

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

October 1, 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

September 24, 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, October 1, 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 2019-01 Electing Assistant Secretary
4. Approval of Minutes of the August 6, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the August 6, 2018 Audit Committee Meeting
5. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2018
6. Consideration of Series 2017 Requisition #5
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #11 - #12
8. Supervisor's Requests
9. Adjournment

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

The third order of business is Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a term ending November 2018. Section B is the administration of the Oath of Office to the newly appointed Board Member and Section C is the consideration of Resolution 2019-01 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 August 6, 2018 Board of Supervisors meeting and acceptance of the minutes of the August 6, 2018 Audit Committee meeting. Both minutes are enclosed for your review.

The fifth order of business is the consideration of agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for the Fiscal Year 2018. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Series 2017 Requisition #5. A copy of the Requisition and supporting invoice is enclosed for your review.

The seventh order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Section 2 is the ratification of Funding Requests #11 - #12. The funding requests with supporting documentation is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "George S. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2019-01

**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 1st day of October, 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, August 6, 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
Michael Enot	District Engineer
Brian Smith	Field Manager
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. 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 July 9, 2018 Meeting

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

Mr. Morgan: They look complete.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Minutes of the July 9, 2018 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2018-03 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations

Mr. Flint: The Board previously approved a proposed budget, and you set today as the date, place, and time for the public hearing for the budget's final consideration. Exhibit A to the resolution is the proposed budget. It contemplates a developer funding agreement and you can see the admin and field expenses totaling \$289,202. Are there any questions on this budget? You can also see the water and sewer has \$110,000. We are using a lot of reclaimed water and we are hoping that will go down. Because this is developer funded, the developer only pays the actual expenses. When we add the north parcel, we can just amend the budget at that time.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2018-13 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations, was approved.

Assistant Secretary, Mark Revell, joined the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2019 Developer Funding Agreement

Mr. Flint: This funding agreement is between the Stoneybrook South at ChampionsGate CDD and Len-CG South, LLC. It is the same form of funding agreement that Lennar has seen and approved in the past. The budget that was just approved will be an attachment to it. Are there any questions on the agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2019 Developer Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Down to Earth Landscape to Provide Maintenance Services

Mr. Flint: This is for the maintenance of Track K. It includes basic maintenance for example, the pond disking in the dry retention areas, irrigation inspections, and fertilizer/pest control. It is \$4,082.22 per month.

Mr. Morgan: Does this include mowing?

Mr. Flint: It includes mowing of the banks and disking the ponds.

Mr. Morgan: That is the same amount that was in the budget we just approved?

Mr. Flint: Yes, and I do have an agreement here that this proposal would be attached to. If the Board approves it, you would be approving the standard agreement with terms and conditions that would normally be included in a landscape contract.

Mr. Morgan: Down to Earth does landscaping for the HOA as well?

Mr. Flint: Yes, they do.

Mr. Scheerer: I can explain the map to anyone that has questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Proposal from Down to Earth Landscape to Provide Maintenance Services, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2018

Mr. Flint: The Board met as the Audit Committee prior to this meeting, and you reviewed and ranked the proposals. You ranked Berger Toombs as number one.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Audit Committee Recommendation was Accepted and Berger, Toombs, Elam, Gaines & Frank was Ranked #1 to Provide Auditing Services for Fiscal Year 2018.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: As we said earlier, we finalized the requisition last week which included all the conveyances associated with that tract. As far as the expansion, that is the main thing we are focusing on. Mark has a couple exhibits to get to me, and once he gets those over to me we will file that with the County and get it processed immediately. We anticipate, because of the way that we are dealing with the expansion in Shingle Creek, that we will have to enter into an interlocal agreement with them. That will be between the CDD and Osceola County, and it will have to narratively explain how the area will be developed. We don't anticipate an issue with that, it should be easier for Stoneybrook because we've done Shingle first. It will essentially be just swapping the names out.

Mr. Morgan: What is your time frame on that?

Mr. Enot: I emailed Mark yesterday. I would say about two days after I talk to him or get confirmation from him.

Mr. d'Adesky: When I file it, it usually takes Osceola County about 2-3 weeks to get back with their initial comments. But, because we are working with Shingle Creek in conjunction, we should be able to process a little quicker because we know what to expect.

Mr. Morgan: So probably not the next CDD meeting, but the one after that?

Mr. d'Adesky: Yes, and we have already done the authorization so it will just be reporting back and signing off. The other good news is that for expansions we do not have to do the statutory four weeks of advertising. So, that makes the timeline go quicker.

Mr. Morgan: Okay, good.

B. District Engineer

Mr. Enot: We submitted our end of the year, and we did not find anything.

C. District Manager's Report**1. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial through June 30th. The detail register is behind the summary. Are there any questions? On the balance sheet, the \$1,200,000 that is reflecting in capital projects, that has been requisitioned. On the next financials you see, that will be zeroed out.

2. Consideration of Funding Request #10

Mr. Flint: This funding request #10 is dated July 26, 2018. It totals \$44,155.96 and it includes streetlight, electric, District management, District engineering, District Counsel, and water authority. To transfer over that reclaimed water account, they required a \$16,000 deposit, and you can see that on the funding request as well.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #10 was approved.

3. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Flint: We have the annual meeting schedule, the Fiscal Year 2019 starts on October 1st. It follows the same first Monday of each month at 11:30 a.m. in this location. The exception is July because of the proximity of the meeting to July 4th. I think there was a conflict with the September meeting as well.

Mr. Morgan: We don't expect to have an emergency July meeting, do we?

Mr. Scheerer: We don't want that. We can always call extra meetings, change the dates, or cancel the meetings if we need to.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2019 Meeting Schedule was approved, as presented.

TENTH ORDER OF BUSINESS**Supervisor's Request**

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

ELEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Flint adjourned the meeting at 11:51.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned at 11:51 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Stoneybrook South at ChampionsGate Community Development District Audit Committee met Monday, August 6, 2018 at 11:45 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present were:

Lane Register
Adam Morgan
Greg Ray
George Flint

Chairman

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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

Approval of the Minutes of May 7, 2018 Meeting

Mr. Flint: At the last meeting, you approved the form of the bid documents and the notice to be posted. The Board appointed themselves as the Audit Committee. We advertised and sent out letters to about a half dozen auditing firms that provide these services. You will see that we received four responses, and we asked them to provide five year's pricing. You would enter into annual engagement letters with them each year based on these prices that they provided. All four of these firms we have worked with in the past, and they can all perform the work. We don't necessarily have any concerns about any of them. You have been provided the scoring sheets that list each one of the respondents and the criteria which includes ability of personnel, proposers experience, understanding of scope, ability to provide the services, and price. Each one of those are weighted evenly at 20 points each.

Mr. Morgan: Basically, all four are equal, except for the price.

Mr. Flint: Yes, some may have more experience than others, but they are all equally qualified.

Mr. Morgan: If we enter into an agreement with one of these firms, that pricing is firm for five years even though we do annual individual contracts?

Mr. Flint: Yes, that is correct.

Mr. Morgan: Unless management suggests otherwise, I would go with the least expensive.

Mr. Register: Berger Toombs.

Mr. Morgan: Yes.

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

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Members Rankings and Selection of an Auditor

Mr. Flint: The final rankings and scores for the four firms that responded are as follows; Berger Toombs-100, Grau & Associates-99, McDirmitt-98, Carr Riggs-97.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor, the Audit Committee Members Ranking and Selection of Berger Toombs, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 11:52 a.m.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the Audit Committee meeting adjourned at 11:52 a.m.

SECTION V



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

August 23, 2018

Stoneybrook South at ChampionsGate Community Development District
c/o GMS, LLC
George S. Flint, District Manager
135 W. Central Blvd., Suite 320
Orlando, FL 32801

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Stoneybrook South at ChampionsGate Community Development District, which comprise governmental activities, each major fund and the budgetary comparison for the General Fund as of and for the year ended September 30, 2018 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2018 and thereafter if mutually agreed by Stoneybrook South at ChampionsGate Community Development District and Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

The Responsibilities of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

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Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to Stoneybrook South at ChampionsGate Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Stoneybrook South at ChampionsGate Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund

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The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control of financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit, we will request certain written confirmation concerning representations made to us in connection with the audit including, among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management is responsible for identifying and ensuring that Stoneybrook South at ChampionsGate Community Development District complies with the laws and regulations

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applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse or suspected fraud or abuse affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

The Board is responsible for informing us of its views about the risks of fraud or abuse within the entity, and its knowledge of any fraud or abuse or suspected fraud or abuse affecting the entity.

Stoneybrook South at ChampionsGate Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Stoneybrook South at ChampionsGate Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Stoneybrook South at ChampionsGate Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Stoneybrook South at ChampionsGate Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Stoneybrook South at ChampionsGate Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Stoneybrook South at ChampionsGate Community Development District's Records and Assistance

If circumstances arise relating to the condition of the Stoneybrook South at ChampionsGate Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Stoneybrook South at ChampionsGate Community Development District books and records. The District will determine that all such data, if necessary, will be so

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reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Fees, Costs and Access to Workpapers

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2018 will not exceed \$2,975 unless the scope of the engagement is changed, the assistance which Stoneybrook South at ChampionsGate Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Stoneybrook South at ChampionsGate Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Stoneybrook South at ChampionsGate Community Development District, Stoneybrook South at ChampionsGate Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

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Reporting

We will issue a written report upon completion of our audit of Stoneybrook South at ChampionsGate Community Development District's financial statements no later than June 30, 2016. Our report will be addressed to the Board of Stoneybrook South at ChampionsGate Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

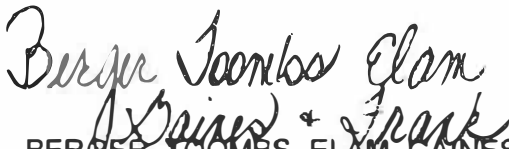
In addition to our report on Stoneybrook South at ChampionsGate Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements.
- Management letter pursuant to Chapter 10.550, Rules of the Auditor General.
- Attestation Report – compliance with Section 218.415, Florida Statutes.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Stoneybrook South at ChampionsGate Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

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

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
(DATED AUGUST 23, 2018)**

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

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

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

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

**GMS-SF, LLC
135 WEST CENTRAL BLVD., SUITE 320
ORLANDO, FL 32801
TELEPHONE: 407-841-5524
EMAIL: GFLINT@GMSCFL.COM**

Auditor: J.W. Gaines

**District: Stoneybrook South at
ChampionsGate CDD**

By:



By:

Title: Director

Title:

Date: August 23, 2018

Date:

SECTION VI

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017
(PARCEL K ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain First Supplemental Trust Indenture dated as of October 1, 2017 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **5**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **KPM Franklin**
- (D) Amount Payable: **\$730.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #121114 – July 2018 Engineering services related to review of Lennar reimbursement and pond certifications.

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2017 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2017 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2017 Project; and
- 4. each disbursement represents a Cost of 2017 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2017 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer



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 121114
Date 08/02/2018
Project 17-0190.000 Stoneybrook South at

For Professional Services through July 26, 2018

Invoice Summary

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	330.00
04 Reimbursements	400.00
Total	730.00



INVOICE
Tax ID #59-3288732

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

03 Miscellaneous
Professional Fees

Robert G. Butterfield

Date	Hours	Rate	Amount
07/24/2018	2.00	165.00	330.00

Check stormwater pond as-builts for compliance with design to certify with SFWMD.

04 Reimbursements
Professional Fees

Michael A. Enot

Date	Hours	Rate	Amount
07/23/2018	1.00	200.00	200.00
07/24/2018	0.50	200.00	100.00
07/24/2018	0.50	200.00	100.00

Obtain and Delegate Verification of Pond Certifications

PK2 - Pond does not meeting grades in corner

Review of Stoneybrook at Champions Gate Reimbursement

Phase subtotal 400.00

Invoice total **730.00**

Approved by:


Michael A. Enot
Transportation Division Manager

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

WIP Status:

Billing Cutoff: 07/26/2018			
Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

02 Reports

Phase Status: Active

WIP Status:

Billing Cutoff: 07/26/2018			
Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 07/26/2018



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INVOICE
Tax ID #59-3288732

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

Labor

WIP Status: Billable

Senior Engineer I (PE)

Robert G. Butterfield

Project Time

Date	Units	Rate	Amount
07/24/2018	2.00	165.00	330.00
<i>Check stormwater pond as-builts for compliance with design to certify with SFWMD.</i>			
Subtotal	2.00		330.00
Labor total	2.00		330.00

04 Reimbursements

Phase Status: Active

Billing Cutoff: 07/26/2018

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

Date	Units	Rate	Amount
07/23/2018	1.00	200.00	200.00
<i>PK2 - Pond does not meeting grades in corner</i>			
07/24/2018	0.50	200.00	100.00
<i>Follow up with Val on necessary correction</i>			
07/24/2018	0.50	200.00	100.00
<i>Review of Stoneybrook at Champions Gate Reimbursement</i>			
Subtotal	2.00		400.00
Labor total	2.00		400.00

05 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 07/26/2018

WIP Status:

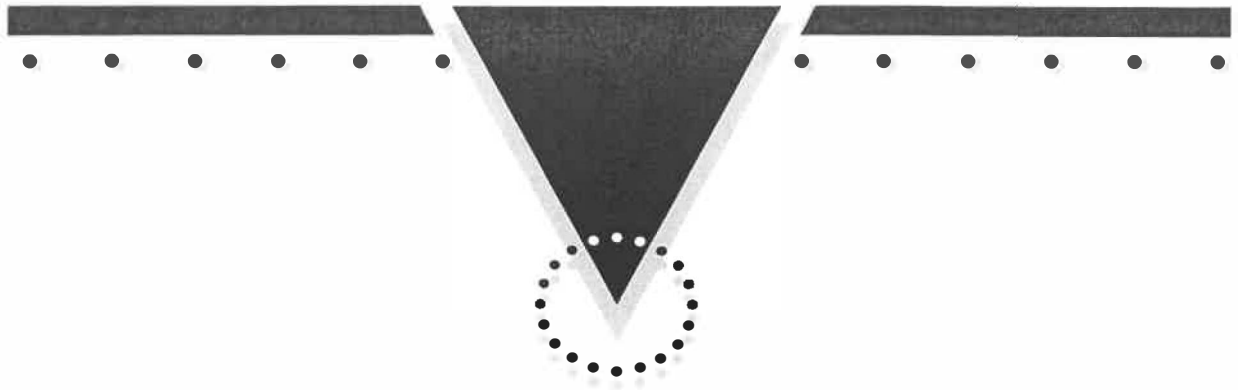
Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

Data Regions within table/matrix cells are ignored.

SECTION VII

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

August 31, 2018



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9	<u>Series 2017 Construction Schedule</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2018

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals</u>
<u>ASSETS:</u>				
CASH	\$10,804	---	---	\$10,804
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$259	---	\$259
INTEREST	---	\$603	---	\$603
CONSTRUCTION	---	---	\$840	\$840
DUE FROM DEVELOPER	\$55,004	---	---	\$55,004
PREPAID EXPENSES	\$6,748	---	---	\$6,748
TOTAL ASSETS	<u><u>\$72,556</u></u>	<u><u>\$151,762</u></u>	<u><u>\$840</u></u>	<u><u>\$225,158</u></u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$76,308	---	\$730	\$77,038
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$151,762	---	\$151,762
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$110	\$110
UNASSIGNED	(\$3,752)	---	---	(\$3,752)
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$72,556</u></u>	<u><u>\$151,762</u></u>	<u><u>\$840</u></u>	<u><u>\$225,158</u></u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
DEVELOPER CONTRIBUTIONS	\$87,365	\$80,085	\$107,293	\$27,208
TOTAL REVENUES	\$87,365	\$80,085	\$107,293	\$27,208

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$12,000	\$11,000	\$12,804	(\$1,804)
ATTORNEY	\$25,000	\$22,917	\$18,699	\$4,218
DISSEMINATION	\$0	\$0	\$3,208	(\$3,208)
ANNUAL AUDIT	\$2,500	\$2,500	\$3,000	(\$500)
MANAGEMENT FEES	\$32,500	\$29,792	\$29,792	\$0
INFORMATION TECHNOLOGY	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$6	\$269
POSTAGE	\$1,000	\$917	\$78	\$839
INSURANCE	\$5,665	\$5,665	\$5,500	\$165
PRINTING & BINDING	\$1,000	\$917	\$130	\$786
LEGAL ADVERTISING	\$5,000	\$4,583	\$1,406	\$3,177
OTHER CURRENT CHARGES	\$1,000	\$917	\$2	\$915
OFFICE SUPPLIES	\$625	\$573	\$2	\$571
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

ELECTRIC	\$0	\$0	\$208	(\$208)
WATER & SEWER	\$0	\$0	\$38,821	(\$38,821)
LANDSCAPE MAINTENANCE	\$0	\$0	\$8,164	(\$8,164)

TOTAL EXPENDITURES	\$87,365	\$80,780	\$122,546	(\$41,766)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$15,253)	
FUND BALANCE - Beginning	\$0		\$11,501	
FUND BALANCE - Ending	\$0		(\$3,752)	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
REVENUES:				
BOND PROCEEDS	\$0	\$0	\$150,900	\$150,900
DIRECT ASSESSMENTS	\$0	\$0	\$135,406	\$135,406
INTEREST	\$0	\$0	\$261	\$261
TRANSFER IN	\$0	\$0	\$601	\$601
TOTAL REVENUES	\$0	\$0	\$287,168	\$287,168
EXPENDITURES:				
Series 2017				
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		\$151,762	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$151,762	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
BOND PROCEEDS	\$0	\$0	\$4,559,100	\$4,559,100
INTEREST	\$0	\$0	\$3,951	\$3,951
TOTAL REVENUES	\$0	\$0	\$4,563,051	\$4,563,051

EXPENDITURES:

Series 2017

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,326,320	(\$4,326,320)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$236,020	(\$236,020)
TRANSFER OUT	\$0	\$0	\$601	(\$601)
TOTAL EXPENDITURES	\$0	\$0	\$4,562,941	(\$4,562,941)
EXCESS REVENUES (EXPENDITURES)	\$0		\$110	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$110	

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	\$3,067	\$44,156	\$10,848	\$0	\$107,293
TOTAL REVENUES	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$3,067	\$44,156	\$10,848	\$0	\$107,293
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$263	\$175	\$753	\$700	\$350	\$1,838	\$438	\$4,288	\$3,751	\$0	\$250	\$0	\$12,804
ATTORNEY	\$1,186	\$2,161	\$0	\$0	\$863	\$1,801	\$1,020	\$1,932	\$2,205	\$7,532	\$0	\$0	\$18,699
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
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	\$2,708	\$2,708	\$0	\$29,792
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$6
POSTAGE	\$2	\$6	\$9	\$6	\$2	\$0	\$2	\$21	\$4	\$11	\$15	\$0	\$78
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	\$25	\$11	\$0	\$130
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$178	\$0	\$238	\$991	\$0	\$0	\$1,406
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$2
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	\$31	\$33	\$0	\$208
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,916	\$23,779	\$5,812	\$314	\$0	\$38,821
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,082	\$4,082	\$0	\$8,164
TOTAL EXPENDITURES	\$10,184	\$5,414	\$3,812	\$3,756	\$4,265	\$6,688	\$4,712	\$21,356	\$33,067	\$21,536	\$7,755	\$0	\$122,546
EXCESS REVENUES (EXPENDITURES)	(\$1,740)	(\$1,179)	\$1,292	(\$239)	(\$707)	(\$2,815)	\$6,916	(\$12,493)	(\$30,000)	\$22,620	\$3,093	\$0	(\$15,253)

**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

STONEYBROOK SOUTH AT CHAMPIONSGATE
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (16)	General Fund Portion (17)	General Fund Portion (18)	General Fund Portion (19)	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	9/4/18	\$ 44,155.96	\$ 44,155.96	\$ -	\$ -	\$ 44,155.96	\$ -	\$ -	\$ -
11	8/23/18	9/10/18	\$ 17,595.97	\$ 17,595.97	\$ -	\$ -	\$ 10,847.97	\$ 6,748.00	\$ -	\$ -
12	9/16/18		\$	\$ 23,042.62	\$ -	\$ -	\$ 23,042.62	\$ -	\$ -	\$ 23,042.62
Due from Developer			\$ 193,434.96	\$ 216,477.58	\$ 2,763.70	\$ 74,010.47	\$ 130,335.41	\$ 6,748.00	\$ 2,620.00	\$ 23,042.62

Total Developer Contributions FY18

\$ 130,335.41

*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 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
7/31/18	4	Lennar Corporation	Reimbursement #3 - Parcel K Assessment Area (Tract K)	\$ 1,246,161.17
TOTAL				\$ 4,325,589.95
Fiscal Year 2018				
10/30/17		Interest		\$ -
11/1/17		Interest		\$ 32.67
12/1/17		Interest		\$ 490.12
1/1/18		Interest		\$ 506.53
2/1/18		Interest		\$ 506.62
3/1/18		Interest		\$ 457.67
4/1/18		Interest		\$ 506.78
5/1/18		Interest		\$ 609.06
6/1/18		Interest		\$ 277.76
7/1/18		Interest		\$ 256.66
8/1/18		Interest		\$ 305.70
TOTAL				\$ 3,949.57
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 8/31/18				\$ 3,949.57
Requisitions Paid thru 8/31/18				\$ (4,325,589.95)
Remaining Acquisition/Construction Fund				\$ 840.12

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY18 Funding Request #11
August 23, 2018**

	Payee	General Fund FY2018	General Fund FY2019
1	Duke Energy Inv# 16755 46354 - 15121 Olympic Club Blvd. - July 2018	\$ 2.54	
2	Egis Insurance Advisors, LLC Inv# 7490 - FY2019 Insurance Premium		\$ 6,748.00
3	Governmental Management Services-CF, LLC Inv# 30 - Management Fees - August 2018	\$ 3,076.23	
4	KPM Franklin Inv# 121115 - Professional Services - July 2018	\$ 4,762.50	
5	Latham, Shuker, Eden & Beaudine, LLP Inv# 82109 - General Counsel - July 2018	\$ 2,769.20	
6	Orlando Sentinel Inv# 3609742 - RFP for Auditing Services - June 2018	\$ 237.50	
		\$ 10,847.97	\$ 6,748.00
		Total:	\$ 17,595.97

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**



Stoneybrook South at Championsgate Community Development
 c/o Governmental Management Services -CF, LLC
 135 W. Central Blvd, Ste 320
 Orlando, FL 32801

INVOICE

Customer	Stoneybrook South at Championsgate Community Development District
Acct #	694
Date	08/23/2018
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 6,748.00
Payment Amount	
Payment for:	Invoice#7490
100118297	

Thank You

Customer: Stoneybrook South at Championsgate Community Development District

Invoice	Effective	Transaction	Description	Amount
7490	10/01/2018	Renew policy	Policy #100118297 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Renew policy Due Date: 9/22/2018	6,748.00
				Total
				\$ 6,748.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	cbtner@egisadvisors.com	08/23/2018

42

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

Invoice

Invoice #: 30
 Invoice Date: 8/1/18
 Due Date: 8/1/18
 Case:
 P.O. Number:

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

REC'D AUG 06 2018

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018 131-513-34		2,708.33	2,708.33
Information Technology - August 2018 34		50.00	50.00
Dissemination Agent Services - August 2018 313		291.67	291.67
Office Supplies - 511P		0.12	0.12
Postage 4420		15.01	15.01
Copies 425		11.10	11.10

Total	\$3,076.23
Payments/Credits	\$0.00
Balance Due	\$3,076.23



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
Tax ID #59-3288732

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

RECEIVED
AUG 13 2018

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

Invoice number 121115
Date 08/02/2018

BY:

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

ATTN: MTG / Expand / Exhibit

For Professional Services through July 26, 2018

1-31-513.315

Invoice Summary

Description	Current Billed
01 Meetings	200.00
02 Reports	1,247.50
03 Miscellaneous	3,315.00
Total	4,762.50



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 121115
Date 08/02/2018

01 Meetings

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	07/09/2018	1.00	200.00	200.00
<i>Attend Board meeting via tele conference</i>				
<i>Called in but did not participate!</i>				
<i>Internal Follow up with Staff on Exhibits for Expansion</i>				

02 Reports

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	06/29/2018	3.00	200.00	600.00
<i>Review of Information provided</i>				
<i>Coordinated the completion of the Tasks</i>				
<i>Review Information for Expansion</i>				
<i>Coordinated the Completion of Project Deliverables</i>				
	07/03/2018	2.00	200.00	400.00
<i>Review of Information provided</i>				
<i>Coordinated the completion of the Tasks</i>				
<i>Review Information for Expansion</i>				
<i>Coordinated the Completion of Project Deliverables</i>				
Robert G. Butterfield				
	07/03/2018	0.50	165.00	82.50
<i>Coordinate parcel additions exhibit and docs</i>				
	07/06/2018	0.50	165.00	82.50
<i>Review draft exhibits for expansion areas.</i>				
	07/09/2018	0.50	165.00	82.50
<i>Coordinate expansion exhibits</i>				
Phase subtotal				1,247.50

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Fatima V. Tejera				
	07/09/2018	2.00	60.00	120.00
<i>CDD Exhibits</i>				
James M. Easterly				
	07/03/2018	9.00	70.00	630.00
<i>Exhibit maps</i>				
	07/05/2018	9.00	70.00	630.00
<i>Exhibit maps</i>				
	07/06/2018	8.50	70.00	595.00
<i>Cdd exhibits</i>				



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 121115

Date 08/02/2018

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	07/11/2018	2.00	200.00	400.00
<i>Coordination of Package for CDD Revision Adding Baxter and X Parcel</i>				
	07/11/2018	0.50	200.00	100.00
<i>Internal Follow up with Staff on Exhibits for Expansion</i>				
	07/12/2018	0.50	200.00	100.00
<i>Internal Follow up with Staff on Exhibits for Expansion</i>				
Val P. Taylor				
	07/03/2018	1.00	185.00	185.00
<i>exhibits</i>				
	07/05/2018	1.00	185.00	185.00
<i>exhibits</i>				
	07/06/2018	1.00	185.00	185.00
<i>exhibits</i>				
	07/09/2018	1.00	185.00	185.00
<i>exhibits</i>				
Phase subtotal				3,315.00
Invoice total				4,762.50

Approved by:

Michael A. Enot
Transportation Division Manager



INVOICE

Tax ID #59-3288732

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

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

Invoice number 121115
Date 08/02/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 07/26/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time 07/09/2018 1.00 200.00 200.00

*Attend Board meeting via tele conference
Called in but did not participate
Internal Follow up with Staff on Exhibits for Expansion*

Subtotal 1.00 200.00

Labor total 1.00 200.00

02 Reports

Phase Status: Active

Billing Cutoff: 07/26/2018

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

Labor

WIP Status: Billable

Senior Engineer I (PE)

Robert G. Butterfield

Project Time 07/03/2018 0.50 165.00 82.50

Coordinate parcel additions exhibit and docs

Project Time 07/06/2018 0.50 165.00 82.50

Review draft exhibits for expansion areas.

Project Time 07/09/2018 0.50 165.00 82.50

Coordinate expansion exhibits

Subtotal 1.50 247.50

Principal Division Manager

Michael A. Enot

Project Time 06/29/2018 3.00 200.00 600.00

*Review of information provided
Coordinated the completion of the Tasks
Review Information for Expansion
Coordinated the Completion of Project Deliverables*

Project Time 07/03/2018 2.00 200.00 400.00

*Review of information provided
Coordinated the completion of the Tasks
Review Information for Expansion
Coordinated the Completion of Project Deliverables*

Subtotal 5.00 1,000.00

Labor total 6.50 1,247.50



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 121115
Date 08/02/2018

Invoice Supporting Detail

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

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 07/26/2018

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

Labor

WIP Status: Billable

Engineering Technician II

Fatima V. Tejera

Project Time	07/09/2018	2.00	60.00	120.00
--------------	------------	------	-------	--------

CDD Exhibits

Subtotal	2.00		120.00
----------	------	--	--------

Engineering Technician III

James M. Easterly

Project Time	07/03/2018	9.00	70.00	630.00
--------------	------------	------	-------	--------

Exhibit maps

Project Time	07/05/2018	9.00	70.00	630.00
--------------	------------	------	-------	--------

Exhibit maps

Project Time	07/08/2018	8.50	70.00	595.00
--------------	------------	------	-------	--------

Cdd exhibits

Subtotal	26.50		1,855.00
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Senior Engineer III (PE)

Vel P. Taylor

Project Time	07/03/2018	1.00	185.00	185.00
--------------	------------	------	--------	--------

exhibits

Project Time	07/05/2018	1.00	185.00	185.00
--------------	------------	------	--------	--------

exhibits

Project Time	07/06/2018	1.00	185.00	185.00
--------------	------------	------	--------	--------

exhibits

Project Time	07/09/2018	1.00	185.00	185.00
--------------	------------	------	--------	--------

exhibits

Subtotal	4.00		740.00
----------	------	--	--------

Principal Division Manager

Michael A. Enot

Project Time	07/11/2018	2.00	200.00	400.00
--------------	------------	------	--------	--------

*Coordination of Package for CDD Revision
Adding Baxter and X Parcel*

Project Time	07/11/2018	0.50	200.00	100.00
--------------	------------	------	--------	--------

Internal Follow up with Staff on Exhibits for Expansion

Project Time	07/12/2018	0.50	200.00	100.00
--------------	------------	------	--------	--------

Internal Follow up with Staff on Exhibits for Expansion

Subtotal	3.00		600.00
----------	------	--	--------

Labor total	35.50		3,315.00
-------------	-------	--	----------



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 121115
Date 08/02/2018

Invoice Supporting Detail

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

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 07/26/2018

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

WIP Status:

Subtotal	0.00
total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		11,366.25		-11,366.25	
Expense					
Consultant					
Total		11,366.25		-11,366.25	

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

RECEIVED
AUG 15 2018

August 15, 2018

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

BY:

INVOICE

Matter ID: 7192-001
General

Invoice # 82109
Federal ID # 59-3366512

For Professional Services Rendered: *Inte/Expansion/Track K*

1.31.513.315

07/02/2018	ACD	Review agenda and minutes and prepare for meeting.	0.50 hr	\$122.50
07/09/2018	ACD	Prepare for and attend meeting; follow up on action items.	3.10 hr	\$759.50
07/12/2018	ACD	Send template Petition for expansion of CDD; email team regarding petition items, call with Engineer.	1.10 hr	\$269.50
07/23/2018	jms	Draft for attorney review Conveyance Documents	0.80 hr	\$32.00
07/24/2018	ACD	Revise and finalize conveyance documents; transmit to developer.	2.10 hr	\$514.50
07/26/2018	ACD	Review title related to tract K and conveyances.	2.00 hr	\$490.00
07/31/2018	ACD	Finalize issues regarding conveyances, call with Engineer.	0.70 hr	\$171.50
07/31/2018	ACD	Finalize issues regarding conveyances, call with Engineer.	1.80 hr	\$392.00

Total Professional Services: \$2,751.50

For Disbursements Incurred:

07/31/2018	Document Reproduction Expense	\$17.70
Total Disbursements Incurred:		<u>\$17.70</u>

August 15, 2018

Matter ID: 7192-001

Invoice # 82109

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	11.96 Hours	\$2,751.50
For Disbursements Incurred:		\$17.70
New Charges this Invoice:		<u>\$2,769.20</u>
Previous Balance:		\$7,722.49
Less Payment and Credits Received:		<u>\$3,585.76</u>
Outstanding Balance:		\$4,136.73
Plus New Charges this Invoice:		<u>\$2,769.20</u>
Total Due:		<u>\$6,905.93</u>

Billed Through: July 31, 2018



PO Box 100608
Atlanta, GA 30384-0608
adbilling@tronc.com
844-348-2445

Invoice & Summary

Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 003609742
Amount: \$237.50
Billing Period: 06/01/18 - 06/30/18
Due Date: 07/30/18

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	Invoice Reference #	Description	Ad Start/Units	Rate	Gross Amount	Total
Current Activity						
✓ 06/29/18	OSCM384440	PO#SSC_AuditRFP. Classified Listings, Online SSC_AuditRFP 5688112				237.50
Total Current Advertising						237.50

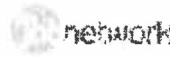
Total: \$237.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
237.50	0.00	0.00	0.00	0.00	0.00



SIGNATURE



Please detach and return this portion with your payment.



PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 06/01/18 - 06/30/18
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 003609742

For questions regarding this billing, or change of address notification, please contact Customer Care:

1243003765 PR60RT3765 1AB0405P1C14<8>
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD
STACIE VANDERBILT
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00056296100056296103003609742 00023750 00023750 8

**Stoneybrook South at ChampionsGate
Community Development District**

**FY18 Funding Request #12
September 16, 2018**

	Payee		General Fund FY2018
1	Down to Earth Lawncare II, Inc.		
	Inv# 11439 - Landscape Maintenance - July/August 2018	\$	8,164.44
	Inv# 12740 - Landscape Maintenance - September 2018	\$	4,082.22
2	Duke Energy		
	Inv# 16755 46354 - 15121 Olympic Club Blvd. - August 2018	\$	32.56
3	Governmental Management Services-CF, LLC		
	Inv# 31 - Management Fees - September 2018	\$	3,096.54
4	KPM Franklin		
	Inv# 121200 - Construction Services - August 2018	\$	300.00
	Inv# 121201 - Professional Services - August 2018	\$	250.00
5	Orlando Sentinel		
	Inv# 3633658 - Notice of Meeting - July 2018	\$	215.67
	Inv# 3633658 - Notice of Audit Committee - July 2018	\$	185.67
	Inv# 538343000 - Notice of FY19 Budget Adoption - July 2018	\$	590.00
6	Toho Water Authority		
	Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Meter A - July 2018	\$	5,811.60
	Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Meter A - August 2018	\$	313.92
		\$	23,042.62
			\$ 23,042.62

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**

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



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

Invoice
INV11439

CUSTOMER

STONEBROOK SOUTH AT
CHAMPIONSGATE
C/O GMS
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
UNITED STATES
AP@GMSOFL.COM
(407) 347-4103

RECEIVED
AUG 30 2018

BY:

#10 (hd)

320 538-442

Project/Units	Invoice Date	Due Date	Terms	PO #
STONEBROOK SOUTH AT CHAMPIONSGATE	8/10/2018	9/9/2018	Net 30	0

Item	Qty	Rate	Amount
MONTHLY MAINTENANCE Description: STONEYBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM - JULY 2018	1	\$4,082.22	\$4,082.22
MONTHLY MAINTENANCE Description: STONEYBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM - AUGUST 2018	1	\$4,082.22	\$4,082.22

Q
LANDSCAPE

Subtotal	\$8,164.44
Payments/Credits	\$0.00
Balance Due	\$8,164.44

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

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



Invoice
INV12740

CUSTOMER
STONEBROOK SOUTH AT
CHAMPIONSGATE
C/O GMS
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
UNITED STATES
AP@GMSOFL.COM
(407) 347-4103

RECEIVED
SEP 13 2018

10
320 538-462

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
STONEBROOK SOUTH AT CHAMPIONSGATE	9/10/2018	10/10/2018	Net 30	0

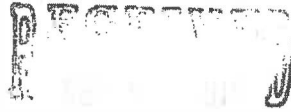
Item	Qty	Rate	Amount
MONTHLY MAINTENANCE Description: STONEYBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM - SEPTEMBER 2018	1	\$4,082.22	\$4,082.22

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

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

16755463546000000032565000000000000000000000325650100000000009

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



Invoice

BY:

Invoice #: 31
Invoice Date: 9/4/18
Due Date: 9/4/18
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2018 310-513-34		2,708.33	2,708.33
Information Technology - September 2018 310-513-351		50.00	50.00
Dissemination Agent Services - September 2018 310-513-313		291.67	291.67
Office Supplies 310-513-51		0.18	0.18
Postage 310-513-42		3.16	3.16
Copies 310 513 - 425		43.20	43.20
Total			\$3,096.54
Payments/Credits			\$0.00
Balance Due			\$3,096.54



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 121200
Date 09/06/2018

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

For Professional Services through August 30, 2018

Invoice Summary

Description	Current Billed
01 Meetings	0.00
02 Reports	0.00
03 Miscellaneous	0.00
04 Reimbursements	300.00
Total	300.00

RECEIVED
SEP 12 2018



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 121200
Date 09/06/2018

04 Reimbursements

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	07/27/2018	1.00	200.00	200.00
Coordination the correction of PK 3 to facilitate Engineer Certification to WMD				
	07/30/2018	0.50	200.00	100.00
Coordination the correction of PK 3 to facilitate Engineer Certification to WMD				
Phase subtotal				300.00
Invoice total				300.00

Approved by:

Michael A. Enot
Transportation Division Manager



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE
TaxID #59-3288732

1368 F 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 121200
Date 09/06/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal	0.00
total	0.00

02 Reports

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal	0.00
total	0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal	0.00
total	0.00

04 Reimbursements

Phase Status: Active

Billing Cutoff: 08/30/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time	07/27/2018	1.00	200.00	200.00
--------------	------------	------	--------	--------

Coordination the correction of PK 3 to facilitate Engineer Certification to WMD

Project Time	07/30/2018	0.50	200.00	100.00
--------------	------------	------	--------	--------

Coordination the correction of PK 3 to facilitate Engineer Certification to WMD

Subtotal	1.50	300.00
Labor total	1.50	300.00

05 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal	0.00
total	0.00

Stoneybrook South at ChampionsGate CDD

Invoice number 121200

Invoice date 09/06/2018

Page 3 of 4



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

Invoice number 121200
Date 09/06/2018

Invoice Supporting Detail

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

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		15,665.00		-15,665.00	
Expense					
Consultant					
Total		15,665.00		-15,665.00	



KPMFranklin
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 121201
Date 09/06/2018

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

For Professional Services through August 30, 2018

310-573-311

Invoice Summary

Description	Current Billed
01 Meetings	250.00
02 Reports	0.00
03 Miscellaneous	0.00
Total	250.00

RECEIVED
12 2018

BY: _____



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 174192.000 Stoneybrook South at Champions Gate CDD 2017-18 O&M

Invoice number 121201
Date 08/06/2018

01 Meetings

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot	08/06/2018	1.25	200.00	250.00

Review Agenda Prior to Board Meeting
Travel to and From Board Meeting
Attend Board Meeting

Invoice total **250.00**

Approved by:

Michael A. Enot
Transportation Division Manager



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE

Tax ID #59-3288732

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

Stoneybrook South at ChampionsGate CDD

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

Invoice number 121201
Date 09/06/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 08/30/2018

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

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

08/08/2018 1.25 200.00 250.00

*Review Agenda Prior to Board Meeting
Travel to and From Board Meeting
Attend Board Meeting*

Subtotal	1.25		250.00
Labor total	1.25		250.00

02 Reports

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal			0.00
total			0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal			0.00
total			0.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 08/30/2018

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

WIP Status:

Subtotal			0.00
total			0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		11,616.25		-11,616.25	
Expense					
Consultant					
Total		11,616.25		-11,616.25	

Stoneybrook South at ChampionsGate CDD

Invoice number 121201

Invoice date 09/06/2018

Page 3 of 3

Orlando Sentinel
MEDIA GROUP

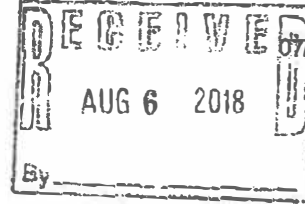
PO Box 100608
Atlanta, GA 30384-0608
adbilling@tronc.com
844-348-2445

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary

Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 003633658
Amount: \$401.34
Billing Period: 07/01/18 - 07/31/18
Due Date: 08/30/18



Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				237.50
07/23/18		Payment Received: Ref# 0000000000000029				-237.50
<hr/>						
		<i>Current Activity</i>				
✓ 07/02/18	OSCM385783	Classified Listings, Online July 9, 2018 at 11:30 AM 5691913				215.67
✓ 07/23/18	OSCM388037	Classified Listings, Online August 6, 2018 at 11:30 AM 5721795				185.67
Total Current Advertising						401.34

h31-513-48 Notice of meeting 08/04/18

Total: \$401.34

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
401.34	0.00	0.00	0.00	0.00	0.00



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SIGNATURE



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Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 07/01/18 - 07/31/18
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 003633658

For questions regarding this billing, or change of address notification, please contact Customer Care:

3486003650 PRESORT 3650 1 AS 0.406 P1C14



STONEBROOK SOUTH AT CHAMPIONSGATE CDD
STACIE VANDERBILT
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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PO Box 100608
Atlanta, GA 30384-0608



00056296100056296103003633658 00040134 00040134 8

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MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Tina Robinson/Paul Koch, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, July 9, 2018 at 11:30 AM was published in said newspaper in the issues of Jul 02, 2018.

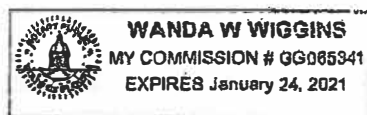
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Tina L Robinson
Signature of Affiant

Tina L Robinson
Printed Name of Affiant

Sworn to and subscribed before me on this 3 day of July, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Wanda Wiggins
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETING
STONYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Stonybrook South at ChampionsGate Community Development District will be held on Monday, July 9, 2018 at 11:30 AM at the Oasis Club at ChampionsGate, 1550 Oasis Club Boulevard, ChampionsGate, Florida 32834. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time and place to be specified on the record of the meeting. A copy of the meeting agenda may be obtained from the District Manager at 155 W. Central Blvd., Suite 300, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone. Any person requiring special accommodations or who requires a person of a disability or physical impairment should contact the District Office at (407) 541-5304 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who desires 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. Fink
District Manager
Governmental Management Services -
Central Florida, LLC

06/27/18 10/2018

5691913

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Karen Pistone/Cheryl Allt, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, August 6, 2018 at 11:30 AM was published in said newspaper in the issues of Jul 23, 2018.

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Cheryl Allt
Signature of Affiant

CHERYL ALLT
Printed Name of Affiant

Sworn to and subscribed before me on this 24 day of July, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Tina L Robinson
Signature of Notary Public



TINA L ROBINSON
Commission # GG 227988
Expires June 28, 2022
Bonded thru Budget Notary Services

Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETING
STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT
COMMUNITY DEVELOPMENT DISTRICT
Public Hearing

The Stoneybrook South Community Development District Audit Committee will meet on Monday, August 6, 2018 at 11:30 AM at the Oaks Club at ChampionsGate, 1620 Oaks Club Boulevard, ChampionsGate, Florida 32934 immediately preceding the Board of Supervisors meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time and place to be specified on the record of the meeting. Any person requiring special accommodations of this meeting because of a disability or physical impairment should contact the District Office at (407) 844-4334 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-352-5779, for aid in contacting the District Office.

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

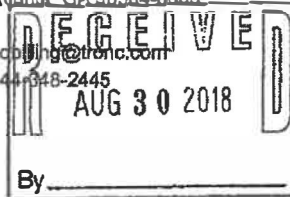
George S. Flint
District Manager
Governmental Management Services -
Central Florida, LLC
OS021795 WK2018

5721795

Orlando Sentinel
MEDIA GROUP

INVOICE

PO Box 100608
Atlanta, GA 30384-0608
advertising@tronc.com
844-348-2445



Invoice Details

Billed Account Name: Stoneybrook South At
Championsgate Cdd
CU00562961
Billed Account Number: 000538343000
Invoice Number: \$590.00
Invoice Amount: 08/13/18 - 08/19/18
Billing Period: 09/18/18
Due Date:

Page 1 of 2

31,513.48
Not FY19 Budget Adoption

Invoice Details

Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 07/19/18	OSC538343	Classified Listings, Online				590.00
✓ 07/26/18		SSC_BOS_Budget_080618				
		5835155				

Invoice Total: \$590.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
991.34	0.00	0.00	0.00	0.00	0.00



SIGNATURE



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Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 08/13/18 - 08/19/18
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 000538343000

For questions regarding this billing, or change of address notification, please contact Customer Care:

0624000444 PRESORT 444 1 MB 0.421 P1C8
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD
STACIE VANDERBILT
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

00056296100056296103000538343 00059000 00099134 6

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared
Karen Pistone/Cheryl Ali, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, SSC BOS Budget 080618 was published in said newspaper in the issues of Jul 19, 2018; Jul 26, 2018.

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Karen Pistone
Signature of Affiant

KAREN PISTONE
Printed Name of Affiant

Sworn to and subscribed before me on this 26 day of July, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Tina Robinson
Signature of Notary Public



TINA L ROBINSON
Commission # GG 227908
Expires June 29, 2022
Bonded Title Budget Notary Services

Name of Notary, Typed, Printed, or Stamped

STONEYMEADOW SOUTH AT CHAMPAGNE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR BUDGETS, AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of the Stoneybrook South at Champagne Community Development District ("District") will hold a public hearing on August 6, 2018 at 11:30 a.m. at the Osceola Club of Championsports, 1550 Osceola Club Boulevard, Championsports, FL 32836 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the proposed and proposed budget may be obtained at the office of the District Manager, Governmental Management Services - Central Florida, LLC, 131 W. Central Blvd., Suite 200, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-352-8771 (TTY) / 1-800-655-8779 (Voice), for aid in contacting the District Manager's Office.

Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that persons will need to record 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

08/06/18 09:00 AM

5712720



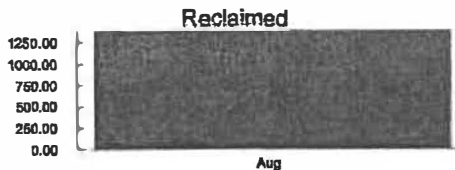
Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

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

RECEIVED
SEP 05 2018

BY: _____



STONEYBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069 Jul
Past Due Amount: \$0.00
Current Charges: \$21,836.60
Total Amount Due: \$21,836.60

1.32 \$38.432

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	33	06/29/2018	7449	06/01/2018	8835	1386
Balance Forward					\$0.00	
Current Transaction(s)						
Deposit					\$16,000.00	
Reclaimed Base Charge					\$17.10	
Reclaimed Usage					\$5,794.50	
Initiate Fee					\$25.00	
Current Transaction Total					\$21,836.60	
Total Amount Due					\$21,836.60	
					\$5,811.60	

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Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 08/30/18	Late Charge after 08/30/18	
002627512-033111069	\$0.00	\$21,836.60	\$1,091.83	\$21,836.60

Please Remit to

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



STONEYBROOK SOUTH AT CHAMPIONS GATE
1500 OLYMPIC CLUB BOULEVARD METER A
DAVENPORT, FL 33896

0026275120331110690021836603



0014 0074



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Tampa, Florida 33630-3527
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Customer Service: (8am - 5pm) 407-944-5000

To better serve our customers, payment extensions can be requested online at www.tohowater.com.

RECEIVED
SEP 12 2018

BY: _____

STONEBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

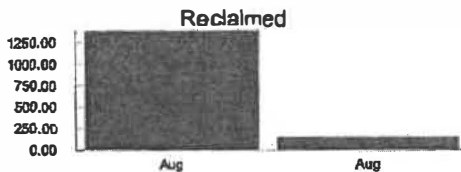
Account Number: 002627512-033111069
Past Due Amount: \$21,836.60
Current Charges: \$313.92
Total Amount Due: \$22,150.52

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	30	08/01/2018	8835	08/31/2018	8988	153

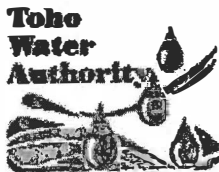
Previous Balance	\$21,836.60
Adjustments	\$-1,091.83
Late Payment Charges	\$1,091.83
Balance Forward	\$21,836.60

Current Transaction(s)	
Reclaimed Base Charge	\$17.10
Reclaimed Usage	\$296.82
Current Transaction Total	\$313.92

Total Amount Due 320-539-432 \$22,150.52



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Toho Water Authority
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Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/02/18	Late Charge after 10/02/18	
002627512-033111069	\$21,836.60	\$313.92	\$15.70	\$22,150.52

Please Remit to

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



STONEBROOK SOUTH AT CHAMPIONS GATE
1500 OLYMPIC CLUB BOULEVARD METER A
DAVENPORT, FL 33896

0026275120331110690022150525



3100 5100