

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

August 6, 2018

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 30, 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, August 6, 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of May 7, 2018 Meeting
4. Tally of Audit Committee Members Rankings and Selection of an Auditor
5. Adjournment

Board of Supervisors 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 2018-12 Electing Assistant Secretary
4. Approval of Minutes of the July 9, 2018 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2018-13 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
6. Consideration of Fiscal Year 2019 Developer Funding Agreement
7. Consideration of Proposal from Down to Earth Landscape to Provide Maintenance Services
8. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2018
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Request #10

iii. Approval of Fiscal Year 2019 Meeting Schedule

10. Supervisor's Requests

11. Adjournment

The second order of business of the Audit Committee 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 the approval of the minutes from the May 7, 2018 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

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 2018-12 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 July 9, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing for the budget. Section A is the consideration of Resolution 2018-13 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review.

The sixth order of business is the consideration of the Fiscal Year 2019 developer funding agreement. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of proposal from Down to Earth Landscape to provide landscape maintenance services. A copy of the proposal and service map are enclosed for your review.

The eighth order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Year 2018. There is no back-up material.

The ninth 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 #10. A copy of the funding request with supporting documentation is enclosed for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized, cursive-like script.

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Michael Enot, District Engineer

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Stoneybrook South at ChampionsGate Community Development District Audit Committee met Monday, May 7, 2018 at 11:45 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present were:

Adam Morgan
Lane Register
Greg Ray
George Flint

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the Audit Committee meeting to order at 11:45 a.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here so we will move on.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: We have included the recommended instructions to proposers in your agenda as well as the selection criteria. Those are prescribed in the statutes and the District's Rules. They include ability of personnel, their experience, their understanding of the scope of work, their ability to furnish the services, and price. The Board does have discretion on whether to include or exclude price as one of the criteria. We would recommend you include price. You also have the ability to change the weighting of each of the criteria. Right now, they are equally weighted at 20 points each. This is our standard format and our standard ranking. Unless the Committee has any changes, we would suggest approval.

On MOTION by Mr. Morgan seconded by Mr. Ray with all in favor the RFP and Selection Criteria was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: This notice will run in the newspaper. It will require that any interested firm that is qualified to provide auditing services to the District submit proposals by Friday July 20th, 2018 at 2:00 in our office in downtown Orlando.

On MOTION by Mr. Morgan seconded by Mr. Ray with all in favor the Notice of Request for Proposals for Audit Services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: Through the information that is provided in the agenda, we are publicly announcing the opportunity to provide auditing services.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 11:48 a.m.

On MOTION by Mr. Ray seconded by Mr. Morgan with all in favor the Audit Committee meeting adjourned at 11:48 a.m.

SECTION IV

Stoneybrook South at ChampionsGate CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					2018 - \$2,975 2019 - \$3,050 2020 - \$3,135 2021 - \$3,450 2022 - \$3,675		
Carr, Riggs & Ingram (No Electronic Copy Provided)					2018 - \$5,000 2019 - \$5,150 2020 - \$5,300 2021 - \$5,450 2022 - \$5,600		
Grau & Associates					2018 - \$3,500 2019 - \$3,600 2020 - \$3,700 2021 - \$3,800 2022 - \$3,900		
McDermitt Davis					2018 - \$4,000 2019 - \$4,100 2020 - \$4,200 2021 - \$4,300 2022 - \$4,400		

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION C

RESOLUTION 2018-12

**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 6th day of August, 2018.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, July 9, 2018 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Greg Ray	Assistant Secretary
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel

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. 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 June 4, 2018 Meeting

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

Mr. Morgan: I read over them and they look good to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the June 4, 2018 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-11 Authorizing a Petition to be Filed to Expand the Boundaries of the District

Mr. Flint: Andrew, do you want to explain this further?

Mr. d'Adesky: Yes, this is a standard form of Resolution. The tract is tract B. The legal description is included in Exhibit A. This allows staff to start that process.

Mr. Morgan: I read through it and it looks good. I double checked the description with the Osceola tax map and it all lines up.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Resolution 2018-11 Authorizing a Petition to be Filed to Expand the Boundaries of the District was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I don't have anything beyond the boundary expansion.

B. District Engineer

Mr. Flint: There is no Engineer's Report.

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?

2. Consideration of Funding Request #9

Mr. Flint: This funding request #9 dated June 14, 2018.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor,
Funding Request #9 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?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 11:35.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor,
the meeting was adjourned at 11:35 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2018-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South at ChampionsGate Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 6, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Stoneybrook South at ChampionsGate Community Development District for the Fiscal Year Ending September 30, 2019," as adopted by the Board of Supervisors on August 6, 2018.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook South at ChampionsGate Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2017	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this _____ day of _____, 2018.

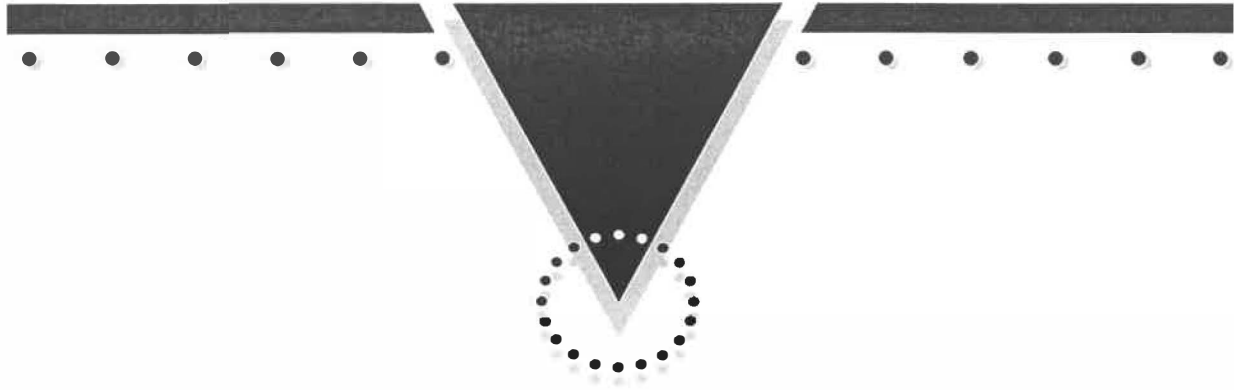
ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2019**



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1	General Fund
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5	Debt Service Fund Series 2017
6	Amortization Schedule Series 2017

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2019 General Fund

Description	Adopted Budget FY2018	Actual Thru 6/30/18	Next 3 Months	Projected Thru 9/30/18	Proposed Budget FY2019
<u>Revenues</u>					
Developer Contributions	\$87,365	\$96,445	\$51,529	\$147,974	\$289,202
Total Revenues	\$87,365	\$96,445	\$51,529	\$147,974	\$289,202
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$12,554	\$3,446	\$16,000	\$12,000
Attorney	\$25,000	\$11,167	\$5,833	\$17,000	\$25,000
Dissemination	\$0	\$2,625	\$875	\$3,500	\$3,500
Annual Audit	\$2,500	\$3,000	\$0	\$3,000	\$4,000
Trustee Fees	\$0	\$0	\$0	\$0	\$4,500
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$32,500
Information Technology	\$600	\$450	\$150	\$600	\$600
Telephone	\$300	\$6	\$19	\$25	\$300
Postage	\$1,000	\$51	\$49	\$100	\$1,000
Printing & Binding	\$1,000	\$94	\$56	\$150	\$1,000
Insurance	\$5,665	\$5,500	\$0	\$5,500	\$5,665
Legal Advertising	\$5,000	\$415	\$835	\$1,250	\$2,500
Other Current Charges	\$1,000	\$0	\$50	\$50	\$1,000
Office Supplies	\$625	\$2	\$13	\$15	\$625
Property Appraiser	\$0	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<u>Field</u>					
Field Services	\$0	\$0	\$0	\$0	\$15,000
Electric	\$0	\$145	\$65	\$210	\$600
Water & Sewer	\$0	\$33,034	\$26,700	\$59,734	\$110,000
Landscape Maintenance	\$0	\$0	\$8,164	\$8,164	\$48,987
Contingency	\$0	\$0	\$0	\$0	\$15,000
Total Expenditures	\$87,365	\$93,593	\$54,380	\$147,974	\$289,202
Excess Revenues/(Expenditures)	\$0	\$2,851	(\$2,851)	(\$0)	\$0

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Engineering

The District's engineer, KMP Franklin, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for board monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm if State requirements have been met. The District currently contracts McDermitt, Davis & Company for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2017 Special Assessment Bonds that are located with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Management Fees

The District will be contracting with Governmental Management Services-CF, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website one time registration fees, creation and monthly maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes. Photocopies and other printed material.

Insurance

The District's general liability, public officials liability and property insurance coverages. The coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Field Services

Provide onsite field management of contracts for the District such as landscape maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric Services

Represents estimated electric cost for entrance lights. District currently has one account with Duke Energy.

Account#	Description	Monthly	Annual
16755 48354	15121 Olympic Club Boulevard	\$40	\$480
	Contingency		\$120
Total			\$600

Water & Sewer

Represents estimated reclaimed water cost. District currently has one account with Toho Water Authority.

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$9,000	\$108,000
	Contingency		\$2,000
Total			\$110,000

Landscape Maintenance

The District will maintain the landscaping within Tract K area of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance	\$4,082	\$48,987
Total		\$48,987

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2019

Series 2017

Debt Service Fund

Proposed Budget FY2018	Actual Thru 6/30/18	Next 3 Months	Total Thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$301,800	\$135,406	\$166,394	\$301,800	\$301,800
Bond Proceeds	\$150,900	\$150,900	\$0	\$150,900	\$0
Interest Income	\$0	\$190	\$60	\$250	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$167,244 *
Transfer In	\$0	\$601	\$0	\$601	\$0

Total Revenues	\$452,700	\$287,097	\$166,454	\$453,551	\$469,044
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Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$108,325
Principal - 12/15	\$0	\$0	\$0	\$0	\$55,000
Interest - 6/15	\$135,406	\$135,406	\$0	\$135,406	\$107,363

Total Expenditures	\$135,406	\$135,406	\$0	\$135,406	\$270,688
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Excess Revenues/(Expenditures)	\$317,294	\$151,691	\$166,454	\$318,144	\$198,357
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*Represents carry forward surplus less debt service reserve amount.

Principal - 12/15/19	\$55,000
Interest - 12/15/2019	\$107,363
Total	\$107,363

Net Assessment	\$301,800
Collection Cost (6%)	\$19,264
Gross Assessment	\$321,064

Stoneybrook South at ChampionsGate Community Development District
Series 2017, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/18	\$ 4,710,000	\$ -	\$ 135,406.25	\$ -
12/15/18	\$ 4,710,000	\$ 55,000	\$ 108,325.00	\$ 298,731.25
6/15/19	\$ 4,655,000	\$ -	\$ 107,362.50	\$ -
12/15/19	\$ 4,655,000	\$ 85,000	\$ 107,362.50	\$ 299,725.00
6/15/20	\$ 4,570,000	\$ -	\$ 105,875.00	\$ -
12/15/20	\$ 4,570,000	\$ 90,000	\$ 105,875.00	\$ 301,750.00
6/15/21	\$ 4,480,000	\$ -	\$ 104,300.00	\$ -
12/15/21	\$ 4,480,000	\$ 90,000	\$ 104,300.00	\$ 298,600.00
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,710,000	\$ 4,281,968.75	\$ 8,991,968.75

SECTION VI

Stoneybrook South at ChampionsGate Community Development District
Fiscal Year 2019 Funding Agreement

This Agreement is made and entered into this 1st day of October, 2018, 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 (hereinafter "District"), and

LEN-CG SOUTH, LLC, a Florida limited liability company, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2016-70 of the Osceola County Board of County Commissioners; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2019, which year commenced on October 1, 2018, and concludes on September 30, 2019; and

WHEREAS, the budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2019 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2019 as described in **Exhibit A**, and as may be amended from time to time by the District.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (as finalized and amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall take effect as of October 1, 2018.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**Stoneybrook South at ChampionsGate
Community Development District**

Secretary

Chair, Board of Supervisors

Witnesses:

LEN-CG SOUTH, LLC
a Florida limited liability company

[Print Name]

By: _____

Print: _____

Its: _____

[Print Name]

Exhibit A: Fiscal Year 2019 Budget

SECTION VII



Landscape Maintenance Proposal

Attn: Stoneybrook South ChampionsGate CDD
Alan Sheerer
C/O GMS-CF, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801

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

Champions Gate Stoneybrook South CDD Maintenance Addendum

Landscape Maintenance Summary

Tract K CDD

Basic Maintenance	\$ 48,986.62	Annually
(Includes DRA Pond Disking)		
Irrigation Inspection	Included	Annually
Fertilizer/ Pest Control	Included	Annually
Total Annually	\$ 48,986.62	
Total Monthly	\$ 4,082.22	

Additional Items

Mulch	\$40.00 Per Cubic Yard
Annuals	\$2.00 Per Unit
Palm Trimming	Included (up to 15')
	\$30.00 Per Palm (over 15')

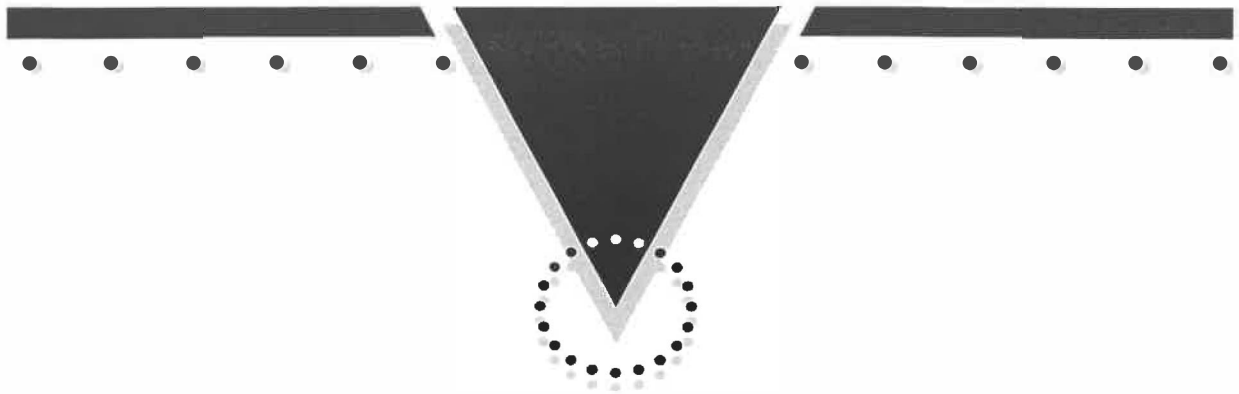
SBSCG TRACT K CDD AREAS ADDENDUM



SECTION IX

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

June 30, 2018



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2	<u>General Fund Income Statement</u>
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6	<u>Long Term Debt Summary</u>
7	<u>Developer Contribution Schedule</u>
8	<u>FY18 Assessment Receipt Schedule</u>
9	<u>Series 2017 Construction Schedule</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

June 30, 2018

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals</u>
<u>ASSETS:</u>				
CASH	\$10,944	---	---	\$10,944
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$189	---	\$189
INTEREST	---	\$601	---	\$601
CONSTRUCTION	---	---	\$1,246,439	\$1,246,439
DUE FROM DEVELOPER	\$68,967	---	---	\$68,967
TOTAL ASSETS	<u><u>\$79,910</u></u>	<u><u>\$151,691</u></u>	<u><u>\$1,246,439</u></u>	<u><u>\$1,478,040</u></u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$65,558	---	\$1,246,161	\$1,311,719
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$151,691	---	\$151,691
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$278	\$278
UNASSIGNED	\$14,352	---	---	\$14,352
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$79,910</u></u>	<u><u>\$151,691</u></u>	<u><u>\$1,246,439</u></u>	<u><u>\$1,478,040</u></u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$87,365	\$65,524	\$96,445	\$30,921
TOTAL REVENUES	\$87,365	\$65,524	\$96,445	\$30,921
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$9,000	\$12,554	(\$3,554)
ATTORNEY	\$25,000	\$18,750	\$11,167	\$7,583
DISSEMINATION	\$0	\$0	\$2,625	(\$2,625)
ANNUAL AUDIT	\$2,500	\$2,500	\$3,000	(\$500)
MANAGEMENT FEES	\$32,500	\$24,375	\$24,375	\$0
INFORMATION TECHNOLOGY	\$600	\$450	\$450	\$0
TELEPHONE	\$300	\$225	\$6	\$219
POSTAGE	\$1,000	\$750	\$51	\$699
INSURANCE	\$5,665	\$5,665	\$5,500	\$165
PRINTING & BINDING	\$1,000	\$750	\$94	\$656
LEGAL ADVERTISING	\$5,000	\$3,750	\$415	\$3,335
OTHER CURRENT CHARGES	\$1,000	\$750	\$0	\$750
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
ELECTRIC	\$0	\$0	\$145	(\$145)
WATER & SEWER	\$0	\$0	\$33,034	(\$33,034)
TOTAL EXPENDITURES	\$87,365	\$67,609	\$93,593	(\$25,985)
EXCESS REVENUES (EXPENDITURES)	\$0		\$2,851	
FUND BALANCE - Beginning	\$0		\$11,501	
FUND BALANCE - Ending	\$0		\$14,352	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$150,900	\$150,900
DIRECT ASSESSMENTS	\$0	\$0	\$135,406	\$135,406
INTEREST	\$0	\$0	\$190	\$190
TRANSFER IN	\$0	\$0	\$601	\$601
TOTAL REVENUES	\$0	\$0	\$287,097	\$287,097
<u>EXPENDITURES:</u>				
<u>Series 2017</u>				
INTEREST - 12/15	\$0	\$0	\$0	\$0
PRINCIPAL - 12/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$135,406	(\$135,406)
TOTAL EXPENDITURES	\$0	\$0	\$135,406	(\$135,406)
EXCESS REVENUES (EXPENDITURES)	\$0		\$151,691	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$151,691	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$4,559,100	\$4,559,100
INTEREST	\$0	\$0	\$3,388	\$3,388
TOTAL REVENUES	\$0	\$0	\$4,562,488	\$4,562,488
<u>EXPENDITURES:</u>				
<u>Series 2017</u>				
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)
TOTAL EXPENDITURES	\$0	\$0	\$4,562,211	(\$4,562,211)
EXCESS REVENUES (EXPENDITURES)	\$0		\$278	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$278	

STONEBROOK SOUTH AT CHAMPIONSGATE

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$47,223	\$0	\$0	\$0	\$96,445
TOTAL REVENUES	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$47,223	\$0	\$0	\$0	\$96,445
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$263	\$175	\$753	\$700	\$350	\$1,838	\$438	\$4,288	\$3,751	\$0	\$0	\$0	\$12,554
ATTORNEY	\$1,186	\$2,161	\$0	\$0	\$863	\$1,801	\$1,020	\$1,932	\$2,205	\$0	\$0	\$0	\$11,167
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
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	\$2,708	\$0	\$0	\$0	\$24,375
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$6
POSTAGE	\$2	\$6	\$9	\$6	\$2	\$0	\$2	\$21	\$4	\$0	\$0	\$0	\$51
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	\$6	\$0	\$0	\$0	\$94
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$178	\$0	\$238	\$0	\$0	\$0	\$415
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
FIELD:													
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117	\$28	\$0	\$0	\$0	\$145
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,916	\$24,117	\$0	\$0	\$0	\$33,034
TOTAL EXPENDITURES	\$10,184	\$5,414	\$3,812	\$3,756	\$4,265	\$6,688	\$4,712	\$21,356	\$33,406	\$0	\$0	\$0	\$93,593
EXCESS REVENUES (EXPENDITURES)	(\$1,740)	(\$1,179)	\$1,292	(\$239)	(\$707)	(\$2,815)	\$6,916	(\$12,493)	\$13,817	\$0	\$0	\$0	\$2,851

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

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

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	7/10/18	\$ 3,873.58	\$ 3,873.58	\$ -	\$ -	\$ 3,873.58	\$ -	\$ -
7	4/30/18	7/10/18	\$ 6,890.75	\$ 6,890.75	\$ -	\$ -	\$ 6,890.75	\$ -	\$ -
8	5/22/18	7/17/18	\$ 4,737.30	\$ 4,737.30	\$ -	\$ -	\$ 4,737.30	\$ -	\$ -
9	6/14/18	7/17/18	\$ 11,929.34	\$ 11,929.34	\$ -	\$ -	\$ 11,929.34	\$ -	\$ -
10	7/26/18		\$	\$ 44,155.96	\$ -	\$ -	\$ 44,155.96	\$ -	\$ 44,155.96
Due from Developer			\$ 131,683.03	\$ 175,838.99	\$ 2,763.70	\$ 74,010.47	\$ 96,444.82	\$ 2,620.00	\$ 44,155.96

Total Developer Contributions FY18 \$ 96,444.82

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

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

DIRECT BILLED ASSESSMENTS

LEN CG SOUTH, LLC

\$301,800.00

\$301,800.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2017
6/5/18	6/1/18	998769	\$ 135,406.25	\$ 135,406.25	\$ -	\$ 135,406.25
	12/1/18		\$ 166,393.75	\$ -	\$ -	\$ -
			\$ 301,800.00	\$ 135,406.25	\$ -	\$ 135,406.25

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2017

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
10/30/17	1	Lennar Corporation	Reimbursement #1 - Parcel K Assessment Area (Tract K)	\$ 1,340,975.31
5/2/18	2	Lennar Corporation	Reimbursement #2 - Parcel K Assessment Area (Tract K)	\$ 1,732,305.97
6/14/18	3	KPM Franklin	Invoice# 120840 - Preparation of Lennar Reimb. #2 & 3	\$ 6,147.50
TOTAL				\$ 3,079,428.78
Fiscal Year 2018				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
2/1/18		Interest		\$ 506.62
3/1/18		Interest		\$ 457.67
4/1/18		Interest		\$ 506.78
5/1/18		Interest		\$ 609.06
6/1/18		Interest		\$ 277.76
TOTAL				\$ 3,387.21
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 6/30/18				\$ 3,387.21
Requisitions Paid thru 6/30/18				\$ (3,079,428.78)
Remaining Acquisition/Construction Fund				\$ 1,246,438.93

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY18 Funding Request #10
July 26, 2018**

	Payee		General Fund
1	Duke Energy		
	Inv# 16755 46354 - Initial Set Up Fee - July 2018	\$	28.00
	Inv# 54882 33339 - Initial Deposit & Electric Services - May 2018	\$	71.90
	Inv# 54882 33339 - Electric Services - June 2018	\$	40.28
	Inv# 54882 33339 - Electric Services - July 2018	\$	4.97
2	Governmental Management Services-CF, LLC		
	Inv# 29 - Management Fees - July 2018	\$	3,088.87
3	KPM Franklin		
	Inv# 121051 - Professional Services - June 2018	\$	3,751.25
4	Latham, Shuker, Eden & Beaudine, LLP		
	Inv# 81310 -General Counsel - May 2018	\$	1,932.14
	Inv# 81871 - General Counsel - June 2018	\$	2,204.59
5	Toho Water Authority		
	Inv# 2627512-33111069 - Initial Deposit & Set Up Fee - June 2018	\$	16,025.00
	Inv# 281220-33111069 - Reclaimed Water Services - May 2018	\$	8,916.49
	Inv# 281220-33111069 - Reclaimed Water Services - June 2018	\$	8,092.47
		\$	44,155.96

Total: \$ 44,155.96

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**



STATEMENT OF ELECTRIC SERVICE

JULY 2018



ACCOUNT NUMBER

16755 46354

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD

1412 NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
15121 OLYMPIC CLUB BLVD,
ENTRANCE LIGHTS

DUE DATE
JUL 24 2018

TOTAL AMOUNT DUE
73.00

NEXT READ
DATE ON OR
ABOUT
JUL 31 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

IN: 444520245

METER READINGS

ELECTRIC SERVICE CONNECTION CHARGE

28.00

TOTAL CURRENT BILL
BALANCE FORWARD

28.00

45.00

TOTAL DUE THIS STATEMENT

573.68

7/10: Renee advised to disregard \$45 fee

FFB
320.58.43

RECEIVED
JUL 09 2018

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 - 0 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY

BL_DEF_20180702_214807_1.CSV-27488-000019877

DETACH AND RETURN THIS SECTION

2P03 0008926

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 16755 46354

027488 000019877

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

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

DUE DATE

JUL 24 2018

TOTAL DUE

73.00

PLEASE ENTER
AMOUNT PAID

167554635460000000730070000000450050000000280010100000000009



STATEMENT OF ELECTRIC SERVICE

JUNE 2018



54882 33339

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

WEB SITE: www.duke-energy.com

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

LENNAR HOMES, LLC
6750 FORUM DR
STE 310
ORLANDO FL 32821

SERVICE ADDRESS
15121 OLYMPIC CLUB BLVD,
ENTRANCE LIGHTS

DUE DATE
JUN 21 2018

TOTAL AMOUNT DUE
71.90

NEXT READ
DATE ON OR
ABOUT
JUN 29 2018

DEPOSIT AMOUNT
ON ACCOUNT
Blanket Cash

PIN: 921393824

METER READINGS

METER NO. 001017038
PRESENT (ACTUAL) 000029
PREVIOUS (ACTUAL) 000000
DIFFERENCE 000029
PRESENT ONPEAK 000005
PREVIOUS ONPEAK 000000
DIFFERENCE ONPEAK 000005
TOTAL KWH 29
ON PEAK KWH 5

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD .05-15-18 TO 05-30-18 15 DAYS

CUSTOMER CHARGE (PRORATED)	5.84
ENERGY CHARGE 29 KWH @ 7.20400¢	2.09
FUEL CHARGE 29 KWH @ 4.13200¢	1.20
ASSET SECURITIZATION CHARGE 29 KWH @ 0.19700¢	0.06

*TOTAL ELECTRIC COST 9.19
GROSS RECEIPTS TAX .24
COUNTY UTILITY TAX .67
STATE AND OTHER TAXES ON ELECTRIC .80

TOTAL CURRENT BILL
BALANCE FORWARD

TOTAL DUE THIS STATEMENT

\$71.90

RECEIVED
JUN 9 2018

BY:



ENERGY USE
DAILY AVG. USE - 2 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - 0.61

DUKE ENERGY
Vendor # 1971722

JUN 10

00.0025

Payment of your bill prior to the above due date will avoid a
late payment charge of \$5.00 or 1.5%, whichever is greater.
If your previous unpaid balance has been paid, please disregard.

BF_BL_DEF_20180530_212733_2.CSV-1867-000000077

DETACH AND RETURN THIS SECTION

MM 0004679

BILL # 10 OF 18 GRP 894

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 54882 33339

001867 000000077

LENNAR HOMES, LLC
6750 FORUM DR STE 310
ORLANDO FL 32821-8088

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

DUE DATE

JUN 21 2018

TOTAL DUE

71.90

PLEASE ENTER
AMOUNT PAID

548823333900000007719020000000610020000000109000100000000009



STATEMENT OF ELECTRIC SERVICE

ACCOUNT NUMBER

54882 33339

JULY 2018
Duke EnergyFOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477WEB SITE: www.duke-energy.comTO REPORT A POWER OUTAGE:
1-800-228-8485LENNAR HOMES, LLC
6750 FORUM DR
STE 310
ORLANDO FL 32821SERVICE ADDRESS
15121 OLYMPIC CLUB BLVD,
ENTRANCE LIGHTSDUE DATE
JUL 20 2018TOTAL AMOUNT DUE
112.18NEXT READ
DATE ON OR
ABOUT
JUL 31 2018DEPOSIT AMOUNT
ON ACCOUNT
Blanket Cash

PIN: 921393824

METER READINGS

METER NO.	001017038
PRESENT (ACTUAL)	000187
PREVIOUS (ACTUAL)	000029
DIFFERENCE	000158
PRESENT ONPEAK	000034
PREVIOUS ONPEAK	000005
DIFFERENCE ONPEAK	000029
TOTAL KWH	158
IN PEAK KWH	29

GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD..05-30-18 TO 06-28-18 29 DAYS

CUSTOMER CHARGE		11.67
ENERGY CHARGE	158 KWH @ 7.20400¢	11.38
FUEL CHARGE	158 KWH @ 4.13200¢	6.53
ASSET SECURITIZATION CHARGE	158 KWH @ 0.19700¢	0.31

*TOTAL ELECTRIC COST

GROSS RECEIPTS TAX

COUNTY UTILITY TAX

STATE AND OTHER TAXES ON ELECTRIC

LATE PAYMENT CHARGE FOR PREVIOUS BILL

TOTAL CURRENT BILL
AMOUNT PAST DUE

TOTAL DUE THIS STATEMENT

29.89

.77

2.02

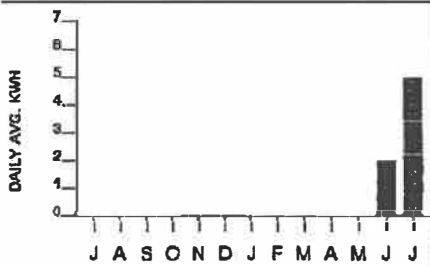
2.60

5.00

40.28

71.90

\$112.18



ENERGY USE

DAILY AVG. USE -	5 KWH/DAY
USE ONE YEAR AGO -	0 KWH/DAY
*DAILY AVG. ELECTRIC COST -	\$1.03

Payment of your bill prior to the above due date will avoid a late payment charge of \$5.00 or 1.5%, whichever is greater. Your account has a past due amount of \$71.90 and electric service may be disconnected. Please pay immediately.

DETACH AND RETURN THIS SECTION

MM 0004120

BILL # 5 OF 8 GRP 897

DELINQUENT		CURRENT CHARGES	
AMOUNT	DUE DATE	AMOUNT	DUE DATE
71.90	PAST DUE	40.28	JUL 20 2018

ACCOUNT NUMBER - 54882 33339

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

TOTAL DUE

112.18

PLEASE ENTER
AMOUNT PAIDLENNAR HOMES, LLC
6750 FORUM DR
STE 310
ORLANDO FL 32821 - 8088

548823333990000001121850000000719020000000402870100000000009



STATEMENT OF ELECTRIC SERVICE

JULY 2018

54882 33339

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

WEB SITE: www.duke-energy.com

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

LENNAR HOMES, LLC
6750 FORUM DR
STE 310
ORLANDO FL 32821

SERVICE ADDRESS
15121 OLYMPIC CLUB BLVD,
ENTRANCE LIGHTS

DUE DATE
JUL 24 2018

TOTAL AMOUNT DUE
117.15

NEXT READ
DATE ON OR
ABOUT

PIN: 921393824

METER READINGS

METER NO. 001017038
PRESENT (ACTUAL) 000210
PREVIOUS (ACTUAL) 000187
DIFFERENCE 000023
PRESENT ONPEAK 000037
PREVIOUS ONPEAK 000034
DIFFERENCE ONPEAK 000003
TOTAL KWH 23
ON PEAK KWH 3

FINAL BILL
GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD 06-28-18 TO 07-02-18 4 DAYS
CUSTOMER CHARGE (PRORATED) 1.55
ENERGY CHARGE 23 KWH @ 7.204000 1.66
FUEL CHARGE 23 KWH @ 4.132000 .95
ASSET SECURITIZATION CHARGE 23 KWH @ 0.197000 0.05

*TOTAL ELECTRIC COST 4.21
GROSS RECEIPTS TAX .11
COUNTY UTILITY TAX .28
STATE AND OTHER TAXES ON ELECTRIC .37

TOTAL CURRENT BILL 4.97
AMOUNT PAST DUE 112.18

TOTAL DUE THIS STATEMENT

\$117.15

RECEIVED
JUL 13 2018

BY: _____

If your previous unpaid balance has been paid, please disregard.

ENERGY USE

DAILY AVG. USE - 6 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$1.05

RF_BI_DEF_20180702_214807_2.CSV-248-000000312

DETACH AND RETURN THIS SECTION

NM 0002022

BILL # 5 OF 11 GRP 814

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 54882 33339

000248 000000312

LENNAR HOMES, LLC
6750 FORUM DR STE 310
ORLANDO FL 32821-8088

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

DUE DATE

JUL 24 2018

TOTAL DUE

117.15

PLEASE ENTER
AMOUNT PAID

548823333990000001171500000001121850000000049780100000000009

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

Invoice

Invoice #: 29
Invoice Date: 7/2/18
Due Date: 7/2/18
Case:
P.O. Number:

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

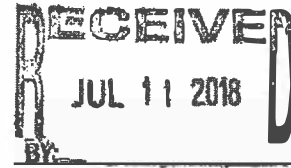
REC'D JUL 05 2018

Description	#/hr	Hours/Qty	Rate	Amount
Management Fees - July 2018		310.513 34	2,708.33	2,708.33
Information Technology - July 2018		351	50.00	50.00
Dissemination Agent Services - July 2018		313	291.87	291.87
Office Supplies		51	0.18	0.18
Postage		42	11.41	11.41
Copies		425	25.20	25.20
American Express Charges		49	2.08	2.08
<i>County Tax Roll Fees</i>				
Total				\$3,088.87
Payments/Credits				\$0.00
Balance Due				\$3,088.87



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 121051
Date 07/05/2018

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

For Professional Services through June 28, 2018

Invoice Summary

Description	Current Billed
01 Meetings	300.00
02 Reports	2,551.25
03 Miscellaneous	900.00
Total	3,751.25

#548
210-517.74



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

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

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

Invoice number 121051
Date 07/05/2018

01 Meetings

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	06/04/2018	1.50	200.00	300.00
<i>Attend Meeting</i>				
<i>1/3 of travel Time to and from</i>				

02 Reports

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	06/19/2018	2.00	200.00	400.00
<i>Familiar oneself with Tracks of the CDD/HOA to facilitate Field Review</i>				
	06/21/2018	0.50	200.00	100.00
<i>Prepare for Field Review of Ponds Tomorrow 0.5</i>				
	06/22/2018	5.00	200.00	1,000.00
<i>Travel to and from Project Site</i>				
<i>Perform End Year</i>				
	06/25/2018	1.50	200.00	300.00
<i>Prepare and Issue End of Year Letter</i>				
<i>Coordination with RGB on Field Review Results</i>				
	06/27/2018	0.25	200.00	50.00
<i>Coordination with RGB on End Year Report</i>				
Robert G. Butterfield				
	06/20/2018	0.50	165.00	82.50
<i>Research files</i>				
	06/21/2018	0.25	165.00	41.25
<i>Prep for Site Visit</i>				
	06/22/2018	2.50	165.00	412.50
<i>Site inspection</i>				
	06/25/2018	1.00	165.00	165.00
<i>File site inspection photos and notes</i>				
Phase subtotal				2,551.25

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	06/12/2018	2.00	200.00	400.00
<i>Field Review of CDD in Question for End of Year Report</i>				
	06/14/2018	1.50	200.00	300.00
<i>Preparation for Meeting with Lennar on 06/15/2018</i>				
	06/27/2018	0.50	200.00	100.00



INVOICE

Tax ID #59-3288732

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

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

Invoice number 121051
Date 07/05/2018

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
E-mail Coorespondance for July Meeting - Adding Tracts				
	06/28/2018	0.50	200.00	100.00
E-mail Coorespondance for July Meeting - Adding Tracts				
Phase subtotal				900.00
Invoice total				3,751.25

Approved by:

Michael A. Enot
Transportation Division Manager



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

1368 E. Vine Street
Kissimmee, FL 34744
(407) 846-1215

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

Invoice number 121051
Date 07/05/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 06/28/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time 06/04/2018 1.50 200.00 300.00

Attend Meeting
1/3 of travel Time to and from

Subtotal	1.50		300.00
Labor total	1.50		300.00

02 Reports

Phase Status: Active

Billing Cutoff: 06/28/2018

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

Labor

WIP Status: Billable

Senior Engineer I (PE)

Robert G. Butterfield

Project Time 06/20/2018 0.50 165.00 82.50

Research files

Project Time 06/21/2018 0.25 165.00 41.25

Prep for Site Visit

Project Time 06/22/2018 2.50 165.00 412.50

Site inspection

Project Time 06/25/2018 1.00 165.00 165.00

File site inspection photos and notes

Subtotal	4.25		701.25
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Principal Division Manager

Michael A. Enot

Project Time 06/19/2018 2.00 200.00 400.00

Familiar onself with Tracks of the CDD/HQA to facilitate Field Review

Project Time 06/21/2018 0.50 200.00 100.00

Prepare for Field Review of Ponds Tomorrow 0.5

Project Time 06/22/2018 5.00 200.00 1,000.00

Travel to and from Project Site
Perform End Year

Project Time 06/25/2018 1.50 200.00 300.00

Prepare and Issue End of Year Letter
Coordination with RGB on Field Review Results

Project Time 06/27/2018 0.25 200.00 50.00

Coordination with RGB on End Year Report

Subtotal	9.25		1,850.00
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Stoneybrook South at ChampionsGate CDD

Invoice number 121051

Invoice date 07/05/2018

Page 4 of 5



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 121051
Date 07/05/2018

Invoice Supporting Detail

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

02 Reports

Phase Status: Active

Billing Cutoff: 06/28/2018

Date	Units	Rate	Amount
Labor total	13.50		2,551.25

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 06/28/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time 08/12/2018 2.00 200.00 400.00

Field Review of CDD in Question for End of Year Report

Project Time 08/14/2018 1.50 200.00 300.00

Preparation for Meeting with Lennar on 06/15/2018

Project Time 08/27/2018 0.50 200.00 100.00

E-mail Correspondance for July Meeting - Adding Tracts

Project Time 06/28/2018 0.50 200.00 100.00

E-mail Correspondance for July Meeting - Adding Tracts

Subtotal 4.50 900.00

Labor total 4.50 900.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 06/28/2018

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

WIP Status:

Subtotal 0.00

total 0.00

Invoice Summary

Contract	Billed	%	Remaining	%
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Labor 8,803.75 -8,803.75

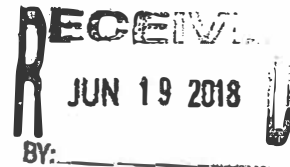
Expense

Consultant

Total 6,803.75 -6,803.75

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



June 15, 2018

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

#2hd
319.513.315

INVOICE

Matter ID: 7192-001
General

Invoice # 81310
Federal ID # 59-3386512

For Professional Services Rendered:

05/01/2018	ACD	Review minutes and prepare for upcoming meeting.	0.50hr	\$122.50
05/07/2018	ACD	Prepare for and attend CDD meeting; follow up on action items.	1.80hr	\$441.00
05/15/2018	ACD	Call with Developer on expansion or possible new CDD.	0.40 hr	\$98.00
05/18/2018	ACD	Draft memo on expansion of current CDD or new CDD.	1.20 hr	\$294.00
05/22/2018	ACD	Review plat; review requisition #3; contact Engineer regarding necessary items for approval.	1.40 hr	\$343.00
05/25/2018	ACD	Review draft financial report.	0.50hr	\$122.50
05/28/2018	ACD	Review agenda and minutes.	0.50hr	\$122.50
05/28/2018	ACD	Review email and follow up email to underwriter regarding proposed land to be added to CDD or new CDD.	0.40 hr	\$98.00
05/29/2018	ACD	Conference call on potential bond issuances and boundary amendments; follow up emails on bonds / amendments.	1.00hr	\$245.00
Total Professional Services:				\$1,886.50

For Disbursements Incurred:

05/18/2018	Check # 45189 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 05.07.18	\$15.64
05/31/2018	Document Reproduction Expense	\$30.00
Total Disbursements Incurred:		\$45.64

June 15, 2018

Matter ID: 7192-001

Invoice # 81310

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	7.70 Hours	\$1,886.50
For Disbursements incurred:		\$45.64
New Charges this Invoice:		<u>\$1,932.14</u>
<hr/>		
Previous Balance:		\$3,585.76
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		<u>\$3,585.76</u>
Plus New Charges this Invoice:		<u>\$1,932.14</u>
Total Due:		<u>\$5,517.90</u>

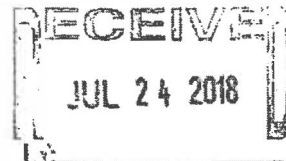
Billed Through: May 31, 2018

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

July 23, 2018

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



INVOICE

Matter ID: 7192-001
General

Invoice # 81871
Federal ID # 59-3366512

For Professional Services Rendered:

06/04/2018	ACD	Prepare for and attend CDD meeting.	2.80hr	\$686.00
06/04/2018	JAC	Follow-up regarding board of supervisors meeting and issues	0.20hr	\$71.00
06/05/2018	jms	Compiled information and drafted for attorney Audit Response Letter	0.50hr	\$20.00
06/25/2018	ACD	Follow up regarding expansion; review memorandum; contact developer; review tract info and perform due diligence.	1.90hr	\$465.50
06/28/2018	ACD	Request background expansion info from developer; review info; Prepare materials for Engineer regarding expansion.	2.10hr	\$514.50
06/28/2018	ACD	Review previous boundary amendment; review due diligence re: tract info: contact developer; prepare and finalize assessment resolution.	1.10 hr	\$269.50
06/28/2018	JAC	Emails and work on issues regarding expansion of second parcel into CDD.	0.40 hr	\$142.00
06/29/2018	jms	Researched and downloaded recorded plat for Parcel "X" and drafted for attorney Resolution 2018-11 Petition for Expanding District including Parcel "X" jointly with Baxter Parcel	0.50hr	\$20.00

Total Professional Services: **\$2,188.50**

For Disbursements Incurred:

06/11/2018	Check # 45266 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 06.05.18	\$16.64
06/30/2018	Document Reproduction Expense	\$0.45

Total Disbursements Incurred: **\$16.09**

July 23, 2018

Matter ID: 7192-001

Invoice # 81871

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	9.50 Hours	\$2,188.50
For Disbursements Incurred:		\$16.09
New Charges this Invoice:		\$2,204.59
<hr/>		
Previous Balance:		\$5,517.90
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$5,517.90
Plus New Charges this Invoice:		\$2,204.59
Total Due:		\$7,722.49

Billed Through: June 30, 2018

From: **TOHO Customer Service** customerservice@tohowater.com
Subject: Toho Water Confirmation of Services
Date: July 13, 2018 at 11:15 AM
To: tviscarra@gn.scil.com

RECEIVED
JUL 13 2018

BY: _____

Dear Stoneybrook South at Champions Gate,
Thank you for opening an account with Tohopekaliga Water Authority.

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

For payment:

Account: 002627512-033111069
Address: 1500 OLYMPIC CLUB BOULEVARD METER A
Turn-on Date: 06/26/2018

The amount to pay is: **\$ 16,025.00**

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 16,025.00 (Deposit \$16,000.00 and the Initiation Service Fee \$25.00).

Payment options:

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

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

Thank you,

Customer Service

Phone: 407-944-5000 \ Fax: 407-343-4492

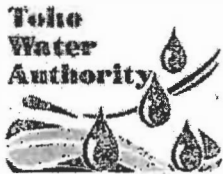
CustomerService@tohowater.com

www.tohowater.com



bringing you life's
most precious resource

1 22 538 432



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

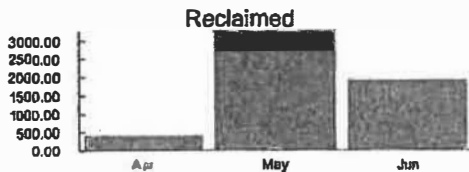
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Customer Service: (8am - 5pm) 407-944-5000

when is the bill going to be paid?

1.32 558437

RECEIVED
JUN 29 2018



LENNAR HOMES

Service Address:
1600 OLYMPIC CLUB BOULEVARD METER A

Account Number: 000281220-033111069
Past Due Amount: \$608.99
Current Charges: \$8,307.50
Total Amount Due: \$8,916.49

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	31	05/03/2018	3660	06/03/2018	5572	1912

Previous Balance \$15,810.21
Payment(s) Received \$-15,923.15
Late Payment Charges \$721.93
Balance Forward \$608.99

Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage \$8,240.40
Disconnect Fee \$50.00
Current Transaction Total \$8,307.50

Total Amount Due \$8,916.49

TOHO Water Authority
Vendor # 3486923

.5545

00.6025

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
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Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 07/02/18	Late Charge after 07/02/18	
000281220-033111069	\$608.99	\$8,307.50	\$415.38	\$8,916.49

Please Remit to

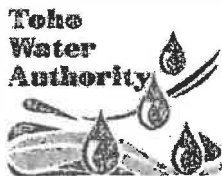
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



LENNAR HOMES
6750 FORUM DR STE 310
ORLANDO, FL 32821-8088

0002812200331110690008916494





Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
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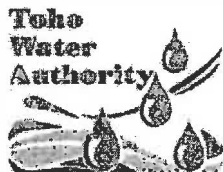
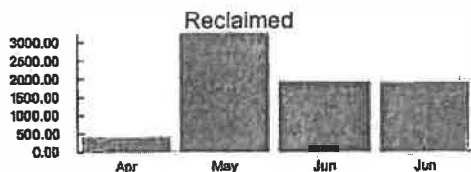
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Customer Service: (8am - 5pm) 407-944-5000

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JUL 13 2018

BY: _____

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LENNAR HOMES
6750 FORUM DR STE 310
ORLANDO, FL 32821-8088

0002812200331110690017008960

LENNAR HOMES

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 000281220-033111069
Past Due Amount: \$8,916.49
Current Charges: \$8,092.47
Total Amount Due: \$17,008.96

FINAL BILL

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	26	06/03/2018	5572	06/29/2018	7449	1877

Previous Balance \$8,916.49
Balance Forward \$8,916.49

Current Transaction(s)
Reclaimed Base Charge \$14.82
Reclaimed Usage \$8,077.65
Current Transaction Total \$8,092.47

Total Amount Due \$17,008.96

TOHO Water Authority
Vendor # 3486923

_____ .5545
_____ 00.6025

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	Current Charges		Total Amount Due
		Amount Due by Now	Late Charge after	
000281220-033111069	\$8,916.49	\$8,092.47	\$0.00	\$17,008.96

FINAL BILL

Please Remit to

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



SECTION 3

NOTICE OF MEETINGS
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Stoneybrook South at ChampionsGate Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2019** at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896, at 11:30 a.m. on the first Monday of the month as follows:

October 1, 2018
November 5, 2018
December 3, 2018
January 7, 2019
February 4, 2019
March 4, 2019
April 1, 2019
May 6, 2019
June 3, 2019
(July Meeting Removed from Schedule)
August 5, 2019
Exception: September 9, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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