

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

December 2, 2019

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

November 25, 2019

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, December 2, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Consideration of Resignation and Appointment of Individual to Fulfill Board Vacancy
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2020-01 Electing Assistant Secretary
4. Approval of Minutes of the October 7, 2019 Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Fiscal Year 2019 Funding Request #13
6. Other Business
7. Supervisor's Requests
8. 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 Organizational Matters. Section A is the acceptance of resignation and appointment of an individual to fulfill the Board vacancy. Section B is the administration of the Oath of Office to the newly appointed Board member and Section C is the consideration of Resolution 2020-01 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 October 7, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is Staff Reports. Section 1 of the District Manager's Report includes the check register for approval and Section 2 includes the balance sheet and income statement for review. Section 3 is the ratification of Fiscal Year Funding Request #13. 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 blue ink, appearing to read "G. S. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2020-01

**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 2nd day of December, 2019.

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, October 7, 2019 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Dominick English	Assistant Secretary
Tim Smith	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Flint: Mr. Morgan is absent. We do have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have staff and Board members here. So, we will move on to approval of the minutes.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 9th,
2019 Meeting**

Mr. Flint: Did the board have any comments on those? Hearing none,

On MOTION by Mr. Register, seconded by Mr. English, with all in favor, the Minutes of the September 9, 2019 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2019

Mr. Flint: The fee is a not-to-exceed of \$3,050. They were selected as the District's independent auditor by the Board. Any questions on the proposal? It was bid out.

On MOTION by Mr. Register seconded by Mr. English with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2019, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew?

Mr. d'Adesky: Nothing to report at this time.

B. Engineer

Mr. Flint: David?

Mr. Reid: I have nothing.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet and income statement through August 31st. There is no action required. Does the Board have any questions? Hearing none,

ii. Ratification of Funding Request #12

Mr. Flint: Funding Request #12 is for \$26,556.88. A portion, \$12,300 is for FY19 and \$14,245 is for FY20. That's to fund the insurance and the assessment roll certification. This was provided to the developer under the Funding Agreement. That should be the only funding request because the assessments are going on roll effective November 1st. I don't anticipate there will be significant Funding Requests going forward. Any questions on the Funding Request?

On MOTION by Mr. Register seconded by Mr. English with all in favor Funding Request #12 was ratified.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisor's requests?

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. English seconded by Mr. Register with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

October 1, 2019 to November 26, 2019

Bank	Date	Check #	Amount	
General Fund	10/2/19	155	\$	550.58
	10/9/19	156-157	\$	1,212.00
	10/16/19	158-159	\$	2,673.82
	10/30/19	160	\$	550.58
	11/6/19	161	\$	1,193.14
	11/13/19	162	\$	324,231.00
	11/15/19	163-168	\$	31,380.40
	11/20/19	169	\$	1,476.14
			\$	363,267.66
			\$	363,267.66

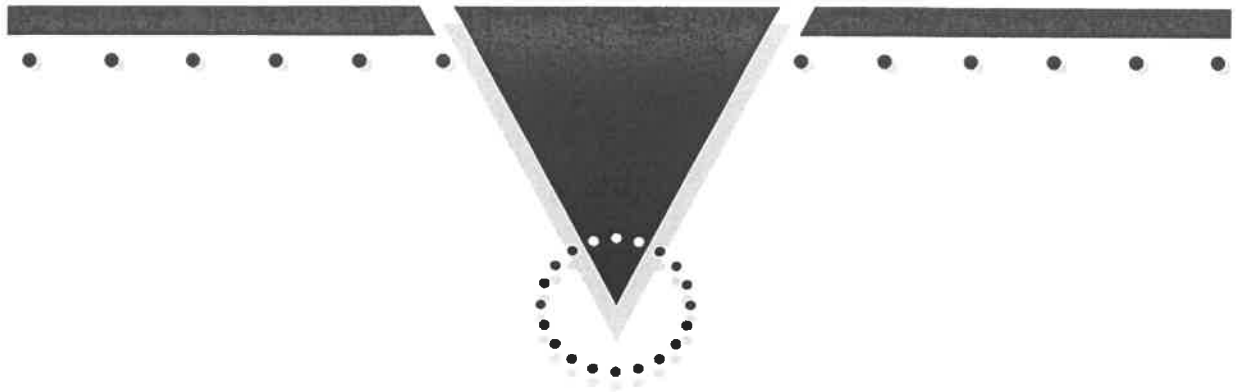
CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRNO	EXPENSED TO... DPT	ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/15/19	00010	9/24/19	46746	201909	320-53800-47300		IRR.G.RPR-FITTING/KNOCK ON	*	539.91	
10/10/19	47356	201910	320-53800-46200		MTHLY MNT-TRAC-K-OCT19			*	3,170.00	
10/10/19	47356	201910	320-53800-46200		MTHLY MNT-WHISTLING STRIS			*	5,339.00	
11/10/19	50329	201911	320-53800-46200		MTHLY MNT-TRAC-K-NOV19			*	3,170.00	
11/10/19	50329	201911	320-53800-46200		MTHLY MNT-WHISTLING STRIS			*	5,339.00	
DOWN TO EARTH LAWN CARE II, INC.										17,557.91 000164
11/15/19	00001	10/01/19	61	201910	310-51300-34000		MANAGEMENT FEE-OCT19	*	2,708.33	
10/01/19	61	201910	310-51300-35100		INFORMATION TECH-OCT19			*	100.00	
10/01/19	61	201910	310-51300-31300		DISSEMINATION FEE-OCT19			*	583.33	
10/01/19	61	201910	310-51300-51000		OFFICE SUPPLIES			*	.27	
10/01/19	61	201910	310-51300-42000		POSTAGE			*	4.50	
10/01/19	61	201910	310-51300-42500		COPIES			*	32.40	
10/01/19	62	201910	320-53800-12000		FIELD MANAGEMENT - OCT19			*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF										4,678.83 000165
11/15/19	00015	9/12/19	59231	201908	310-51300-31100		REVIEW AGENDA/BOS MEETING	*	237.50	
10/02/19	59414	201909	310-51300-31100		DOWNLOAD AGENDA/BOS MTG			*	332.50	
11/05/19	59705	201910	310-51300-31100		ATTEND BOS MEETING OCT19			*	380.00	
HAMILTON ENGINEERING & SURVEYING										950.00 000166
11/15/19	00002	9/20/19	87570	201908	310-51300-31500		PREP/ATTEND CDD BOARD MTG	*	465.50	
10/14/19	87973	201909	310-51300-31500		REV.ASSESS.RES/MTG/AGENDA			*	908.10	
LATHAM, LUNA, EDEN & BEAUDINE										1,373.60 000167
11/15/19	00003	9/01/19	96821560	201908	310-51300-48000		NOT.IMPROVE/NONAD VALOREM	*	4,312.92	
9/22/19	10518013	201909	310-51300-48000		NOT.OF FY20 MEETING DATES			*	241.25	
ORLANDO SENTINEL										4,554.17 000168

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/20/19	00010	10/31/19	51071	201910 320-53800-47300	IRRG.RPR-SPRAYS/NOZZLES	*	160.59	
		10/31/19	51073	201910 320-53800-47300	ZONE DECODERS NOT WORKING	*	275.00	
		10/31/19	51138	201910 320-53800-47300	IRRG.RPR-FITT/KNOCK/PIPE	*	778.86	
		10/31/19	51153	201910 320-53800-47300	IRRG.RPR-ROTOR/HEAD/RAIN.	*	261.69	
DOWN TO EARTH LAWN CARE II, INC.							1,476.14	000169
TOTAL FOR BANK A							363,267.66	
TOTAL FOR REGISTER							363,267.66	

SSCG STONEYSCG
TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

October 31, 2019



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

October 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$6,969	---	---	\$6,969
ASSESSMENT RECEIVABLE	---	\$326,345	---	\$326,345
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$197,160	---	\$197,160
INTEREST	---	\$681	---	\$681
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$472	---	\$472
INTEREST	---	\$1,851	---	\$1,851
CONSTRUCTION	---	---	\$3,784,123	\$3,784,123
BAXTER TRACT ESCROW	---	---	\$2,002,097	\$2,002,097
DUE FROM DEVELOPER	\$11,414	---	---	\$11,414
TOTAL ASSETS	\$18,383	\$1,127,355	\$5,786,331	\$6,932,069
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$25,541	---	---	\$25,541
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$350,855	---	\$350,855
RESTRICTED FOR DEBT SERVICE 2019	---	\$776,500	---	\$776,500
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$5,786,220	\$5,786,220
UNASSIGNED	(\$7,158)	---	---	(\$7,158)
TOTAL LIABILITIES & FUND EQUITY	\$18,383	\$1,127,355	\$5,786,331	\$6,932,069

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
SPECIAL ASSESSMENTS	\$480,918	\$40,077	\$0	(\$40,077)
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$14,245	\$14,245
TOTAL REVENUES	\$480,918	\$40,077	\$14,245	(\$25,832)

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$12,000	\$1,000	\$380	\$620
ATTORNEY	\$25,000	\$2,083	\$0	\$2,083
DISSEMINATION	\$7,500	\$625	\$583	\$42
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$4,050	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$9,000	\$0	\$0	\$0
MANAGEMENT FEES	\$32,500	\$2,708	\$2,708	\$0
INFORMATION TECHNOLOGY	\$2,400	\$200	\$100	\$100
TELEPHONE	\$300	\$25	\$0	\$25
POSTAGE	\$1,000	\$83	\$5	\$79
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$83	\$32	\$51
LEGAL ADVERTISING	\$2,500	\$208	\$0	\$208
OTHER CURRENT CHARGES	\$1,000	\$83	\$0	\$83
OFFICE SUPPLIES	\$625	\$52	\$0	\$52
PROPERTY APPRAISER	\$350	\$0	\$0	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$15,000	\$1,250	\$1,250	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$4,120	\$880
ELECTRIC	\$7,500	\$625	\$69	\$556
STREETLIGHTING	\$50,000	\$4,167	\$1,675	\$2,492
WATER & SEWER	\$75,000	\$6,250	\$2,266	\$3,984
LANDSCAPE MAINTENANCE	\$138,903	\$11,575	\$8,509	\$3,066
LANDSCAPE CONTINGENCY	\$15,000	\$1,250	\$0	\$1,250
IRRIGATION REPAIRS	\$10,000	\$833	\$1,476	(\$643)
LAKE MAINTENANCE	\$10,000	\$833	\$0	\$833
CONTINGENCY	\$15,000	\$1,250	\$0	\$1,250
CAPITAL RESERVE	\$29,165	\$2,430	\$0	\$2,430
TOTAL EXPENDITURES	\$480,918	\$53,291	\$33,474	\$19,818
EXCESS REVENUES (EXPENDITURES)	\$0		(\$19,229)	
FUND BALANCE - Beginning	\$0		\$12,071	
FUND BALANCE - Ending	\$0		(\$7,158)	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$301,800	\$0	\$0	\$0
INTEREST	\$0	\$0	\$51	\$51
TOTAL REVENUES	\$301,800	\$0	\$51	\$51
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$107,363	\$0	\$0	\$0
PRINCIPAL - 12/15	\$85,000	\$0	\$0	\$0
INTEREST - 6/15	\$105,875	\$0	\$0	\$0
TOTAL EXPENDITURES	\$298,238	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,563		\$51	
FUND BALANCE - Beginning	\$197,744		\$350,803	
FUND BALANCE - Ending	\$201,307		\$350,855	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$899,894	\$0	\$0	\$0
INTEREST	\$100	\$8	\$67	\$58
TRANSFER IN	\$0	\$0	\$1,817	\$1,817
TOTAL REVENUES	\$899,994	\$8	\$1,884	\$1,876
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$324,231	\$0	\$0	\$0
PRINCIPAL - 12/15	\$255,000	\$0	\$0	\$0
INTEREST - 6/15	\$324,231	\$0	\$0	\$0
TOTAL EXPENDITURES	\$903,463	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,469)		\$1,884	
FUND BALANCE - Beginning	\$324,431		\$774,616	
FUND BALANCE - Ending	\$320,963		\$776,500	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$111	
FUND BALANCE - Ending	\$0		\$111	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$856	\$856
TOTAL REVENUES	\$0	\$0	\$856	\$856
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$1,817	(\$1,817)
TOTAL EXPENDITURES	\$0	\$0	\$1,817	(\$1,817)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$961)	
FUND BALANCE - Beginning	\$0		\$5,787,181	
FUND BALANCE - Ending	\$0		\$5,786,220	

STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEVELOPER CONTRIBUTIONS	\$14,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,245
TOTAL REVENUES	\$14,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,245
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708
INFORMATION TECHNOLOGY	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
PROPERTY INSURANCE	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120
ELECTRIC	\$69	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69
STREETLIGHTING	\$1,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,675
WATER & SEWER	\$2,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,266
LANDSCAPE MAINTENANCE	\$8,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,509
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$33,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,474
EXCESS REVENUES (EXPENDITURES)	(\$19,229)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$19,229)

**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
LESS: PRINCIPAL PAYMENT 12/15/18		(\$55,000)
CURRENT BONDS OUTSTANDING		\$4,655,000

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

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 (18)	General Fund Portion (19)	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
11	8/23/18	9/10/18	\$ 17,595.97	\$ 17,595.97	\$ 10,847.97	\$ 6,748.00	\$ -	\$ -	\$ -
12	9/16/18	10/3/18	\$ 23,042.62	\$ 23,042.62	\$ 23,042.62	\$ -	\$ -	\$ -	\$ -
1	10/26/18	11/14/18	\$ 18,098.03	\$ 18,098.03	\$ 4,520.27	\$ 13,577.76	\$ -	\$ -	\$ -
2	11/16/18	12/18/18	\$ 15,300.56	\$ 15,300.56	\$ -	\$ 15,300.56	\$ -	\$ -	\$ -
3	12/31/18	1/24/19	\$ 17,787.39	\$ 17,787.39	\$ -	\$ 17,787.39	\$ -	\$ -	\$ -
4	1/19/19	2/4/19	\$ 11,747.02	\$ 11,747.02	\$ -	\$ 11,747.02	\$ -	\$ -	\$ -
5	2/25/19	3/13/19	\$ 11,148.83	\$ 11,148.83	\$ -	\$ 11,148.83	\$ -	\$ -	\$ -
6	3/25/19	4/15/19	\$ 15,015.34	\$ 15,015.34	\$ -	\$ 15,015.34	\$ -	\$ -	\$ -
7	4/25/19	5/13/19	\$ 16,996.12	\$ 16,996.12	\$ -	\$ 16,996.12	\$ -	\$ -	\$ -
8	5/24/19	6/11/19	\$ 27,766.22	\$ 27,766.22	\$ -	\$ 27,766.22	\$ -	\$ -	\$ -
9	6/24/19	7/15/19	\$ 14,471.10	\$ 14,471.10	\$ -	\$ 14,471.10	\$ -	\$ -	\$ -
10	7/29/19	9/20/19	\$ 28,734.36	\$ 28,734.36	\$ -	\$ 28,734.36	\$ -	\$ -	\$ -
11	8/23/19	9/20/19	\$ 30,423.74	\$ 30,423.74	\$ -	\$ 30,423.74	\$ -	\$ -	\$ -
12	9/16/19	9/27/19	\$ 26,556.88	\$ 26,556.88	\$ -	\$ 12,311.88	\$ 14,245.00	\$ -	\$ -
13	10/25/19		\$ 11,414.04	\$ 11,414.04	\$ -	\$ 11,414.04	\$ -	\$ -	\$ 11,414.04
Due from Developer			\$ 274,684.18	\$ 286,098.22	\$ 38,410.86	\$ 233,442.36	\$ 14,245.00	\$ -	\$ 11,414.04
Total Developer Contributions FY19			\$	<u>\$ 233,442.36</u>					

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

**STONEYBROOK SOUTH AT CHAMPIONS GATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

							GROSS ASSESSMENTS	\$	1,482,740	\$	484,178	\$	321,198	\$	677,364		
							NET ASSESSMENTS	\$	1,393,775	\$	455,127	\$	301,926	\$	636,722		
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND	2017	2019								
							32.65%	DEBT SERVICE 21.66%	DEBT SERVICE 45.68%	TOTAL 100.00%							
11/12/19	ACH	\$ 540.71	\$ 19.07	\$ 10.43	\$ -	\$ 511.21	\$ 166.93	\$ 110.74	\$ 233.54	\$	511.21						
11/22/19	ACH	\$ 69,126.46	\$ 2,765.09	\$ 1,327.23	\$ -	\$ 65,034.14	\$ 21,236.43	\$ 14,088.01	\$ 29,709.70	\$	65,034.14						
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**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
7/12/19	1	Lennar Corporation	Reimbursement#1 Whistling Straits Blvd	\$ 7,829,239.42
8/12/19	2	Hamilton Engineering & Surveying, Inc.	Preparation of reimbursement #1	\$ 12,391.25
TOTAL				\$ 7,841,630.67
Fiscal Year 2019				
5/1/19		Interest		\$ 190.97
6/3/19		Interest		\$ 2,960.03
7/1/19		Interest		\$ 2,865.20
8/1/19		Interest		\$ 1,395.41
9/1/19		Interest		\$ 643.32
TOTAL				\$ 8,054.93
Acquisition/Construction Fund at 4/29/19				\$11,617,138.82
Interest Earned thru 9/30/19				\$ 8,054.93
Requisitions Paid thru 9/30/19				\$ (7,841,630.67)
Remaining Acquisition/Construction Fund				\$ 3,783,563.08
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 559.75
TOTAL				\$ 559.75
Acquisition/Construction Fund at 9/30/19				\$ 3,783,563.08
Interest Earned thru 10/31/19				\$ 559.75
Requisitions Paid thru 10/31/19				\$ -
Remaining Acquisition/Construction Fund				\$ 3,784,122.83

SECTION 3

**Stoneybrook South at ChampionsGate
Community Development District**

**FY19 Funding Request #13
October 25, 2019**

Payee		General Fund FY2019
1	Down to Earth Lawncare II, Inc. Inv# 46746 - Irrigation Repairs - September 2019	\$ 539.91
2	Duke Energy Inv# 11636 69020 - 000 Westside Blvd. Lite, SB Tract K SL - September 2019 Inv# 16755 46354 - 15121 Olympic Club Blvd., Entrance Lights - September 2019 Inv# 57688 66338 - 000 Westside Blvd. Lite, SS Tract K Ph 3 SL - September 2019 Inv# 59996 80175 - 10251 Whistlin Straits Blvd. SPKL - August 2019 Inv# 61765 94368 - 000 Westside Blvd. Lite, SS Tract K Ph 2 SL - September 2019	\$ 550.58 \$ 35.43 \$ 550.58 \$ 114.96 \$ 573.47
3	Hamilton Engineering & Surveying, Inc. Inv# 59231 - Monthly Professional Services - August 2019 Inv# 59414 - Monthly Professional Services - September 2019	\$ 237.50 \$ 332.50
4	Latham, Luna, Eden & Beaudine, LLP Inv# 87570 - Monthly General Counsel - August 2019 Inv# 87973 - Monthly General Counsel - September 2019	\$ 465.50 \$ 908.10
5	Orlando Sentinel Inv# 9682156000 - Notice of Public Improvements/Levy Assessments - August 2019 Inv# 10518013000 - Notice of FY2020 Meeting Dates - September 2019	\$ 4,312.92 \$ 241.25
6	Toho Water Authority Inv# 2627512-33111069 - 1500 Olympic Club Blvd. Mtr A - September 2019 Inv# 2627512-33169919 - 1500 Olympic Club Blvd. Mtr A - September 2019	\$ 2,498.82 \$ 52.52
		\$ 11,414.04
		\$ 11,414.04

Please make check payable to:

**Stoneybrook South at ChampionsGate
Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771**

Down to Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

September 2019
Invoice #46746

#10(Hd)

1-320-538-473

Irreg. Rpr - Fitting / Knock on

Customer

STONEBROOK SOUTH CHAMPIONSGATE
CDD
C/O GMS
1408 HAMLIN AVENUE
UNIT E
ST CLOUD FL 34771
TVISCARRA@GMSCL.COM

RECEIVED
SEP 22 2019

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	9/24/2019	10/24/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK			
STONEBROOK SOUTH CHAMPIONSGATE CDD			
IRRIGATION REPAIR FROM WORK ORDER ON ENTRANCE TO TRACK K ON EXIT SIDE			
DATE OF COMPLETION: 09/06/19			
4" FITTING	4	\$26.00	\$104.00
4" PIPE PER FT	5	\$4.93	\$24.65
4" KNOCK ON	1	\$77.50	\$77.50
2" FITTING	2	\$1.88	\$3.76
IRRIGATION LABOR PER HOUR	6	\$55.00	\$330.00
SUBTOTAL			\$539.91

Q
Irrigation

Subtotal	\$539.91
Payments/Credits	\$0.00
Balance Due	\$539.91

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

1163669020900000055058200000000000000000000055058201000000000009



**STATEMENT OF SERVICE**

OCTOBER 2019



ACCOUNT NUMBER

57688 66338

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD FL 34771

SERVICE ADDRESS
000 WESTSIDE BLVD LITE,
SS TRT K PH3 SL

DUE DATE TOTAL AMOUNT DUE
OCT 23 2019 550.58

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT NONE

PIN: 444520245

METER READINGS

RECEIVED
OCT 08 2019

BY: _____

PAYMENTS RECEIVED AS OF SEP 19 2019

550.58 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..08-30-19 TO 10-01-19 32 DAYS

CUSTOMER CHARGE			1.31
ENERGY CHARGE	1176 KWH @	2.920000	34.34
FUEL CHARGE	1176 KWH @	3.805000	44.75
ASSET SECURITIZATION CHARGE	1176 KWH @	0.030000	0.35

*TOTAL ELECTRIC COST

80.75

EQUIPMENT RENTAL FOR:

24 SMOOTH BLACK CONC 16
24 SV ACR 9500

FIXTURE TOTAL

426.48

MAINTENANCE TOTAL

41.28

GROSS RECEIPTS TAX

2.07

TOTAL CURRENT BILL

1-320-538-431

550.58

TOTAL DUE THIS STATEMENT

000 Westside Blvd PH3SL

\$550.58

Payment of this statement within 90 days from the billing date will
avoid a 1% late charge being applied to this account.

ENERGY USE

DAILY AVG. USE - 57 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$17.14

BF_BL_DEF_20181001_232038_2.C8V-2140-000000562

DETACH AND RETURN THIS SECTION

MM 0001767

BILL # 1 OF 2 GRP 1301

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 57688 66338

002140 000000562

STNYBRK STH AT CHMPNSGT CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

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

DUE DATE**OCT 23 2019****TOTAL DUE****550.58**

PLEASE ENTER
AMOUNT PAID

5768866338000000550582000000000000000000000055058201000000000000



STATEMENT OF ELECTRIC SERVICE

AUGUST 2019



59996 80175

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

WEB SITE: www.duke-energy.com

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

STNYBRK STH AT CHMPNSGT CDD

135 W CENTRAL BLVD
ORLANDO FL 32801

SERVICE ADDRESS
10251 WHISTLING STRAITS BLVD
SPKL

DUE DATE
SEP 20 2019

TOTAL AMOUNT DUE
114.96

NEXT READ
DATE ON OR
ABOUT

PIN: 444520245

METER READINGS

METER NO. 003619589
PRESENT (ACTUAL) 000007
PREVIOUS (ACTUAL) 000003
DIFFERENCE 000004
TOTAL KWH 4

9/30/19: Paid by phone

Total Amount: \$123.46

(Bill Amount: \$114.96 + Processing Fee: \$8.50)

Confirmation #: 123243583

*** FINAL BILL ***
GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD: 08-05-19 TO 08-29-19 24 DAYS

CUSTOMER CHARGE (PRORATED)		10.22
ENERGY CHARGE	4 KWH @ 8.078000	.32
FUEL CHARGE	4 KWH @ 3.974000	.16
ASSET SECURITIZATION CHARGE	4 KWH @ 0.241000	0.01

*TOTAL ELECTRIC COST	10.71
GROSS RECEIPTS TAX	.27
LATE PAYMENT CHARGE FOR PREVIOUS BILL	.64

TOTAL CURRENT BILL	11.62
BALANCE FORWARD	103.34

TOTAL DUE THIS STATEMENT

\$114.96

RECEIVED

SEP 05 2019

BY: _____

If your previous unpaid balance has been paid, please disregard.
To help us repair malfunctioning streetlights, quickly: 1. Call us at
1-800-228-8485 or visit duke-energy.com/lightrepair 2. Provide us
with the light's location and your contact information 3. Specific
addresses, landmarks and directions work best

ENERGY USE

DAILY AVG. USE - 0 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$.45

BF_BL_DEF_20190829_222554_1.CSV-35664-000013355

DETACH AND RETURN THIS SECTION

ZP03 0002169

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 59996 80175

035664 000013355

STNYBRK STH AT CHMPNSGT CDD
135 W CENTRAL BLVD
ORLANDO FL 32801-2430



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

DUE DATE

SEP 20 2019

TOTAL DUE

114.96

PLEASE ENTER
AMOUNT PAID

5999680175000000011496700000001033410000000116270100000000009



Invoice

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

Stoneybrook South at Championsgate CDD
1408 Hamlin Ave
Unit E
St. Cloud, FL 34771

RECEIVED
SEP 17 2019

September 12, 2019

Project No: 53670.0002

Invoice No: 59231

Project Manager: David Reid

BY: _____

Project 53670.0002 Stoneybrook South at Championsgate - O&M 2019

Email invoices to brandon@gmscfl.com ; tviscarra@gmscfl.com

Professional Services for the Period: July 27, 2019 to August 30, 2019

Phase 030B Meetings

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 8/2/2019	.25	190.00	47.50
review & printout agenda			
Reid, David 8/5/2019	1.00	190.00	190.00
BOS mtg			
Totals	1.25		237.50
Total Labor			237.50

Total for this Section: \$237.50

TOTAL DUE THIS INVOICE: \$237.50

Billed-to-Date

	Current	Prior	Total
Labor	237.50	2,280.00	2,517.50
Totals	237.50	2,280.00	2,517.50

#15(Hd)

1-31c - 5B - 311

Prev. Agenda/BOS Meeting

Outstanding Invoices

Number	Date	Balance
58822	7/10/2019	380.00
58933	8/2/2019	760.00
Total		1,140.00

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

Billing Questions: Sydnie Clark 813.250.3535 ext1133 All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Invoice

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

Stoneybrook South at Championsgate CDD
1408 Hamlin Ave
Unit E
St. Cloud, FL 34771

October 2, 2019
Project No: 53670.0002
Invoice No: 59414
Project Manager: David Reid

Project 53670.0002 Stoneybrook South at Championsgate - O&M 2019
Email invoices to brandon@gmscfl.com ; tviscarra@gmscfl.com

Professional Services for the Period: August 31, 2019 to September 27, 2019

Phase 030B Meetings

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	9/6/2019	.25	190.00	47.50
download agenda				
Reid, David	9/9/2019	1.50	190.00	285.00
CDD BOS mtg				
Totals		1.75		332.50
Total Labor				332.50
Total for this Section:				\$332.50

TOTAL DUE THIS INVOICE: \$332.50

Billed-to-Date

	Current	Prior	Total
Labor	332.50	2,517.50	2,850.00
Totals	332.50	2,517.50	2,850.00

Outstanding Invoices

Number	Date	Balance
59231	9/12/2019	237.50
Total		237.50

RECEIVED
OCT 09 2019

(Hd) #15 1-310-513-311

Download Agenda/ BOS Mtg

BY: _____

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

Billing Questions: Sydnie Clark 813.250.3535 ext133 All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

LATHAM, LUNA, 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

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SEP 20 2019

September 20, 2019

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

BY: _____

2 (Ha)

1-310-513-315

Prep/Attend CDD Board Mtg

INVOICE

Matter ID: 7192-001
General

Invoice # 87570

Federal ID # 59-3366512

For Professional Services Rendered:

08/05/2019	ACD	Prepare for and attend CDD board meeting; follow up on action items.	1.90 hr	\$465.50
Total Professional Services:				\$465.50

INVOICE SUMMARY

For Professional Services:	1.90 Hours	\$465.50
New Charges this Invoice:		\$465.50
Previous Balance:		\$4,192.44
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$4,192.44
Plus New Charges this Invoice:		\$465.50
Total Due:		\$4,657.94

Billed Through: August 31, 2019

LATHAM, LUNA, 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

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OCT 15 2019

BY: _____

October 14, 2019

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

#2 (Hq)

1-310-513-315

Prev. Assess. Pres / Mtg / Agenda

INVOICE

Matter ID: 7192-001
General

Invoice # 87973
Federal ID # 59-3366512

For Professional Services Rendered:

09/04/2019	ACD	Review upcoming agenda and minutes	0.40 hr	\$98.00
09/04/2019	jms	Reviewed agenda and provided notes on attorney related items	0.20 hr	\$15.00
09/09/2019	ACD	Prepare for and attend CDD Board meeting; follow up on action items	2.10 hr	\$514.50
09/09/2019	ACD	Revise, print and transmit updated Assessment Resolution for board meeting	1.10 hr	\$269.50
Total Professional Services:				\$897.00

For Disbursements Incurred:

09/26/2019	Check # 46552 ANDREW D'ADESKY; Disbursement for Travel to and Attend Board Meetings on 08.05.19/7192-001/ACD	\$11.10
Total Disbursements Incurred:		\$11.10

INVOICE SUMMARY

For Professional Services:	3.80 Hours	\$897.00
For Disbursements Incurred:		\$11.10
New Charges this Invoice:		\$908.10
Previous Balance:		\$4,657.94
Less Payment and Credits Received:		\$4,192.44
Outstanding Balance:		\$465.50
Plus New Charges this Invoice:		\$908.10
Total Due:		\$1,373.60

Billed Through: September 30, 2019

Invoice Details

Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 009682156000
Invoice Amount: \$4,312.92
Billing Period: 08/26/19 - 09/01/19
Due Date: 10/01/19
All past due amounts are payable immediately



INVOICE

Page 1 of 2

Invoice Details

Date	tronic Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
08/19/19 08/26/19	OSC9682156	PO# September 9 2019 Classified Listings, Online LEVY OF NON-AD VALOREM ASSESSMENTS 6412148				4,312.92

3 (Hd)
1-310-513-48
Not-Improve/Nonad Valorem

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SEP 10 2019

BY: _____

Invoice Total: \$4,312.92

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,312.92	2,831.24	203.75	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 08/26/19 - 09/01/19
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 009682156000

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

2465000371 PRESORT 371 1 MB 0.425 P1C2



STONEBROOK 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



00056296100056296103009682156 00431292 00734791 1

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Aracelis Crespo / Marcella 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 11220-2-Column Legals, September 9, 2019 was published in said newspaper in the issues of Aug 19, 2019; Aug 26, 2019.

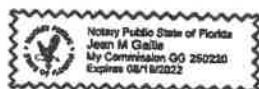
Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County,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

Signature of Affiant

Aracelis Crespo / Marella G

Sworn to and subscribed before me on this 26 day of August, 2019,
by above Affiant, who is personally known to me (X) or who has produced

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

541214R

[illegible][illegible]

Invoice Details

Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 010518013000
Invoice Amount: \$241.25
Billing Period: 09/16/19 - 09/22/19
Due Date: 10/22/19
All past due amounts are payable immediately



INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/21/19	OSC10518013	Classified Listings, Online Stoneybrook - Public Meetings 6448685				241.25

#3 1-310-S13-48
Not. of FY20 Meeting Dates

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SEP 30 2019

BY: _____

Invoice Total: \$241.25

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,554.17	0.00	2,831.24	203.75	0.00	0.00



SIGNATURE



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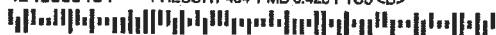
Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/16/19 - 09/22/19
Billed Account Name: Stoneybrook South At
Championsgate Cdd
Billed Account Number: CU00562961
Invoice Number: 010518013000

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

9291000404 PRESORT 404 1 MB 0.425 P1CS



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

Orlando Sentinel
PO Box 100608
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00056296100056296103010518013 00024125 00758916 1

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Aracelis Crespo / 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 11200-Misc. Legal, October 7, 2019 November 4, 2019 December 2, 2019 January 6, 2020 February 3, 2020 March 2, 2020 April 6, 2020 May 4, 2020 June 1, 2020 August 3, 2020 Exception: September 14, 2020 was published in said newspaper in the issues of Sep 21, 2019.

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.

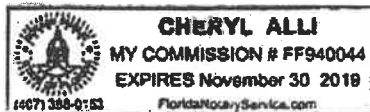
Aracelis Crespo / Marella Green
Signature of Affiant

Aracelis Crespo / Marella Green

Name of Affiant

Sworn to and subscribed before me on this 23 day of September, 2019,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETINGS STONEYBROOK SOUTH AT CHAMPIONSDALE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stoneybrook South at Championsdale Community Development District will hold its regularly scheduled public meetings for the Fiscal Year 2020 at the Oasis Club of Championsdale, 1539 Oasis Club Boulevard, Championsdale, FL 33896, at 11:30 a.m. on the first Monday of the month as follows (exceptions noted below):

October 7, 2019
November 4, 2019
December 2, 2019
January 6, 2020
February 3, 2020
March 2, 2020
April 6, 2020
May 4, 2020
June 1, 2020
August 3, 2020
Exception: September 14, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-8204.

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 requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-8204 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

OSCM4485 8/21/2019



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

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STONEYBROOK SOUTH AT
CHAMPIONS GATE
Service Address:
1500 OLYMPIC CLUB BOULEVARD METER A

Account Number: 002627512-033111069
Past Due Amount: \$0.00
Current Charges: \$4,722.56
Total Amount Due: \$2,498.82

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18000067	30	09/03/2019	14631	10/03/2019	15217	586

Previous Balance \$1,321.32
Payment(s) Received \$-3,545.06
Balance Forward \$-2,223.74

Current Transaction(s)
Reclaimed Base Charge \$17.78
Reclaimed Usage \$2,481.04
Return Item \$2,198.74
Return Item Fee \$25.00
Current Transaction Total \$4,722.56

Total Amount Due

\$2,498.82

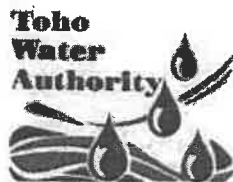
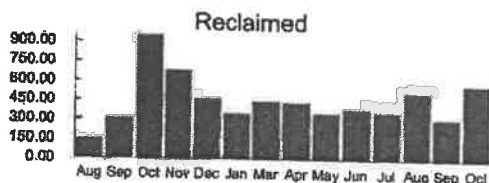
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OCT 15 2019

BY: _____

#9 Sep19

1-320-538-432

1500 Olym Club Blvd Mtr A



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
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Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/31/19	Late Charge after 10/31/19	
002627512-033111069	\$0.00	\$4,722.56	\$124.94	\$2,498.82

Please Remit to

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



STONEYBROOK SOUTH AT CHAMPIONS GATE
1408 HAMLIN AVE UNIT E
SAINT CLOUD, FL 34771-8588

0026275120331110690002498829



9928 5328



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

STONEYBROOK SOUTH AT
CHAMPIONS GATE

Service Address:
1000 WHISTLING STRAITS BOULEVARD BLOCK ODD

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

Bringing you life's most precious resource

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

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OCT 08 2019

BY: _____

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18010153	30	08/27/2019	0	09/26/2019	0	0

Previous Balance \$19.25
Payment(s) Received \$-19.25
Balance Forward \$0.00

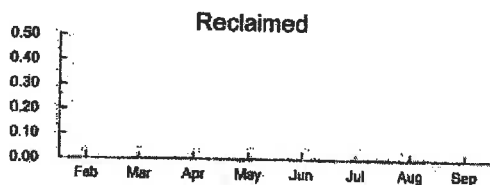
Current Transaction(s)
Reclaimed Base Charge \$52.52
Current Transaction Total \$52.52

Total Amount Due \$52.52

#9 Sep19

1-320-538-432

1000 Whistling Strts Blvd



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Tampa, Florida 33630-3527
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Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/24/19	Late Charge after 10/24/19	
002627512-033169919	\$0.00	\$52.52	\$5.00	\$52.52

Please Remit to

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



STONEYBROOK SOUTH AT CHAMPIONS GATE
1408 HAMLIN AVE UNIT E
SAINT CLOUD, FL 34771-8588

0026275120331699190000052529

