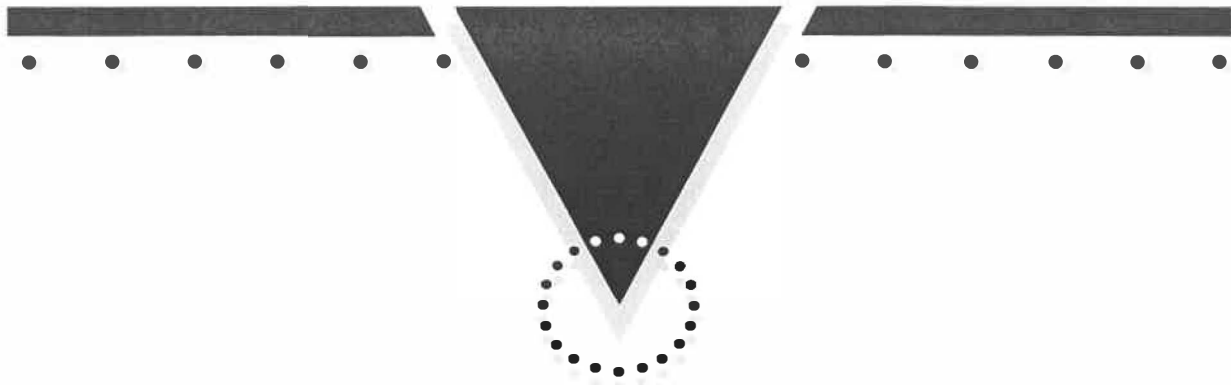
STONEYBROOK SOUTH  
NORTH PARCEL PHASE 2

# SECTION VII

# SECTION C

# SECTION 1





**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**April 30, 2019**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

April 30, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<b><u>ASSETS:</u></b>				
CASH	\$5,012	---	---	\$5,012
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$299,652	---	\$299,652
INTEREST	---	\$680	---	\$680
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	---	---	\$0
INTEREST	---	\$82,859	---	\$82,859
CONSTRUCTION	---	---	\$11,617,139	\$11,617,139
COST OF ISSUANCE	---	---	\$9,240	\$9,240
BAXTER TRACT ESCROW	---	---	\$2,000,000	\$2,000,000
DUE FROM DEVELOPER	\$16,996	---	---	\$16,996
<b>TOTAL ASSETS</b>	<b>\$22,009</b>	<b>\$984,038</b>	<b>\$13,626,490</b>	<b>\$14,632,536</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$23,305	---	---	\$23,305
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$451,232	---	\$451,232
RESTRICTED FOR DEBT SERVICE 2019	---	\$532,806	---	\$532,806
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$13,626,379	\$13,626,379
UNASSIGNED	(\$1,297)	---	---	(\$1,297)
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$22,009</b>	<b>\$984,038</b>	<b>\$13,626,490</b>	<b>\$14,632,536</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$289,202	\$168,701	\$108,321	(\$60,380)
<b>TOTAL REVENUES</b>	<b>\$289,202</b>	<b>\$168,701</b>	<b>\$108,321</b>	<b>(\$60,380)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$7,000	\$8,525	(\$1,525)
ATTORNEY	\$25,000	\$14,583	\$11,062	\$3,521
DISSEMINATION	\$3,500	\$2,042	\$2,042	(\$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	\$18,958	\$18,958	\$0
INFORMATION TECHNOLOGY	\$600	\$350	\$350	\$0
TELEPHONE	\$300	\$175	\$22	\$153
POSTAGE	\$1,000	\$583	\$54	\$530
INSURANCE	\$5,665	\$5,665	\$6,748	(\$1,083)
PRINTING & BINDING	\$1,000	\$583	\$104	\$479
LEGAL ADVERTISING	\$2,500	\$1,458	\$1,191	\$267
OTHER CURRENT CHARGES	\$1,000	\$583	\$3,400	(\$2,817)
OFFICE SUPPLIES	\$625	\$365	\$7	\$358
PROPERTY APPRAISER	\$250	\$250	\$312	(\$62)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,000	\$8,750	\$8,750	\$0
ELECTRIC	\$600	\$350	\$6,773	(\$6,423)
WATER & SEWER	\$110,000	\$64,167	\$12,610	\$51,557
LANDSCAPE MAINTENANCE	\$48,987	\$28,576	\$28,576	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$1,650	(\$1,650)
IRRIGATION REPAIRS	\$0	\$0	\$810	(\$810)
CONTINGENCY	\$15,000	\$8,750	\$0	\$8,750
<b>TOTAL EXPENDITURES</b>	<b>\$289,202</b>	<b>\$172,864</b>	<b>\$121,429</b>	<b>\$51,435</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$13,108)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$11,812</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$1,297)</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
SPECIAL ASSESSMENTS	\$301,800	\$301,800	\$298,842	(\$2,958)
INTEREST	\$0	\$0	\$589	\$589
<b>TOTAL REVENUES</b>	<b>\$301,800</b>	<b>\$301,800</b>	<b>\$299,431</b>	<b>(\$2,369)</b>

#### EXPENDITURES:

INTEREST - 12/15	\$108,325	\$108,325	\$108,325	\$0
PRINCIPAL - 12/15	\$55,000	\$55,000	\$55,000	\$0
INTEREST - 6/15	\$107,363	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$270,688</b>	<b>\$163,325</b>	<b>\$163,325</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$31,113</b>		<b>\$136,106</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$167,244</b>		<b>\$315,126</b>	
<b>FUND BALANCE - Ending</b>	<b>\$198,357</b>		<b>\$451,232</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$532,806	\$532,806
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$532,806</b>	<b>\$532,806</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 6/15	\$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>\$532,806</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$532,806</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$110</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$111</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
<b>REVENUES:</b>				
BOND PROCEEDS	\$0	\$0	\$14,202,194	\$14,202,194
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,202,194</b>	<b>\$14,202,194</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$575,815	(\$575,815)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$575,815</b>	<b>(\$575,815)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$13,626,379</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$13,626,379</b>	



# STONEBROOK SOUTH AT CHAMPIONSGATE

## Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$20,326	\$15,301	\$17,787	\$11,747	\$11,149	\$15,015	\$16,996	\$0	\$0	\$0	\$0	\$0	\$108,321
<b>TOTAL REVENUES</b>	<b>\$20,326</b>	<b>\$15,301</b>	<b>\$17,787</b>	<b>\$11,747</b>	<b>\$11,149</b>	<b>\$15,015</b>	<b>\$16,996</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$108,321</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$1,100	\$0	\$0	\$400	\$900	\$300	\$5,825	\$0	\$0	\$0	\$0	\$0	\$8,525
ATTORNEY	\$720	\$1,285	\$492	\$603	\$1,752	\$3,722	\$2,490	\$0	\$0	\$0	\$0	\$0	\$11,062
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$2,042
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	\$2,708	\$2,708	\$0	\$0	\$0	\$0	\$0	\$18,958
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$350
TELEPHONE	\$0	\$6	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
POSTAGE	\$7	\$17	\$6	\$0	\$8	\$6	\$10	\$0	\$0	\$0	\$0	\$0	\$54
INSURANCE	\$6,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,748
PRINTING & BINDING	\$14	\$8	\$16	\$0	\$5	\$0	\$62	\$0	\$0	\$0	\$0	\$0	\$104
LEGAL ADVERTISING	\$673	\$0	\$0	\$0	\$0	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$1,191
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$5
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
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$8,750
ELECTRIC	\$587	\$588	\$1,036	\$1,141	\$1,140	\$1,142	\$1,138	\$0	\$0	\$0	\$0	\$0	\$6,773
WATER & SEWER	\$3,807	\$2,671	\$1,601	\$1,050	\$1,524	\$1,904	\$53	\$0	\$0	\$0	\$0	\$0	\$12,610
LANDSCAPE MAINTENANCE	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$4,082	\$0	\$0	\$0	\$0	\$0	\$28,576
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$825	\$825	\$0	\$0	\$0	\$0	\$0	\$1,650
IRRIGATION REPAIRS	\$519	\$0	\$0	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$810
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$27,731</b>	<b>\$17,268</b>	<b>\$11,549</b>	<b>\$11,888</b>	<b>\$13,711</b>	<b>\$20,492</b>	<b>\$18,789</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,429</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$7,405)</b>	<b>(\$1,967)</b>	<b>\$6,238</b>	<b>(\$141)</b>	<b>(\$2,562)</b>	<b>(\$5,477)</b>	<b>(\$1,793)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$13,108)</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
LESS: PRINCIPAL PAYMENT 12/15/18		(\$55,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,655,000</b>

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

**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	\$ -	\$ -
6	3/25/19	4/15/19	\$ 15,015.34	\$ 15,015.34	\$ -	\$ 15,015.34	\$ -	\$ -
7	4/25/19	5/13/19	\$ 16,996.12	\$ 16,996.12	\$ -	\$ 16,996.12	\$ -	\$ -
Due from Developer			\$ 146,731.88	\$ 146,731.88	\$ 38,410.86	\$ 108,321.02	\$ -	\$ -
Total Developer Contributions FY19				<u>\$ 108,321.02</u>				

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



**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2017**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
10/30/17	1	Lennar Corporation	Reimbursement #1 - Parcel K Assessment Area (Tract K)	\$ 1,340,975.31
5/2/18	2	Lennar Corporation	Reimbursement #2 - Parcel K Assessment Area (Tract K)	\$ 1,732,305.97
6/14/18	3	KPM Franklin	Invoice# 120840 - Preparation of Lennar Reimb. #2 & 3	\$ 6,147.50
7/31/18	4	Lennar Corporation	Reimbursement #3 - Parcel K Assessment Area (Tract K)	\$ 1,246,161.17
<b>TOTAL</b>				<b>\$ 4,325,589.95</b>
<b>Fiscal Year 2018</b>				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
2/1/18		Interest		\$ 506.62
3/1/18		Interest		\$ 457.67
4/1/18		Interest		\$ 506.78
5/1/18		Interest		\$ 609.06
6/1/18		Interest		\$ 277.76
7/1/18		Interest		\$ 256.66
8/1/18		Interest		\$ 305.70
9/1/18		Interest		\$ 0.21
<b>TOTAL</b>				<b>\$ 3,949.78</b>
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 9/30/18				\$ 3,949.78
Requisitions Paid thru 9/30/18				\$ (4,325,589.95)
Remaining Acquisition/Construction Fund				<b>\$ 840.33</b>
<b>Fiscal Year 2019</b>				
10/17/18	5	KPM Franklin	Invoice# 121114 - Review of Lennar Reimbursement	\$ 730.00
<b>TOTAL</b>				<b>\$ 730.00</b>
<b>Fiscal Year 2019</b>				
10/1/18		Interest		\$ 0.21
11/1/18		Interest		\$ 0.12
12/1/18		Interest		\$ 0.03
1/2/19		Interest		\$ 0.03
2/1/19		Interest		\$ 0.03
3/1/19		Interest		\$ 0.03
4/1/19		Interest		\$ 0.03
<b>TOTAL</b>				<b>\$ 0.48</b>
Acquisition/Construction Fund at 9/30/18				\$ 840.33
Interest Earned thru 4/30/19				\$ 0.48
Requisitions Paid thru 4/30/19				\$ (730.00)
Remaining Acquisition/Construction Fund				<b>\$ 110.81</b>

**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
Acquisition/Construction Fund at 4/29/19				<b>\$ 11,617,138.82</b>
Interest Earned thru 4/30/19				<b>\$ -</b>
Requisitions Paid thru 4/30/19				<b>\$ -</b>
Remaining Acquisition/Construction Fund				<b>\$ 11,617,138.82</b>

## SECTION 2

**Stoneybrook South at ChampionsGate  
Community Development District**

**FY19 Funding Request #8  
May 24, 2019**

	Payee		General Fund
1	<b>Down to Earth Lawncare II, Inc.</b> Inv# 36147 - Landscape Maintenance - May 2019	\$	4,082.22
2	<b>Duke Energy</b> Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - April 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - November 2018 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - December 2018 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - January 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - February 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - March 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - April 2019 Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - April 2019	\$ \$ \$ \$ \$ \$ \$ \$	550.55 38.65 43.78 40.01 38.94 41.22 37.37 550.55
3	<b>Ecological Consulting Solutions</b> Inv# 3688 - Chemical Treatment, Monitoring, SFWMD Permitting - May 2019	\$	8,275.00
4	<b>Governmental Management Services-CF, LLC</b> Inv# 50 - Management Fees - May 2019 Inv# 51 - Field Management Services - May 2019	\$ \$	3,372.35 1,250.00
5	<b>Hamilton Engineering &amp; Surveying, Inc.</b> Inv# 58356 - Engineering Services - April 2019	\$	570.00
6	<b>KPM Franklin</b> Inv# 121854 - Annual Engineer's Report & Site Inspections - April 2019	\$	5,255.00
7	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 85573 - General Counsel - April 2019	\$	2,489.52
8	<b>Toho Water Authority</b> Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - April 2019 Inv# 2627512-33169919 - 1000 Whistling Straits Blvd. Block - April 2019	\$ \$	1,078.54 52.52
		\$	<b>27,766.22</b>
		\$	<b>27,766.22</b>

Please make check payable to:

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

Wire funds to:

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



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



May 2019  
Invoice #36147

**Customer**

STONEBROOK SOUTH @  
CHAMPIONSGATE CDD  
C/O GMS  
9145 NARCOOSSEE RD.  
SUITE A208  
ORLANDO FL 32827  
[TVISCARRA@GMSFCL.COM](mailto:TVISCARRA@GMSFCL.COM)

RECEIVED  
MAY 09 2019  
BY: \_\_\_\_\_

Project/Job	Invoice Date	Due Date	Terms	PO #
MONTHLY MAINTENANCE - STONEBROOK SOUTH AT CHAMPIONSGATE CDD	5/10/2019	6/9/2019	Net 30	

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

#10 (Hd)  
Mthly Maintenance - May 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.

*A*  
*Landscape*



ACCOUNT NUMBER

**11636 69020**

APRIL 2019

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

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

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

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

**SERVICE ADDRESS**  
000 WESTSIDE BLVD LITE,  
SB TRACT K SL

**DUE DATE**  
**MAY 20 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 APR 15 2019**

**550.55 THANK YOU**

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED  
BILLING PERIOD..03-26-19 TO 04-26-19 31 DAYS

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

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

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

FIXTURE TOTAL		426.48
MAINTENANCE TOTAL	#8	41.28
GROSS RECEIPTS TAX		2.07

TOTAL CURRENT BILL

TOTAL DUE THIS STATEMENT

DDO W-Side Blvd Lite

1-320-538-43

**\$550.55**

RECEIVED  
APR 30 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 - 38 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$17.69

BF\_BL\_DEF\_20190426\_204306\_1.CSV-29782-00002559

DETACH AND RETURN THIS SECTION

ZP03 0001179

**Make checks payable to: Duke Energy**

**ACCOUNT NUMBER - 11636 69020**

029782 000002559

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

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

**DUE DATE**

MAY 20 2019

TOTAL DUE

550.55

PLEASE ENTER  
AMOUNT PAID

116366902090000005505580000000000000000000000005505580100000000009

167554635460000000386530000000000000000000003865301000000000009



# STATEMENT OF ELECTRIC SERVICE

JANUARY 2019

16755 46354

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

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

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

STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771

SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTS

DUE DATE TOTAL AMOUNT DUE  
JAN 23 2019 82.43

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

PIN: 444520245

## METER READINGS

METER NO.	001017038
PRESENT (ACTUAL)	001401
PREVIOUS (ACTUAL)	001157
DIFFERENCE	000244
PRESENT ONPEAK	000340
PREVIOUS ONPEAK	000275
DIFFERENCE ONPEAK	000065
TOTAL KWH	244
ON PEAK KWH	65

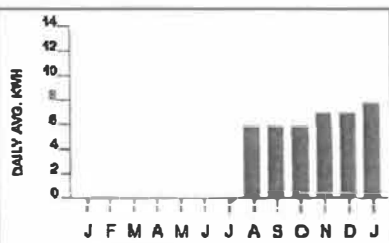
GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD..11-29-18 TO 12-31-18 32 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	244 KWH @ 6.07800¢	19.71
FUEL CHARGE	244 KWH @ 3.97400¢	9.70
ASSET SECURITIZATION CHARGE	244 KWH @ 0.20600¢	0.50

TOTAL ELECTRIC COST	42.69
GROSS RECEIPTS TAX	1.09

TOTAL CURRENT BILL	43.78
BALANCE FORWARD	38.65

TOTAL DUE THIS STATEMENT **\$82.43**



ENERGY USE  
DAILY AVG. USE - 8 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.35

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

DETACH AND RETURN THIS SECTION

NZ 0000465

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

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

STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771

DUE DATE

JAN 23 2019

TOTAL DUE

82.43

PLEASE ENTER  
AMOUNT PAID

16755463546000000082438000000386530000000437860100000000009

**STATEMENT OF ELECTRIC SERVICE**

FEBRUARY 2019

ACCOUNT NUMBER  
**16755 46354****FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477****WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)****TO REPORT A POWER OUTAGE:  
1-800-228-8485****STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771****SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTS****DUE DATE  
FEB 20 2019****TOTAL AMOUNT DUE  
122.44****NEXT READ  
DATE ON OR  
ABOUT  
FEB 28 2019****DEPOSIT AMOUNT  
ON ACCOUNT  
NONE****PIN: 444520245****METER READINGS**

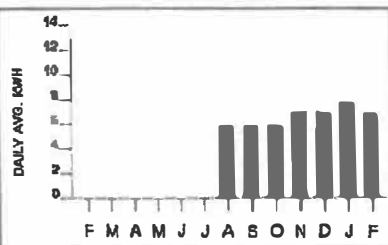
METER NO.	001017058
PRESENT (ACTUAL)	001615
PREVIOUS (ACTUAL)	001401
DIFFERENCE	000214
PRESENT ONPEAK	000404
PREVIOUS ONPEAK	000340
DIFFERENCE ONPEAK	000064
TOTAL KWH	214
ON PEAK KWH	64

**05-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 12-31-18 TO 01-29-19 29 DAYS**

CUSTOMER CHARGE		12.78
ENERGY CHARGE	214 KWH @ 6.07600¢	17.29
FUEL CHARGE	214 KWH @ 3.97400¢	8.50
ASSET SECURITIZATION CHARGE	214 KWH @ 0.20600¢	0.44

*TOTAL ELECTRIC COST	39.01
GROSS RECEIPTS TAX	1.00

TOTAL CURRENT BILL	40.01
BALANCE FORWARD	82.43

**TOTAL DUE THIS STATEMENT \$122.44****ENERGY USE**  
DAILY AVG. USE - 7 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.35

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. If your previous unpaid balance has been paid, please disregard. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 19%, Purchased Power 18%, Gas 85%, Oil 0%, Nuclear 0% (for prior 12 months ending December 31, 2018).

DETACH AND RETURN THIS SECTION NZ 0000440

**Make checks payable to: Duke Energy****ACCOUNT NUMBER - 16755 46354**P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004**STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771****DUE DATE****FEB 20 2019****TOTAL DUE****122.44**PLEASE ENTER  
AMOUNT PAID

167554635460000001224400000000824380000000400140100000000009

**STATEMENT OF ELECTRIC SERVICE**

MARCH 2019

ACCOUNT NUMBER  
**16755 46354**FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)TO REPORT A POWER OUTAGE:  
1-800-228-8485STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTSDUE DATE  
MAR 21 2019TOTAL AMOUNT DUE  
161.38NEXT READ  
DATE ON OR  
ABOUT  
APR 01 2019DEPOSIT AMOUNT  
ON ACCOUNT  
NONE

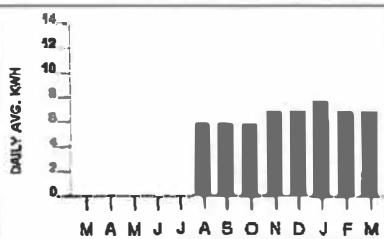
PIN: 444520245

**METER READINGS**

METER NO.	001017038
PRESENT (ACTUAL)	001820
PREVIOUS (ACTUAL)	001615
DIFFERENCE	000205
PRESENT ONPEAK	000464
PREVIOUS ONPEAK	000404
DIFFERENCE ONPEAK	000060
TOTAL KWH	205
ON PEAK KWH	60

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD..01-29-19 TO 02-27-19 29 DAYS  
CUSTOMER CHARGE 12.78  
ENERGY CHARGE 205 KWH @ 8.07800¢ 16.56  
FUEL CHARGE 205 KWH @ 3.97400¢ 8.15  
ASSET SECURITIZATION CHARGE 205 KWH @ 0.23600¢ 0.48\*TOTAL ELECTRIC COST  
GROSS RECEIPTS TAX37.97  
.97TOTAL CURRENT BILL  
BALANCE FORWARD~~38.95~~  
122.44

TOTAL DUE THIS STATEMENT

**\$161.38**Payment of this statement within 90 days from the billing date will  
avoid a 1% late charge being applied to this account.  
If your previous unpaid balance has been paid, please disregard.**ENERGY USE**  
DAILY AVG. USE - 7 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.31

DETACH AND RETURN THIS SECTION

NZ 0000182

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

STNYBRK STH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004**DUE DATE**  
**MAR 21 2019****TOTAL DUE**  
**161.38**PLEASE ENTER  
AMOUNT PAID

1675546354600000016138000000012244000000003894301000000000009

**STATEMENT OF ELECTRIC SERVICE**

APRIL 2019

ACCOUNT NUMBER  
**16755 46354**FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)TO REPORT A POWER OUTAGE:  
1-800-228-6485STNYBRK 6TH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTSDUE DATE  
APR 23 2019TOTAL AMOUNT DUE  
202.60NEXT READ  
DATE ON OR  
ABOUT  
MAY 01 2019DEPOSIT AMOUNT  
ON ACCOUNT  
NONE

PIN: 444520245

**METER READINGS**

METER NO.	001017038
PRESENT (ACTUAL)	002040
PREVIOUS (ACTUAL)	001820
DIFFERENCE	000220
PRESENT ONPEAK	000525
PREVIOUS ONPEAK	000464
DIFFERENCE ONPEAK	000061
TOTAL KWH	220
ON PEAK KWH	61

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD: 02-27-19 TO 04-01-19 35 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	220 KWH @ 8.07800¢	17.77
FUEL CHARGE	220 KWH @ 3.97400¢	8.74
ASSET SECURITIZATION CHARGE	220 KWH @ 0.23600¢	0.52

*TOTAL ELECTRIC COST	39.81
GROSS RECEIPTS TAX	1.02
LATE PAYMENT CHARGE FOR PREVIOUS BILL	.59

TOTAL CURRENT BILL	41.22
BALANCE FORWARD	161.58

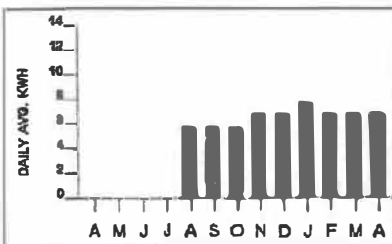
TOTAL DUE THIS STATEMENT **\$202.60**

Balance of \$202.60 paid by phone

Confirmation #: 127020260

Paid: 05/07/19

E J V E P



<b>ENERGY USE</b>	
DAILY AVG. USE -	7 KWH/DAY
USE ONE YEAR AGO -	0 KWH/DAY
DAILY AVG. ELECTRIC COST -	\$1.21

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

DETACH AND RETURN THIS SECTION

N Z 000073

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

STNYBRK 6TH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34771P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

APR 23 2019

TOTAL DUE

202.60

PLEASE ENTER  
AMOUNT PAID

16755463546000000202606000000161380000000041228010000000009

**STATEMENT OF ELECTRIC SERVICE**

MAY 2019

ACCOUNT NUMBER  
**16755 46354****FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477****WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)****TO REPORT A POWER OUTAGE:  
1-800-228-8485****STNYBRK 5TH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34777****SERVICE ADDRESS  
15121 OLYMPIC CLUB BLVD,  
ENTRANCE LIGHTS****DUE DATE TOTAL AMOUNT DUE  
MAY 23 2019 239.97****NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
MAY 31 2019 NONE****PIN: 444520245****METER READINGS**

METER NO.	001017038
PRESENT (ACTUAL)	002226
PREVIOUS (ACTUAL)	002040
DIFFERENCE	000186
PRESENT ONPEAK	000574
PREVIOUS ONPEAK	000525
DIFFERENCE ONPEAK	000049
TOTAL KWH	186
ON PEAK KWH	49

**GS-1 060 GENERAL SERVICE - NON DEMAND SEC****BILLING PERIOD: 04-01-19 TO 05-01-19 30 DAYS**

CUSTOMER CHARGE		12.78
ENERGY CHARGE	186 KWH @ 8.07800¢	15.03
FUEL CHARGE	186 KWH @ 3.97400¢	7.39
ASSET SECURITIZATION CHARGE	186 KWH @ 0.23600¢	0.44

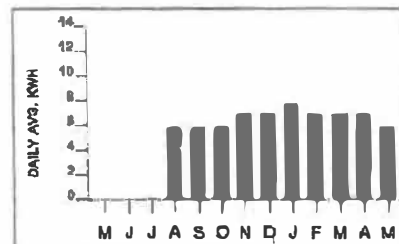
*TOTAL ELECTRIC COST	55.64
GROSS RECEIPTS TAX	.91
LATE PAYMENT CHARGE FOR PREVIOUS BILL	.82
TOTAL CURRENT BILL	<b>\$7.37</b>
BALANCE FORWARD	202.60

**TOTAL DUE THIS STATEMENT \$239.97**

#8 Apr 19

15121 Olympic Club Blvd

1-320-538-43 @ 37.37

**ENERGY USE**  
DAILY AVG. USE - 6 KWH/DAY  
USE ONE YEAR AGO - 8 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$1.19

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
If your previous unpaid balance has been paid, please disregard.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 20%, Purchased Power 16%, Gas 64%, Oil 0%, Nuclear 0% (for prior 12 months ending March 31, 2019).

DETACH AND RETURN THIS SECTION

NZ 000248

**Make checks payable to: Duke Energy****ACCOUNT NUMBER - 16755 46354****STNYBRK 5TH AT CHMPNSGT CDD  
9145 NARCOOSSEE RD  
STE A206  
SAINT CLOUD FL 34777****P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004****DUE DATE****MAY 23 2019****TOTAL DUE****239.97****PLEASE ENTER  
AMOUNT PAID**

16755463546000000239970000000202606000000037374010000000009



## 576886633880000000550558000000000000000000005505580100000000009

235 Hunt Club Blvd.  
Suite 202  
Longwood, FL 32779

GMS-CF, LLC

<b>Date</b>	<b>Invoice #</b>
05/07/2019	3688

Terms	Project
Net 30	008.53.11



Project Name
Stoneybrook South:

[illegible]

**E-mail**

<b>Job Total Balance</b>	<b>\$8,275.00</b>
--------------------------	-------------------

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

PAID  
MAY 09 2019

# Invoice

Invoice #: 50  
Invoice Date: 5/1/19  
Due Date: 5/1/19  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2019 1-310-513-34		2,708.33	2,708.33
Information Technology - May 2019 1-310-513-351		50.00	50.00
Dissemination Agent Services - April 2019 1-310-513-313		583.33	583.33
Office Supplies May 19 May 1-310-513-51		0.24	0.24
Postage May 19 1-310-513-42		4.00	4.00
Copies May 19 1-310-513-425		19.65	19.65
Telephone May 19 1-310-513-41		6.80	6.80
#1 (Hd)			
Total			\$3,372.35
Payments/Credits			\$0.00
Balance Due			\$3,372.35

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

3027  
MAY 09 2019  
DY:-----

# Invoice

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

**Invoice #:** 51  
**Invoice Date:** 5/1/19  
**Due Date:** 5/1/19  
**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Field Management May 2019 #1 (Ha) 1-320-538-12		1,250.00	1,250.00
<b>Total</b>			<b>\$1,250.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,250.00</b>

**Invoice**

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

Stoneybrook South at Championsgate  
135 W. Central BLVD, Ste. #320  
Orlando, FL 32801

May 7, 2019  
Project No: 53670.0002  
Invoice No: 58356  
Project Manager: David Reid

Project 53670.0002 Stoneybrook South at Championsgate - O&M 2019

**Professional Services for the Period: March 30, 2019 to April 26, 2019**

Phase 030B Meetings

**Professional Personnel**

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 4/1/2019	3.00	190.00	570.00
CDD BOS mtg			
Totals	3.00		570.00
<b>Total Labor</b>			<b>570.00</b>

**Total for this Section: \$570.00**

**TOTAL DUE THIS INVOICE: \$570.00**

**Billed-to-Date**

	Current	Prior	Total
Labor	570.00	0.00	570.00
<b>Totals</b>	<b>570.00</b>	<b>0.00</b>	<b>570.00</b>

#15 'H0'

1-310-513-311

Board of Supervisor Mtg

RECEIVED  
MAY 15 2019

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

\*\*Billing Questions: Carrie Davis 813.250.3535 ext132\*\* All

Project	53670.0002	Stoneybrook South at Championsgate	Invoice	58356
---------	------------	------------------------------------	---------	-------

## Billing Backup

Tuesday, May 7, 2019

Hamilton Engineering & Surveying, Inc.

Invoice 58356 Dated 5/7/2019

6:39:19 AM

Project	53670.0002	Stoneybrook South at Championsgate - O&M 2019
---------	------------	---

Phase	030B	Meetings
-------	------	----------

### Professional Personnel

	Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP				
10 - Reid, David                      4/1/2019	3.00	190.00	570.00	
CDD BOS mtg				
Totals	3.00		570.00	
<b>Total Labor</b>				<b>570.00</b>

**Total for this Section:                      \$570.00**

**\$570.00**

**Total this Report                      \$570.00**



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 121854  
Date 05/02/2019

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

For Professional Services through April 25, 2019

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	5,255.00
03 Miscellaneous	0.00
Total	5,255.00

rs (Hd)

Annual Inspection/SFWMD

1-310-33-311

RECEIVED  
MAY 07 2019

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



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 121854  
Date 05/02/2019

**02 Reports**

Professional Fees

	Date	Hours	Rate	Billed Amount
Gregg Dubinsky				
Annual Inspection	04/23/2019	8.00	125.00	1,000.00
Annual Inspection	04/24/2019	7.00	125.00	875.00
Preparation of Report	04/25/2019	7.00	125.00	875.00
Michael A. Enot				
Answer Questions regarding end of year review field inspection review	04/19/2019	0.25	200.00	50.00
Answer Questions regarding end of year review field inspection review	04/25/2019	0.25	200.00	50.00
Robert G. Butterfield				
Research SFWMD permits for stormwater inspection	04/16/2019	2.00	185.00	370.00
Review SFWMD files to prepare for site inspection	04/17/2019	1.50	185.00	277.50
Prepare for site inspections	04/18/2019	1.00	185.00	185.00
Prepare for site inspection	04/22/2019	1.00	185.00	185.00
Site inspection	04/24/2019	7.00	185.00	1,295.00
Coord prep of inspection report	04/25/2019	0.50	185.00	92.50
Phase subtotal				5,255.00
Invoice total				5,255.00

Approved by:

Michael A. Enot  
Transportation Division Manager





**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 121854  
Date 05/02/2019

### Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

02 Reports

Phase Status: Active

Billing Cutoff: 04/25/2019

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

#### **Labor**

WIP Status: Billable

Engineer VII (PE)

Gregg Dubinsky

Project Time 04/23/2019 8.00 125.00 1,000.00

Annual Inspection

Project Time 04/24/2019 7.00 125.00 875.00

Annual Inspection

Project Time 04/25/2019 7.00 125.00 875.00

Preparation of Report

Subtotal 22.00 2,750.00

Senior Engineer III (PE)

Robert G. Butterfield

Project Time 04/16/2019 2.00 185.00 370.00

Research SFWMD permits for stormwater inspection

Project Time 04/17/2019 1.50 185.00 277.50

Review SFWMD files to prepare for site inspection

Project Time 04/18/2019 1.00 185.00 185.00

Prepare for site inspections

Project Time 04/22/2019 1.00 185.00 185.00

Prepare for site inspection

Project Time 04/24/2019 7.00 185.00 1,295.00

Site inspection

Project Time 04/25/2019 0.50 185.00 92.50

Coord prep of inspection report

Subtotal 13.00 2,405.00

Principal Division Manager

Michael A. Enot

Project Time 04/19/2019 0.25 200.00 50.00

Answer Questions regarding end of year review field inspection review

Project Time 04/25/2019 0.25 200.00 50.00

Answer Questions regarding end of year review field inspection review

Subtotal 0.50 100.00

Labor total 35.50 5,255.00

03 Miscellaneous

Phase Status: Active

Stoneybrook South at ChampionsGate CDD

Invoice number 121854

Invoice date 05/02/2019

Page 3 of 4



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 121854  
Date 05/02/2019

**Invoice Supporting Detail**

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

Phase Status: Active

**Invoice Summary**

	Contract	Billed	%	Remaining	%
Labor		27,698.75		-27,698.75	
Expense					
Consultant					
Total		27,698.75		-27,698.75	

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

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

#2 (Hd)  
1-310-513-315  
Mtg / Expnd Pet/legal issue

May 14, 2019

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

**INVOICE**

Matter ID: 7192-001  
General

Invoice # 85573  
Federal ID # 59-3366512

RECEIVED  
MAY 15 2019

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

**For Professional Services Rendered:**

04/01/2019	ACD	Prepare for and attend CDD meeting; follow up on items.	3.80hr	\$931.00
04/09/2019	ACD	Call with County planning department; confirm expansion Petition details; Revise / transmit Petition and Application per comment.	1.60hr	\$392.00
04/15/2019	ACD	Review County comments to Interlocal Agreement; call with County; forward Interlocal Agreement to Developer.	0.80hr	\$186.00
04/18/2019	JAC	Telephone from Lennar responding to questions	0.20hr	\$71.00
04/23/2019	JAC	Emails and discussions with Osceola County regarding legal description issues	0.20hr	\$71.00
04/23/2019	ACD	Call with Engineer on status of legal description correction for expansion.	0.40hr	\$98.00
04/24/2019	ACD	Calls and emails on legal description issue.	1.20hr	\$294.00
04/29/2019	ACD	Contact Engineer and Country regarding expansion legal description error; review information sent by Engineer; recompile legal description for expansion.	0.90hr	\$220.50
04/29/2019	ACD	Review agenda and minutes; prepare for next weeks meeting.	0.40 hr	\$98.00
04/30/2019	ACD	Follow up with County on missing items for Petition; confirm revised expansion hearing date.	0.30 hr	\$73.50

Total Professional Services: **\$2,445.00**

**For Disbursements Incurred:**

04/08/2019	Check # 48091 FEDEX; Invoice No. 6-501-57216 - 03.19.19 Sent to Joshua Larsen at Osceola County Community Development - from JoAnna Sweeney w/LSEB	\$11.23
04/26/2019	Check # 46153 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 04.01.19	\$33.29

Total Disbursements Incurred: **\$44.52**

May 14, 2019

Matter ID: 7192-001

Invoice # 85573

Federal ID # 59-3366512

**INVOICE SUMMARY**

For Professional Services:	9.80 Hours	\$2,445.00
For Disbursements Incurred:		\$44.52
New Charges this Invoice:		<u>\$2,489.52</u>
Previous Balance:		\$5,473.75
Less Payment and Credits Received:		<u>\$1,751.80</u>
Outstanding Balance:		\$3,721.95
Plus New Charges this Invoice:		<u>\$2,489.52</u>
Total Due:		<u>\$6,211.47</u>

Billed Through: April 30, 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: \$1,078.54  
Total Amount Due: \$1,078.54

Bringing you life's most precious resource

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	30	04/02/2019	12659	05/02/2019	13018	359

Previous Balance \$1,470.58  
Payment(s) Received \$-1,470.58  
Balance Forward \$0.00

Current Transaction(s)  
Reclaimed Base Charge \$17.78  
Reclaimed Usage \$1,060.76  
Current Transaction Total \$1,078.54

Total Amount Due \$1,078.54

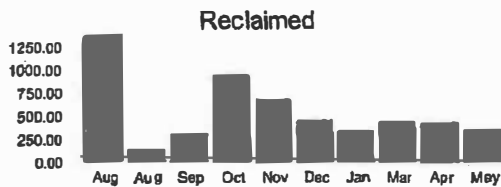
RECEIVED  
MAY 17 2019

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

# 9 Apr 19

1500 Olym Club Blvd Mtr A

1-320-538-432



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

Bringing you life's most precious resource

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

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 05/31/19	Late Charge after 05/31/19	
002627512-033111069	\$0.00	\$1,078.54	\$53.93	\$1,078.54

Please Remit to

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



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

0026275120331110690001078549





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

Bringing you life's most precious resource

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

STONEYBROOK SOUTH AT  
CHAMPIONS GATE

Service Address:  
1000 WHISTLING STRAITS BOULEVARD BLOCK ODD

Account Number: 002627512-033169919  
Past Due Amount: \$0.00  
Current Charges: \$52.52  
Total Amount Due: \$52.52

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18010153	31	03/27/2019	0	04/27/2019	0	0

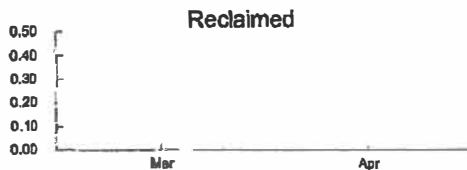
Previous Balance \$308.75  
Payment(s) Received \$-308.75  
Balance Forward \$0.00

Current Transaction(s)  
Reclaimed Base Charge \$52.52  
Current Transaction Total \$52.52

Total Amount Due \$52.52

#9 Apr 19

1000 Whistling Straits Blvd  
1-320-538-432



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 05/24/19	Late Charge after 05/24/19	
002627512-033169919	\$0.00	\$52.52	\$5.00	\$52.52

Please Remit to

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



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

0026275120331699190000052529

