

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*July 9, 2018*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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

July 2, 2018

Board of Supervisors  
Stoneybrook South at ChampionsGate  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, July 9, 2018 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2018-10 Electing Assistant Secretary
4. Approval of Minutes of the June 4, 2018 Meeting
5. Consideration of Resolution 2018-11 Authorizing a Petition to be Filed to Expand the Boundaries of the District
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Consideration of Funding Request #9
7. Supervisor's Requests
8. Adjournment

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

The third order of business is Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a term ending November 2018. Section B is the administration of the Oath of Office to the newly appointed Board Member and Section C is the consideration of Resolution 2018-10 electing an assistant secretary. A copy of the Resolution is enclosed for your review.

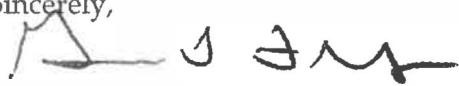
The fourth order of business is the approval of the minutes of the June 4, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2018-11 authorizing a petition to be filed to expand the boundaries of the District. A copy of the Resolution is enclosed for your review.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Section 2 is the consideration of Funding Request #9. A copy of the funding request with supporting documentation is enclosed for your review.

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

Sincerely,

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

George S. Flint  
District Manager

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

Enclosures

## SECTION III

# SECTION C

## **RESOLUTION 2018-10**

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

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

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

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

Adopted this 9<sup>th</sup> day of July, 2018.

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

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

# 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, June 4, 2018 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan  
Lane Register  
Greg Ray

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

George Flint  
Andrew d'Adesky  
Michael Enot  
Brian Smith

District Manager  
District Counsel  
District Engineer  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

Mr. Flint called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018**

Mr. Flint: You have a vacancy on the Board. Any time a vacancy occurs during the term of that seat, the remaining Board Members appoint a replacement. Are there any nominations at this time to fill that vacancy?

Mr. Morgan: Not at this time.

Mr. Flint: We will defer action on that appointment and place that item on a future agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 7, 2018 Meeting**

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

Mr. Morgan: I read through them and they look accurate.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 7, 2018 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2017 Draft Audit Report**

Mr. Flint: The District is a governmental entity and is required to have an independent audit performed annually. The Board engaged McDirmit Davis to provide the audit. I will refer the Board to look at the management comments which start on page 22, if there were any findings or recommendations in the audit they would be indicated there. As you can see, there are no comments or recommendations which means they found that we complied with the provisions and rules the auditors are required to look at. Are there any questions on the audit?

Mr. Morgan: I read through the audit, and like you said there are no issues that came up.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Draft Fiscal Year 2017 Audit Report was accepted and District Staff authorized to transmit the final report to the State of Florida.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2017 Requisition #3 & #4**

Mr. Flint: Requisition #3 is for the District Engineer, KPM Franklin, for \$6,147.50. Requisition #4 is to Lennar to acquire improvement for \$1,246,161.17. These have both been signed by the District Engineer and by Lane Register the Vice Chairman. We've submitted Requisition #3 to the Trustee, and Requisition #4 we are waiting on approval from the District Counsel before we submit that just to make sure we have the bill of sale correct.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2017 Requisitions #3 & #4 were ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: We've had some conversations regarding potential expansion of the District. That conversation will continue to happen, and they are discussing the option of creating a new CDD for the expansion.

**B. District Engineer**

Mr. Enot: I have nothing further for the Board, beyond what was previously stated.

**C. District Manager's Report**

**1. Balance Sheet and Income Statement**

Mr. Flint: You have the balance sheet and income statement. The detail register is behind the summary. Are there any questions?

There being none, next item followed.

**2. Consideration of Funding Request #8**

Mr. Flint: This funding request #8 dated May 22, 2018. It totals \$4,737.30.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Funding Request #8 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Is there anything that was not on the agenda that the Board would like to discuss? The next meeting would be August 6<sup>th</sup>, since there is no July meeting. You have the budget hearing scheduled for that date as well.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the meeting was adjourned at 11:40 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

## **RESOLUTION 2018 - 11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO EXPAND THE BOUNDARIES OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY ADOPT AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO FILE THE PETITION AND DO ALL THINGS NECESSARY TO EXPAND THE BOUNDARIES OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **RECITALS:**

**WHEREAS**, the Stoneybrook South at Championsgate Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and was created by Ordinance Number 2016-70 of the County Commission of Osceola County, Florida (the "County"), effective on August 15, 2016; and

**WHEREAS**, the District is located wholly within the boundaries of Osceola County, Florida; and

**WHEREAS**, the sole developer and majority landholder within the District is Lennar Homes, LLC, a Florida limited liability company, and its affiliated entities (the "Developer"); and

**WHEREAS**, the Developer is the option holder and future fee simple property owner of certain real property generally described/depicted in Exhibit "A" attached hereto (the "Expansion Property"), which property is situated adjacent to the existing District boundaries; and

**WHEREAS**, the Developer has requested, via written communication to the District, that the Expansion Property be included within the boundaries of the District; and

**WHEREAS**, subject to the conditions contained herein, the District's Board of Supervisors finds it to be in the best interest of the District that its boundaries be expanded pursuant to §190.046, Florida Statutes (the "Statute") in order to include the Expansion Property; and

**WHEREAS**, the District previously approved Resolution 2018-07 authorizing the expansion of District boundaries to include certain property known as the Baxter Parcel and, in the interest of efficiency, expediency and costs, desires to jointly file a Petition with the County with property included on Resolution 2018-07 along with the property described herein.

**WHEREAS**, the District desires to authorize and direct the District Manager and District Counsel, *inter alia*, to prepare the necessary Petition to expand the boundaries of the District (the "Petition") to the County in order to comply with the applicable provisions of Chapter 190, Florida Statutes, for the effective expansion of the boundaries of the District as contemplated herein; and

**WHEREAS**, the District's Board of Supervisors desires that the County adopt a non-emergency ordinance to provide for the expansion of the boundaries of the District in accordance with the Statute and as contemplated herein.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORIZATION FOR PETITION.** Subject to the District's receipt of a written acknowledgement or letter agreement from Developer committing Developer to pay for any and all reasonable fees and costs incurred by the District in association with the boundary expansion contemplated herein (regardless of whether it is successful), the District hereby authorizes the Petition be filed with the County pursuant to Section 190.046, Florida Statutes, to expand the boundaries of the Stoneybrook South at Championsgate Community Development District to include the Expansion Property as depicted/described in Exhibit "A" attached hereto. Such Petition may be submitted jointly along with the Expansion Property described in Resolution 2018-07, as previously adopted by the Board.

**SECTION 3. REQUEST FOR ACTION.** The District hereby requests, and such request shall be repeated in the Petition, that the County adopt a non-emergency ordinance in accordance with Chapter 190, Florida Statutes, providing for the expansion of the boundaries of the Stoneybrook South at Championsgate Community Development District in the manner and to the extent reflected in Exhibit "A" attached hereto.

**SECTION 4. DIRECTION TO DISTRICT STAFF.** The District Manager, District Counsel, District Engineer, and any other District staff deemed necessary, are hereby authorized and directed by the Board to: (i) prepare and file the Petition in a timely manner, (ii) work with all necessary parties to transmit this Resolution to the County along with the Petition to expand the boundaries of the Stoneybrook South at Championsgate Community Development District as contemplated herein, and (iii) take all appropriate actions and make all necessary filings to effectuate the expansion of the boundaries of the District consistent with the terms of this Resolution and applicable law.

**SECTION 5. RATIFICATION OF PAST ACTIONS.** The District hereby ratifies all past actions taken by the District Manager, District Counsel, District Engineer and any other District staff as reasonable or necessary to the preparation of this Resolution, the Petition, or any other associated documentation, including, but not limited to exhibits, memoranda, letters, emails and other communications.

**SECTION 5. SEVERABILITY.** Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South at Championsgate Community Development District.

*[Signature page to follow]*



**SIGNATURE PAGE TO RESOLUTION 2018 - 11**

**PASSED AND ADOPTED** this 9th day of July 2018.

ATTEST:

**BOARD OF SUPERVISORS OF  
THE STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

X \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Chairman/Vice-Chairman

**EXHIBIT "A"**

**EXPANSION PROPERTY**

**Parcel 30-25-27-5131-0001-00B0 (Osceola County Property Appraiser)**

**LEGAL DESCRIPTION:**

**Tract B, Stoneybrook South Phase 4, according to the Plat thereof, as found in Plat Book 25, Pages 166-168 of the Public Records of Osceola County, Florida.**

More particularly described as:

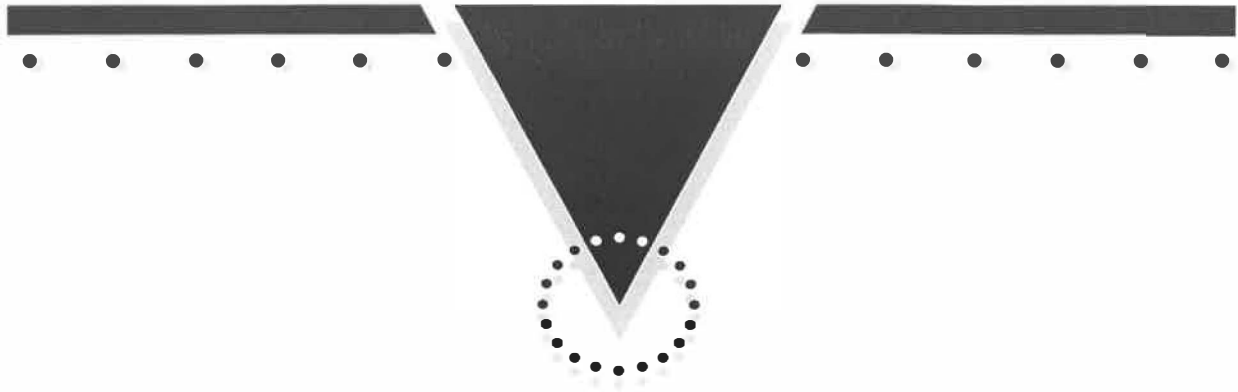
**TRACT B**

**A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'08"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 1650.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 975.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN N00°13'32"E ALONG SAID EAST RIGHT OF WAY LINE, 1305.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE RUN N89°6'42"E ALONG SAID NORTH LINE, 971.80 FEET; THENCE RUN S00°03'46"W, 1305.93 FEET TO THE POINT OF BEGINNING. CONTAINS 29.18 ACRES MORE OR LESS.**

# SECTION VI

# SECTION C

# SECTION 1



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**May 31, 2018**



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

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

May 31, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<b><u>ASSETS:</u></b>				
CASH	\$13,944	---	---	\$13,944
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$157	---	\$157
INTEREST	---	\$601	---	\$601
CONSTRUCTION	---	---	\$1,252,309	\$1,252,309
DUE FROM DEVELOPER	\$21,744	---	---	\$21,744
<b>TOTAL ASSETS</b>	<b>\$35,688</b>	<b>\$151,658</b>	<b>\$1,252,309</b>	<b>\$1,439,655</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$24,187	---	\$1,252,309	\$1,276,495
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$151,658	---	\$151,658
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$0	\$0
UNASSIGNED	\$11,501	---	---	\$11,501
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$35,688</b>	<b>\$151,658</b>	<b>\$1,252,309</b>	<b>\$1,439,655</b>



# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/18	ACTUAL THRU 5/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$87,365	\$58,243	\$49,222	(\$9,021)
<b>TOTAL REVENUES</b>	<b>\$87,365</b>	<b>\$58,243</b>	<b>\$49,222</b>	<b>(\$9,021)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$8,000	\$8,803	(\$803)
ATTORNEY	\$25,000	\$16,667	\$7,030	\$9,637
DISSEMINATION	\$0	\$0	\$2,333	(\$2,333)
ANNUAL AUDIT	\$2,500	\$2,500	\$3,000	(\$500)
MANAGEMENT FEES	\$32,500	\$21,667	\$21,667	\$0
INFORMATION TECHNOLOGY	\$600	\$400	\$400	\$0
TELEPHONE	\$300	\$200	\$0	\$200
POSTAGE	\$1,000	\$667	\$47	\$619
INSURANCE	\$5,665	\$5,665	\$5,500	\$165
PRINTING & BINDING	\$1,000	\$667	\$88	\$579
LEGAL ADVERTISING	\$5,000	\$3,333	\$178	\$3,156
OTHER CURRENT CHARGES	\$1,000	\$667	\$0	\$667
OFFICE SUPPLIES	\$625	\$417	\$2	\$415
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$87,365</b>	<b>\$61,023</b>	<b>\$49,222</b>	<b>\$11,801</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$0)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$11,501</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$11,501</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/18	ACTUAL THRU 5/31/18	VARIANCE
<b>REVENUES:</b>				
BOND PROCEEDS	\$0	\$0	\$150,900	\$150,900
INTEREST	\$0	\$0	\$157	\$157
TRANSFER IN	\$0	\$0	\$601	\$601
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$151,658</b>	<b>\$151,658</b>
<b>EXPENDITURES:</b>				
<b>Series 2017</b>				
INTEREST - 11/1	\$0	\$0	\$0	\$0
PRINCIPAL - 11/1	\$0	\$0	\$0	\$0
INTEREST - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$151,658</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$151,658</b>	

# **STONEYBROOK SOUTH AT CHAMPIONSGATE**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **CAPITAL PROJECTS FUND**

#### **Statement of Revenues & Expenditures**

For The Period Ending May 31, 2018

#### **REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/18	ACTUAL THRU 5/31/18	VARIANCE
BOND PROCEEDS	\$0	\$0	\$4,559,100	\$4,559,100
INTEREST	\$0	\$0	\$3,111	\$3,111
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,562,211</b>	<b>\$4,562,211</b>

#### **EXPENDITURES:**

##### **Series 2017**

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,325,590	(\$4,325,590)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$236,020	(\$236,020)
TRANSFER OUT	\$0	\$0	\$601	(\$601)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,562,211</b>	<b>(\$4,562,211)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$0</b>	

**STONEYBROOK SOUTH AT CHAMPIONSGATE**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$0	\$0	\$0	\$0	\$49,222
<b>TOTAL REVENUES</b>	<b>\$8,445</b>	<b>\$4,235</b>	<b>\$5,103</b>	<b>\$3,517</b>	<b>\$3,558</b>	<b>\$3,874</b>	<b>\$11,628</b>	<b>\$8,863</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,222</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$263	\$175	\$753	\$700	\$350	\$1,838	\$438	\$4,288	\$0	\$0	\$0	\$0	\$8,803
ATTORNEY	\$1,186	\$2,161	\$0	\$0	\$863	\$1,801	\$1,020	\$0	\$0	\$0	\$0	\$0	\$7,030
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$2,333
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$0	\$21,667
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$6	\$9	\$6	\$2	\$0	\$2	\$21	\$0	\$0	\$0	\$0	\$47
INSURANCE	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500
PRINTING & BINDING	\$9	\$23	\$0	\$0	\$0	\$0	\$26	\$31	\$0	\$0	\$0	\$0	\$88
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$178	\$0	\$0	\$0	\$0	\$0	\$178
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL EXPENDITURES</b>	<b>\$10,184</b>	<b>\$5,414</b>	<b>\$3,812</b>	<b>\$3,756</b>	<b>\$4,265</b>	<b>\$6,688</b>	<b>\$4,712</b>	<b>\$10,390</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,222</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,740)</b>	<b>(\$1,179)</b>	<b>\$1,292</b>	<b>(\$239)</b>	<b>(\$707)</b>	<b>(\$2,815)</b>	<b>\$6,916</b>	<b>(\$1,528)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%	
MATURITY DATE:	12/15/2047	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$150,900	
RESERVE FUND BALANCE	\$150,900	
BONDS OUTSTANDING - 10/30/17		\$4,710,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,710,000</b>

**STONEBROOK SOUTH AT CHAMPIONSGATE**  
**Community Development District**  
**Developer Contributions/Due from Developer**

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (16)	General Fund Portion (17)	General Fund Portion (18)	Due from Capital	Over and (short) Balance Due
1	9/27/16	12/12/16	\$ 15,665.00	\$ 15,665.00		\$ 15,665.00	\$ -	\$ -	\$ -
2	11/28/16	12/19/16	\$ 7,178.79	\$ 7,178.79	\$ -	\$ 7,178.79	\$ -	\$ -	\$ -
3	12/19/16	3/22/17	\$ 8,042.45	\$ 8,042.45	\$ 2,763.70	\$ 5,278.75	\$ -	\$ -	\$ -
4	1/25/17	3/22/17	\$ 13,634.29	\$ 13,634.29	\$ -	\$ 13,634.29	\$ -	\$ -	\$ -
5	2/23/17	3/22/17	\$ 3,364.50	\$ 3,364.50	\$ -	\$ 3,364.50	\$ -	\$ -	\$ -
6	3/24/17	7/11/17	\$ 2,798.09	\$ 2,798.09	\$ -	\$ 2,798.09	\$ -	\$ -	\$ -
7	4/24/17	7/11/17	\$ 3,623.98	\$ 3,623.98	\$ -	\$ 3,366.48	\$ -	\$ 257.50	\$ -
8	5/31/17	9/28/17	\$ 7,897.72	\$ 7,897.72	\$ -	\$ 5,535.22	\$ -	\$ 2,362.50	\$ -
9	6/30/17	9/28/17	\$ 3,597.97	\$ 3,597.97	\$ -	\$ 3,597.97	\$ -	\$ -	\$ -
10	7/31/17	9/28/17	\$ 2,763.90	\$ 2,763.90	\$ -	\$ 2,763.90	\$ -	\$ -	\$ -
11-REVISED	8/25/17	12/1/17	\$ 10,353.38	\$ 10,353.38	\$ -	\$ 4,853.38	\$ 5,500.00	\$ -	\$ -
12-REVISED	9/25/17	12/1/17	\$ 4,391.60	\$ 4,391.60	\$ -	\$ 4,391.60	\$ -	\$ -	\$ -
1-REVISED	10/25/17	2/24/18	\$ 4,527.03	\$ 4,527.03	\$ -	\$ 1,582.50	\$ 2,944.53	\$ -	\$ -
2	11/30/17	2/24/18	\$ 4,235.03	\$ 4,235.03	\$ -	\$ -	\$ 4,235.03	\$ -	\$ -
3	12/29/17	2/24/18	\$ 5,103.43	\$ 5,103.43	\$ -	\$ -	\$ 5,103.43	\$ -	\$ -
4	1/31/17	3/13/18	\$ 3,516.83	\$ 3,516.83	\$ -	\$ -	\$ 3,516.83	\$ -	\$ -
5	2/26/18	3/13/18	\$ 3,558.07	\$ 3,558.07	\$ -	\$ -	\$ 3,558.07	\$ -	\$ -
6*	3/21/18		\$ 2,620.00	\$ 3,873.58	\$ -	\$ -	\$ 3,873.58	\$ -	\$ 1,253.58
7	4/30/18			\$ 6,890.75	\$ -	\$ -	\$ 6,890.75	\$ -	\$ 6,890.75
8	5/22/18			\$ 4,737.30	\$ -	\$ -	\$ 4,737.30	\$ -	\$ 4,737.30
9	6/14/18			\$ 11,929.34	\$ -	\$ -	\$ 11,929.34	\$ -	\$ 11,929.34
Due from Developer			\$ 106,872.06	\$ 131,683.03	\$ 2,763.70	\$ 74,010.47	\$ 52,288.86	\$ 2,620.00	\$ 24,810.97

Total Developer Contributions FY18

\$ 52,288.86

\*Capital reimbursement of \$2,620 for KPM Franklin invoices from Series 2017 bonds originally funded by Developer.

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<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
<b>TOTAL</b>				<b>\$ 3,073,281.28</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
<b>TOTAL</b>				<b>\$ 3,109.45</b>
<b>Acquisition/Construction Fund at 10/30/17</b>				<b>\$ 4,322,480.50</b>
<b>Interest Earned thru 5/31/18</b>				<b>\$ 3,109.45</b>
<b>Requisitions Paid thru 5/31/18</b>				<b>\$ (3,073,281.28)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,252,308.67</b>

# SECTION 2



**Stoneybrook South at ChampionsGate  
Community Development District**

**FY18 Funding Request #9  
June 14, 2018**

	<b>Payee</b>		<b>General Fund</b>
<b>1</b>	<b>Governmental Management Services-CF, LLC</b> Inv# 29 - Management Fees - June 2018	\$	3,066.84
<b>2</b>	<b>KPM Franklin</b> Inv# 120747 - Construction Services - March 2018 Inv# 120930 - Construction Services - May 2018 Inv# 120932 - General Engineering Services - May 2018	\$ \$ \$	1,575.00 4,025.00 262.50
<b>3</b>	<b>McDermitt, Davis &amp; Company</b> Inv# 37749 - FY17 Audit Services - May 2018	\$	3,000.00
		\$	<b>11,929.34</b>
		<b>Total:</b>	<b>\$ 11,929.34</b>

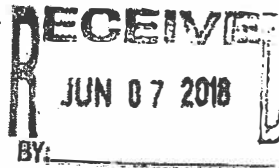
Please make check payable to:

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

Wire funds to:

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

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



# Invoice

Invoice #: 36  
Invoice Date: 6/1/18  
Due Date: 6/1/18  
Case:  
P.O. Number:

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

Description	# Invt	Hours/Qty	Rate	Amount
Management Fees - June 2018		310.513 34	2,708.33	2,708.33
Information Technology - June 2018		351	50.00	50.00
Dissemination Agent Services - June 2018		313	291.67	291.67
Office Supplies		51	0.33	0.33
Postage		42	3.94	3.94
Copies		425	6.15	6.15
Telephone		41	6.42	6.42
<b>Total</b>				<b>\$3,066.84</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$3,066.84</b>



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 120747  
Date 04/01/2018

Project 17-0190.000 Stoneybrook South at  
Champions Gate CDD 2017-18  
Construction

For Professional Services through March 29, 2018

**Invoice Summary**

Description	#	Current Billed
01 Meetings	310 - 573 - 311	0.00
02 Reports		0.00
03 Miscellaneous		0.00
04 Reimbursements		1,575.00
Total		1,575.00



# INVOICE

Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD  
Project 17-0180,800 Stoneybrook South at Champions Gate CDD 2017-18 Construction

Invoice number 120747  
Date 04/01/2018

## 04 Reimbursements

### Professional Fees

	Date	Hours	Rate	Billed Amount
David A. Reid				
	03/23/2018	1.00	175.00	175.00
reimbursement #2				
	03/27/2018	4.00	175.00	700.00
Reimbursment #2				
	03/28/2018	1.00	175.00	175.00
Reimbursement#2				
	03/29/2018	3.00	175.00	525.00
Reimbursement#2				
Phase subtotal				1,575.00
Invoice total				1,676.00

Approved by:

David A. Reid  
Vice President General Engineering



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**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 120930  
Date 06/07/2018

Project 17-0190.000 Stoneybrook South at  
Champions Gate CDD 2017-18  
Construction

For Professional Services through May 31, 2018

**Invoice Summary**

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	0.00
04 Reimbursements	4,025.00
<b>Total</b>	<b>4,025.00</b>

**RECEIVED**  
JUN 08 2018

EY: \_\_\_\_\_



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**INVOICE**  
Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD  
Project 17-0190.000 Stoneybrook South at Champions Gate CDD 2017-18 Construction

Invoice number 120930  
Date 06/07/2018

**04 Reimbursements**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
David A. Reid				
	04/30/2018	4.00	175.00	700.00
Reimbursement #3				
	05/02/2018	2.00	175.00	350.00
Reimbursement #3 review landscape pay apps and costs				
	05/17/2018	1.00	175.00	175.00
Reimbursement #3				
	05/18/2018	2.00	175.00	350.00
Reimbursement #3				
	05/21/2018	7.00	175.00	1,225.00
Reimbursement #3				
	05/22/2018	7.00	175.00	1,225.00
Reimbursement #3				
Phase subtotal				4,025.00
Invoice total				4,025.00

Approved by:

Val P. Taylor  
Manager of General Engineering



# INVOICE

Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD  
Project 17-0190.000 Stoneybrook South at Champions Gate CDD 2017-18 Construction

Invoice number 120930  
Date 06/07/2018

## Invoice Supporting Detail

### 17-0190.000 Stoneybrook South at Champions Gate CDD 2017-18 Construction

#### 01 Meetings

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal			0.00
total			0.00

#### 02 Reports

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal			0.00
total			0.00

#### 03 Miscellaneous

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal			0.00
total			0.00

#### 04 Reimbursements

Phase Status: Active

Billing Cutoff: 05/31/2018

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

#### Labor

WIP Status: Billable

Senior Engineer II (PE)

David A. Reid

Project Time 04/30/2018 4.00 175.00 700.00

Reimbursement #3

Project Time 05/02/2018 2.00 175.00 350.00

Reimbursement #3 review landscape pay apps and costs

Project Time 05/17/2018 1.00 175.00 175.00

Reimbursement #3

Project Time 05/18/2018 2.00 175.00 350.00

Reimbursement #3

Project Time 05/21/2018 7.00 175.00 1,225.00

Reimbursement #3

Project Time 05/22/2018 7.00 175.00 1,225.00

Reimbursement #3

Subtotal 23.00 4,025.00



# INVOICE

Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD  
Project 17-0190.000 Stoneybrook South at Champions Gate CDD 2017-18 Construction

Invoice number 120930  
Date 06/07/2018

## Invoice Supporting Detail

17-0190.000 Stoneybrook South at Champions Gate CDD 2017-18 Construction  
04 Reimbursements

Phase Status: Active

Billing Cutoff: 05/31/2018

Date	Units	Rate	Amount
Labor total	23.00		4,025.00

## 05 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal			0.00
total			0.00

## Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		14,635.00		-14,635.00	
Expense					
Consultant					
Total		14,635.00		-14,635.00	

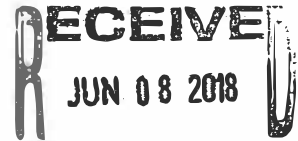




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ENGINEERS • PLANNERS • SURVEYORS

**INVOICE**  
Tax ID #59-3288732

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



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

Invoice number 120932  
Date 06/07/2018

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

For Professional Services through May 31, 2018

**Invoice Summary**

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

#S wd  
910.517.311



**KPMFranklin**  
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**INVOICE**  
Tax ID #59-3288732

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

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

Invoice number 120832  
Date 06/07/2018

**01 Meetings**

**Professional Fees**

	Date	Hours	Rate	Billed Amount
David A. Reid				
	05/07/2018	1.50	175.00	262.50
CDD BOS mtg				

Invoice total **262.50**

Approved by:

Val P. Taylor  
Manager of General Engineering



# INVOICE

Tax ID #59-3288732

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

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

Invoice number 120932  
Date 06/07/2018

## Invoice Supporting Detail

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

### 01 Meetings

Phase Status: Active

Billing Cutoff: 05/31/2018

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

#### Labor

WIP Status: Billable

Senior Engineer II (PE)

David A. Reid

Project Time

05/07/2018 1.50 175.00 262.50

CDD BOS mtg

Subtotal	1.50	262.50
Labor total	1.50	262.50

### 02 Reports

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal	0.00
total	0.00

### 03 Miscellaneous

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal	0.00
total	0.00

### 04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 05/31/2018

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

WIP Status:

Subtotal	0.00
total	0.00

## Invoice Summary

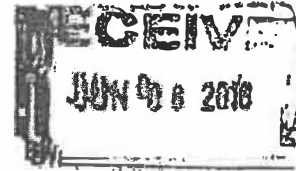
	Contract	Billed	%	Remaining	%
Labor		2,852.50		-2,852.50	
Expense					
Consultant					
Total		2,852.50		-2,852.50	

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

934 N. Magnolia Ave.  
Suite 100  
Orlando, FL 32803

(407) 843-6406  
[www.mcdirmitdavis.com](http://www.mcdirmitdavis.com)



STONEBROOK SOUTH AT CHAMPIONS GATE CDD  
1412 SOUTH NARCOOSEE RD  
ST. CLOUD, FL 34771

Date: 6/6/2018  
Invoice Number: 37749  
Client: 29378.0

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Accounting services rendered in connection with the preparation and issuance of audited financial statements for STONEYBROOK SOUTH AT CHAMPIONS GATE CDD for the year ended September 30, 2017. \$3,000.00

Total Due This Invoice \$3,000.00

#7  
10-07-22

Thank you for your business.