

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

September 14, 2020

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 7, 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, September 14, 2020 at 11:30 a.m. via Zoom: <https://zoom.us/j/91815311665>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 3, 2020 Meeting
4. Consideration of Proposals for Installation of Fountains in District Ponds
5. Ratification of Temporary Access Easement Agreement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

The third order of business is the approval of the minutes of the August 3, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of proposals to install fountains in District ponds 1-6 & 10. A copy of the location map and proposals are enclosed for your review.

The fifth order of business is the ratification of the Temporary Access Easement Agreement with Wyatt & Lisa Youmans. A copy of the agreement is enclosed for your review.

The sixth 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.

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

Sincerely,

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

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, August 3, 2020 at 11:31 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan
Lane Register
Tim Smith

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
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. Three Board members were in attendance via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, the Governor issued an executive order that allows government entities to hold meetings electronically due to COVID. That executive order extends through the end of August. We advertised the Zoom link in our legal notice. It's in the agenda and it's also on the District's website. It does appear we have a number of members on the meeting. We have a public comment period at the beginning of the meeting and we would take comment on any thing that is on the agenda or not on the agenda that you would like to bring to the Board's attention. We will open the floor for public comment. Are there any members of the public that would like to provide comments to the Board?

Resident: Where do I get a copy of the agenda?

Mr. Flint: It is on the District's website, stoneybrooksouthatchampionsgatecdd.com.

Resident: Okay, thank you.

Mr. Flint: You're welcome, and if you ever have any issues with getting information off the website our office's contact information is also on there. You can always call us and we can email you the information.

Resident: I have a question about along Bella Citta, between Bella Citta and the golf course along hole 8, is that CDD property?

Mr. Flint: Alan, do you know where she's talking about?

Mr. Scheerer: If you are coming out of Blackwolf Run Rd on to Bella Citta and heading towards Westside Boulevard, all we do is the Blackwolf Run entrance up to the gate and the stormwater pond. I believe the rest of that would be golf or county.

Resident: I'm talking about the path between after the golf course and between the sidewalk. It's not CDD, is what you are saying?

Mr. Scheerer: I would be more than happy to meet you onsite just to make sure we are in the right spot, but if I'm hearing what you are saying correctly it's not CDD. We just do the pond, the path is golf course, and I believe that connects the cart path to that hole over there.

Resident: I'm trying to figure out what entity would be responsible for possibly putting up a barricade between the busy street and the golf course, whether it's a wall, fencing, or hedging.

Mr. Morgan: Alan, I believe that's golf course property right there. That would be a question for Ethan.

Resident: Okay, thank you.

Mr. Flint: Are there any other public comments? Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2020

Mr. Flint: You do have a vacancy on the Board. Any time there is a vacancy during the term of office, the remaining Board members appoint a replacement for that. Are there any nominations at this point to fill that vacancy? If not, we can carry that item over to the next agenda. I'm not hearing any nomination from the Board so we will go ahead.

Mr. Morgan: Hold on George, I didn't know I was muted. I nominate Patrick Hails.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Appointment of Patrick Hails to Fulfill Board Vacancy with a Term Ending in November 2020, was approved.

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

Mr. Flint: We will get Mr. Hails the Oath of Office form and information prior to the next meeting so he can participate.

C. Consideration of Resolution 2020-09 Electing Assistant Secretary

Mr. Flint: We have Resolution 2020-09 which would elect him as Assistant Secretary. If the Board wanted to keep him in the same office as his predecessor a motion to approve that resolution would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-09, Electing Patrick Hails as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 4, 2020

Mr. Flint: Did the Board have any comments, corrections, or changes to those meeting minutes?

Mr. Morgan: They look good to me George.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 4, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2019 Audit Report

Mr. Flint: The CDD as a government entity is required to have an annual independent audit performed. You bid those services out in accordance with the statutes and you selected Berger Toombs. They prepared the independent audit and it has been transmitted to the State of Florida as required. We are asking the Board to accept the audit and ratify its transmittal to the State of Florida. It is a clean audit, if you refer to the Management letter starting on page 33 you will find that there are no current for prior year findings or recommendations and we've complied with the rules of the Auditor General. Any questions on the audit report?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Acceptance of the Fiscal Year 2019 Audit Report and Transmittal to the State of Florida, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Revised Resolution 2020-05 Accepting Conveyance of Real Property Interests and Improvements

Ms. Trucco: This Resolution is accepting a requisition, Requisition #5, for the transfer and conveyance of real property and infrastructure improvements of that real property from the developer Lennar to the District. You will see the Special Warranty Deed, a Bill of Sale regarding infrastructure improvements that were completed on that property. There is an Owner's Affidavit and there is also an Engineer's Certificate in here. He's also reviewed this conveyance and is certifying that the work that was completed on the property was in accordance with the Engineer's Report, the Capital Improvement Plan, and all development requirements in the County in which the District is located in. We are looking for the Board's acceptance of this conveyance for the requisition of work that was done using bond proceeds for the District.

Mr. Flint: Any questions from the Board on the resolution? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Revised Resolution 2020-05 Accepting Conveyance of Real Property Interests and Improvements, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2019 Requisitions #7

A. Consideration of Resolution 2020-06 Accepting Conveyance of Real Property Interests and Improvements

Mr. Flint: This is in your agenda package. There's also Resolution 2020-06 Accepting Conveyance of Real Property Interests and Improvements. Requisition #7 has been executed and signed by the Engineer certifying that the improvements are in accordance with the Engineer's Report. It was also signed by a responsible officer of the District, which was the Chairman. It was transmitted to the Trustee back in April. It's in the amount of \$3,776,138. It is to acquire or reimburse the developer for a portions of the stormwater systems, utilities, earthwork, sanitary sewer, and road construction. Resolution 2020-06 also accepts the conveyances associated with this requisition. If there are any questions on the requisition we can discuss those, otherwise the first motion would be a motion to ratify Requisition #7.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Requisition #7, was ratified.

Mr. Flint: Next would be the resolution accepting the conveyances with that requisition. Are there any questions? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-06 Accepting Conveyances of Real Property Interests and Improvements, was approved.

EIGHTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-07 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is a Public Hearing to consider adoption of the Fiscal Year 2021 Budget. There is also a Public Hearing related to the Assessments that are associated with that Budget. The Board approved a proposed Budget back in the spring and you set the date, place, and time of the Public Hearing for today for its consideration. Resolution 2020-07 is in your agenda as well as the budget that is attached to it. It contemplates that we would be operating under Operating & Maintenance assessments, and those per unit amounts are listed at the bottom of page 1. There is no proposed increase in any of the per unit assessments amounts. They would remain at the same level as in the current and prior budget. It is a Public Hearing so we will go ahead and open the floor for any members of the public that may have comments on the proposed budget that's in the agenda. Are there any members of the public that would like to provide comment on the proposed budget?

Resident: George, this is Neil Roberts the Chair the Residents Advisory Counsel. We've been working on the fountains for other ponds within the community, similar to what's been put in on 15 and 16. If we are looking to get those, those are not included in the current 2021 budget. If those are recommended by the Board how would that reflect in terms of the budget? Would that be an extraordinary item that the Board would need to approve as an exceptional item?

Mr. Flint: You are correct, right now we don't have those fountains included. We do have some funds that are being transferred to a Capital Reserve Fund. So, the Board would have to appropriate those funds from the reserves in the event they were interested in moving forward with that.

Mr. Roberts: Okay, thank you.

Mr. Flint: If you get to the point where you have some firm recommendations for the Board you can always provide those to me and we can relay those on to the Board in a future meeting on the agenda.

Resident: Yeah, we working with Chris Russell at the moment who's pulling together the proposals and the bids that are coming in from the same company that installed 15 and 16. Once we finalize that then we will have a recommendation.

Mr. Flint: Alan Scheerer who's on the call is the field manager for that District as well, and he was involved in facilitating the fountains that were installed in the Stoneybrook South CDD.

Resident: I think Chris has been working with you Alan as well on this.

Mr. Scheerer. Yes, we've been communicating.

Resident: Okay. Thank you.

Mr. Flint: Any other comments or questions from the public on the proposed budget for Fiscal Year 2021? Hearing no other comments, we will bring it back to the Board. Does the Board have any comments or discussion on the proposed budget or the Resolution?

Mr. Morgan: Looks pretty standard to me George.

Mr. Register: I have no comments at this time.

Mr. Flint: Is there a motion to approve Resolution 2020-07?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-07 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2020-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution is still a part of the Public Hearing. This imposes the assessments that were included in the budget you just approved. Those assessments are at the bottom of page 1 of the budget. Again, they are the same levels as the current budget and this resolution would have the budget attached to it as well as the Assessment Roll, listing all the properties that would be subject to those assessments. Are there any comments from the public on the resolution imposing the assessments? If not, we will bring it back to the Board. Any discussion from the Board on Resolution 2020-08? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-08 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: I will close the Public Hearings at this time and move on to the next item.

NINTH ORDER OF BUSINESS

Consideration of First Amendment and Extension to Landscape Maintenance with Down to Earth

Mr. Flint: Alan, are there any changes to extending the term?

Mr. Scheerer: Yes sir, there are some additions. The Board recalls when we did a public bid process with this a year ago. This would obviously extend that agreement for another 12 months. In the interim, we have attached to this agreement three different proposals. The Baxter Tract is being maintained by Down to Earth currently, it's in the budget this year and obviously in the budget for next year. What we would ask of the Board is to seek approval for this proposal, this estimated budget amount of \$9,750 annually. Also, we were seeking approval in advance, I've been working with Tim Smith on the Westside Boulevard Tract as well as the additional ponds. It's my understanding that these ponds are ready to go, they are ready to be maintained. In the agenda you will see a proposal for Westside Boulevard Phase 1, which we consider as Fox property Phase 1 in the amount of \$36,512.42. Then there are five additional ponds and the pond map and the map also shows landscape alongside Westside Boulevard. Those ponds are \$4,999.85 monthly. The biggest issue with that is that Pond 2 is slated to be a dry pond, which under the current scope of service dry ponds are required to be "disked" on a monthly basis.

Mr. Flint: This agreement would extend the current agreement 12 months, and in addition it would add these three areas that are reflected in Exhibit 'A'.

Mr. Scheerer: And those are all in the budget. They are in the budget for this year and then Fox was added as well for 2021.

Mr. Morgan: This is already in the budget?

Mr. Scheerer: With the exception of the Fox Tract, yes sir.

Mr. Morgan: Okay.

Mr. Sheerer: We are looking at two months of that. The ponds can be released on a pond by pond basis whenever Tim tells me they are ready to go, we can start maintaining them if the Board approves.

Mr. Flint: Any questions from the Board on the extension and amendment to the landscape contract?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the First Amendment and Extension to Landscape Maintenance Agreement with Down to Earth, was approved.

TENTH ORDER OF BUSINESS

Ratification of Street Lighting Proposals from Duke Energy

Mr. Scheerer: These are some additional streetlights the CDD will be maintaining Whistling Straits Boulevard. These numbers have been contemplated in the budget as well. Any other comment on that Tim?

Mr. Smith: No, that's all I had.

Mr. Flint: These have all been signed and are in place right now. We are just having the Board ratify the action of the Chair or Vice Chair in executing these, so that we have them in the District's records. These are the standard streetlight leases that the District pays for in all other portions of the District.

Mr. Morgan: These have already been installed?

Mr. Scheerer: Yes Adam, they have.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Street Lighting Proposals from Duke Energy, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen anything else for the Board?

Ms. Trucco: No, we've just been working with the Engineer recently to do the requisitions that you've seen today, and we've also submitted an expansion petition that we've been working on quite extensively with the Engineer. We will keep the Board up to date on that. Otherwise everything is running smoothly.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing new. Kristen has been keeping me busy.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: We have approval of the check register for the General Fund. This goes from May 8th through July 23rd. It totals \$183,011.30. The detailed register is behind the summary. If the Board has any questions we can discuss them. If not, is there a motion to ratify it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$183,011.30 was ratified.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th. There is no action required. If there any questions on the financials we can discuss them. Hearing none,

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year you approve an annual meeting schedule, so we've suggested one with the premise you would continue to meet on the first Monday of the month at 11:30 a.m. in the Oasis Club with the exception of July. There would be no meeting because with conflict with the 4th of July and then the September meeting would be a week later because of the conflict with the holiday. If the Board is okay continuing the monthly meetings at the same date, time and location a motion to approve the meeting schedule would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

iv. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the Arbitrage Rebate Calculation Report for the Series 2019 funds. The report indicates that there is a negative arbitrage rebate of \$410,000 so there are no arbitrage issues. If there are any questions we can discuss those, if not I'd ask for a motion to accept the report.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

TWELTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



- 1 – Hole 8 Green
- 2 – Hole 8 Tee Box
- 3 – Hole 3
- 4 – Hole 7 Tee
- 5 – Hole 6
- 6- Hole 7/8



- 7 – Hole 18 tee
- 8 – Hole 18 Fairway
- 9 – Practice Facility
- 10 – Additional Track K Pond
(Not shown on map due to construction)

Order Number B32466

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 1

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	07/28/20	10995.00 25.000 Y	8246.25
150	0	4-4 4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
150	0	4-4 4-4 SEOWA CABLE ADDITIONAL PUMP CABLE 300FT TOTAL	FT	07/28/20	9.95 25.000 Y	1119.38
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		07/28/20	5795.00 25.000 Y	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
150	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 300FT TOTAL	FT	07/28/20	1.95 25.000 Y	219.38
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	8900.00 Y	8900.00
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

(Continued)

Customer Original

Page 1

Order Number B32466

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 1

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	350.00 Y	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						Non Taxable Subtotal 0.00 Taxable Subtotal 23181.26 Tax (7.000%) 1622.69 Total Order 24803.95

Order Number B32465

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 2

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	07/28/20	10995.00 25.000 Y	8246.25
150	0	4-4 4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
100	0	4-4 4-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT TOTAL	FT	07/28/20	9.95 25.000 Y	746.25
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		07/28/20	5795.00 25.000 Y	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
100	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT TOTAL	FT	07/28/20	1.95 25.000 Y	146.25
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	8900.00 Y	8900.00
Approved by: _____ (Date) _____						
Name _____ (Date) _____						

(Continued)

Customer Original

Page 1

Order Number B32465

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 2

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	350.00 Y	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						Non Taxable Subtotal 0.00 Taxable Subtotal 22735.00 Tax (7.000%) 1591.45 Total Order 24326.45

Order Number B32464

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 3

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	07/28/20	10995.00 25.000 Y	8246.25
150	0	6-4 6-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
50	0	6-4 6-4 SEOWA CABLE ADDITIONAL PUMP CABLE 200FT TOTAL	FT	07/28/20	7.25 25.000 Y	271.88
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		07/28/20	5795.00 25.000 Y	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
50	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 200FT TOTAL	FT	07/28/20	1.95 25.000 Y	73.13
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	10800.00 Y	10800.00
<p>Approved by: _____ (Date)</p> <p>Name _____ (Date)</p>						

(Continued)

Customer Original

Page 1

Order Number B32464

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 3

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	350.00 Y	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						<div>Non Taxable Subtotal 0.00</div> <div>Taxable Subtotal 24087.51</div> <div>Tax (7.000%) 1686.13</div> <div>Total Order 25773.64</div>

Print Date: 07/28/20 5:04 PM

Customer Original

Page 2

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

**1305 Central Park Drive
Sanford, FL 32771 USA**

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 4

THIS IS A BID/ESTIMATE

(Continued)**Customer Original**

Order Number B32463

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 4

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	350.00 Y	350.00
Approved by: _____ (Date) _____						Non Taxable Subtotal 0.00
Name _____ (Date) _____						Taxable Subtotal 23181.26
						Tax (7.000%) 1622.69
						Total Order 24803.95

Order Number B32462

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 5

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF3000PRP 3HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/ CONTROLS	EA	07/28/20	6395.00 25.000 Y	4796.25
150	0	10-4 10-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
1	0	LK40-2 2-40 WATT 120V LED LIGHT PKG		07/28/20	2895.00 25.000 Y	2171.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	12500.00 Y	12500.00
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	300.00 Y	300.00
Approved by: _____ (Date) _____						Non Taxable Subtotal 0.00
Name _____ (Date) _____						Taxable Subtotal 19767.50
						Tax (7.000%) 1383.73
Total Order						21151.23

Order Number B32461

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF5000PRP 5HP,230V,1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	07/28/20	9095.00 25.000 Y	6821.25
150	0	8-4 8-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
50	0	8-4 8-4 SEOWA CABLE ADDITIONAL PUMP CABLE 200FT TOTAL	FT	07/28/20	5.25 25.000 Y	196.88
1	0	LK40-3 3-40 WATT 120V LED LIGHT PKG		07/28/20	4295.00 25.000 Y	3221.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
50	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 200FT TOTAL	FT	07/28/20	1.95 25.000 Y	73.13
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	8900.00 Y	8900.00
<div> <div>Approved by: _____ (Date)</div> <div>Name _____ (Date)</div> </div>						

(Continued)

Customer Original

Page 1

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY EA INCLUDES POSITIONING FOUNTAIN IN LAKE	07/28/20	350.00	Y	350.00
<div> <div>Approved by: _____</div> <div>(Date)</div> </div> <div> <div>Name _____</div> <div>(Date)</div> </div> <div> <div>Non Taxable Subtotal</div> <div>Taxable Subtotal</div> <div>Tax (7.000%)</div> <div>Total Order</div> </div>						<div>0.00</div> <div>19562.51</div> <div>1369.38</div> <div>20931.89</div>

Order Number B32467

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF5000PRP 5HP,230V,1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	07/28/20	9095.00 25.000 Y	6821.25
150	0	8-4 8-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	07/28/20	0.00 Y	0.00
50	0	8-4 8-4 SEOWA CABLE ADDITIONAL PUMP CABLE 200FT TOTAL	FT	07/28/20	5.25 25.000 Y	196.88
1	0	LK40-3 3-40 WATT 120V LED LIGHT PKG		07/28/20	4295.00 25.000 Y	3221.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	07/28/20	0.00 Y	0.00
50	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 200FT TOTAL	FT	07/28/20	1.95 25.000 Y	73.13
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		07/28/20	10000.00 Y	10000.00
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

(Continued)

Customer Original

Page 1

Order Number B32467

Order Date 07/28/20 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHAMPIONS GATE, FL 33896

Ship To:

CHAMPIONS GATE COUNTRY CLUB
8950 CLIFTONS DRAW DR
CHRIS RUSSELL
CHAMPIONS GATE, FL 33896
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
537727	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	07/28/20	350.00 Y	350.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						<div>Non Taxable Subtotal 0.00</div> <div>Taxable Subtotal 20662.51</div> <div>Tax (7.000%) 1446.38</div> <div>Total Order 22108.89</div>

TERMS AND CONDITIONS

1. Ordering of parts and fabrication of fountains and aeration systems will not begin until deposit has been received by LAKE FOUNTAINS. Delay in receipt of deposit may void agreed upon delivery date.
2. Equipment sold by LAKE FOUNTAINS, exclusive of electric lamp bulbs, is warranted to be free from defects in materials and workmanship for a period of three years from receipt of equipment by CUSTOMER. Specifically excluded from this 3-year warranty are pumps, motors and light fixtures, which carry a standard 1-year manufacturer's warranty. The liability is limited to the repair or replacement of such items deemed by LAKE FOUNTAINS to be defective and will not include items damaged by misuse, vandalism, acts of God or other causes. Unless equipment was installed by LAKE FOUNTAINS, within Florida, it is understood that purchaser shall deliver such defective items to LAKE FOUNTAINS for repair and bear all shipping costs to and from site. Any repairs, alterations or modifications made by anyone other than an authorized representative of LAKE FOUNTAINS will void the warranty. Warranty work will not be performed or paid for by LAKE FOUNTAINS unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment. Improper electrical hookup by customer's electrician will completely void this warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers and other common maintenance items.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups, including mounting of controls, trenching, conduit and final hookup. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by LAKE FOUNTAINS and CUSTOMER and generally within 25' of less of lake or pool edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER's responsibility to ensure that proposed equipment to be supplied by LAKE FOUNTAINS meets all other governmental standards, including but not limited to: local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, LAKE FOUNTAINS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. LAKE FOUNTAINS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by LAKE FOUNTAINS. Furthermore, LAKE FOUNTAINS assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from LAKE FOUNTAINS and improperly installed, used or maintained by CUSTOMER or others.
7. LAKE FOUNTAINS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of LAKE FOUNTAINS. However, LAKE FOUNTAINS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. LAKE FOUNTAINS, at its expense, shall maintain the following insurance coverages: a) workers' compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by LAKE FOUNTAINS.
11. This Agreement may not be terminated except by mutual written agreement of both parties. Termination will require a charge equal to time and materials expended up to time of cancellation.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of ninety (90) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments are F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by LAKE FOUNTAINS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications. All returns are subject to a restocking fee.
14. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both LAKE FOUNTAINS and CUSTOMER.
15. LAKE FOUNTAINS reserves the right to impose a service charge of 1.5 percent per month on past due balances.
16. Should it become necessary for LAKE FOUNTAINS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by LAKE FOUNTAINS resulting from such collection action.



Lic ER13014447
 52 Riley Rd #392
 Celebration FL 34747
 Tel: 407.739.2779
 Email: customlighting@gmail.com

Estimate

ESTIMATE #: N120200716
 DATE: 7/16/2020

Prepared for : Lake fountain
 Job Name: Golf Course Fountains
 Job Address: Champions gate golf club
 Champions gate fl

5-7 HP locations

1- 3 PH & 8 - 1 PH units

DESCRIPTION	QTY	RATE	AMOUNT
Scope requested			
Location # #9 Driving range			
New 100 AMP service for new 5-7 HP -120/208 volt fountain 3 PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 700 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Parts + labor for above listed scope	1.00	14000.00	14,000.00
Note - 1 HP 3 PH Aeraiator - Approx 50 % of fountain power cost			
Location # 8 - 18th Fairway (13585 Palmetto dunes st)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1 PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 600 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		

Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- Stich bore through Greens /Fairway- Some damage - will need management to repair			
Parts + labor for above listed scope	1.00	12500.00	12,500.00
Location # 7 - 18th Tee (Street address -1439 Punker Dr)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 300 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- Stich bore through Greens / Fairway- Some damage - will need management to repair			
Parts + labor for above listed scope	1.00	9800.00	9,800.00
Location # 6 - 7/8 Hole			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 200 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Parts + labor for above listed scope	1.00	8900.00	8,900.00
Location # 5 hole (Budget only need more info) to be powered by new neighborhood			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		

Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 500 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Parts + labor for above listed scope	1.00	12500.00	12,500.00
Location # 4 - 7 T box (1029 Black wolf run road)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 200 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- Narrow in between homes- will need easement approval			
Parts + labor for above listed scope	1.00	8900.00	8,900.00
Location # 3 - Hole 3 (1128 Trapper trail loop)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 400 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		

Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
Parts + labor for above listed scope	1.00	10800.00	10,800.00
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- Stitch bore under green (some damage will need to be repaired by Management)			
Location # 2 - 8 T box (1128 Beth page lane)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 200 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- 2 power option depending on Duke - Have max option figured			
Total parts & Labor for above listed scope	1.00	8900.00	8,900.00
Location # 1 Hole 8 Green (8728 Pacific Dunes drive)			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 200 ft max from proposed power location to new fountain controls (on banks of pond apprx 40 feet from edge) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - (2 conduits per location)	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Note- 2 power option depending on Duke - Have max option figured			
Total Parts & Labor for above listed scope	1.00	8900.00	8,900.00

Notes			
Average cost budget for the one not looked at \$10000			
Quote is based on above listed scope being done in one phase, If broken into seperate phases cost per item will be adjusted as needed			
If approved all proposed location power will need to be verified prior to contract / start of any permits app etc			
Some Green / Fairway Damage will be made Will backfill & patch with sod remove only - NO NEW - Grounds management to verify final grade			
Quote is based on work being done on normal working hours- Management to provide access as needed (Scheduled golfers etc)			
Quote is based on Direct access with Work vehicles closest to site working at			
Management to set up all account with Duke prior & Pay any special fees -			

Work not specified in this proposal should not be assumed. Includes items specifically mentioned. No other promises, work, warranty or services are binding unless other written and duly sign agreements are made between contractor & purchaser.

Make all checks payable to Navtek Electrical Corporation

THANK YOU FOR YOUR BUSINESS!

SUBTOTAL	95200.00
TAX RATE	
SALES TAX	-
OTHER	
TOTAL	95200.00

SECTION V

TEMPORARY ACCESS EASEMENT AGREEMENT

**BY AND BETWEEN THE STONEYBROOK SOUTH AT CHAMPIONS GATE COMMUNITY
DEVELOPMENT DISTRICT AND TODD WYATT YOUNG AND LISA MARIE YOUNG**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this _____ day of _____, 2020, by and between:

Stoneybrook South at Champions Gate Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Todd Wyatt Young and Lisa Marie Young, whose mailing address is 1130 Blackwolf Run Road, Champions Gate, FL 33896 (the "Homeowners").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of the Osceola County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as STONEYBROOK SOUTH NORTH PARCEL PH 2 PB 27 PGS 127-134 TRACT PN-2 STORMWATER, as recorded in the Records of Osceola County, Florida (Parcel ID 30-25-27-5121-0001-PN20) (the "District Property"); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 1130 Blackwolf Run Road, Champions Gate, FL 33896, with a legal description of STONEYBROOK SOUTH NORTH PARCEL PH 2 PB 27 PGS 127-134 LOT 198, as recorded in the Records of Osceola County, Florida (Parcel ID 302527512100011980) (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
 - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).
 - b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. **DAMAGE.** In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. **DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:

Todd Wyatt Youmans
Lisa Marie Youmans
1130 Blackwolf Run Road
ChampionsGate, FL 33896

To the District:

Stoneybrook South at ChampionsGate Community
Development District
219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager

With a copy to:

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

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**



Print name: D. Lane Rogier
Chairperson Vice Chairman

Date: 8/21/20

HOMEOWNERS



Todd Wyatt Youmans



Lisa Marie Youmans

Date: 8 18 2020

EXHIBIT A
Easement Property

The northern 15 feet of District Parcel ID 30-25-27-5121-0001-PN20 bordering the southern boundary of Homeowners Parcel ID 30-25-27-5121-0001-1980.

SECTION VI

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

July 27, 2020 to September 8, 2020

Bank	Date	Check #	Amount
General Fund	7/28/20	246	\$ 2,406.00
	8/7/20	247	\$ 4,719.83
	8/26/20	248-251	\$ 18,261.83
	9/4/20	252	\$ 10,848.00
			<hr/>
			\$ 36,235.66
			<hr/>
			\$ 36,235.66

CHECK VENDOR#
 DATE INVOICE DATE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 AMOUNT #

7/28/20	00002	6/24/20	92681	202006	310-51300-31500	UPDATED LEGAL DES. EXP CDD	*	1,256.50	
		6/26/20	92680	202006	310-51300-31500	ADMIT/CONVEY/INDSEP	*	1,149.50	
LATHAM, LUNA, EDEN & BEAUDINE									
8/07/20	00001	8/01/20	83	202008	310-51300-34000	MANAGEMENT FEES AUG20	*	2,708.33	2,406.00 000246
		8/01/20	83	202008	310-51300-35100	INFORMATION TECH AUG20	*	100.00	
		8/01/20	83	202008	310-51300-31300	DISSEMINATION FEE AUG20	*	583.33	
		8/01/20	83	202008	310-51300-51000	OFFICE SUPPLIES	*	5.18	
		8/01/20	83	202008	310-51300-42000	POSTAGE	*	34.44	
		8/01/20	83	202008	310-51300-42500	COPIES	*	38.55	
		8/01/20	84	202008	320-53800-12000	FIELD MANAGEMENT AUG20	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF									
8/26/20	00010	8/10/20	73277	202008	320-53800-46200	MTHLY MNT-TRAC K-AUG20	*	3,170.00	4,719.83 000247
		8/10/20	73277	202008	320-53800-46200	MTHLY MNT-WHISTLING STRTS	*	5,339.00	
DOWN TO EARTH LAWCARE II, INC.									
8/26/20	00015	8/07/20	61853	202007	310-51300-31100	RSRCH/DWNLD PLAN/EXHIBITS	*	2,041.01	8,509.00 000248
HAMILTON ENGINEERING & SURVEYING									
8/26/20	00002	8/19/20	93110	202007	310-51300-31500	PREP DTE EXTEND/REV.AGDA	*	469.80	2,041.01 000249
		8/19/20	93111	202007	310-51300-31500	REV.EXPD PARCEL/PET.EXPD	*	6,322.00	
LATHAM, LUNA, EDEN & BEAUDINE									
8/26/20	00003	7/13/20	2313746	202007	310-51300-48000	FY20-21 BDGT/COVID/BD MTG	*	920.02	6,791.80 000250
ORLANDO SENTINEL									
9/04/20	00004	8/28/20	11497	202009	300-15500-10000	FY21 PROPERTY INSURANCE	*	5,467.00	920.02 000251
		8/28/20	11497	202009	300-15500-10000	FY21 GEN.LIAB/PUBLIC OFFC	*	5,381.00	
EGIS INSURANCE ADVISORS, LLC									
									10,848.00 000252

TOTAL FOR BANK A
 TVISCARRA
 36,235.66

SSCG STONEYSCG

AP300R

*** CHECK DATES 07/27/2020 - 09/08/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/08/20 PAGE 2

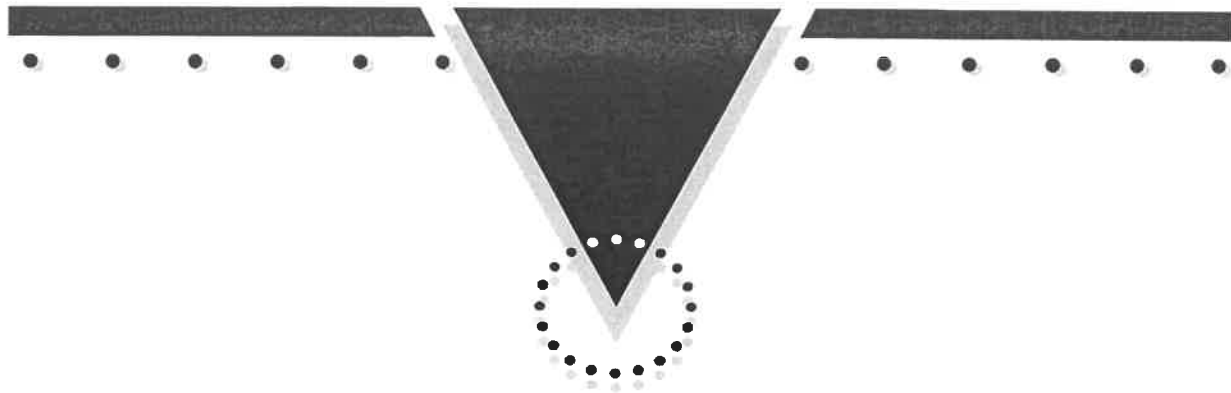
STONEBROOK SOUTH & CG - GF
BANK A STONEYBROOK SOUTH

CHECK DATE	VEND#INVOICE DATEEXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	----------------------	---	----------	-------------	--------	--------	-----------------------------

TOTAL FOR REGISTER							36,235.66	
--------------------	--	--	--	--	--	--	-----------	--

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

August 31, 2020



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Series 2017 Debt Service Fund Income Statement</u>
4	<u>Series 2019 Debt Service Fund Income Statement</u>
5	<u>Series 2017 Capital Projects Income Statement</u>
6	<u>Series 2019 Capital Projects Income Statement</u>
7	<u>Month to Month</u>
8	<u>Long Term Debt Summary</u>
9	<u>Developer Contribution Schedule</u>
10	<u>FY20 Assessment Receipt Schedule</u>
11	<u>Series 2019 Construction Schedule</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$219,201	---	---	\$219,201
DEPOSITS	\$16,000	---	---	\$16,000
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$205,843	---	\$205,843
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$327,680	---	\$327,680
CONSTRUCTION	---	---	\$45	\$45
TOTAL ASSETS	\$235,201	\$1,134,370	\$156	\$1,369,727
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	---	---	---	\$0
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$356,743	---	\$356,743
RESTRICTED FOR DEBT SERVICE 2019	---	\$777,627	---	\$777,627
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
UNASSIGNED	\$235,201	---	---	\$235,201
TOTAL LIABILITIES & FUND EQUITY	\$235,201	\$1,134,370	\$156	\$1,369,727

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$455,127	\$455,127	\$458,013	\$2,885
ASSESSMENTS - DIRECT BILLED	\$25,791	\$25,791	\$25,791	\$0
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$14,245	\$14,245
TOTAL REVENUES	\$480,918	\$480,918	\$498,048	\$17,130

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$12,000	\$11,000	\$19,335	(\$8,335)
ATTORNEY	\$25,000	\$22,917	\$28,183	(\$5,267)
DISSEMINATION	\$7,500	\$6,875	\$6,417	\$458
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$4,050	\$4,050	\$3,050	\$1,000
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$9,000	\$9,000	\$8,620	\$380
MANAGEMENT FEES	\$32,500	\$29,792	\$29,792	\$0
INFORMATION TECHNOLOGY	\$2,400	\$2,200	\$3,375	(\$1,175)
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$135	\$782
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$917	\$196	\$720
LEGAL ADVERTISING	\$2,500	\$2,292	\$1,296	\$995
OTHER CURRENT CHARGES	\$1,000	\$917	\$3,400	(\$2,483)
OFFICE SUPPLIES	\$625	\$573	\$18	\$555
PROPERTY APPRAISER	\$350	\$350	\$237	\$113
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$15,000	\$13,750	\$13,750	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$4,120	\$880
ELECTRIC	\$7,500	\$6,875	\$350	\$6,525
STREETLIGHTING	\$50,000	\$45,833	\$33,876	\$11,957
WATER & SEWER	\$75,000	\$68,750	\$23,056	\$45,694
LANDSCAPE MAINTENANCE	\$138,903	\$127,328	\$93,599	\$33,729
LANDSCAPE CONTINGENCY	\$15,000	\$13,750	\$1,960	\$11,790
IRRIGATION REPAIRS	\$10,000	\$9,167	\$5,402	\$3,764
LAKE MAINTENANCE	\$10,000	\$9,167	\$0	\$9,167
CONTINGENCY	\$15,000	\$13,750	\$0	\$13,750
CAPITAL RESERVE	\$29,165	\$26,735	\$0	\$26,735

TOTAL EXPENDITURES	\$480,918	\$443,302	\$290,918	\$152,384
EXCESS REVENUES (EXPENDITURES)	\$0		\$207,130	
FUND BALANCE - Beginning	\$0		\$28,071	
FUND BALANCE - Ending	\$0		\$235,201	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$303,841	\$2,041
INTEREST	\$0	\$0	\$337	\$337
TOTAL REVENUES	\$301,800	\$301,800	\$304,177	\$2,377
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	\$105,875	\$105,875	\$0
TOTAL EXPENDITURES	\$298,238	\$298,238	\$298,238	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,563		\$5,940	
FUND BALANCE - Beginning	\$197,744		\$350,803	
FUND BALANCE - Ending	\$201,307		\$356,743	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$636,628	\$640,759	\$640,759	\$0
ASSESSMENTS - DIRECT BILLED	\$263,266	\$263,266	\$263,266	\$0
INTEREST	\$100	\$92	\$631	\$539
TRANSFER IN	\$0	\$0	\$1,817	\$1,817
TOTAL REVENUES	\$899,994	\$904,116	\$906,473	\$2,356
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$324,231	\$324,231	\$324,231	\$0
PRINCIPAL - 6/15	\$255,000	\$255,000	\$255,000	\$0
INTEREST - 6/15	\$324,231	\$324,231	\$324,231	\$0
TOTAL EXPENDITURES	\$903,463	\$903,463	\$903,463	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,469)		\$3,010	
FUND BALANCE - Beginning	\$324,431		\$774,616	
FUND BALANCE - Ending	\$320,963		\$777,627	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	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	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$4,708	\$4,708
TOTAL REVENUES	\$0	\$0	\$4,708	\$4,708
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,790,026	(\$5,790,026)
TRANSFER OUT	\$0	\$0	\$1,817	(\$1,817)
TOTAL EXPENDITURES	\$0	\$0	\$5,791,843	(\$5,791,843)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,787,136)	
FUND BALANCE - Beginning	\$0		\$5,787,181	
FUND BALANCE - Ending	\$0		\$45	

STONEYBROOK SOUTH AT CHAMPIONSGATE Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$21,403	\$351,304	\$36,525	\$319,105	\$5,814	\$4,316	\$5,184	\$14,962	\$0	\$0	\$0	\$458,013
ASSESSMENTS - DIRECT BILLED	\$0	\$12,895	\$0	\$6,448	\$0	\$0	\$0	\$6,448	\$0	\$0	\$0	\$0	\$25,791
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	\$319,105	\$5,814	\$4,316	\$11,631	\$14,962	\$0	\$0	\$0	\$498,048
EXPENDITURES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ADMINISTRATIVE:													
ENGINEERING	\$1,820	\$0	\$285	\$0	\$380	\$0	\$11,364	\$0	\$3,445	\$2,041	\$0	\$0	\$19,335
ATTORNEY	\$1,129	\$124	\$511	\$4,143	\$3,254	\$2,966	\$5,253	\$1,607	\$2,406	\$6,792	\$0	\$0	\$28,183
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$6,417
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050	\$0	\$0	\$0	\$3,050
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	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$29,792
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$2,375	\$100	\$100	\$100	\$0	\$3,375
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$5	\$17	\$5	\$10	\$12	\$12	\$11	\$6	\$18	\$7	\$14	\$0	\$135
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$32	\$20	\$12	\$0	\$21	\$15	\$27	\$2	\$23	\$6	\$39	\$0	\$196
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400	\$0	\$0	\$920	\$0	\$0	\$1,296
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$5	\$0	\$3,400
OFFICE SUPPLIES	\$0	\$5	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
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	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$13,750
PROPERTY INSURANCE	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120
ELECTRIC	\$69	\$0	\$40	\$0	\$37	\$38	\$35	\$30	\$33	\$34	\$34	\$0	\$350
STREETLIGHTING	\$1,996	\$2,477	\$2,478	\$800	\$2,451	\$1,662	\$1,667	\$5,190	\$3,090	\$7,604	\$4,461	\$0	\$33,876
WATER & SEWER	\$2,266	\$2,751	\$55	\$0	\$2,423	\$3,038	\$3,626	\$2,982	\$2,476	\$1,745	\$1,695	\$0	\$23,056
LANDSCAPE MAINTENANCE	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$0	\$98,599
LANDSCAPE CONTINGENCY	\$0	\$0	\$380	\$0	\$380	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,960
IRRIGATION REPAIRS	\$2,044	\$375	\$546	\$655	\$742	\$0	\$1,039	\$0	\$0	\$0	\$0	\$0	\$5,402
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	\$16,932	\$28,230	\$17,468	\$18,758	\$22,851	\$21,118	\$41,149	\$29,554	\$28,142	\$32,099	\$19,418	\$0	\$290,918
EXCESS REVENUES (EXPENDITURES)	(\$22,687)	\$11,069	\$333,836	\$24,214	(\$3,746)	(\$5,304)	(\$6,833)	(\$17,922)	(\$13,780)	(\$32,099)	(\$19,418)	\$0	\$207,130

**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
LESS: PRINCIPAL PAYMENT 6/15/20		(\$255,000)
CURRENT BONDS OUTSTANDING		\$14,480,000

STONEBROOK SOUTH AT CHAMPIONSGATE

Community Development District

Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (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	\$ 23,725.92	\$ 14,245.00	\$ -	\$ -

Total Developer Contributions FY20

\$ 14,245.00

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

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

GROSS ASSESSMENTS \$ 1,482,740 \$ 484,178 \$ 321,198 \$ 677,364
NET ASSESSMENTS \$ 1,393,775 \$ 455,127 \$ 301,926 \$ 636,722

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 32.65%	2017 DEBT SERVICE 21.66%	2019 DEBT SERVICE 45.68%	TOTAL 100.00%
11/12/19	ACH	\$ 540.71	\$ 19.07	\$ 10.43	\$ -	\$ 511.21	\$ 166.93	\$ 110.74	\$ 233.54	\$ 511.21
11/22/19	ACH	\$ 69,126.46	\$ 2,765.09	\$ 1,327.23	\$ -	\$ 65,034.14	\$ 21,236.43	\$ 14,088.01	\$ 29,709.70	\$ 65,034.14
12/6/19	ACH	\$ 1,074,227.92	\$ 42,970.13	\$ 20,625.16	\$ -	\$ 1,010,632.63	\$ 330,014.75	\$ 218,928.12	\$ 461,689.76	\$ 1,010,632.63
12/9/19	ACH	\$ 2,148.67	\$ 29.46	\$ 42.38	\$ -	\$ 2,076.83	\$ 678.17	\$ 449.89	\$ 948.76	\$ 2,076.83
12/23/19	ACH	\$ 66,932.68	\$ 2,526.08	\$ 1,288.14	\$ -	\$ 63,118.46	\$ 20,610.87	\$ 13,673.03	\$ 28,834.56	\$ 63,118.46
1/10/19	ACH	\$ 115,326.45	\$ 3,459.97	\$ 2,237.34	\$ -	\$ 109,629.14	\$ 35,798.60	\$ 23,748.39	\$ 50,082.15	\$ 109,629.14
1/13/20	ACH	\$ 1,976.66	\$ 55.82	\$ 38.41	\$ -	\$ 1,882.43	\$ 614.69	\$ 407.78	\$ 859.96	\$ 1,882.43
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 341.43	\$ 341.43	\$ 111.49	\$ 73.96	\$ 155.98	\$ 341.43
2/12/20	ACH	\$ 60,919.55	\$ 1,218.35	\$ 1,194.01	\$ -	\$ 58,507.19	\$ 19,105.10	\$ 12,674.11	\$ 26,727.98	\$ 58,507.19
3/9/20	ACH	\$ 18,378.57	\$ 211.95	\$ 363.34	\$ -	\$ 17,803.28	\$ 5,813.53	\$ 3,856.63	\$ 8,133.12	\$ 17,803.28
4/13/20	ACH	\$ 13,540.10	\$ 107.02	\$ 268.66	\$ -	\$ 13,164.42	\$ 4,298.75	\$ 2,851.74	\$ 6,013.93	\$ 13,164.42
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 53.92	\$ 53.92	\$ 17.61	\$ 11.68	\$ 24.63	\$ 53.92
5/12/20	ACH	\$ 15,267.94	\$ -	\$ 305.36	\$ -	\$ 14,962.58	\$ 4,885.92	\$ 3,241.27	\$ 6,835.39	\$ 14,962.58
5/12/20	ACH	\$ 930.43	\$ -	\$ 18.61	\$ -	\$ 911.82	\$ 297.75	\$ 197.52	\$ 416.55	\$ 911.82
6/9/20	ACH	\$ 6,144.19	\$ -	\$ 122.88	\$ -	\$ 6,021.31	\$ 1,966.22	\$ 1,304.37	\$ 2,750.73	\$ 6,021.31
6/16/20	ACH	\$ 38,735.84	\$ -	\$ 774.72	\$ -	\$ 37,961.12	\$ 12,395.93	\$ 8,223.32	\$ 17,341.87	\$ 37,961.12
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 1,484,196.17	\$ 53,362.94	\$ 28,616.67	\$ 395.35	\$ 1,402,611.91	\$ 458,012.73	\$ 303,840.57	\$ 640,758.61	\$ 1,402,611.91

DIRECT BILLED ASSESSMENTS

LEN-CG SOUTH, LLC \$289,056.64 \$25,790.60 \$263,266.04

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
11/12/19	11/1/19	1329282	\$ 144,528.32	\$ 144,528.32	\$ 12,895.30	\$ 131,633.02
1/31/20	2/1/20	1372448	\$ 72,264.16	\$ 72,264.16	\$ 6,447.65	\$ 65,816.51
5/8/20	5/1/20	1424143	\$ 72,264.16	\$ 72,264.16	\$ 6,447.65	\$ 65,816.51
			\$ 289,056.64	\$ 289,056.64	\$ 25,790.60	\$ 263,266.04

**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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
2/28/20	3	Greenberg Traurig, P.A.	Inv# 5123588 - Post-Closing Costs	\$ 289.26
4/2/20	5	Lennar Homes, LLC	Reimb #2 Baxter Parcel Site Work, Toho Prop. Reserve Fee:	\$ 2,008,738.67
5/18/20	6	Hamilton Engineering & Surveying, Inc.	Invoice #60896 - Preparation of Lennar Reimb #3	\$ 4,860.00
5/14/20	7	Lennar Homes, LLC	Reimb #3 Toho System Development Charges	\$ 3,776,138.00
TOTAL				\$ 5,790,025.93
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
4/1/20		Interest		\$ 274.44
5/1/20		Interest		\$ 31.54
6/1/20		Interest		\$ 13.44
7/1/20		Interest		\$ -
8/1/20		Interest		\$ -
TOTAL				\$ 2,006,508.19
Acquisition/Construction Fund at 9/30/19				\$ 3,783,563.08
Interest Earned thru 8/31/20				\$ 2,006,508.19
Requisitions Paid thru 8/31/20				\$ (5,790,025.93)
Remaining Acquisition/Construction Fund				\$ 45.34