

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

November 5, 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

October 29, 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, November 5, 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. Approval of Minutes of the October 1, 2018 Meeting
4. Consideration of Resolution 2019-02 Amending the Fiscal Year 2018 Budget
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #1
6. Supervisor's Requests
7. Adjournment

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

The third order of business is the approval of the minutes of the October 1, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2019-02 amending the Fiscal Year 2018 budget. A copy of the Resolution and amended budget are enclosed for your review.

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

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

Sincerely,

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

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STONEBROOK 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, October 1, 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
Tim Smith	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Michael Enot	District Engineer
Alan Scheerer	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

Hearing none, the next item is followed.

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 with the term expiring November 2018. Are there any nominations at this time for that position?

Mr. Morgan: I would like to nominate Tim Smith.

Mr. Flint: Okay, is there a second?

Mr. Register: Second.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Appointment of Mr. Tim Smith to Fulfill the Board Vacancy with a term ending in November 2018, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Smith.

Mr. Flint: If you could print your name where the blank is at the top and then sign where it says "Board Supervisor." I can notarize that for you. Are you on or have been on any other CDD Boards?

Mr. Smith: No.

Mr. Flint: As a CDD Board Member, you are considered a public official, so you are subject to the Government in the Sunshine Law, and Public Records Laws. It is important to not communicate with other Board Members about CDD business outside of a publicly noticed meeting. That includes texts, emails, verbal communication, or communication through third parties. One of the requirements by the State of Florida is to file a financial disclosure form, and that is the Form I have provided you with. It is supposed to be filed within thirty days of today with the Supervisor of Elections in the County that you live in. It is also important to meet those deadlines because they do track it, and we always suggest you either have them date-stamp it and give you a copy, or send it certified or some way that you can keep record of it. Mark Revell filed it and had email confirmation, but they still told him that it had not been filed, and we had to go back and get that fixed, so it is important to track that. Also, as a Board Member, you are entitled to compensation under Chapter 190 - I think the other Board Members that are Lennar employees have chosen to waive that, but it is your call.

Mr. Smith: I will waive it.

Mr. Flint: Okay. Andrew, Anything else?

Mr. d'Adesky: No, George explained the law very well. I will send you a packet of information which has in writing and goes more in depth about the Sunshine Law and Public Records ethics. If you have any questions, you are welcome to contact us and I will get you a card after the meeting. Like George said, keep up with the financial filings because when you get signed

off with the Board, you have to do another filing, and that is also important because they will fine you if they drop that.

Mr. Flint: Well, welcome to the Board.

C. Consideration of Resolution 2019-01 Electing Assistant Secretary

Mr. Flint: Assuming you want to make Mr. Smith an Assistant Secretary as the predecessor in that seat was, we will need a motion to approve that resolution. Otherwise, you can reconsider offices if you want to. You will have an election in November and you will have to reelect officers after that time anyway, so if there is any desire to reshuffle who is Chairman, Vice Chairman, etcetera, you will be dealing with that in December.

Mr. d'Adesky: The most relevant really are the Chair and Vice Chair for most of the executions. It's either one or the other.

Mr. Flint: So, if you are okay with making Mr. Smith an Assistant Secretary, then approving that resolution would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Resolution 2019-01 Electing Tim Smith as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 6, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the August 6, 2018 Audit Committee Meeting

Mr. Flint: Were there any comments from the Board on the minutes?

Mr. Morgan: They all look good to me.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Minutes of the August 6, 2018 Board Meeting, were approved, as presented.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 6, 2018 Audit Committee Meeting, were accepted, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2018

Mr. Flint: The Board went through a competitive selection process in the past and picked Berger, Toombs to perform the annual independent audit. The fee is not to exceed of \$2,975 dollars, which is consistent with the budget and with what they proposed when they bid for the services. Any questions on the agreement?

Mr. Morgan: Did we sign that agreement, or is it waiting on our signature?

Mr. Flint: You are approving it today, so you will approve it and then they will start on the audit.

Mr. Morgan: Okay.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2018, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2017 Requisition #5

Mr. Flint: This is for KPM Franklin for services related to the bond issue. It's for \$730 and would come out of the Construction Acquisition account, and the invoice is attached to the requisition. Any Questions?

Mr. Morgan: For the pond certifications, that was for Tract K ponds?

Mr. Smith: No, it was for PK1 and PK3. It is low, so we need swell to go in and fix that pond.

Mr. Flint: It is Tract K. This is related to that one corner you said that was low and their inspection to that before.

Mr. Smith: And we can't certify the SWFWMD permit until it is fixed.

Mr. Morgan: Okay.

Mr. Flint: The Board approved funding that is subject to correcting the elevation on that.

Mr. Morgan: I remember, I just didn't know which pond it was.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Requisition #5, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. d'Adesky: We are working with Mike to get the petition moved forward, one of the items that we have to clarify and also work with the developer on is the uses of the public and private elements of infrastructure. Particularly, of course, we would focus on if there are going to be gates, the sides of the roads, because they will want that to be accurate as well as the individual pieces of infrastructure. We are also working with Mark McDonald to get the Interlocal Agreement put together, which is above the LDR standard which is now a requirement for all of the stuff within Osceola County.

B. District Engineer

Mr. Flint: Mike, anything?

Mr. Enot: I have nothing that hasn't been stated already.

Mr. Flint: Any questions for the Attorney or Engineer?

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

Mr. Flint: You have the unaudited financial statements through August 31st, and there is no action required. If the Board has any questions, we could discuss those.

Mr. Morgan: They look good.

2. Ratification of Funding Requests #11 - #12

Mr. Flint: Those are included in your agenda. They have been transmitted to the developer under the funding agreement that was in place for Fiscal Year 2018. We are asking that those be ratified.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Ratification of Funding Requests #11 and #12 were 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

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the meeting was adjourned at 11:42 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2019-02

A RESOLUTION AMENDING THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2018

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Stoneybrook South at ChampionsGate Community Development District, hereinafter referred to as the “District”, adopted a General Fund Budget for the Fiscal Year 2018, and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2018.

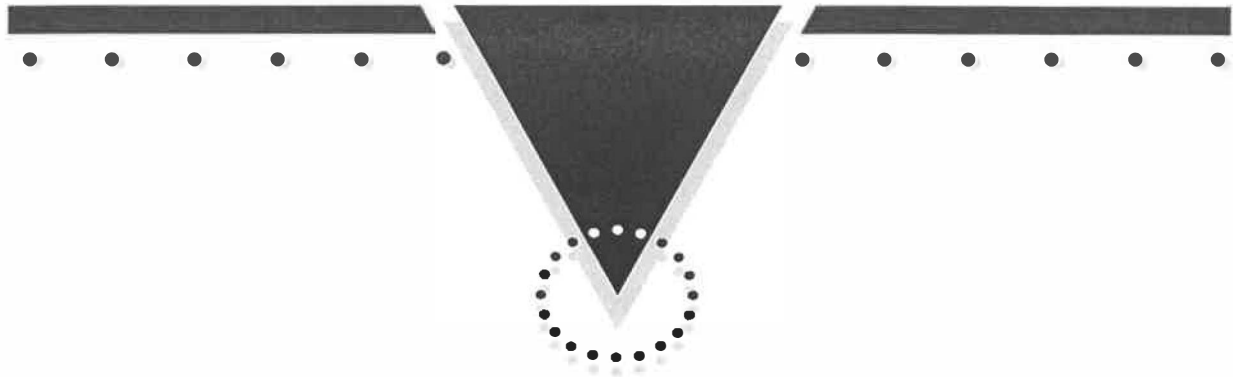
NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING;

1. The General Fund Budget for Fiscal Year 2018 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 5th day of November, 2018 and be reflected in the monthly and Fiscal Year End 9/30/2018 Financial Statements and Audit Report of the District.

Adopted this 5th day of November, 2018.

Chairman/Vice Chairman

Secretary/Assistant Secretary



Stoneybrook South at ChampionsGate Community Development District

**Amended Budget
FY 2018**



Table of Contents

1	<u>General Fund</u>
2-4	<u>General Fund Narrative</u>

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2018 General Fund

Description	Actuals thru 9/30/18	Adopted Budget FY2018	Increase/ (Decrease)	Amended Budget FY2018
<u>Revenues</u>				
Developer Contributions	\$134,856	\$87,365	\$60,000	\$147,365
Total Revenues	\$134,856	\$87,365	\$60,000	\$147,365
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0
Engineering	\$13,404	\$12,000	\$1,500	\$13,500
Attorney	\$20,185	\$25,000	\$0	\$25,000
Dissemination	\$3,500	\$0	\$3,500	\$3,500
Annual Audit	\$3,000	\$2,500	\$500	\$3,000
Management Fees	\$32,500	\$32,500	\$0	\$32,500
Information Technology	\$600	\$600	\$0	\$600
Telephone	\$6	\$300	\$0	\$300
Postage	\$81	\$1,000	\$0	\$1,000
Insurance	\$5,500	\$5,665	\$0	\$5,665
Printing & Binding	\$174	\$1,000	\$0	\$1,000
Legal Advertising	\$1,670	\$5,000	\$0	\$5,000
Other Current Charges	\$2	\$1,000	\$0	\$1,000
Office Supplies	\$2	\$625	\$0	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175
<u>Field</u>				
Electric	\$1,837	\$0	\$2,000	\$2,000
Water & Sewer	\$39,662	\$0	\$40,000	\$40,000
Landscape Maintenance	\$12,247	\$0	\$12,500	\$12,500
Total Expenditures	\$134,545	\$87,365	\$60,000	\$147,365
Excess Revenues/(Expenditures)	\$311	\$0	\$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 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 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.

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.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

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.

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.

Printing & Binding

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

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.

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:

Electric Services

Represents estimated electric cost for entrance lights. District currently has two accounts with Duke Energy.

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Water & Sewer

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

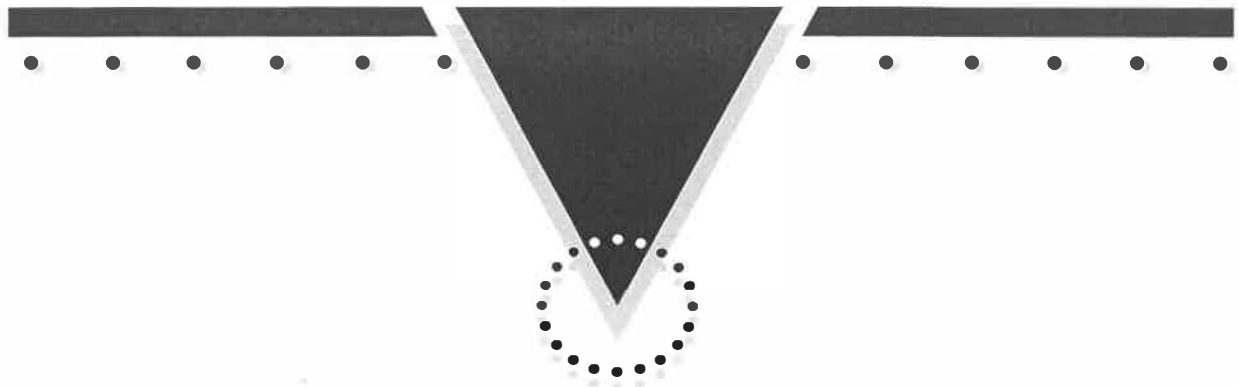
Landscape Maintenance

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

SECTION V

SECTION C

SECTION 1



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

September 30, 2018



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>Developer Contribution Schedule</u>
8	<u>FY18 Assessment Receipt Schedule</u>
9	<u>Series 2017 Construction Schedule</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

September 30, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$4,662	---	---	\$4,662
ASSESSMENT RECEIVABLE	---	\$163,325	---	\$163,325
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$297	---	\$297
INTEREST	---	\$603	---	\$603
CONSTRUCTION	---	---	\$840	\$840
DUE FROM DEVELOPER	\$27,563	---	---	\$27,563
PREPAID EXPENSES	\$6,748	---	---	\$6,748
TOTAL ASSETS	\$38,973	\$315,126	\$840	\$354,939
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$20,413	---	\$730	\$21,143
DEFERRED REVENUE	\$6,748	---	---	\$6,748
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$315,126	---	\$315,126
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$110	\$110
UNASSIGNED	\$11,812	---	---	\$11,812
TOTAL LIABILITIES & FUND EQUITY	\$38,973	\$315,126	\$840	\$354,939

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$87,365	\$87,365	\$134,856	\$47,491
TOTAL REVENUES	\$87,365	\$87,365	\$134,856	\$47,491
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$12,000	\$13,404	(\$1,404)
ATTORNEY	\$25,000	\$25,000	\$20,185	\$4,815
DISSEMINATION	\$0	\$0	\$3,500	(\$3,500)
ANNUAL AUDIT	\$2,500	\$2,500	\$3,000	(\$500)
MANAGEMENT FEES	\$32,500	\$32,500	\$32,500	\$0
INFORMATION TECHNOLOGY	\$600	\$600	\$600	\$0
TELEPHONE	\$300	\$300	\$6	\$294
POSTAGE	\$1,000	\$1,000	\$81	\$919
INSURANCE	\$5,665	\$5,665	\$5,500	\$165
PRINTING & BINDING	\$1,000	\$1,000	\$174	\$826
LEGAL ADVERTISING	\$5,000	\$5,000	\$1,670	\$3,330
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$2	\$998
OFFICE SUPPLIES	\$625	\$625	\$2	\$623
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
ELECTRIC	\$0	\$0	\$1,837	(\$1,837)
WATER & SEWER	\$0	\$0	\$39,662	(\$39,662)
LANDSCAPE MAINTENANCE	\$0	\$0	\$12,247	(\$12,247)
TOTAL EXPENDITURES	\$87,365	\$87,365	\$134,545	(\$47,180)
EXCESS REVENUES (EXPENDITURES)	\$0		\$311	
FUND BALANCE - Beginning	\$0		\$11,501	
FUND BALANCE - Ending	\$0		\$11,812	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
BOND PROCEEDS	\$150,900	\$150,900	\$150,900	\$0
DIRECT ASSESSMENTS	\$301,800	\$301,800	\$298,731	(\$3,069)
INTEREST	\$0	\$0	\$300	\$300
TRANSFER IN	\$0	\$0	\$601	\$601
TOTAL REVENUES	\$452,700	\$452,700	\$450,532	(\$2,168)
EXPENDITURES:				
Series 2017				
INTEREST - 12/15	\$0	\$0	\$0	\$0
PRINCIPAL - 12/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$135,406	\$135,406	\$135,406	(\$0)
TOTAL EXPENDITURES	\$135,406	\$135,406	\$135,406	(\$0)
EXCESS REVENUES (EXPENDITURES)	\$317,294		\$315,126	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$317,294		\$315,126	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	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	
FUNDBALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$110	

STONEYBROOK SOUTH AT CHAMPIONSGATE
Community Development District

REVENUES:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
DEVELOPER CONTRIBUTIONS	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$3,067	\$44,156	\$10,848	\$27,563	\$134,856
TOTAL REVENUES	\$8,445	\$4,235	\$5,103	\$3,517	\$3,558	\$3,874	\$11,628	\$8,863	\$3,067	\$44,156	\$10,848	\$27,563	\$134,856

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$263	\$175	\$753	\$700	\$350	\$1,838	\$438	\$4,288	\$3,751	\$0	\$550	\$300	\$13,404
ATTORNEY	\$1,186	\$2,161	\$0	\$0	\$863	\$1,801	\$1,020	\$1,932	\$2,205	\$7,532	\$1,028	\$459	\$20,185
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$2,500
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	\$2,708	\$32,500
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$6	\$9	\$6	\$2	\$0	\$2	\$21	\$4	\$11	\$15	\$3	\$6
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	\$43	\$174
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$178	\$0	\$238	\$991	\$0	\$264	\$1,670
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	\$0
DUES, LICENSING & 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	\$1,465	\$113	\$114	\$1,837
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,916	\$23,779	\$5,812	\$314	\$841	\$39,662
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,082	\$4,082	\$4,082	\$12,247
TOTAL EXPENDITURES	\$10,184	\$5,414	\$3,812	\$3,756	\$4,265	\$6,688	\$4,712	\$21,356	\$33,067	\$22,971	\$9,163	\$9,157	\$134,545
EXCESS REVENUE (EXPENDITURES)	(\$1,740)	(\$1,179)	\$1,292	(\$239)	(\$707)	(\$2,815)	\$6,916	(\$12,493)	(\$30,000)	\$21,185	\$1,685	\$18,406	\$311

**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)	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		\$ 3,666.48	\$ -	\$ -	\$ 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	10/3/18	\$ 23,042.62	\$ 23,042.62		\$ -	\$ 23,042.62	\$ -	\$ -	\$ -
1	10/26/18			\$ 18,098.03		\$ -	\$ 4,520.27	\$ 13,577.76	\$ -	\$ 18,098.03
Due from Developer			\$ 216,477.58	\$ 234,575.61	\$ 2,763.70	\$ 74,010.47	\$ 134,855.68	\$ 20,325.76	\$ 2,620.00	\$ 18,098.03

Total Developer Contributions FY18

\$ 134,855.68

*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
10/11/18	12/1/18	1066085	\$ 166,393.75	\$ 163,325.00	\$ -	\$ 163,325.00
			\$ 301,800.00	\$ 298,731.25	\$ -	\$ 298,731.25

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
9/1/18		Interest		\$ 0.21
TOTAL				\$ 3,949.78
Acquisition/Construction Fund at 10/30/17				\$ 4,322,480.50
Interest Earned thru 9/30/18				\$ 3,949.78
Requisitions Paid thru 9/30/18				\$ (4,325,589.95)
Remaining Acquisition/Construction Fund				\$ 840.33

SECTION 2

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #1
October 26, 2018**

	Payee	General Fund FY2018	General Fund FY2019
1	Down to Earth Lawncare II, Inc. Inv# 16574 - Landscape Maintenance - October 2018		\$ 4,082.22
2	Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SL - July - Sept. 2018 Inv# 16755 46354 - 15121 Olympic Club Blvd. Lights - September 2018	\$ 1,594.50 \$ 34.35	
3	Florida Department of Economic Opportunity Inv# 72910 - FY2019 Special District Fee - October 2018		\$ 175.00
4	Governmental Management Services-CF, LLC Inv# 32 - FY2019 Assessment Roll Certification Inv# 33 - Management Fees - October 2018 Inv# 35 - Field Management Services - October 2018		\$ 5,000.00 \$ 3,070.54 \$ 1,250.00
5	KPM Franklin Inv# 121211 - Professional Services - September 2018	\$ 300.00	
6	Latham, Shuker, Eden & Beaudine, LLP Inv# 82632 - General Counsel - August 2018 Inv# 82984 - General Counsel - September 2018	\$ 1,027.62 \$ 459.30	
7	Orlando Sentinel Inv# 1313177000 - Notice of FY19 Meeting Dates - September 2018	\$ 263.75	
8	Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - September 2018	\$ 840.75	
		\$ 4,520.27	\$ 13,577.76

\$ 18,098.03

Please make check payable to:

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

Wire funds to:

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

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



Invoice
INV16574

STONEBROOK SOUTH AT
CHAMPIONSGATE
C/O GMS
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
UNITED STATES

#10
1-320-538-462
MONTHLY MAINTENANCE - OCT 18
(Hd)

Invoice To	Invoice Date	Due Date	Terms	P.O.#
STONEBROOK SOUTH AT CHAMPIONSGATE	10/10/2018	11/9/2018	Net 30	

Item	Qty	Rate	Amount
MONTHLY MAINTENANCE Description: STONEBROOK SOUTH AT CHAMPIONSGATE MAINTENANCE ADDENDUM - OCTOBER 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.

C
Landscaping

**STATEMENT OF SERVICE**

SEPTEMBER 2018

**11636 69020**

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

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-6485

STNYBRK STH AT CHMPNSGT CDD

1412 S NARCOOSSEE RD
ST CLOUD FL 34771

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SB TRACT K SL

DUE DATE
OCT 22 2018

TOTAL AMOUNT DUE
1,594.50

**NEXT READ
DATE ON OR
ABOUT**

**DEPOSIT AMOUNT
ON ACCOUNT**
NONE

MAINTENANCE TOTAL
GROSS RECEIPTS TAX

119.71
5.95

TOTAL CURRENT BILL

1,594.50

TOTAL DUE THIS STATEMENT

~~1,594.50~~

BF_HL_DEF_20180928_222951_2.CSV-18807-000000217

16755463546000000034355000000000000000000000343550100000000009

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.016, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72810			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY

Stoneybrook South at ChampionsGate Community Development District
Ms. Jan Albanese
111 North Magnolia Avenue, Suite 1400
Orlando, FL 32801

#6

1-30-513-54

SPECIAL DISTRICT FEB FY19

2. Telephone:	(407) 481-5800
3. Fax:	(407) 481-5801
4. Email:	jcarpenter@lseblaw.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.stoneybrooksouthatchampionsgatecdd.com
8. County(ies):	Osceola
9. Function(s):	Community Development
10. Boundary Map on File:	10/11/2016
11. Creation Document on File:	10/11/2016
12. Date Established:	08/15/2016
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Osceola County
15. Creation Document(s):	County Ordinance 2016-70
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	10/27/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10-4-18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

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

RECEIVED
SEP 25 2018

Invoice

BY: _____

Invoice #: 32
Invoice Date: 9/21/18
Due Date: 9/21/18
Case:
P.O. Number:

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

HA

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification FY 2019		5,000.00	5,000.00
#1			
1-36-513-317			

Total \$5,000.00

Payments/Credits \$0.00

Balance Due \$5,000.00

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

Invoice

Invoice #: 33
Invoice Date: 10/1/18
Due Date: 10/1/18
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 - October 2018 1-310-513-34		2,708.33	2,708.33
Information Technology - October 2018 1-310-513-351		50.00	50.00
Dissemination Agent Services - October 2018 1-310-513-313		291.67	291.67
Office Supplies 1-310-513-51		0.39	0.39
Postage 1-310-513-42		6.50	6.50
Copies 1-310-513-425		13.65	13.65
\$(Hd)			
Total			\$3,070.54
Payments/Credits			\$0.00
Balance Due			\$3,070.54

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

RECEIVED
OCT 05 2018

Invoice

BY: _____

Invoice #: 35
Invoice Date: 10/1/18
Due Date: 10/1/18
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - October 2018 #1 1-320-538-462 Hd.		1,250.00	1,250.00
Total			\$1,250.00
Payments/Credits			\$0.00
Balance Due			\$1,250.00



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

INVOICE

Tax ID #59-3288732

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

RECEIVED
SEP 18 2018

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

BY: _____

Invoice number 121211
Date 10/04/2018

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

For Professional Services through September 27, 2018

Invoice Summary

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

#5

1-36-513-311

COORD. OF LAND SWAP DOCS



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 121211
Date 10/04/2018

03 Miscellaneous

Professional Fees

	Date	Hours	Rate	Billed Amount
Michael A. Enot				
	09/19/2018	1.50	200.00	300.00
<i>Coordination of Land Swap Documents</i>				

Invoice total 300.00

Approved by:

Michael A. Enot
Transportation Division Manager



INVOICE

Tax ID #59-3288732

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

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

Invoice number 121211
Date 10/04/2018

Invoice Supporting Detail

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

01 Meetings

Phase Status: Active

Billing Cutoff: 09/27/2018

WIP Status:

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

Subtotal	0.00
total	0.00

02 Reports

Phase Status: Active

Billing Cutoff: 09/27/2018

WIP Status:

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

Subtotal	0.00
total	0.00

03 Miscellaneous

Phase Status: Active

Billing Cutoff: 09/27/2018

Labor

WIP Status: Billable

Principal Division Manager

Michael A. Enot

Project Time

09/19/2018	1.50	200.00	300.00
------------	------	--------	--------

Coordination of Land Swap Documents

Subtotal	1.50	300.00
Labor total	1.50	300.00

04 NonBillable Expenses

Phase Status: Active

Billing Cutoff: 09/27/2018

WIP Status:

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

Subtotal	0.00
total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		11,916.25		-11,916.25	
Expense					
Consultant					
Total		11,916.25		-11,916.25	

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

RECORDED
21 2018

BY: _____

September 20, 2018

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

1 Hd

#2

1-310-513-315

PREP. ATTND. CDD. MTG/EXPAND

INVOICE

Matter ID: 7192-001
General

Invoice # 82632
Federal ID # 59-3366512

For Professional Services Rendered:

08/01/2018	ACD	Email with Developer regarding expansion; contact Engineer and Manager.	0.70 hr	\$171.50
08/06/2018	ACD	Prepare for and attend CDD meeting.	2.20 hr	\$539.00
08/13/2018	ACD	Respond to email re: Engineer and boundary amendment.	0.30 hr	\$73.50
08/27/2018	ACD	Update developer and manager regarding expansion status.	0.20 hr	\$49.00
08/28/2018	jms	Draft for Attorney to review and notes - Petition for Expansion, Landowner Consent, Interlocal Agreement; list of items that will be needed to complete the Petition	1.50 hr	\$112.50
Total Professional Services:				\$945.50

For Disbursements Incurred:

08/02/2018	Check # 45397 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board Meeting on 07.09.18	\$31.28
08/16/2018	Check # 45454 SIMPLIFILE; Disbursement for E-Recording of Special Warranty Deed - Executed for Stoneybrook South at Champions Gate CDD in Osceola County, FL 08.02.18/7192-001/JAC	\$35.20
08/27/2018	Check # 45473 ANDREW D'ADESKY; Disbursement for JAC/7192-001/Andrew d'Adesky Travel to Board meeting on 08.06.18	\$15.64
Total Disbursements Incurred:		\$82.12

September 20, 2018

Matter ID: 7192-001

Invoice # 82632

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	4.90 Hours	\$945.50
For Disbursements Incurred:		\$82.12
New Charges this Invoice:		<u>\$1,027.62</u>
<hr/>		
Previous Balance:		\$6,905.93
Less Payment and Credits Received:		<u>\$4,136.73</u>
Outstanding Balance:		\$2,769.20
Plus New Charges this Invoice:		<u>\$1,027.62</u>
Total Due:		<u>\$3,796.82</u>

Billed Through: August 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

#2
1-316-513-315
PREP. MTG/AGENDA/EXPAND
(Hd)

October 17, 2018

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

INVOICE

Matter ID: 7192-001
General

Invoice # 82984
Federal ID #

For Professional Services Rendered:

09/04/2018	JAC	Emails regarding expansion petition and status of information requests	0.30hr	\$106.50
09/06/2018	JAC	Follow up with issues on expansion; emails with underwriter	0.20hr	\$71.00
09/21/2018	ACD	Call with Engineer on status for Petition; emails with Developer and expansion team.	0.70hr	\$171.50
09/24/2018	ACD	Review agenda and minutes, prepare for upcoming meeting.	0.40hr	\$98.00
Total Professional Services:				\$447.00

For Disbursements Incurred:

09/30/2018	Document Reproduction Expense	\$12.30
Total Disbursements Incurred:		\$12.30

INVOICE SUMMARY

For Professional Services:	1.60 Hours	\$447.00
For Disbursements Incurred:		\$12.30
New Charges this Invoice:		<u>\$459.30</u>
Previous Balance:		\$3,796.82
Less Payment and Credits Received:		\$2,769.20
Outstanding Balance:		\$1,027.62
Plus New Charges this Invoice:		\$459.30
Total Due:		<u>\$1,486.92</u>

Billed Through: September 30, 2018



INVOICE

PO Box 100808
Atlanta, GA 30384-0808

adbilling@tronic.com
844-348-2445

RECEIVED
OCT 01 2018

Invoice Details

Billed Account Name: Stoneybrook South At
Champlonsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 001313177000
Invoice Amount: \$263.75
Billing Period: 09/17/18 - 09/23/18
Due Date: 10/23/18



Page 1 of 2

BY:-----

Invoice Details

Date	Invoice Reference	Description	Ad Size/Units	Rate	Gross Amount	Total
09/18/18	OSC1313177	Classified Listings, Online FY19_MeetingDates 5878630				263.75

43
1-310-513-48
NOT OF FY19 MEETING DATES

Invoice Total: \$263.75

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
263.75	0.00	0.00	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.



PO Box 100808
Atlanta, GA 30384-0808

Return Service Requested

Remittance Section

Billed Period: 09/17/18 - 09/23/18
Billed Account Name: Stoneybrook South At
Champlonsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 001313177000

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

4070000533 PRIBORT 833 1 MB 0.421 P1C4 -8>
STONEYBROOK SOUTH AT CHAMPLONGATE CDD
STACIE VANDERBILT
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

Orlando Sentinel
PO Box 100808
Atlanta, GA 30384-0808



00056296100056296103001313177 00026375 00026375 0

Oriando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Wendy Sarcinella / Marella Green, 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, October 2018 - September 2019 was published in said newspaper in the issues of Sep 18, 2018.

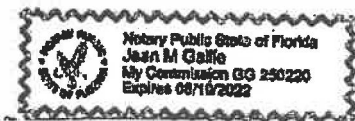
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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.

Wendy Sarcinella
Signature of Affiant

Wendy Sarcinella
Printed Name of Affiant

Sworn to and subscribed before me on this 18 day of September, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Jean M. Gallo
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF CERTAIN STATE AND
COUNTY COMMUNITY DEVELOPMENT DISTRICTS
SCHEDULED MEETINGS

The Board of Supervisors of the
Sarasota County of Community
Development Districts will
hold its monthly scheduled public
meeting for the month of September
at the County Administration Center,
1200 South Broadway, Sarasota, Florida
34236, 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
August 6, 2019
September 3, 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 Planning Manager at 120
W. Central Blvd., Suite 200, Orlando,
Florida 32801, (407) 84-5554.

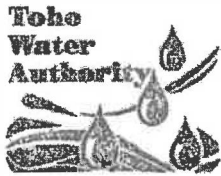
A meeting may be continued to a
date, time and place to be specified
on the record of that meeting. There
may be occasions when one or more
supervisors, staff or other individuals
will participate by telephone.

Any person receiving mailed
notification of a meeting and
a disability or physical impairment
should contact the District Office at
(407) 84-5554 at least 48 hours prior
to the meeting. If you are hearing or
speech impaired, please contact the
Florida Relay Service at (800) 368-7073
for aid in contacting the District Office.

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

George S. Phil
Government Management Services -
Central Florida, LLC
District Manager
00000000 01/1/18

5878630



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 16 2018

BY: _____

STONEBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069
Past Due Amount: \$0.00
Current Charges: \$840.75
Total Amount Due: \$840.75

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	30	08/31/2018	8988	09/30/2018	9305	317

Previous Balance \$22,150.52
Payment(s) Received \$22,150.52
Balance Forward \$0.00

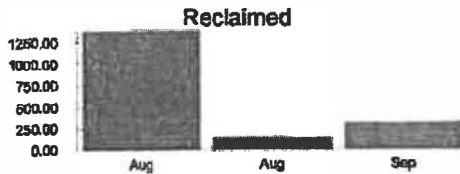
Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage \$823.65
Current Transaction Total \$840.75

Total Amount Due \$840.75

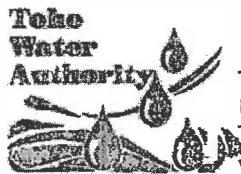
119

1 - 9305 - 8988 = 317

1500 OLYMPIC CLUB BLVD METER A



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



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

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/31/18	Late Charge after 10/31/18	
002627512-033111069	\$0.00	\$840.75	\$42.04	\$840.75

Please Remit to

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



STONEBROOK SOUTH AT CHAMPIONS GATE
1412 S MARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026275120331110690000840758

