

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

May 4, 2020

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 27, 2020

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, May 4, 2020 at 11:30 a.m. via Zoom: <https://zoom.us/j/97552643655>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2020
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2020-03 Electing Assistant Secretary
4. Approval of Minutes of the February 3, 2020 Meeting
5. Ratification of Series 2019 Requisitions
 - A. Requisition #3
 - B. Requisition #5
 - i. Acceptance of Bill of Sale
 - ii. Ratification of Special Warranty Deed
 - C. Requisition #6
6. Consideration of Addendum to Agreement with Down to Earth Landscape for Addition of Landscaping Areas
7. Ratification of Lighting Agreement with Duke Energy
8. Consideration of Resolution 2020-04 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Designation of **November 2, 2020** as Landowners' Meeting Date
10. Other Business
11. Supervisor's Requests
12. 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 appointment of an individual to fulfill the Board vacancy with a term ending November 2020. Section B is the administration of the Oath of Office to the newly appointed Board member and Section C is the consideration of Resolution 2020-03 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 February 3, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of the Series 2019 requisitions. Requisitions #3 - #6 are included under Sections A-C with supporting documentation.

The sixth order of business is the consideration of addendum to the landscape maintenance agreement with Down to Earth for maintenance of the Baxter tract. A copy of the contract addendum and maintenance proposal is enclosed for your review.

The seventh order of business is the ratification of the lighting agreement with Duke Energy. A copy of the agreement is enclosed for your review.

The eighth order of business is the consideration of Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The ninth 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 designation of November 2, 2020 as the landowners' meeting date. The instructions, sample agenda and landowner proxy are 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,



George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2020-03

**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 4th day of May, 2020.

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, February 3, 2020 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
Dominick English
Tim Smith

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Andrew d'Adesky
David Reid
Alan Scheerer

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have the board and staff here, there are no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resignation of Rob Bonin and Appointment of Individual to Fulfill Board Vacancy

Mr. Flint: You have a resignation from Rob Bonin in the agenda packet.

On MOTION by Mr. Register, seconded by Mr. English, with all in favor, the Acceptance of Resignation of Rob Bonin, was approved.

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

C. Consideration of Resolution 2020-01 Electing Assistant Secretary

Mr. Flint: Is there an appointment to fill that vacancy at this point?

Mr. Register: Do we need to do it right now?

Mr. Flint: You don't have to.

Mr. Register: Let's defer that item.

Mr. Flint: We will leave that vacant and defer action on Resolution 2020-01.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 2, 2019 Meeting

Mr. Flint: Were there any additions, deletions or corrections to the December 2, 2019 meeting minutes?

Mr. Register: They looked good, no changes.

On MOTION by Mr. Register, seconded by Mr. English, with all in favor, the Minutes of the December 2, 2019 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-02 Authorizing Petition to Expand the District's Boundaries

Mr. d'Adesky: This is a standard form of expansion authorization. Are there any questions on the resolution?

Mr. Register: No.

On MOTION by Mr. Register, seconded by Mr. English, with all in favor, Resolution 2020-02 Authorizing Petition to Expand the District's Boundaries, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have a minor statutory update that I wanted to note. A bill passed which had some revisions that mostly apply to things George takes care of. One important provision is if they ask for anything for an audit, if you fail to produce information for an audit that could be interpreted as a crime. It requires that we appoint to our auditing board at least one member of the actual board, which we already do.

Mr. Flint: We don't think any of the requirements in the bill are in addition to anything we are already doing. It clarifies some of it though and puts penalties in place. There are a couple minor provisions we need to be aware of. The auditor will often reach out to the Chair and ask you if you are aware of any fraud or issues that need to be reported. We are usually aware so we can help remind you.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: I don't have anything new.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Next is the approval of the check register from November 26, 2019 through January 27, 2020 totaling \$1,022,968. The summary is there and the detailed register is behind that.

On MOTION by Mr. Register seconded by Mr. English with all in favor, the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of December. Are there any questions on the financials? There is no action required.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(2019 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Greenberg Traurig, P.A.
- (D) Amount Payable: **\$289.26**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Post-closing costs which include duplication and distribution of closing documents.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project; and
- 4. each disbursement represents a Cost of 2019 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By:


Responsible Officer

Date:



CONSULTING ENGINEER'S APPROVAL

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

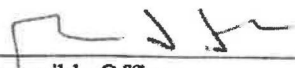
Consulting Engineer

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

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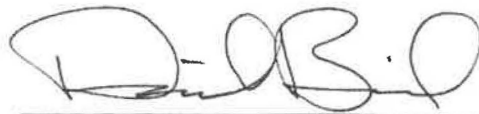
STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 2/26/2020

CONSULTING ENGINEER'S APPROVAL

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

 2.27.20
Consulting Engineer



Stephen D. Sanford
Direct Phone: 561-650-7945
Direct Fax: 561-838-8845
E-Mail: sanfordsd@gtlaw.com

RECEIVED

FEB 10 2020

BY: _____

REMINDER

February 6, 2020

GMS - Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801
Attn: George Flint

\$14,735,000
Stoneybrook South at ChampionsGate Community Development District
Special Assessment Bonds, Series 2019
(2019 Assessment Area)

FOR POST-CLOSING COSTS, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to Stoneybrook South at ChampionsGate Community Development District, in connection with the issuance of the above-referenced Bonds.

TOTAL POST-CLOSING COSTS

\$289.26

Wire Instructions

Operating Account (For Payment of Legal Fees and Costs)
Wells Fargo Bank, N.A.

Domestic

Bank Name: Wells Fargo Bank, N.A.
333 SE 2nd Avenue, 23rd Floor
Miami, Florida USA 33131
Ph: (305) 789-4984
Fax: (305) 789-4944

ABA Number: 121000248
Account Name: Greenberg Traurig Depository Account
Account Number: 2000014648663
Reference: Stoneybrook South at ChampionsGate Community Development District
Client Matter #: 168822.010200 (SDS)
Invoice #: 5123588

44701778v1/168822.010200

Greenberg Traurig, P.A. | Attorneys at Law

777 South Flagler Drive | Suite 300 East | West Palm Beach, FL 33401 | T +1 561.650.7900 | F +1 561.655.6222

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SECTION B

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(2019 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **5**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Lennar Corporation
- (D) Amount Payable: **\$2,008,738.67**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Reimbursement #2 – Baxter Parcel Site Work, Engineering, TOHO Property Reservation Fees
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project; and
4. each disbursement represents a Cost of 2019 Project which has not previously been paid.

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

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

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


STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer Vice Chairman

Date: 4/1/20

CONSULTING ENGINEER'S APPROVAL

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


Consulting Engineer 4.1.20

Stoneybrook South at ChampionsGate CDD
Special Assessment Bonds, Series 2019 Requisition #5 - Baxter
March 2020

Vendor Name and Project	Total Contract Cost	Submitted Cost This Period		Engineer Approved Reimbursement		Balance
Contractor	Amount	Pay App #	Amount	Amount	%	Amount
JMHC						
Baxter Site Work	\$ 2,397,237.80	Final - 11	\$ 2,397,237.80	\$ 1,751,277.88	73%	\$ -
Harris Civil Engineers, LLC						
Baxter Civil Engineering	\$ 118,015.57	Invoice #1012198	\$ 118,015.57	\$ 87,548.75	74%	\$ 9,854.25
TOHO Water Authority - Fees	\$ 169,912.04	Chk #0141304	\$ 169,912.04	\$ 169,912.04	100%	
Baxter Property Reservation Fees						
Total	\$ 2,685,165.41		\$ 2,685,165.41	\$ 2,008,738.67	75%	\$ 9,854.25
		Total Approved Reimbursement		\$ 2,008,738.67		
		Series 2019 Construction Account Balance		\$ 5,789,452.59		
		Balance Remaining after Reimbursement #2:		\$ 3,780,713.92		
		Construction Fund - Series 2019		\$ 13,085,000.00		

Stoneybrook South at ChampionsGate CDD
Special Assessment Bonds, Series 2019 Requisition #5 - Baxter
March 2020

JMHC Contract #37616926 SBS at ChampionsGate North Baxter Infrastructure								
Pay App 11 -11/25/19								
Description	Contract Amount				Reimbursement #2			
	Qty	Unit	Price	Amount	% CDD Reimburse	Amount Reimbursable	Final Pay App #11	Balance
General								
Mobilization	1	LS	\$22,290.00	\$ 22,290.00	100%	\$ 22,290.00	\$ 22,290.00	\$ -
Cut	72,297	CY	\$2.90	\$ 209,661.30	60%	\$ 125,796.78	\$ 125,796.78	\$ -
Dewatering	1	LS	\$21,578.80	\$ 21,578.80	100%	\$ 21,578.80	\$ 21,578.80	\$ -
CLAY - POND BERM	5,000	CY	\$20.00	\$ 100,000.00	100%	\$ 100,000.00	\$ 100,000.00	\$ -
Total General				\$ 353,530.10				
Grading								
Final Grading (Lots)	127	EA	\$215.00	\$27,305.00	0%	\$ -	\$ -	\$ -
Pond Grading	7,400	SY	\$0.35	\$2,590.00	100%	\$ 2,590.00	\$ 2,590.00	\$ -
ROW Grading	9,570	SY	\$0.75	\$7,177.50	100%	\$ 7,177.50	\$ 7,177.50	\$ -
Final Grading (Open Space, Buffers, Parks)	11,920	SY	\$0.50	\$5,960.00	0%	\$ -	\$ -	\$ -
Total Grading				\$ 43,032.50				
Clear And Grubb								
Final Grading (Lots)	30	AC	\$1,350.00	\$40,500.00	0%	\$ -	\$ -	\$ -
Total Clear And Grubb				\$ 40,500.00				
Erosion Control								
Silt Fence , single row	4,476	LF	\$0.80	\$ 3,580.80	100%	\$ 3,580.80	\$ 3,580.80	\$ -
Silt Fence, double row	1,044	LF	\$1.70	\$ 1,774.80	100%	\$ 1,774.80	\$ 1,774.80	\$ -
Demo Silt Fence, Single row	2,238	LF	\$0.45	\$ 1,007.10	100%	\$ 1,007.10	\$ 1,007.10	\$ -
Demo Silt Fence, Double row	522	LF	\$0.85	\$ 443.70	100%	\$ 443.70	\$ 443.70	\$ -
Inlet Protection	35	EA	\$100.00	\$ 3,500.00	100%	\$ 3,500.00	\$ 3,500.00	\$ -
Floating Turbidity Barrier	300	LF	\$11.60	\$ 3,480.00	100%	\$ 3,480.00	\$ 3,480.00	\$ -
Sod 2' BOC	1,995	SY	\$2.40	\$ 4,788.00	100%	\$ 4,788.00	\$ 4,788.00	\$ -
Temporary Construction Entrance	1	EA	\$5,200.90	\$ 5,200.90	100%	\$ 5,200.90	\$ 5,200.90	\$ -
NPDES COMPLIANCE	1	LS	\$4,350.00	\$ 4,350.00	100%	\$ 4,350.00	\$ 4,350.00	\$ -
GORILLA SNOT (9-month lifespan)	78,700	SY	\$0.27	\$ 21,249.00	10%	\$ 2,124.90	\$ 2,124.90	\$ -
Total Erosion Control				\$ 49,374.30				
Roads and Paving Onsite								
Paving								
Light Duty Pavement								
1.5" Asphalt, Type SP 9.5 (One Lifts) - Light Duty	10,110	SY	\$9.00	\$ 90,990.00	0%	\$ -	\$ -	\$ -
6" Crushed Concrete (LBR 150)	10,110	SY	\$11.40	\$ 115,254.00	0%	\$ -	\$ -	\$ -
12" Stabilized Subgrade (LBR 40)	10,850	SY	\$5.40	\$ 58,590.00	100%	\$ 58,590.00	\$ 58,590.00	\$ -
Heavy Duty Pavement								
2" Asphalt, Type SP 9.5 (Two lifts) - Heavy Duty	4,240	SY	\$12.10	\$ 51,304.00	0%	\$ -	\$ -	\$ -
9" Crushed Concrete (LBR 150)	4,240	SY	\$14.30	\$ 60,632.00	0%	\$ -	\$ -	\$ -
12" Stabilized Subgrade (LBR 40)	6,240	SY	\$5.40	\$ 33,696.00	100%	\$ 33,696.00	\$ 33,696.00	\$ -
Miami Curb	1,440	LF	\$14.80	\$ 21,312.00	100%	\$ 21,312.00	\$ 21,312.00	\$ -
Type "D" Curb	180	LF	\$23.80	\$ 4,284.00	100%	\$ 4,284.00	\$ 4,284.00	\$ -
Type "F" Curb and Gutter	4,440	LF	\$17.90	\$ 79,476.00	100%	\$ 79,476.00	\$ 79,476.00	\$ -
12" Ribon Curb	2,910	LF	\$17.90	\$ 52,089.00	100%	\$ 52,089.00	\$ 52,089.00	\$ -
Concrete Sidewalk (Unreinforced)(5' width)	-	LF	\$ -	\$ -	0%	\$ -	\$ -	\$ -
Handicap Ramp w/ Truncated Domes	8	EA	\$1,200.00	\$ 9,600.00	0%	\$ -	\$ -	\$ -
5' x 4" Concrete Sidewalk (Unreinforced)	890	LF	\$22.50	\$ 20,025.00	0%	\$ -	\$ -	\$ -
6' x 4" Concrete Sidewalk (Unreinforced)	400	LF	\$27.00	\$ 10,800.00	0%	\$ -	\$ -	\$ -
10' x 4" Concrete Sidewalk (Unreinforced)	620	LF	\$45.00	\$ 27,900.00	0%	\$ -	\$ -	\$ -
Stripping								
Pavement Marking & Signage	1	LS	\$5,790.00	\$ 5,790.00	0%	\$ -	\$ -	\$ -
Total Roads and Paving Onsite				\$ 641,742.00				
Storm Drainage								
Pipe								
10" HDPE PIPE	214	LF	\$17.00	\$ 3,638.00	100%	\$ 3,638.00	\$ 3,638.00	\$ -
12" HDPE PIPE	650	LF	\$19.00	\$ 12,350.00	100%	\$ 12,350.00	\$ 12,350.00	\$ -
15" CLASS III RCP	386	LF	\$29.00	\$ 11,194.00	100%	\$ 11,194.00	\$ 11,194.00	\$ -
18" CLASS III RCP	300	LF	\$50.00	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -
24" CLASS III RCP	1,059	LF	\$48.80	\$ 51,679.20	100%	\$ 51,679.20	\$ 51,679.20	\$ -
36" CLASS III RCP	1,135	LF	\$84.00	\$ 95,340.00	100%	\$ 95,340.00	\$ 95,340.00	\$ -
48" CLASS III RCP	990	LF	\$124.00	\$ 122,760.00	100%	\$ 122,760.00	\$ 122,760.00	\$ -
Storm Sewer Inspection	4,734	LF	\$5.50	\$ 26,037.00	100%	\$ 26,037.00	\$ 26,037.00	\$ -
Drainage Structures								
Storm Manhole	1	EA	\$3,370.00	\$ 3,370.00	100%	\$ 3,370.00	\$ 3,370.00	\$ -
FITTINGS (Includes InsertaTee)	1	LS	\$6,690.00	\$ 6,690.00	100%	\$ 6,690.00	\$ 6,690.00	\$ -
10" ADS Inline Drain	1	EA	\$1,250.00	\$ 1,250.00	100%	\$ 1,250.00	\$ 1,250.00	\$ -
12" ADS Inline Drain	9	EA	\$1,600.00	\$ 14,400.00	100%	\$ 14,400.00	\$ 14,400.00	\$ -
Type C Inlet	7	EA	\$2,180.00	\$ 15,260.00	100%	\$ 15,260.00	\$ 15,260.00	\$ -
Type C Inlet w/ J Bottom	3	EA	\$4,430.00	\$ 13,290.00	100%	\$ -	\$ -	\$ -
Type E Inlet	3	EA	\$4,130.00	\$ 12,390.00	100%	\$ 12,390.00	\$ 12,390.00	\$ -

Stoneybrook South at ChampionsGate CDD
Special Assessment Bonds, Series 2019 Requisition #5 - Baxter
March 2020

Type E Inlet w/ J Bottom	1	EA	\$2,450.00	\$ 2,450.00	100%	\$ 2,450.00	\$ 2,450.00	\$ -
Type E Control Structure	1	EA	\$11,760.00	\$ 11,760.00	100%	\$ 11,760.00	\$ 11,760.00	\$ -
Type 4 Inlet	6	EA	\$5,990.00	\$ 35,940.00	100%	\$ 35,940.00	\$ 35,940.00	\$ -
Type 9 Inlet	5	EA	\$6,120.00	\$ 30,600.00	100%	\$ 30,600.00	\$ 30,600.00	\$ -
MES	2	EA	\$4,020.00	\$ 8,040.00	100%	\$ 8,040.00	\$ 8,040.00	\$ -
Total Drainage				\$ 493,438.20				
Water Distribution								
10" PVC Water Main	4,340	LF	\$22.80	\$ 98,952.00	100%	\$ 98,952.00	\$ 98,952.00	\$ -
10" Gate Valves	22	EA	\$2,170.00	\$ 47,740.00	100%	\$ 47,740.00	\$ 47,740.00	\$ -
6" PVC Water Main	100	LF	\$24.00	\$ 2,400.00	100%	\$ 2,400.00	\$ 2,400.00	\$ -
Fire Hydrant Assembly w/ 6" Gate Valve	5	EA	\$4,650.00	\$ 23,250.00	100%	\$ 23,250.00	\$ 23,250.00	\$ -
Connect to Existing	1	EA	\$1,360.00	\$ 1,360.00	100%	\$ 1,360.00	\$ 1,360.00	\$ -
Single Service Assembly	3	EA	\$600.00	\$ 1,800.00	100%	\$ 1,800.00	\$ 1,800.00	\$ -
Double Service Assembly	62	EA	\$935.00	\$ 57,970.00	100%	\$ 57,970.00	\$ 57,970.00	\$ -
Jumper Connection	1	EA	\$5,600.00	\$ 5,600.00	100%	\$ 5,600.00	\$ 5,600.00	\$ -
Misc. Fittings	1	LS	\$14,400.00	\$ 14,400.00	100%	\$ 14,400.00	\$ 14,400.00	\$ -
Auto Flush Device	6	EA	\$9,850.00	\$ 59,100.00	100%	\$ 59,100.00	\$ 59,100.00	\$ -
Temporary Auto Flush Devices	2	EA	\$9,850.00	\$ 19,700.00	100%	\$ 19,700.00	\$ 19,700.00	\$ -
Pressure Testing & Pigging	4,440	LF	\$1.50	\$ 6,660.00	100%	\$ 6,660.00	\$ 6,660.00	\$ -
Total Water				\$ 338,932.00	100%			\$ -
Reclaim Water Irrigation								
12" PVC Reuse Water Main-Whistling Straights Blvd	1,560	LF	\$29.80	\$ 46,488.00	100%	\$ 46,488.00	\$ 46,488.00	\$ -
12" Gate Valves	3	EA	\$2,640.00	\$ 7,920.00	100%	\$ 7,920.00	\$ 7,920.00	\$ -
Connect to Existing	1	EA	\$1,400.00	\$ 1,400.00	100%	\$ 1,400.00	\$ 1,400.00	\$ -
Misc. Fittings	1	LS	\$7,980.00	\$ 7,980.00	100%	\$ 7,980.00	\$ 7,980.00	\$ -
4" Irrigation Service	1	EA	\$12,230.30	\$ 12,230.30	0%	\$ -	\$ -	\$ -
Blow-Off Assembly	1	EA	\$1,830.00	\$ 1,830.00	0%	\$ -	\$ -	\$ -
Pressure Testing & Pigging	1,560	LF	\$1.90	\$ 2,964.00	100%	\$ 2,964.00	\$ 2,964.00	\$ -
Total Reclaim				\$ 80,812.30				
Sanitary Sewer								
8" PVC Pipe SDR35	3,744	LF	\$47.00	\$ 175,968.00	100%	\$ 175,968.00	\$ 175,968.00	\$ -
SS Manhole	14	EA	\$6,300.00	\$ 88,200.00	100%	\$ 88,200.00	\$ 88,200.00	\$ -
Single Service Connection	15	EA	\$770.00	\$ 11,550.00	100%	\$ 11,550.00	\$ 11,550.00	\$ -
Double Service Connection	56	EA	\$810.00	\$ 45,360.00	100%	\$ 45,360.00	\$ 45,360.00	\$ -
Connect to Existing	1	EA	\$2,930.00	\$ 2,930.00	100%	\$ 2,930.00	\$ 2,930.00	\$ -
Testing	3,744	LF	\$4.10	\$ 15,350.40	100%	\$ 15,350.40	\$ 15,350.40	\$ -
Total Sanitary Sewer				\$ 339,358.40				
Sleevings and Crossings								
Furnish & Install Irrigation Conduit (schd 40 PVC)								
2" PVC		LF	\$8.00		0%	\$ -	\$ -	\$ -
4" PVC		LF	\$9.00		0%	\$ -	\$ -	\$ -
6" PVC		LF	\$11.00		0%	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
Surveying								
Construction Staking	1	LS	\$30,000.00	\$ 30,000.00	80%	\$ 24,000.00	\$ 24,000.00	\$ -
Asbuilt Drawings	1	LS	\$6,080.00	\$ 6,080.00	80%	\$ 4,864.00	\$ 4,864.00	\$ -
Verify survey monuments (letter from surveyor)	1	LS	\$1,393.00	\$ 1,393.00	0%	\$ -	\$ -	\$ -
Total Surveying Services				\$ 37,473.00				
Turf								
Sod Pond Slopes	8,360	SY	\$2.40	\$ 20,064.00	100%	\$ 20,064.00	\$ 20,064.00	\$ -
Sod Back of Lots	3,450	SY	\$2.40	\$ 8,280.00	0%	\$ -	\$ -	\$ -
Sod Park Areas	7,720	SY	\$2.40	\$ 18,528.00	0%	\$ -	\$ -	\$ -
Total Turf				\$ 46,872.00				\$ -
Change order # 1								
Remove oil contamination from existing well prior to capping	1	LS	\$3,840.00	\$ 3,840.00	100%	\$ 3,840.00	\$ 3,840.00	\$ -
Total Change Order # 1				\$ 3,840.00				
Change order # 2								
Deduct for reduced clay core	(3,300)	CY	\$20.00	\$ (66,000.00)	100%	\$ (66,000.00)	\$ (66,000.00)	\$ -
Total Change Order # 2				\$ (66,000.00)				
Change order # 3								
Sod deduction	(9,060)	SY	\$2.40	\$ (21,744.00)	100%	\$ (21,744.00)	\$ (21,744.00)	\$ -
Total Change Order # 3				\$ (21,744.00)				
Change order # 4								
6" Duke Sleeve	172	LF	\$11.00	\$ 1,892.00	0%	\$ -	\$ -	\$ -
2" Duke Sleeve	774	LF	\$8.00	\$ 6,192.00	0%	\$ -	\$ -	\$ -
8" Irrigation Sleeve	100	LF	\$13.00	\$ 1,300.00	0%	\$ -	\$ -	\$ -
6" Irrigation Sleeve	200	LF	\$11.00	\$ 2,200.00	0%	\$ -	\$ -	\$ -
2" Irrigation Sleeve	20	LF	\$8.00	\$ 160.00	0%	\$ -	\$ -	\$ -
1 1/4" Irrigation Sleeve	300	LF	\$8.00	\$ 2,400.00	0%	\$ -	\$ -	\$ -

Stoneybrook South at ChampionsGate CDD
Special Assessment Bonds, Series 2019 Requisition #5 - Baxter
March 2020

Total Change Order # 4				\$ 14,144.00				
Change order # 5								
Install double check valve	1	EA	\$1,933.00	\$ 1,933.00	100%	\$ 1,933.00	\$ 1,933.00	\$ -
Total Change Order # 5				\$ 1,933.00				
Total				2,397,237.80		1,751,277.88	1,751,277.88	\$ -
						73.1%		
							\$ 1,751,277.88	\$ -

Stoneybrook South at ChampionsGate CDD
Special Assessment Bonds, Series 2019 Requisition #5 - Baxter
March 2020

Harris Civil Engineers
Contract #33373617
Baxter Property

	Contract Amount			Reimbursement #2	
Description		% CDD Reimburse	Amount	Invoice No. 1012198 Completed to Date	Balance
Baxter Civil Site Engineering Services					
Preliminary Engineering	\$ 12,025.00	80%	\$ 9,620.00	\$ 9,620.00	\$ -
Construction Documents 80% & 100%	\$ 48,850.00	80%	\$ 39,080.00	\$ 39,080.00	\$ -
Permitting	\$ 10,500.00	100%	\$ 10,500.00	\$ 10,500.00	\$ -
Consturction Phase Services	\$ 28,155.00	100%	\$ 28,155.00	\$ 18,300.75	\$ 9,854.25
change order # 1					
Reimburable Expenses	\$ 2,500.00	0%	\$ -	\$ -	\$ -
change order # 2					
PSP Layout					
Engineer VI	\$ 360.00	80%	\$ 288.00	\$ 288.00	\$ -
Engineer III	\$ 3,150.00	80%	\$ 2,520.00	\$ 2,520.00	\$ -
Dewatering plan for contractor					
Engineer I	\$ 3,000.00	100%	\$ 3,000.00	\$ 3,000.00	\$ -
Engineer III	\$ 2,640.00	100%	\$ 2,640.00	\$ 2,640.00	\$ -
Senior Permit Coordinator	\$ 1,600.00	100%	\$ 1,600.00	\$ 1,600.00	\$ -
change order # 3					
Reimburable Expenses	\$ 750.00	0%	\$ -	\$ -	\$ -
change order # 4					
Reimburable Expenses	\$ 4,485.57	0%	\$ -	\$ -	\$ -
Contract Total	\$ 118,015.57	83%	\$ 97,403.00	\$ 87,548.75	\$ 9,854.25

CERTIFICATE OF DISTRICT ENGINEER

Stoneybrook South at ChampionsGate CDD
(Special Assessment Bonds, Series 2019 Requisition #5 – Baxter Parcel)

I, **David A. Reid, P.E.**, of **Hamilton Engineering and Surveying, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8474, with offices located at 775 Warner Lane, Orlando, Florida 32803 (“Hamilton”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hamilton, currently serve as District Engineer to the Stoneybrook South at ChampionsGate Community Development District (the “District”).

2. That the District proposes to accept from LEN-CG South, LLC, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain parcels of real property described on Exhibit “A” attached hereto and incorporated herein (the “Real Property”), as well as the wholly or partially completed infrastructure improvements, made in, on, over, under and through those parcels (the “Improvements”, and collectively, the “Baxter Parcel”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of Requisition #5 funding a portion of the Improvements and the District’s acceptance of the Improvements and any real property. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Hamilton are being held by Hamilton as records of the District on its behalf.

[SIGNATURE ON FOLLOWING PAGE]

**SIGNATURE PAGE FOR
CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate
(Special Assessment Bonds, Series 2019 Requisition #5 – Baxter Parcel)

DATED: March 30, 2020

Witness:

Print:

[Signature]
Ivan Valentin

Witness:

Print:

[Signature]
Jonathan Soule

[Signature]

David A. Reid, P.E.

Professional License No.: FL 38794

on behalf of the company,

Hamilton Engineering and Surveying, Inc.

775 Warner Lane

Orlando, Florida 32803

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this March 31, 2020 by DAVID A. REID, who is personally known to me or who has produced _____ as identification.

(SEAL)



Notary Public, State of Florida

Print Name: Stephania Arevalo

Comm. Exp.: 12/01/23; Comm. No.: GG935382

EXHIBIT "A"

Legal Description of Property

Baxter Parcel

(Landscape Tracts)

Tracts A, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

Tracts K, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

(Stormwater Pond Tract)

Tract F, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

(Wetland Tract)

Tract J, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

SECTION 1

BILL OF SALE ABSOLUTE AND AGREEMENT

Stoneybrook South at ChampionsGate
(Special Assessment Bonds, Series 2019 Requisition #5 – Baxter Parcel)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this 31 day of March, 2020, by and between **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Robinson Street, Orlando, FL 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company authorized to do business in Florida (hereinafter referred to as the “**Developer**”) whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172.

RECITALS:

WHEREAS, Developer owns certain improvements and equipment located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in **EXHIBIT “A”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements or to convey certain Improvements to other governments, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the Stoneybrook South at ChampionsGate community; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in “AS IS” condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the said Developer has caused these presents to be executed on the day and year written below.

WITNESSES:

Signed, sealed and delivered in the presence of:

D. Lane Register
Print Name: D. Lane Register

Timothy Smiley
Print Name: Timothy Smiley

LENNAR HOMES, LLC,
a Florida limited liability company

By: [Signature]
Name: Brock Nicholas
Title: Vice President

STATE OF FLORIDA)
COUNTY OF Orange) SS:

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31st day of March, 2020, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of said entity. Said person is ☒ personally known to me or ☐ has produced as identification.

(NOTARY SEAL)



Susan N. Kane
Notary Public; State of Florida
Print Name: SUSAN N. KANE
My Commission Expires: 6/9/2020
My Commission No.: GG-224647

**Stoneybrook South at ChampionsGate CDD
(2019 Special Assessment Bonds, Series 2019 Requisition #5 – Baxter Parcel)**

Bill of Sale
Stoneybrook South at ChampionsGate CDD
2019 Special Assessment Bonds, Series 2019 Requisition #5 – Baxter Parcel

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

(As detailed in Requisition #5 – Baxter Parcel)

1. Storm Water Management System Improvements (ponds, drainage, piping and structures)
2. Potable Water Distribution System Improvements
3. Sanitary Sewer System Improvements
4. Reclaimed Water Irrigation Improvements
5. TOHO Reservation Fees
6. Grading of ponds, open space, buffers, roads, sidewalks, gutters, curbing, etc. (no lots)

SECTION 2

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 31 day of March, 2020 by **LENNAR HOMES, LLC**, a Florida limited liability company (the "Grantor"), whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172, to **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the "Property").

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

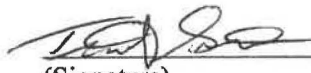
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.


Signed, sealed and delivered in our presence:

"GRANTOR"

LENNAR HOMES, LLC, a Florida limited liability company


(Signature)
Timothy Smith
(Print Name)

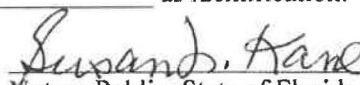

(Signature)
D. Lane Register
(Print Name)

By: 
Name: Brock Nicholas
Title: Vice President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st of March, 2020 by Brock Nicholas of **LENNAR HOMES, LLC**, a Florida limited liability company on behalf of the company, who is personally known to me or has produced _____ as identification.

(SEAL)


Notary Public, State of Florida
Print Name: SUSAN N. KANE
Comm. Exp.: 6/9/2022; Comm. No.: GG224647

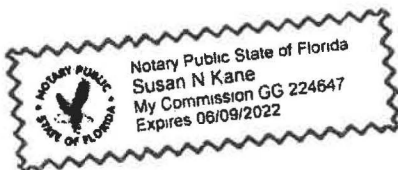


EXHIBIT "A"

Legal Description of Property

Baxter Parcel

(Landscape Tracts)

Tracts A, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

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(Stormwater Pond Tract)

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(Wetland Tract)

Tract J, STONEYBROOK SOUTH NORTH PARCEL – PHASE 3, as described and recorded in Plat Book 28, Page 43, of the Official Records of Osceola County, Florida.

SECTION C

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(2019 ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Hamilton Engineering & Surveying, Inc.
- (D) Amount Payable: **\$4,860.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice#60896 – March 2020 services for preparation of Lennar Reimbursement #2 & exhibits.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project; and
- 4. each disbursement represents a Cost of 2019 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

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

Consulting Engineer

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

April 8, 2020
 Project No: 53670.0001
 Invoice No: 60896
 Project Manager: David Reid

Project 53670.0001 Stoneybrook South at ChampionsGate - Construction 2019

Email invoices to tviscarra@gmscfl.com

Professional Services for the Period: February 29, 2020 to March 27, 2020

Phase 030B Reports

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	3/16/2020	1.00	190.00	190.00
research files for expansion exhibits				
Reid, David	3/17/2020	3.00	190.00	570.00
exhibits for expansion				
Reid, David	3/23/2020	2.00	190.00	380.00
Lennar Reimbursement #2 - Baxter				
Reid, David	3/24/2020	6.00	190.00	1,140.00
Lennar Reimbursement #2 - Baxter				
Reid, David	3/25/2020	6.00	190.00	1,140.00
Lennar Reimbursement #2 - Baxter				
Reid, David	3/26/2020	1.00	190.00	190.00
Lennar Reimbursement #2 - emails				
Reid, David	3/27/2020	3.00	190.00	570.00
Lennar Reimbursement #3 - North Ph 3-7				
Eng Designer				
Valentin, Juan	3/23/2020	3.00	85.00	255.00
began creating new stoneybrook south cdd exhibits				
Valentin, Juan	3/24/2020	4.00	85.00	340.00
continued creating cdd exhibits				
Valentin, Juan	3/25/2020	1.00	85.00	85.00
completed cdd exhibits				
Totals		30.00		4,860.00
Total Labor				4,860.00

Total for this Section: \$4,860.00

TOTAL DUE THIS INVOICE: \$4,860.00

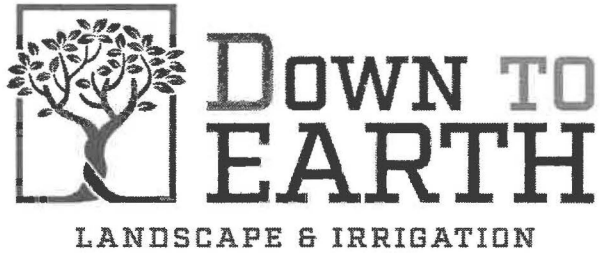
Billed-to-Date

	Current	Prior	Total
Labor	4,860.00	23,246.25	28,106.25
Totals	4,860.00	23,246.25	28,106.25

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.
 invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Billing Questions: Sydnie Clark 813.250.3535 ext133 All

SECTION VI



Landscape Maintenance Proposal

Attn: **Stoneybrook South at Champions Gate**
c/o GMS Central Florida
135 W Central Blvd. – Suite 320
Orlando, FL 32801

Submitted By: **Down To Earth**

Baxter Tract **Stoneybrook at Champions Gate**

Landscape Maintenance Addendum

Baxter Tract

Basic Maintenance	\$ 9,750.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch (24 cy @ \$45.00)	\$ 1,080.00	Annually

Total Annually	\$ 10,830.00
Total Monthly	\$ 902.50

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included
	Over 15' \$30.00 each

**Stoneybrook South at
Champions Gate**

Down To Earth

BY: _____

BY: _____

ITS: _____

ITS: _____

Signature

Date

Signature

Date

SECTION VII



April 23, 2019

ELECTRIC SERVICE PROPOSAL FOR UNDERGROUND RESIDENTIAL DEVELOPMENT

Re: Duke Energy Florida, LLC
Work Request Number: **30215692**
Project Name: **Stoneybrook South North Parcel Ph3**
Location: **8700 Tri County Rd, Davenport, FL 33896**
Customer: **Timothy Smith – Len-CG South, LLC**

Our proposed design is based upon load information and building plans submitted to Duke Energy. Any changes in building design, project layout, service requirements, or project scheduling must be communicated to your Duke Energy representative immediately. Any such changes initiated after the completion of our design may result in additional charges and/or delays in our construction scheduling.

Service within the project will be provided underground facilities as shown on the enclosed drawing. Service voltage will be 120/240 volts, single phase, 3 wire.

Under the terms of Duke Energy's Residential Underground Distribution Policy as approved by the Florida Public Service Commission, there will be a charge of **\$85,449.85**, to be paid by the customer in advance to aid in the construction of this underground system. This charge represents the cost differential for installing underground as opposed to overhead facilities and is determined as follows:

Underground Service

86 Points of delivery @ \$694.00 each	\$59,684.00
60 Points of delivery @ \$158.00 each	\$9,480.00
Cable Pulling Charges	\$3,062.40
Trench Credit	\$(2,529.00)
Additional Points of Service	\$904.22
Splice Costs	\$312.07
Osceola County Permits	\$110.00
<u>Invoice</u>	\$71,023.69

Streetlight Service

Installation for street light service	\$14,426.16
<u>Invoice</u>	\$14,426.16

Customer Initials: MB

Duke Energy Florida * 3250 Bonnett Creek Rd, PO Box 10000, Lake Buena Vista, FL 32830

During or after the completion of our construction, the Developer shall be held financially responsible for any damages to Duke Energy's equipment or facilities caused by the Developer, the Developer's employees, agents, subcontractors, or other utility companies.

The Developer shall be held financially responsible for any damages caused by Duke Energy or its subcontractors to any underground facilities or utilities resulting from the Developer's failure to accurately locate and mark all utilities/facilities according to Florida Sunshine locate law requirements prior to the installation of Duke Energy's facilities. It will be the Developer's responsibility to maintain and refresh any such locates in the field throughout our construction process.

The Developer shall be held financially responsible for all costs incurred by Duke Energy due to the Developer's failure to comply with any of the other responsibilities described herein.

The Developer will be responsible for the following requirements:

- All cable/trench routes and transformer locations cleared, with final grade established, prior to the installation of Duke Energy's facilities.
- All pertinent lot corners, street locations and proposed underground utilities (i.e. switchgear, transformers, pedestals, pull boxes, street light poles) shall be **staked and maintained**.
- Accurately locate and mark private facilities according to Florida Sunshine locate law requirements prior to the installation of our facilities.
- No paving, landscaping, or sodding shall be done on the trench routes until all necessary Duke Energy cables or conduits have been installed.

Duke Energy will not be responsible for any repaving, re-landscaping, or re-sodding, for any reshaping or re-grading of ditches or swales, or for any compaction or testing of its trench route made necessary by the installation of the facilities shown in this proposal, unless such work is a result of the negligence of Duke Energy. Duke Energy's normal mode of operation is to use backhoe's shovel and weight to backfill the trench.

It will also be the Developer's responsibility to obtain and install:

1. Approved Duke Energy meter centers for the type of service indicated.
2. All commercial secondary cable from the building to Duke Energy's designated point of service.

For further information regarding meter requirements, please contact your local Duke Energy Engineering Representative or visit our website:

<https://www.progress-energy.com/florida/business/builders-contractors/installations.page>

It will be the responsibility of Duke Energy to provide, install and maintain all primary conductors, transformers, and other facilities necessary to provide service to the designated points of delivery as indicated on the drawing. Duke Energy will also provide all necessary easement documents, invoice work authorization, and contracts for execution by the Developer.

In order for Duke Energy to proceed with the planning and detailed design of our system, it is necessary that the Developer provide Duke Energy with the following:

Customer Initials: 

Duke Energy Florida * 3250 Bonnett Creek Rd, PO Box 10000, Lake Buena Vista, FL 32830

1. Payment of all charges.
2. Executed Service Proposal document and signed invoice.
3. Executed easement documents.

All terms and charges of this proposal are valid for 30 days from the date of this letter, after which time they are subject to change in accordance with our rates and tariffs as filed with the Florida Public Service Commission. Installation of our system will proceed relative to the scheduled and actual completion of the project. In the event that the installation of our system cannot be completed within 6 months of the date of this letter as a direct result of the progress of the entire project, that portion of our system which has not been installed may be subject to change in accordance with our filed rates and tariffs.

Please initial each page of this electric service proposal letter, sign the Agreement for Electric Service form and return the original forms to this office.

Customer Initials: 

Duke Energy Florida * 3250 Bonnett Creek Rd, PO Box 10000, Lake Buena Vista, FL 32830



**AGREEMENT FOR ELECTRIC SERVICE
BETWEEN
DUKE ENERGY FLORIDA, INC. (the "UTILITY")
AND
LEN-CG SOUTH, LLC (the "APPLICANT")**

WHEREAS, the Utility owns and operates an electric distribution system in Osceola County, Florida, in which the Applicant owns a real property development to be known as Stoneybrook South North Parcel Ph3 (the "Development"), on which the Applicant has constructed or proposes to construct certain improvements; and

WHEREAS, the Utility desires to cooperate with the Applicant and to install an electric distribution system for the development as described in the Utility's electric service proposal dated April 23, 2019, including the various attachments specified therein, (the "Proposal"), which is incorporated herein and made a part hereof by this reference;

NOW, THEREFORE, in consideration of the premises and of the mutual agreements hereinafter set forth, the parties hereby agree as follows:

1. Upon compliance by the Applicant with all of the provisions of the Proposal, in a manner acceptable to the Utility, the Utility shall install, operate and maintain an electric distribution system consisting of facilities and related equipment for providing electric service in accordance with the Proposal. Facilities will be provided for single phase service only, except as otherwise indicated in the Proposal.
2. The Applicant agrees to the charge set forth in the Proposal to aid in the construction of the distribution system, which amount is to be paid before construction by the Utility commences.
3. In the event the Applicant makes or causes to be made, any changes in the distribution system in the Proposal, the Applicant agrees to pay the Utility all additional costs incurred by it as a result of such changes. The Applicant further agrees to pay the Utility for any damages to its equipment or facilities caused by the Applicant, its employees, agents, or sub-contractors.
4. The Applicant agrees to convey to the Utility, without cost, all easement rights, including ingress and egress, necessary and convenient to the Utility for the purpose of constructing, operating, maintaining, and removing the distribution system.
5. The Applicant shall provide service entrance facilities in accordance with the Proposal and the Rules and Regulations of the Utility, including the current published "Requirements for Electric Service and Meter Installations".
6. Nothing in this Agreement shall be construed to have the effect of vesting in the Applicant any right, title or interest in or to any distribution facilities, all of which shall be and remain the exclusive property of the Utility.
7. This Agreement is subject to the regulatory jurisdiction of the Florida Public Service Commission and the terms and charges hereof are contingent upon any applicable changes approved or directed by the Commission to the Rules and Regulations or the Rate Schedules contained in the Utility's tariff. No other changes to this agreement shall be effective unless agreed to in writing.
8. This agreement incorporates all prior agreements between the Applicant and the Utility concerning the Subject development and all other representations or understandings not set forth herein are superseded and ineffective.

LenCG South (Applicant)

DUKE ENERGY FLORIDA, INC.

By: [Signature]

By: Chad Odwin

Title: Authorized Agent

Title: Engineer II

Date: 4-25-19

Date: April 23, 2019



LIGHTING SERVICE CONTRACT

ACCOUNT NUMBER
40506-44074
WORK ORDER NUMBER
30215692
DEF CONTACT
Chad Odwin

CUSTOMER NAME:

STONEBROOK SOUTH AT CHAMPIONSGATE CDD
~~LEN-CG SOUTH, LLC~~

SERVICE LOCATION(S)

000 BELLA CITTA BLVD *LITE DAVENPORT, FL 33896

(Street address, city/county, Company account number if established)

This Lighting Service Contract ("Contract") is hereby entered into April 23, 2019 between Duke Energy Florida, LLC (hereinafter called the Company) and LEN-CG SOUTH, LLC (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS-1, or its successor, as the same is on file with the Florida Public Service Commission (FPSC) and as may be amended and subsequently filed with the FPSC. To the extent there is any conflict between this Contract and the Lighting Service Rate Schedule, the Lighting Rate Schedule shall control.

The Customer further understands that service under this rate shall be for an initial term of **ten (10) years** and shall continue hereafter until terminated by either party upon written notice sixty (60) days prior to termination.

The Company shall install the following facilities (hereinafter called the Facilities):

Fixture / Pole Types and Number Installed:

100W OCALA BLK L51	QTY	28
16' COLONIAL SINGLE PLBC16BS	QTY	28
	QTY	
	QTY	
	QTY	
	QTY	
	QTY	

Additional facilities:

(Continued in Next Page)



Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge :	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, <i>Billing Adjustments**</i> ,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.
5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.
6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.
7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

(Continued in Next Page)



SECTION NO. VII
SIXTH REVISED SHEET NO. 7.112
CANCELS FIFTH REVISED SHEET NO. 7.112

Page 3 of 4

8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

10. The Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution In Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

(Continued in Next Page)



19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

IN WITNESS WHEREOF, the parties hereby caused this Contract to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

STONEBROOK SOUTH AT
CHAMPIONSGATE CDD

~~LEN CO SOUTH, LLC~~
Customer (Print or type name of Organization)

DUKE ENERGY FLORIDA, LLC

By:


(Signature)

By:


(Signature)

D. Lane Register
(Print or Type Name)

Chad Odwin
(Print or Type Name)

Title:

Vice Chairman

Title:

Duke Energy Representative



DE Contact: Chad Odwin

Address: 3250 Bonnett Creek Rd. Lake Buena Vista, FL 32830

Phone: 407-508-8248

Lighting Proposal

WR 30215692

April 23, 2019

Project Details
Customer: LEN-CG SOUTH, LLC <i>STONE BROOK SOUTH AT CHAMPAGNE SCATE</i> Account: 40506-44074 Site: 000 BELLA CITTA BLVD *LITE DAVENPORT, FL 33896 Contact: TIMOTHY SMITH Phone: 610-637-0250

Scope of Request
Install (28) 16FT Decorative Poles Install (28) 100W HPS Light Fixtures

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
28	100W OCALA BLK L51	\$8.78	\$1.72	\$3.32	\$13.82	\$386.96
28	16' COLONIAL SINGLE PLBC16BS	\$8.99	\$0.00	\$0.00	\$8.99	\$251.72
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$497.56	\$48.16	\$92.96		
Monthly rates are subject to tariff rate changes		Estimated Monthly Rental				\$638.68
		† Deposit				\$1,277.00
Estimates valid for 30 days and subject to change.	Choose	<input checked="" type="checkbox"/> CIAC				\$14,426.16
	One	<input type="checkbox"/> * MLDF				\$229.38

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

✦ **CIAC** - The invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Construction Charge Option by Checking a Box Above

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.

Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature

(Please sign and date to approve this proposal and return via email or the mailing address above)

Date

4/25/19

SECTION VIII

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook South at ChampionsGate Community Development District ("**District**") prior to June 15, 2020, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 3, 2020
HOUR:	11:30 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

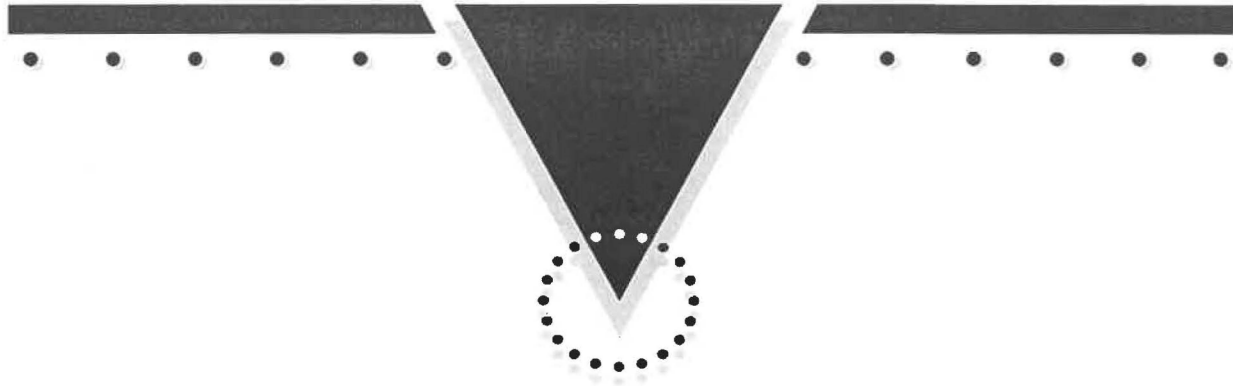
PASSED AND ADOPTED THIS 4TH DAY OF MAY, 2020.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2021**



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Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2021 General Fund

Adopted Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$480,918	\$453,494	\$27,424	\$480,918	\$645,135
Developer Contributions	\$0	\$14,245	\$0	\$14,245	\$0
Total Revenues	\$480,918	\$467,739	\$27,424	\$495,163	\$645,135

Expenditures

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$12,000
FICA Expense	\$0	\$0	\$0	\$0	\$918
Engineering	\$12,000	\$2,485	\$6,515	\$9,000	\$12,000
Attorney	\$25,000	\$9,160	\$15,840	\$25,000	\$25,000
Dissemination	\$7,500	\$3,500	\$3,500	\$7,000	\$7,500
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$4,050	\$0	\$4,050	\$4,050	\$4,135
Trustee Fees	\$9,000	\$4,310	\$4,310	\$8,620	\$9,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$16,250	\$16,250	\$32,500	\$35,000
Information Technology	\$2,400	\$600	\$600	\$1,200	\$1,200
Telephone	\$300	\$0	\$150	\$150	\$300
Postage	\$1,000	\$59	\$66	\$125	\$1,000
Printing & Binding	\$1,000	\$100	\$400	\$500	\$1,000
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,650
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$1,000	\$0	\$3,400	\$3,400	\$1,000
Office Supplies	\$625	\$12	\$63	\$75	\$625
Property Appraiser	\$350	\$237	\$0	\$237	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Field

Field Services	\$15,000	\$7,500	\$7,500	\$15,000	\$15,000
Property Insurance	\$5,000	\$4,120	\$0	\$4,120	\$6,000
Electric	\$7,500	\$184	\$416	\$600	\$7,500
Streetlights	\$50,000	\$11,863	\$19,000	\$30,863	\$70,000
Water & Sewer	\$75,000	\$10,532	\$28,600	\$39,132	\$75,000
Landscape Maintenance	\$138,903	\$51,054	\$86,838	\$137,892	\$209,449
Landscape Contingency	\$15,000	\$760	\$4,240	\$5,000	\$15,000
Irrigation Repairs	\$10,000	\$4,363	\$5,637	\$10,000	\$15,000
Lake Maintenance	\$10,000	\$0	\$900	\$900	\$10,000
Contingency	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Repairs & Maintenance	\$0	\$0	\$1,500	\$1,500	\$5,000
Capital Reserve	\$29,165	\$0	\$0	\$0	\$77,383

Total Expenditures	\$480,918	\$137,391	\$217,725	\$355,115	\$645,135
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Excess Revenues/(Expenditures)	\$0	\$330,348	(\$190,300)	\$140,048	\$0
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Net Assessment	\$645,135
Collection Cost (6%)	\$41,179
Gross Assessment	\$686,314

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	\$343	\$27,437
Townhome	308	\$446	\$137,319
Single Family 40'	207	\$549	\$113,585
Single Family 50'	308	\$686	\$211,257
Single Family 60'	151	\$823	\$124,285
Single Family 80'	66	\$1,097	\$72,431
Total	1120		\$686,314

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

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

Attorney

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

Dissemination

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds.

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2017 & Series 2019 Special Assessment Bonds that are located with a Trustee at USBank.

Assessment Administration

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

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Field:

Field Services

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

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated electric cost.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents costs for streetlights maintained with the District. Currently the District has 2 accounts with Duke Energy and is projected to have at least two more come on line in the fiscal year.

Account #	Description	Monthly	Annual
11636 69020	000 Westside Blvd Lite, SB Tract K SL	\$550	\$6,600
61765 94368	000 Westside Blvd Lite, SS Tract K PH2 SL	\$600	\$7,200
57688 66338	000 Westside Blvd Lite, SS Tract K PH3 SL	\$550	\$6,600
	000 Tri County Rd, N Parcel Entry	\$800	\$9,600
	Whistling Straits SL	\$1,460	\$17,520
	Fox Property - Westside Blvd	\$1,000	\$12,000
	Contingency		\$10,480
Total			\$70,000

Water & Sewer

Represents estimated reclaimed water cost. District currently has two accounts with Toho Water Authority and is projected to have more come online in the fiscal year.

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,250	\$27,000
2627512-33169919	1000 Whistling Straits	\$2,250	\$27,000
	Contingency		\$21,000
Total			\$75,000

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$3,170	\$38,040
North Whistling Straits	\$5,339	\$64,068
Baxter Tract	\$903	\$10,830
Phase 1 - Westside Blvd	\$3,043	\$36,512
Fox Property Ph5 Pond 1	\$391	\$4,692
Fox Property Ph5 Pond 2	\$2,495	\$29,937
Fox Property Ph5 Pond 4	\$912	\$10,945
Fox Property Ph5 Pond 6	\$858	\$10,295
Fox Property Ph5 Pond 7	\$344	\$4,129
Total		\$209,449

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Description	Quarterly	Annual
Landscape Contingency		
Annuals	\$825	\$3,300
Mulch		\$5,500
Contingency		\$6,200
Total		\$15,000

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Lake Maintenance

Represents costs for maintenance to the ponds located within the District. The District is projecting to maintain 1 pond with a possible additional 10 ponds to come on line during the fiscal year.

Description	Quarterly	Annual
Pond Maintenance	\$200	\$800
Contingency - 10 Future Ponds		\$9,200
Total		\$10,000

Contingency

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

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Capital Reserve

Represents estimated costs for any capital reserve expenses.

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2017

Adopted Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$301,800	\$288,011	\$13,789	\$301,800	\$301,800
Interest Income	\$0	\$305	\$195	\$500	\$250
Carry Forward Surplus	\$197,744	\$199,903	\$0	\$199,903	\$203,966
Total Revenues	\$499,544	\$488,219	\$13,984	\$502,203	\$506,016

Expenses

Interest - 12/15	\$107,363	\$107,363	\$0	\$107,363	\$105,875
Principal - 12/15	\$85,000	\$85,000	\$0	\$85,000	\$90,000
Interest - 6/15	\$105,875	\$0	\$105,875	\$105,875	\$104,300
Total Expenditures	\$298,238	\$192,363	\$105,875	\$298,238	\$300,175
Excess Revenues/(Expenditures)	\$201,306	\$295,856	(\$91,891)	\$203,966	\$205,841

Principal - 12/15/2021	\$90,000
Interest - 12/15/2021	\$104,300
Total	\$194,300

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/20	\$ 4,570,000	\$ 90,000	\$ 105,875.00	\$ 195,875.00
6/15/21	\$ 4,480,000	\$ -	\$ 104,300.00	\$ -
12/15/21	\$ 4,480,000	\$ 90,000	\$ 104,300.00	\$ 298,600.00
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,570,000	\$ 3,717,638	\$ 8,287,637.50

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2019

Proposed Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$899,894	\$804,825	\$95,069	\$899,894	\$899,894
Interest Income	\$100	\$542	\$208	\$750	\$250
Carry Forward Surplus	\$324,431	\$324,670	\$0	\$324,670	\$323,668
Transfer In	\$0	\$1,817	\$0	\$1,817	\$0

Total Revenues	\$1,224,425	\$1,131,854	\$95,277	\$1,227,131	\$1,223,812
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Expenses

Interest - 12/15	\$324,231	\$324,231	\$0	\$324,231	\$319,769
Principal - 6/15	\$255,000	\$0	\$255,000	\$255,000	\$260,000
Interest - 6/15	\$324,231	\$0	\$324,231	\$324,231	\$319,769

Total Expenditures	\$903,463	\$324,231	\$579,231	\$903,463	\$899,538
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Excess Revenues/(Expenditures)	\$320,963	\$807,623	(\$483,954)	\$323,668	\$324,274
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Interest - 12/15/2021	\$315,219
Total	\$315,219

Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
Gross Assessment	\$957,334

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	\$989	\$79,120
Townhome	214	\$1,094	\$234,116
Single Family 40'	207	\$1,302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
Total	757		\$957,379

Stoneybrook South at ChampionsGate Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/20	\$ 14,480,000	\$ -	\$ 319,769	\$ 319,769
6/15/21	\$ 14,480,000	\$ 260,000	\$ 319,769	\$ -
12/15/21	\$ 14,220,000	\$ -	\$ 315,219	\$ 894,988
6/15/22	\$ 14,220,000	\$ 270,000	\$ 315,219	\$ -
12/15/22	\$ 13,950,000	\$ -	\$ 310,494	\$ 895,713
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,494	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,594	\$ 896,088
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,594	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,519	\$ 896,113
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,519	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,519	\$ 895,038
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,519	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,219	\$ 897,738
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,219	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,619	\$ 899,838
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,619	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,819	\$ 896,438
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,819	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,719	\$ 897,538
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,719	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,319	\$ 898,038
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,319	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656	\$ 896,975
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,544	\$ 899,200
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,544	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,094	\$ 895,638
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,094	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,194	\$ 896,288
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,194	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,844	\$ 896,038
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,844	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931	\$ 899,775
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,569	\$ 897,500
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,569	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,644	\$ 899,213
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,644	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,269	\$ 894,913
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,269	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856	\$ 899,125
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,866	\$ 896,722
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,866	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181	\$ 898,047
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803	\$ 897,984
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731	\$ 896,534
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850	\$ 898,581
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159	\$ 899,009
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659	\$ 897,819
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234	\$ 899,894
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234	\$ 895,234
Totals		\$ 14,480,000	\$ 11,861,781	\$ 26,341,781.25

SECTION IX

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

January 27, 2020 to April 27, 2020

Bank	Date	Check #	Amount
General Fund	2/7/20	199	\$ 4,675.61
	2/12/20	200	\$ 8,509.00
	2/14/20	201-203	\$ 105,218.60
	2/21/20	204-205	\$ 1,424.74
	2/24/20	206	\$ 374.50
	2/26/20	207	\$ 3,768.00
	3/4/20	208	\$ 742.28
	3/6/20	209	\$ 4,668.36
	3/11/20	210	\$ 1,250.00
	3/16/20	211-213	\$ 9,592.32
	3/17/20	214-215	\$ 11,989.75
	3/24/20	216-217	\$ 3,348.50
	3/27/20	218	\$ 237.26
	4/1/20	219	\$ 4,641.66
	4/9/20	220	\$ 38.69
	4/18/20	221-222	\$ 8,865.67
	4/21/20	223	\$ 8,509.00
	4/23/20	224	\$ 3,400.00
			\$ 181,253.94
			\$ 181,253.94

*** CHECK DATES 01/27/2020 - 04/27/2020 ***

STONEBROOK SOUTH @ CG - GF
BANK A STONEYBROOK SOUTH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/07/20	00001	2/01/20 70	202002 310-51300-34000		*	2,708.33	
			MANAGEMENT FEE-FEB20				
		2/01/20 70	202002 310-51300-35100		*	100.00	
			INFORMATION TECH-FEB20				
		2/01/20 70	202002 310-51300-31300		*	583.33	
			DISSEMINATION FEE-FEB20				
		2/01/20 70	202002 310-51300-51000		*	.45	
			OFFICE SUPPLIES				
		2/01/20 70	202002 310-51300-42000		*	12.05	
			POSTAGE				
		2/01/20 70	202002 310-51300-42500		*	21.45	
			COPIES				
		2/01/20 71	202002 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT - FEB20				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				4,675.61 000199
2/12/20	00010	2/10/20 57653	202002 320-53800-46200		*	3,170.00	
			MTHLY-MNT-TRAC-K-FEB20				
		2/10/20 57653	202002 320-53800-46200		*	5,339.00	
			MTHLY-MNT-WHISTLING STRTS				
			DOWN TO EARTH LAWCARE II, INC.				8,509.00 000200
2/14/20	00011	2/13/20 02132020	202002 300-20700-10000		*	12,674.11	
			FY20 DEBT SERV SER2017				
			STONEBROOK SOUTH AT CHAMPIONSGATE				12,674.11 000201
2/14/20	00011	2/13/20 02132020	202002 300-20700-10100		*	26,727.98	
			FY20 DEBT SERV SER2019				
			STONEBROOK SOUTH AT CHAMPIONSGATE				26,727.98 000202
2/14/20	00011	2/13/20 02132020	202002 300-20700-10100		*	65,816.51	
			FY20 LEN-CG SOUTH SER2019				
			STONEBROOK SOUTH AT CHAMPIONSGATE				65,816.51 000203
2/21/20	00010	2/07/20 58090	202002 320-53800-46100		*	380.00	
			FLUSH CUT SYLVESTER PALM				
			DOWN TO EARTH LAWCARE II, INC.				380.00 000204
2/21/20	00010	1/31/20 56926	201912 320-53800-47300		*	389.74	
			RPR/RPLC VALVE/COUPLING				
		1/31/20 56952	202001 320-53800-47300		*	655.00	
			REPAIR/REPLACE ROTORS				
			DOWN TO EARTH LAWCARE II, INC.				1,044.74 000205
2/24/20	00002	2/21/20 89984	202001 310-51300-31500		*	374.50	
			MTG/REV.AGENDA/STATUTORY				
			LATHAM, LUNA, EDEN & BEAUDINE				374.50 000206
			SSCG STONEYSCG	TVISCARRA			

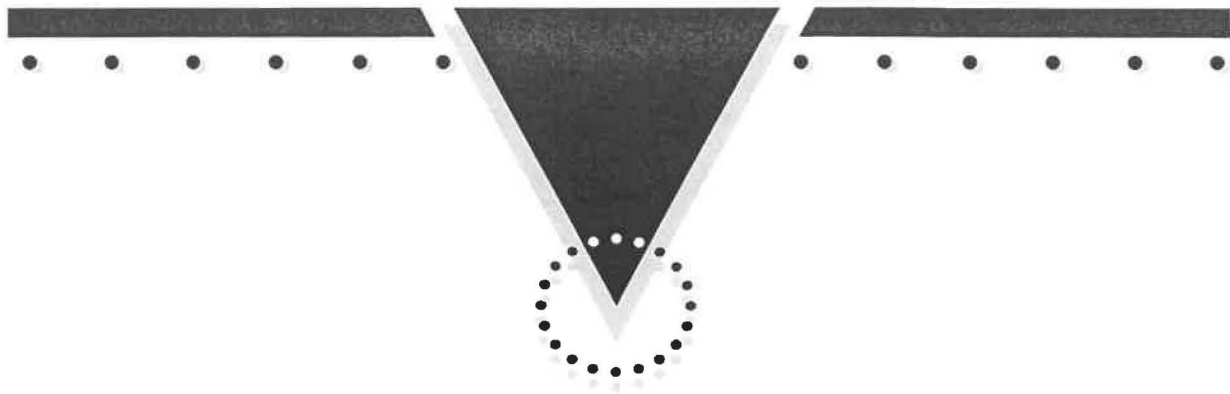
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/26/20	00002	2/20/20 89919	202001 310-51300-31500	PRP RES/DEVELOP.PLAN/DOCS	*	3,768.00	
				LATHAM, LUNA, EDEN & BEAUDINE			3,768.00 000207
3/04/20	00010	2/25/20 58900	202002 320-53800-47300	RPR/RPLC KNOCK ON/FITTING	*	742.28	
				DOWN TO EARTH LAWCARE II, INC.			742.28 000208
3/06/20	00001	3/01/20 72	202003 310-51300-34000	MANAGEMENT FEES-MAR20	*	2,708.33	
		3/01/20 72	202003 310-51300-35100	INFORMATION TECH-MAR20	*	100.00	
		3/01/20 72	202003 310-51300-31300	DISSEMINATION FEE-MAR20	*	583.33	
		3/01/20 72	202003 310-51300-51000	OFFICE SUPPLIES	*	.30	
		3/01/20 72	202003 310-51300-42000	POSTAGE	*	11.70	
		3/01/20 72	202003 310-51300-42500	COPIES	*	14.70	
		3/01/20 73	202003 320-53800-12000	FIELD MANAGEMENT-MAR20	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,668.36 000209
3/11/20	00005	2/06/19 121577	201910 310-51300-31100	TRACT B/PARCL METES/BOUND	*	1,250.00	
				KPM FRANKLIN			1,250.00 000210
3/16/20	00008	3/02/20 02941 24	202002 320-53800-43100	000 TRI COUNTY ROAD LITE	*	798.32	
				DUKE ENERGY			798.32 000211
3/16/20	00010	3/10/20 59913	202003 320-53800-46200	MTHLY-MNT-TRAC-K-MAR20	*	3,170.00	
		3/10/20 59913	202003 320-53800-46200	MTHLY-MNT-WHISTLING STRTS	*	5,339.00	
				DOWN TO EARTH LAWCARE II, INC.			8,509.00 000212
3/16/20	00015	3/06/20 60628	202002 310-51300-31100	ATTEND BOS MEETING FEB20	*	285.00	
				HAMILTON ENGINEERING & SURVEYING			285.00 000213
3/17/20	00011	3/17/20 03172020	202003 300-20700-10000	FY20 DEBT SERV SER 2017	*	3,856.63	
				STONEYBROOK SOUTH AT CHAMPIONSGATE			3,856.63 000214
				SSCG STONEYS CG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/20	00011	3/17/20 03172020	202003 300-20700-10100 FY20 DEBT SERV SER 2019	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	8,133.12	8,133.12 000215
3/24/20	00015	3/06/20 60627	202002 310-51300-31100 CONSTR2019 PHASE 030B RPT	HAMILTON ENGINEERING & SURVEYING	*	95.00	95.00 000216
3/24/20	00002	3/17/20 90436	202002 310-51300-31500 PRP/ATD BRD MTG/DISBRSMNT	LATHAM, LUNA, EDEN & BEAUDINE	*	491.50	3,253.50 000217
		3/17/20 90437	202002 310-51300-31500 PRP 2ND PET.EXPND/PARCELS		*	2,762.00	
3/27/20	00013	3/20/20 2018380	202003 310-51300-49200 2019 TAX ROLL ADMIN FEE	OSCEOLA COUNTY PROPERTY APPRAISER	*	237.26	237.26 000218
4/01/20	00001	4/01/20 74	202004 310-51300-34000 MANAGEMENT FEES APR20	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,708.33	4,641.66 000219
		4/01/20 74	202004 310-51300-35100 INFORMATION TECH APR20		*	100.00	
		4/01/20 74	202004 310-51300-31300 DISSEMINATION FEES APR20		*	583.33	
		4/01/20 75	202004 320-53800-12000 FIELD MANAGEMENT APR20		*	1,250.00	
4/09/20	00001	4/01/20 76	202004 310-51300-51000 OFFICE SUPPLIES APR20	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	.69	38.69 000220
		4/01/20 76	202004 310-51300-42000 POSTAGE APR20		*	11.00	
		4/01/20 76	202004 310-51300-42500 COPIES APR20		*	27.00	
4/18/20	00011	4/18/20 04182020	202004 300-20700-10000 FY20 DEBT SERVICE SER2017	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	2,851.74	2,851.74 000221
4/18/20	00011	4/18/20 04182020	202004 300-20700-10100 FY20 DEBT SERVICE SER2019	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	6,013.93	6,013.93 000222
4/21/20	00010	4/10/20 62582	202004 320-53800-46200 MTHLY-MNT-TRAC K-APR20		*	3,170.00	

[illegible]

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

March 31, 2020



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STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$342,419	---	---	\$342,419
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$295,856	---	\$295,856
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$807,623	---	\$807,623
CONSTRUCTION	---	---	\$5,789,463	\$5,789,463
TOTAL ASSETS	\$342,419	\$1,704,326	\$5,789,574	\$7,836,318
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	---	---	---	\$0
CONTRACTS PAYABLE	---	---	\$2,013,599	\$2,013,599
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$446,756	---	\$446,756
RESTRICTED FOR DEBT SERVICE 2019	---	\$1,257,569	---	\$1,257,569
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$3,775,864	\$3,775,864
UNASSIGNED	\$342,419	---	---	\$342,419
TOTAL LIABILITIES & FUND EQUITY	\$342,419	\$1,704,326	\$5,789,574	\$7,836,318

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$455,127	\$434,151	\$434,151	\$0
ASSESSMENTS - DIRECT BILLED	\$25,791	\$19,343	\$19,343	\$0
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$14,245	\$14,245
TOTAL REVENUES	\$480,918	\$453,494	\$467,739	\$14,245
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$12,000	\$6,000	\$2,485	\$3,515
ATTORNEY	\$25,000	\$12,500	\$9,160	\$3,340
DISSEMINATION	\$7,500	\$3,750	\$3,500	\$250
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	\$4,310	\$4,310	\$0
MANAGEMENT FEES	\$32,500	\$16,250	\$16,250	\$0
INFORMATION TECHNOLOGY	\$2,400	\$1,200	\$600	\$600
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$59	\$441
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$500	\$100	\$400
LEGAL ADVERTISING	\$2,500	\$1,250	\$0	\$1,250
OTHER CURRENT CHARGES	\$1,000	\$500	\$0	\$500
OFFICE SUPPLIES	\$625	\$313	\$12	\$301
PROPERTY APPRAISER	\$350	\$350	\$237	\$113
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$7,500	\$7,500	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$4,120	\$880
ELECTRIC	\$7,500	\$3,750	\$184	\$3,566
STREETLIGHTING	\$50,000	\$25,000	\$11,863	\$13,137
WATER & SEWER	\$75,000	\$37,500	\$10,532	\$26,968
LANDSCAPE MAINTENANCE	\$138,903	\$69,452	\$51,054	\$18,398
LANDSCAPE CONTINGENCY	\$15,000	\$7,500	\$760	\$6,740
IRRIGATION REPAIRS	\$10,000	\$5,000	\$4,363	\$637
LAKE MAINTENANCE	\$10,000	\$5,000	\$0	\$5,000
CONTINGENCY	\$15,000	\$7,500	\$0	\$7,500
CAPITAL RESERVE	\$29,165	\$14,583	\$0	\$14,583
TOTAL EXPENDITURES	\$480,918	\$246,032	\$137,391	\$108,641
EXCESS REVENUES (EXPENDITURES)	\$0		\$330,348	
FUND BALANCE - Beginning	\$0		\$12,071	
FUND BALANCE - Ending	\$0		\$342,419	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$301,800	\$288,011	\$288,011	\$0
INTEREST	\$0	\$0	\$305	\$305
TOTAL REVENUES	\$301,800	\$288,011	\$288,315	\$305
EXPENDITURES:				
INTEREST - 12/15	\$107,363	\$107,363	\$107,363	\$0
PRINCIPAL - 12/15	\$85,000	\$85,000	\$85,000	\$0
INTEREST - 6/15	\$105,875	\$0	\$0	\$0
TOTAL EXPENDITURES	\$298,238	\$192,363	\$192,363	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,563		\$95,953	
FUND BALANCE - Beginning	\$197,744		\$350,803	
FUND BALANCE - Ending	\$201,307		\$446,756	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$636,628	\$607,376	\$607,376	\$0
ASSESSMENTS - DIRECT BILLED	\$263,266	\$197,450	\$197,450	\$0
INTEREST	\$100	\$50	\$542	\$492
TRANSFER IN	\$0	\$0	\$1,817	\$1,817
TOTAL REVENUES	\$899,994	\$804,875	\$807,184	\$2,309
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$324,231	\$324,231	\$324,231	\$0
PRINCIPAL - 6/15	\$255,000	\$0	\$0	\$0
INTEREST - 6/15	\$324,231	\$0	\$0	\$0
TOTAL EXPENDITURES	\$903,463	\$324,231	\$324,231	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,469)		\$482,953	
FUND BALANCE - Beginning	\$324,431		\$774,616	
FUND BALANCE - Ending	\$320,963		\$1,257,569	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	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 March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$4,388	\$4,388
TOTAL REVENUES	\$0	\$0	\$4,388	\$4,388
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$2,013,888	(\$2,013,888)
TRANSFER OUT	\$0	\$0	\$1,817	(\$1,817)
TOTAL EXPENDITURES	\$0	\$0	\$2,015,705	(\$2,015,705)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,011,317)	
FUND BALANCE - Beginning	\$0		\$5,787,181	
FUND BALANCE - Ending	\$0		\$3,775,864	

STONEBROOK SOUTH AT CHAMPIONSGATE
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$21,403	\$351,304	\$36,525	\$19,105	\$5,814	\$0	\$0	\$0	\$0	\$0	\$0	\$494,151
ASSESSMENTS - DIRECT BILLED	\$0	\$12,895	\$0	\$6,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,343
DEVELOPER CONTRIBUTIONS	\$14,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,245
TOTAL REVENUES	\$14,245	\$34,299	\$351,304	\$42,972	\$19,105	\$5,814	\$0	\$0	\$0	\$0	\$0	\$0	\$467,739
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,820	\$0	\$285	\$0	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,485
ATTORNEY	\$1,129	\$124	\$511	\$4,143	\$3,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,160
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
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	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$16,250
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$5	\$17	\$5	\$10	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$59
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$32	\$20	\$12	\$0	\$21	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$100
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	\$5	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$237
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
PROPERTY INSURANCE	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120
ELECTRIC	\$69	\$0	\$40	\$0	\$37	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$184
STREETLIGHTING	\$1,996	\$2,477	\$2,478	\$800	\$2,451	\$1,662	\$0	\$0	\$0	\$0	\$0	\$0	\$11,863
WATER & SEWER	\$2,266	\$2,751	\$55	\$0	\$2,423	\$3,038	\$0	\$0	\$0	\$0	\$0	\$0	\$10,532
LANDSCAPE MAINTENANCE	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$0	\$0	\$0	\$0	\$0	\$0	\$51,054
LANDSCAPE CONTINGENCY	\$0	\$0	\$380	\$0	\$380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760
IRRIGATION REPAIRS	\$2,044	\$375	\$546	\$655	\$742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,363
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	\$36,932	\$23,230	\$17,468	\$18,758	\$22,851	\$18,152	\$0	\$0	\$0	\$0	\$0	\$0	\$137,391
EXCESS REVENUES (EXPENDITURES)	(\$22,687)	\$11,069	\$333,836	\$24,214	(\$3,746)	(\$12,338)	\$0	\$0	\$0	\$0	\$0	\$0	\$330,348

**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)
LESS: PRINCIPAL PAYMENT 12/15/19		(\$85,000)
CURRENT BONDS OUTSTANDING		\$4,570,000

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

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

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
12	9/16/19	9/27/19	\$ 26,556.88	\$ 26,556.88	\$ 12,311.88	\$ 14,245.00	\$ -	\$ -
13	10/25/19	1/4/19	\$ 11,414.04	\$ 11,414.04	\$ 11,414.04	\$ -	\$ -	\$ -
Due from Developer			\$ 37,970.92	\$ 37,970.92	\$ 23,725.92	\$ 14,245.00	\$ -	\$ -

Total Developer Contributions FY20

\$ 14,245.00

*FY19 Column does not reflect all funding requests prepared in FY19.

**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				
2/28/20	3	Greenberg Traurig, P.A.	Inv# 5123588 - Post-Closing Costs	\$ 289.26
TOTAL				\$ 289.26
Fiscal Year 2020				
10/1/19		Interest		\$ 559.75
11/1/19		Interest		\$ 482.08
12/1/19		Interest		\$ 466.59
1/2/20		Interest		\$ 482.20
1/17/20		Transfer In	Baxter Tract Escrow Account	\$ 2,002,853.78
1/21/20		Transfer In	Baxter Tract Escrow Account	\$ 131.33
2/3/20		Interest		\$ 604.08
3/2/20		Interest		\$ 608.96
TOTAL				\$ 2,006,188.77
Acquisition/Construction Fund at 9/30/19				\$ 3,783,563.08
Interest Earned thru 3/31/20				\$ 2,006,188.77
Requisitions Paid thru 3/31/20				\$ (289.26)
Remaining Acquisition/Construction Fund				\$ 5,789,462.59

SECTION 3

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 2, 2020

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Stoneybrook South at ChampionsGate Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 2, 2020 at 11:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.