

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

November 2, 2020

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 26, 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, November 2, 2020 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2021-02 Electing Officers
4. Approval of Minutes of the September 14, 2020 Meeting
5. Consideration of Right of Way Utilization Agreement with Osceola County for Landscape, Hardscape, Specialty Street Signs and Irrigation
6. Consideration of Resolution 2021-03 Authorizing Staff to Commence Work Related to a 2020 Special Assessment Bond Issuance
7. Consideration of Underwriting Agreement and G-17 Disclosure with FMSbonds, Inc.
8. Financing Matters
 - A. Consideration of Supplemental Engineer's Report for Fox South and Fox North Properties
 - B. Consideration of Master Assessment Methodology for Fox South Assessment Area
 - C. Consideration of Resolution 2021-04 Declaring Special Assessments
 - D. Consideration of Resolution 2021-05 Setting a Public Hearing for Special Assessments
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowner's Meeting of the Stoneybrook South at ChampionsGate CDD.

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 administration of the Oaths of Office to the newly elected Board Members. There is no back-up material. Section B is the consideration of Resolution 2021-01 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the election of officers and Section D is the consideration of Resolution 2021-02 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the September 14, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the right of way utilization agreement with Osceola County for landscape, hardscape, specialty street signs and irrigation. A draft copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-03 authorizing staff to commence work related to a 2020 special assessment bond issuance. A copy of the Resolution is enclosed for your review.


The seventh order of business is the consideration of underwriting agreement and G-17 Disclosure with FMSbonds, Inc. A copy of the agreement is enclosed for your review.

The eighth order of business is the Financing Matters. Section A is the consideration of the Supplemental Engineer's Report for Fox South and Fox North Properties and Section B is the consideration of the Master Assessment Methodology for the Fox South Assessment Area. Both reports are enclosed for your reviews. Section C is the consideration of Resolution 2021-04 declaring special assessments and Section D is the consideration of Resolution 2021-05 setting a public hearing for special assessments. Both Resolutions are enclosed for your review.

The ninth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the check register for approval and Sub-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. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION B

RESOLUTION 2021-01

**A RESOLUTION CANVASSING AND CERTIFYING THE
RESULTS OF THE LANDOWNERS' ELECTION OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 2, 2020, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
		4 Year Term
		4 Year Term
		2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 2nd day of November, 2020.

Secretary / Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2021-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of November, 2020.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, September 14, 2020 at 11:30 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan
Lane Register
Tim Smith
Patrick Hails

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
David Reid
Alan Scheerer

District Manager
District Engineer
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were in attendance via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It does appear we have a number of members of the public 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. Now is the time for you to provide that input. We will open the floor for public comment. 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. Are there any members of the public that want to provide input? I'm not hearing any, so we will go ahead and move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 3, 2020 Meeting

Mr. Flint: Did the Board have any comments, corrections, or changes to the August 3, 2020 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 August 3, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Installation of Fountains in District Ponds

Mr. Flint: We were contacted by Neil Roberts, who is the Chair of the Resident Advisory Committee for the Homeowners Association and he has been working on a project to try and get additional fountains installed in the various ponds within the CDD. He has supplied us with a map and some proposals. There are individual proposals for ponds 1, 2, 3, 4, 5, 6, and two for pond 10. They all appear to range from \$25,000 per pond. Alan, you have reviewed the maps and proposal, do you want to provide input? Mr. Roberts is also on and he can provide input since he is the one that's asked for this to be added to the agenda.

Mr. Roberts: Hi George, this is Neil Roberts and I want to thank you for adding this to the agenda. I think it's an important aspect that the community is looking for the CDD to review. Not only does it provide aesthetically an improvement to the view of the community, but also adds value to the overall community by having the fountains. It also controls stagnation and controls a lot of the bugs that we get around the ponds, mosquitos, etc. That's a health risk and also a health reason for asking for these particular ponds to be put in place around the community. So, thanks for your consideration. I did provide the information on the maps. On the second map, the practice facility and the hole 18 are not part of the CDD's responsibilities. So that's not being considered, but it is the ponds on the 1st map and the pond number 10 on the 2nd map which is up for consideration for Stoneybrook South at ChampionsGate. We did get these quotes which we submitted as well for the cost that are appropriate for installation of these ponds. Alan, I'll hand it over to you.

Mr. Scheerer: I think you hit the nail on the head. On the 1st map marked 1, 2, 3, 4, 5, and 6 are all at Stoneybrook South at ChampionsGate CDD, along with that Tract A pond labeled 10 on the 2nd map. Those all fall within the Stoneybrook South at ChampionsGate CDD. I know that there were no funds allocated in the 2021 budget for fountains. We didn't have any of this

information or numbers for the request at that time. So, I can try to answer any questions that the Board may have at this time.

Mr. Flint: Does the Board have any questions or comments on the proposals? I will just reiterate what Alan indicated. The fiscal year starts on October 1st. The budget has already been adopted for the Fiscal Year 2021. There is no funds appropriated either for the capital or the ongoing operating budgets for the fountains within Stoneybrook South at ChampionsGate. The Stoneybrook South CDD is in a different situation. It installed 2 fountains, I think last fiscal year, and those funds to install and maintain that are obviously separate from the Stoneybrook South at ChampionsGate. That's an established District that has adequate reserves and a fund for capital expenses such as that. So, does the Board have any comments or questions on the proposal?

Mr. Morgan: Alan, I don't think the complete map came through on my agenda. How many ponds are on the CDD and how many are on the golf course?

Mr. Scheerer: There are 7 that are CDD for Stoneybrook South at ChampionsGate, and 1 which would actually be golf. On the map that is indicated as number 9. As George eluded to the 18th tee and the 18th fairway pond would fall to the Stoneybrook South CDD, not this CDD. So, we are looking at a total of 7 ponds.

Mr. Flint: The only proposals included in your agenda were related to those 7 ponds. I'm just rounding. It's a total capital expense of about \$160,000.

Mr. Morgan: Well, I can't speak directly for the golf course itself, or Icon, but I can speak on behalf of Lennar who is still deficit funding the golf course. The golf course is yet to make a profit, so it's still deficit funding. I'd be very doubtful if Icon or the golf course would be willing to fund it at this point. However, we could bring it up with them.

Mr. Flint: Adam what we are considering here is the 7 proposed fountains and CDD ponds.

Mr. Morgan: Correct, but we don't have it in the budget for this year, I was just referring to the one golf course pond for the record.

Mr. Flint: Okay. I think what I'm hearing is it's a timing issue on request and then going forward in the next budget process, we would have to determine whether or not they were able to appropriate these funds to be able to construct these fountains. I think it's good the Board has this information at this point, but I'm not sure there's any action the Board can take. Looks like Dominick is just joining.

Mr. Morgan: George, is there a way we can make sure that this get put in for consideration for the 2022 budget?

Mr. Flint: Yes, we can make a note to incorporate this and then the Board can decide at that point.

Mr. Roberts: Are there no funds available to do that sooner? As an exception to the budget? I think 15 and 16 when they were put in, I'm not sure they were included in the 2020 budget. I think they were exceptions. I may be wrong, but is there not something available for us to put those in sooner?

Mr. Flint: Mr. Roberts the difference is that the Stoneybrook South CDD has over \$1,000,000 dollars in there Capital Reserve. So, they had funds that where that Board could appropriate to install those fountains. In the case of Stoneybrook South at ChampionsGate CDD, we don't have that. This is a developing community, and so it's not capitalized like the Stoneybrook South CDD is. That District is significantly older and established and had funds in place already. At this point, Lennar is paying the shortfall due to the funding agreement, so anything not paid through assessments that homeowners pay, would be the responsibility of the Developer. Being that it's not appropriated and not in the budget, it would be something that under that Developer Funding agreement, they would be obligated to provide any funding for it. I don't know that there is much more than the Board can do at this point, other than accept the information and put it in the planning process for the next fiscal year.

Mr. Roberts: The deficit funding is not for the CDD that's for the community.

Mr. Flint: It's for both.

Mr. Roberts: It's for the CDD as well?

Mr. Flint: Yes, because they've got north of Bellacita that is not all fully platted. There's on-gong operating expenses that are not on the tax roll so they are deficit funding and any short fall between what the assessments generated and what the actual costs are. So, this would be through that funding agreement something that the Developer would have to pay at this point because there's no Capital Reserve to pay \$160,000 of unplanned expenses.

Mr. Roberts: All I can ask then is that it is planned for the next round of budget discussions.

Mr. Flint: Okay.

Mr. Morgan: I think that's fair George, so just put it on for the consideration for next year's budget.

Mr. Flint: Okay, and that's Adam Morgan speaking, he's the Chair of the CDD. We will incorporate this, the budget process for the next fiscal year starts in May. There will be a proposed budget adoption for 2021, and the final adoption will be in August of 2021. Thank you for bringing that to the Board Mr. Roberts.

Mr. Roberts: Thank you.

FIFTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement

Mr. Flint: This agreement was executed by myself. This is a homeowner that wanted to install a pool and they needed to cross a portion of a CDD pond. We executed this Access Agreement allowing them to do that providing restoration clauses, liability provisions, time frames for when they could use it, etc. This has already been executed by the Chair and we are asking the Board to ratify the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Temporary Access Easement Agreement, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything else for the Board?

Ms. Trucco: We are pretty quiet here; we have nothing new to report to the Board today.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing new.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have a summary from the checks from July 27th through September 8th. It totals \$36,235.66. The detailed register is behind the summary. If the Board has any questions we can discuss them. If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$36,235.66 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. This is the first 11 months of Fiscal Year 2020. There is no action required. If there any questions on the financials we can discuss them. Hearing none,

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Alan do you have anything for Field Manager.

Mr. Scheerer: Yes, just for everybody's benefit last Friday myself, Down to Earth, Tim Smith, and the install contractor, Cherry Lake walked the Westside Boulevard portion of Fox. That was reviewed with some minor changes. Cherry Lake has agreed to go ahead and perform maintenance this week. They will go ahead and get everything mowed, cleaned up, edged, and trimmed. Then the following week Down to Earth will go ahead and start maintenance. So, we will have all of Westside Boulevard and the ponds associated with the Fox Tract. The Board did approve that agreement in the meeting in August, so we are good to go.

Mr. Morgan: You can thank me later for cleaning the street. Cherry Lake did a horrible job keeping their job site clean.

Mr. Scheerer: Yes sir. Thank you too. I didn't know who had cleaned the street, but it looked better than it did the week before. Thank you.

Mr. Flint: Is there anything else from the Board?

Mr. Morgan: George and Tim, really quick. If we enter into these landscaping contracts, we need to make sure we put in the contract that they keep the streets clean.

Mr. Smith: I agree Adam. I've been on them about it they just don't get it done.

Mr. Morgan: If it's in their contract we can hold them to it. If it's not in the contract they just laugh at us.

Mr. Flint: I think that's on the install side, so I think those contracts are between the contractor.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**RIGHT OF WAY UTILIZATION AGREEMENT
FOR LANDSCAPE, HARDSCAPE, SPECIALTY STREET SIGNS AND IRRIGATION**

This Agreement made and entered into this _____ day of _____, 20____, by and between OSCEOLA COUNTY, 1 Courthouse Square Suite 3100 Kissimmee, Florida 34741, hereinafter referred to as the "COUNTY" and the STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter referred to as the "LICENSEE".

The COUNTY'S issuance of a right of way utilization permit to the LICENSEE is subject to the terms and conditions of this Agreement and the right of way utilization regulations adopted by the COUNTY in the Land Development Code for the following described limits and as graphically shown on Exhibit "A":

Name of Roadway: Westside Boulevard (between Boundary 1 and Boundary 2 labelled on Exhibit "A" attached hereto).

Limits of Works: Licensee will install and/or maintain the sod, landscaping, hardscaping, specialty street signs and irrigation improvements on Westside Boulevard between the limits of Boundary 1 and Boundary 2 labelled on Exhibit "A" attached hereto. Licensee is not responsible for maintaining utilities, drainage systems, curb ramps, pavement, standard regulatory signage and striping, or traffic control devices and traffic signals.

CONDITIONS OF PERMIT

1. The LICENSEE shall be responsible to maintain all sod, landscaping, hardscaping, specialty street signs and irrigation improvements within in the limits of works in the entire right of way regardless if the LICENSEE installed the improvements. The LICENSEE shall not be responsible to maintain, utilities, drainage systems, curbs and curb ramps, pavement, standard regulatory signage and striping, or traffic control devices and traffic signals.
2. The LICENSEE shall not, while installing or maintaining the landscaping, hardscape, specialty street signs and/or irrigation, damage or disturb any portion of the COUNTY right of way

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, hereinafter referred to as the "LICENSEE".

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without prior written approval by the COUNTY and the COUNTY's prior written approval of a plan to restore the disturbed area.

3. Nothing contained herein or by virtue of the installation and/or maintenance of the landscaping, hardscape, specialty street signs and/or irrigation shall give or grant the LICENSEE any prescriptive or adverse right, title or interest in the COUNTY right of way. Neither this Agreement, nor any other permits issued by the COUNTY to the LICENSEE shall create any property right in the COUNTY's right of way. LICENSEE agrees that it shall not attempt to record this Agreement or any other permit(s) in the official land records of Osceola County, Florida. Any attempt to record either this Agreement or any other permit(s) shall be cause for immediate termination of this Agreement and the other permit(s) by the COUNTY.

4. The installation shall be constructed as shown on SDP19-0035, in accordance with all specifications and design standards that are part of SDP19-0035.

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5. The installation shall be constructed and maintained in such a manner as it will not interfere with the intended use of the COUNTY right of way or create a safety hazard for the use of the COUNTY right of way by the Public.

6. If any of the LICENSEE'S landscape, hardscape, specialty street signs, and/or irrigation improvements cause a safety hazard, cause damage to any other improvements within the COUNTY right of way, or interfere with any construction, reconstruction, alteration, modification or improvement by the COUNTY, the hazard or interference shall be removed or relocated by LICENSEE within 24 hours of receipt of notification from the COUNTY. Failure to remove or relocate the hazard or interference within the said 24 hour period shall entitle the COUNTY to remove the specific hazard or interference and the LICENSEE shall pay any costs incurred by the COUNTY for such removal or relocation. Failure to remove or relocate the hazard or interference within 24 hours of receipt of notice from the COUNTY, and failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or relocate the hazard or interference, shall each be cause for immediate termination of this Agreement and the permit by the COUNTY.

7. If the hazard that is created by the installation or maintenance of the permitted landscaping, hardscaping, specialty street signs, and/or irrigation improvements is determined by the COUNTY, in its sole and absolute discretion, to be of such significance that it is creating an immediate danger to users of the right of way or any improvements within the right of way, the COUNTY may immediately, and without prior notice to the LICENSEE, remove or eliminate said hazard and require the LICENSEE to reimburse the COUNTY for all cost associated with the removal or elimination of that hazard. Failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or eliminate the hazard shall be cause for immediate termination of this Agreement and the permit by the COUNTY.
8. The landscaping, hardscape, specialty street signs, and/or irrigation improvements within the COUNTY right of way shall be located and maintained in such a manner as to not create a sight distance problem for existing or future driveway or road connections. Sight distance standards shall be those set forth in the latest edition of the FDOT Design Standards or County Land Development Code. Upon receipt of notice from the COUNTY that landscaping, hardscape, specialty street signs, and/or irrigation improvements installed by the LICENSEE creates a sight distance safety hazard, LICENSEE shall remove and relocate LICENSEE's improvements at LICENSEE's sole cost and expense, to the extent necessary to comply with the latest edition of the FDOT Design Standards and/or Land Development Code sight distance regulations. Removal and relocation shall be completed within 24 hours of the LICENSEE's receipt of the COUNTY's notice. Failure to remove and relocate non-compliant improvements within 24 hours shall be cause for immediate termination of this Agreement and the permit by the COUNTY.
9. Irrigation systems installed by the LICENSEE in the COUNTY right of way are not listed with utility relocation companies and as such may be damaged by other right of way users, licensees and/or easement holders. The COUNTY will not be responsible for any damage to the LICENSEE's irrigation systems installed in conjunction with this Agreement resulting from the issuance by the COUNTY of a right of way utilization permit and/or Site Development Plan Approval to any such user or resulting from any other user's activities within the COUNTY right of way. The LICENSEE agrees that before installation any improvements

within the right of way, LICENSEE will contact "Sunshine State One Call" and withhold commencement of work until all underground utilities have been properly located and marked.

10. Except for termination by the COUNTY due to safety concerns or non-reimbursement of costs incurred by the COUNTY set forth above, this Agreement and the permit may be terminated by either party, with or without cause, upon provision of thirty (30) days advance written notice to the other party. LICENSEE agrees that prior to the LICENSEE's notification of termination of this Agreement, LICENSEE shall remove its improvements from the COUNTY right of way and return the impacted area to the condition it was in prior to the LICENSEE's installation of its improvements.

11. The LICENSEE agrees to be liable for any and all damages, losses, and expenses incurred, by the COUNTY, caused by the acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. To the extent permitted by law, the LICENSEE agrees to indemnify, defend and hold the COUNTY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

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12. INSURANCE

A. The LICENSEE shall not commence any installation and/or maintenance work in connection with this Agreement until it has obtained all of the following types of insurance and has provided proof of same to the COUNTY, in the form of a certificate prior to the start of any work, nor shall the LICENSEE allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing business in Florida.

B. The LICENSEE shall maintain the following types of insurance, with the respective minimum limits:

1. AUTOMOBILE LIABILITY: Combined Property Damage and Bodily Injury, One Million Dollars (\$1,000,000.00) – Any Auto:

2. GENERAL LIABILITY: One Million Dollars (\$1,000,000.00) each occurrence:
 3. DAMAGE TO RENTED PREMISES – Fifty Thousand Dollars (\$50,000.00) Any single occurrence:
 4. MEDICAL EXPENSES: Five Thousand Dollars (\$5,000.00), any one person;
 5. PERSONAL & ADVERTISING INJURY: One Million Dollars (\$1,000,000.00);
 6. GENERAL AGGREGATE: One Million Dollars (\$1,000,000.00);
 7. PRODUCTS – COMPLETED OPERATIONS AGGREGATE; One Million Dollars (\$1,000,000.00)
 8. EXCESS/UMBRELLA COVERAGE: One Million Dollars (\$1,000,000.00); and,
 9. WORKERS' COMPENSATION: Employers liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than \$1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The LICENSEE understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, subcontractors, volunteers, and the like, including the costs to defend the COUNTY in the event of litigation against same.
- C. The LICENSEE shall name the "Osceola County Board of County Commissioners" as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the COUNTY with proof of same.
- D. The LICENSEE shall provide the COUNTY's Procurement Services with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:
1. The name of the insured LICENSEE,
 2. The specified job by name and job number,
 3. The name of the insurer,
 4. The number of the policy,
 5. The effective date,
 6. The termination date,
 7. A statement that the insurer will mail notice to the COUNTY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.

8. The Certificate Holders Box must read as follows. Any other wording in the Certificate Holders Box shall not be acceptable.

**Osceola County Board of County Commissioners
c/o Director of Human Resources
1 Courthouse Square, Suite 4200
Kissimmee, Florida 34741**

- E. Receipt of certificates or other documentation of insurance or policies or copies of policies by the COUNTY, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of the LICENSEE's obligation to fulfill the insurance requirements specified herein.
- F. The LICENSEE shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the LICENSEE shall maintain proof of same on file and made readily available upon request by the COUNTY.
- G. The COUNTY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the LICENSEE and/or subcontractor providing such insurance.
- H. All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of Osceola County. The liability policies shall be Primary/Non-Contributory.
13. Provisions, restrictions and conditions of this Agreement shall not be modified or amended except in a written instrument which has been executed and acknowledged by authorized representatives of the LICENSEE and the COUNTY.
14. All notices required or desired pursuant to this Agreement shall be made in writing and shall be delivered through the United States Postal Services, first class mail, postage prepaid and addressed to the following addresses:

To the COUNTY: Osceola County
 Public Works Director
 1 Courthouse Square, Suite 3100
 Kissimmee, Florida 34741

To the LICENSEE: Stonevbrook South at ChampionsGate Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524

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(SIGNATURE PAGE TO FOLLOW)

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IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the day, month and year last executed below.

WITNESSES:

Printed _____

Date: _____

Printed _____

Date: _____

LICENSEE:
(Insert Name)

BY: _____

Printed: _____

Title: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was executed before me ~~by means of [] physical presence or~~
[] online notarization this _____ day of _____ 20____, by
_____, who ~~has~~ personally swore or affirmed that he/she is
authorized to execute this Agreement and who is personally known to me OR has produced
_____ as identification.

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(SEAL)

Notary Public

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: _____
County Manager/Designee

Date: _____

ATTEST:

OSCEOLA COUNTY CLERK OF THE BOARD

By: _____ Date: _____

EXHIBIT "A"

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[Attached]

SECTION VI

RESOLUTION NO. 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING DISTRICT STAFF TO COMMENCE
WORK RELATED TO A 2020 SPECIAL ASSESSMENT
BOND ISSUANCE ON CERTAIN PROPERTY WITHIN THE
DISTRICT KNOWN AS FOX SOUTH ASSESSMENT AREA
(FOX SOUTH PROJECT); PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and by Ordinance 2016-70 of the Board of County Commissioners of Osceola County, Florida (the “County”), dated August 15, 2016, as amended by Ordinance Number 2019-45 executed May 20, 2019 and Ordinance Number 2020-69 executed October 5, 2020 (collectively the “Ordinance”) for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the District has been asked by Lennar Homes, LLC, a Florida limited liability company, (the “Developer”) the developer and owner of certain undeveloped lands known as the Fox South Assessment Area within the District, to issue the Stoneybrook South at ChampionsGate Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2020 (Fox South Project) (the “Series 2020 Bonds”) to provide financing for certain capital improvements, facilities and services to benefit undeveloped lands within the District (“Fox South Project”); and

WHEREAS, the District is authorized by the Act and the Ordinance, subject to the limitations set forth in the Act and in the Ordinance, if any, to issue its bonds and other evidence of indebtedness for the purpose, among other things, of constructing and/or acquiring public improvements and community facilities set forth in Section 190.012, *Florida Statutes*; and

WHEREAS, the District desires to commence preliminary work, including validation proceedings if necessary, to authorize the issuance of its Series 2020 Bonds.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT AS FOLLOWS:**

SECTION 1. Authorization. There is hereby authorized staff to begin work related to the issuance of the Series 2020 Bonds, with terms, trust documents and further proceedings to be undertaken, as approved by this Board by appropriate later action or resolution.

SECTION 2. Validation. Bond Counsel, Greenberg Traurig, LLP, and District Counsel, Latham, Luna, Eden & Beaudine, LLP, are hereby authorized to research, and if determined necessary, directed to prepare, file and prosecute proceedings, as deemed necessary or appropriate, to validate in the manner prescribed by the laws of the State of Florida.

SECTION 3. Engineering and Assessment Proceedings. The District Manager and/or the Methodology Consultant and the District Engineer are hereby authorized and directed to begin preparation of reports and analyses as deemed necessary or appropriate, to allow the District work on the issuance of the Series 2020 Bonds and to impose special assessments.

SECTION 4. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Section 286.011, *Florida Statutes*.

SECTION 5. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform to the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 6. Approval of Prior Actions. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Series 2020 Bonds, including but not limited to the filing of a validation complaint, are hereby approved, confirmed and ratified.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 2nd day of November, 2020.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Chairman/Vice Chairman

Attest:

Its: Secretary/Asst. Secretary

SECTION VII



October 27, 2020

Stoneybrook South at ChampionsGate Community Development District
c/o Governmental Management Services, Inc.
219 East Livingston Street
Orlando, Florida 32801
Attn: Mr. George Flint

Re: Stoneybrook South at ChampionsGate CDD

Dear Mr. Flint:

We are writing to provide you, as Stoneybrook South at ChampionsGate Community Development District the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)¹ (the "Notice").

The Issuer has engaged FMSbonds, Inc. ("FMS") to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

The specific terms under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters of Municipal Securities (effective August 2, 2012).

- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.²

The underwriter will be compensated by a fee and/or an fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds, and we appreciate the opportunity to assist with your financing need. Thank you.

Sincerely,



Jon Kessler,
FMSbonds, Inc.

Acknowledgement:

Stoneybrook South at ChampionsGate Community Development District

By: _____

SECTION VIII

SECTION A



DRAFT

Stoneybrook South at ChampionsGate Community Development District

**Supplemental Engineer's Report for
the Fox South and Fox North Properties**

Draft October 15, 2020

Prepared For:

**The Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida**

TAMPA OFFICE
3409 W. Lemon Street
Tampa, FL 33609-1433
p. 813.250.3535
f. 813.250.3636

ORLANDO OFFICE
775 Warner Lane
Orlando, FL 32803
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Exhibits

Exhibit 1	Vicinity Map
Exhibit 2A	District Boundaries
Exhibits 2B-2D	Legal Descriptions
Exhibit 3	Future land Use Map
Exhibit 4	Aerial Map
Exhibit 5	Utilities
Exhibit 6A	Fox South Subdivision Plan
Exhibit 6B	Fox North Subdivision Plan

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for the Fox South and Fox North Properties

1.0 Introduction

The Stoneybrook South at ChampionsGate Community Development District ("District") is an existing Community Development District consisting of approximately 630.83 acres. The District was established in 2016 for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary for funding and to support the orderly development of the District (see Exhibit 1).

The District was created by ordinance #2016-70 of the Board of County Commissioners of Osceola County, Florida pursuant to Chapter 190, Florida Statutes (the "Act").

The District recently expanded the District boundaries to include two adjacent properties referred to as "Fox South" and "Fox North".

The District is intending to issue its Special Assessment Bonds, Series 2020 ("2020 Bonds"), to partially fund infrastructure improvements for Fox South and Fox North.

2.0 Purpose

The purpose of this report is to generally describe the Fox South and Fox North parcels, their estimated development costs and the infrastructure improvements that may be funded by the District in one or more series of bonds/notes, and provide an estimate of the engineer's opinion of probable costs for each parcel.

Fox South comprises approximately 158.037 acres within unincorporated Osceola County, Florida, in Section 30, Township 25 South, Range 27 East. It lies north of Bella Citta Boulevard and west of the Stoneybrook South PD. The site is accessed via Bella Citta Boulevard to the south and Green Mile Street to the east.

Fox North comprises 34.62 acres located in Section 30, Township 25 South, Range 27 East. It lies adjacent to the east right-of-way line of Westside Boulevard and north of the Stoneybrook South Baxter Property. It is accessed from the south via Sticks Street and Drop Shot Drive, and from the west via the Westside Boulevard Extension.

Fox South and Fox North are being developed by LEN CG SOUTH, LLC (the "Master Developer").

3.0 Land Use and Zoning

Fox South and Fox North are zoned Commercial Tourist (CT). This zoning district allows for short-term rental residential development as a permitted use within the commercial land use district. Development standards are established by the zoning district. There is no commercial development proposed (see Exhibit 3).

The Fox South and Fox North parcels will include a mix of permanent residents, short-term rental single-family units, and multi-family condominiums. The development standards have been established in the STRPD and subsequent amendments.

Table 1 on the following page summarizes the development program and land use for the Fox South and Fox North parcels.

Table 1 - Development Program

Parcel	Description	Land Use	Area (acres)	Residential Single Family					Multi-Family	Total Units
				40-ft	50-ft	60-ft	80-ft	THs	Condos	
Fox South	Expansion Property	TC	158.037	146	145	35	4	160	120	610
Fox North	Expansion Property	TC	34.62	81	0	0	0	116	0	197
Totals			192.657	227	145	35	4	276	120	807
TC = Tourist Commercial THs = Townhomes Condos = Condominiums										

4.0 Existing Conditions

Fox South has been permitted, platted and construction of the roadways, drainage, and utility infrastructure is nearly complete. There is approximately 2,800 linear feet of Westside Boulevard that bisects the Fox South property and provides access from Bella Citta Boulevard on the south to the Fox North property (see Exhibit 4 Aerial Map). The Westside Boulevard improvements have been completed up to the Baxter Parcel.

Fox North is in the planning stages. A zoning map amendment (ZMA) has been submitted to Osceola County to change the zoning from Agriculture and Conservation (AC) to Commercial Tourist (CT) to conform to the underlying TC land use. The ZMA is on schedule for approval by the Board of County Commissioners (BOCC) in December 2020.

A Preliminary Subdivision (PS) plan has been submitted to Osceola County and is under review.

5.0 Fox South Infrastructure Improvements

The District will finance the construction of certain public infrastructure improvements that will benefit Fox South. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the infrastructure improvements that may be financed and constructed by the District (see Exhibit 6A).

5.1 Roadway Improvements

Fox South roadway improvements include approximately 2,800 linear feet of Westside Boulevard, a four-lane divided boulevard extending

from Bella Citta Boulevard on the south to the Baxter parcel entrance on the north.

Other roadway improvements consist of the construction of the 2-lane local roadways within the subdivision. All internal roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts; and water and sewer utilities within the roadway rights-of-way.

5.2 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds within Fox South include two (2) dry retention ponds and two (2) wet detention ponds constructed with the site improvements. Stormwater runoff from Fox South will be routed to the retention/detention ponds for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

5.3 Utilities

Water main construction includes mains, fittings, valves, and fire hydrants connecting to the existing water main along Bella Citta Boulevard and from the completed utilities along Green Mile Street to the east.

Reclaimed water main construction includes reclaimed water mains, fittings, valves, and service tees for irrigation of the landscaping along Westside Boulevard.

Sanitary sewer construction includes gravity sanitary sewer mains and manholes to connect to the existing gravity main at Westside Boulevard to the south and Green Mile Street to the east (see Exhibit 5).

The District is within the service area of the Toho Water Authority (TWA) and the utilities will be designed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

The District is also within the service areas of Florida Gas Transmission, Duke Energy, and CenturyLink. These utility providers will provide gas, electric power, telephone, and cable services to the District within the District roadway corridors and will be operated and maintained by such utility providers. District funds will not be used for private utilities construction.

5.4 Landscaping and Hardscape

Landscaping and irrigation include landscaping within the Westside Boulevard right-of-way and perimeter District boundary buffers.

Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape Parcels and will be financed by the District with proceeds from the 2020 Bonds.

6.0 Fox North Infrastructure Improvements

The Fox North infrastructure improvements will connect to the existing Baxter parcel and Westside Boulevard improvements. This section details the Infrastructure improvements that may be financed by the District or the Master Developer (see Exhibit 6B).

6.1 Site Work and Drainage

Fox North sitework, grading and drainage improvements include grading necessary for constructing the secondary drainage systems consisting of curbs, gutters, inlets, and culverts to

convey the stormwater runoff to a proposed detention pond. Grading and stabilization necessary to provide positive drainage for these conveyance systems within the roadway rights of way only will be funded by the District. Individual lot grading and retaining walls will be funded by the Master Developer or other private funding sources.

6.2 Roadway Improvements

The southern single-family residential portion Fox North connects to the existing developed Baxter Parcel via Sticks Street and Drop Shot Drive. Roadway improvements consist of the construction of the 2-lane local roadways within the subdivision. All roadways in this portion of Fox North are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts within the roadway rights-of-way only, and water and sewer utilities.

The northern townhome portion of Fox North will be accessed by Westside Boulevard and Cabot Cliffs Lane extension. These roadways will be public roadways and will not connect to the private roadways in the southern single-family section.

Improvements funded by the District may consist of the structural portion of the roadway, the drainage system including curb and gutters, inlets and culverts, and water and sewer utilities. The drainage and utility systems will connect to the southern single-family portion through drainage and utility easements.

6.3 Stormwater Management

The primary stormwater management system includes the construction of the stormwater management pond, culverts, control structures and outfall swales. The stormwater system within Fox North includes one (1) wet detention pond. Stormwater runoff will be routed to the detention pond for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or the permitted control structure and spreader swale.

6.4 Utilities

District-financed public utilities constructed within Fox North include potable water mains and the gravity sanitary sewer collection system. These utility mains will be located within the roadway rights-of-way or in utility easements adjacent to the right-of-way and will be constructed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

Water main construction includes mains, fittings, valves, and fire hydrants. Sanitary sewer construction includes gravity sanitary sewer mains and manholes.

Reclaimed water mains and services constructed to provide service within residential parcels for residential homes will be constructed by Master Developer with its own funds.

TWA water and sewer utility connection fees and impact fees will be paid by the Master Developer on behalf of the District at the time of permitting.

6.5 Landscaping

District-financed landscaping is limited to entry features and perimeter District buffers as required by the zoning. These entry features and perimeter buffers will be landscaped to meet or exceed county standards and zoning requirements and will be transferred to the District for maintenance. Walls are not included within the landscape tracts or buffers.

7.0 Estimate of Probable Construction Cost

Tables 2.0, 2.1 and 2.2 below summarize the engineer's opinion of the estimate of the total probable construction costs for the District financed Fox South and Fox North improvements. These estimates are based on the engineer's understanding of the proposed development program and District activities, and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the District-financed Fox South Improvements is \$17,824,433. These costs are categorized in Table 2 below.

The total estimated opinion of probable construction cost for the District-financed Fox North Improvements is \$7,951,021. These costs are categorized in Table 2.1 on the following pages.

The total estimated opinion of probable cost for Fox South and Fox North is \$25,775,454.

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Table 2.0 – Fox South - Estimate of Total Probable Costs		
Item	Description	Total
1	Earthwork, Erosion Control and Stormwater Management Ponds	\$560,555
2	Roads	\$1,190,740
3	Storm Drainage	\$1,974,731
4	Potable Water	\$1,257,802
5	Sanitary Sewer	\$1,351,993
6	Reclaimed Water	\$156,839
7	Landscaping, Sod for Stormwater Ponds	\$41,000
8	Hardscape Features	\$200,000
9	Offsite Westside Blvd. Drainage, Utilities, Landscaping & Street Lights ¹	\$4,539,015
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp. ²	\$1,254,000
11	Water and Sewer Utility Connection and Impact Fees ³	\$3,677,355
	Sub-Total	\$16,204,030
	Contingency	\$1,620,403
	Total	\$17,824,433

1. Offsite roadway improvements will be open to the public and will be built in public rights-of-way.

2. Only fees relating to the District's Project are included.

3. Fees paid upfront to TWA by the Master Developer on behalf of the District.

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Table 2.1 – Fox North - Estimate of Total Probable Costs		
Item	Description	Total
1	Earthwork, Erosion Control and Stormwater Management Ponds	\$425,000
2	Roads	\$367,500
3	Storm Drainage	\$472,500
4	Potable Water	\$385,000
5	Sanitary Sewer	\$420,000
6	Reclaimed Water	\$190,000
7	Landscaping, Sod for Stormwater Ponds	\$210,000
8	Hardscape Features	\$100,000
9	Offsite Westside Blvd. Drainage, Utilities, Landscaping & Street Lights ¹	\$3,281,826
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$350,000
11	Water and Sewer Utility Connection and Impact Fees ¹	\$1,026,375
	Sub-Total	\$7,228,201
	Contingency	\$722,820
	Total	\$7,951,021

1. Offsite roadway improvements will be open to the public and will be built in public rights-of-way.
2. Only fees relating to the District's Project are included.
3. Fees paid upfront to TWA by the Master Developer on behalf of the District.

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8.0 Ownership and Maintenance Authority

Table 3 below lists the Fox South and Fox North Infrastructure and the future ownership and maintenance authorities.

Table 3 – Proposed District Infrastructure				
Item No.	Infrastructure	Financed By	Maintenance	Ownership
1	Stormwater Ponds	CDD	CDD	CDD
2	Subdivision Street Drainage System	CDD	CDD	CDD
3	Utilities – Water and Sanitary Sewer	CDD	TWA	TWA
4	Landscape Buffer Parcels and Irrigation	CDD	CDD	CDD
5	Offsite Roadway – Westside Boulevard	CDD	Osceola County	Osceola County

9.0 Status of Permits and Approvals

The Fox South project has been permitted by Osceola County, the Tohopekaliga Water Authority, the Florida Department of Environmental Protection, and the South Florida Water Management District. All permits/approvals necessary for construction have been obtained or are expected to be obtained in the ordinary course of development. All permits for maintenance will be obtained and transferred to the District or other public agencies.

The Fox North parcel has not been permitted.

10.0 Conclusion and Engineer's Opinion

It is our opinion that the costs to complete the District's CIP for the Fox South and Fox North Infrastructure as described in this report are reasonable and that these infrastructure improvements will benefit and add value to the lands within the District in excess of the costs of such improvements, and these infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of probable cost of the listed improvements is only an estimate and not a guaranteed maximum price and is only for those District funded portions of the project. It is not

intended as an estimate of the total cost to construct all private and public improvements for the planned project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to this development. Due to material cost fluctuations and differences in contractor bids at the time the project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. All assets purchased by the District will be the lower of actual cost or fair market value.

As long as the development remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the District funded project

David A. Reid, PE
Florida PE License #38794

Hamilton Engineering & Surveying, Inc.
Eng. Business Certificate of Authorization No. 8474



FOX PARCEL NORTH
30-25-27-3160-000A-0090
30-25-27-3160-000A-0130

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

SECT 30-25-27

SECT 29-25-27

FOX
PARCEL
SOUTH

BELLA CITTA BLVD.

BELLA CITTA BLVD.

DOUBLE EAGLE
BLVD.

ASIS CLUB
BLVD

SECT 31-25-27

OASIS CLUB
BLVD.

STONEBROOK SOUTH AT
CHAMPIONSGATE
TRACT K COMMUNITY
DEVELOPMENT DISTRICT

**LINKS
BLVD**

MASTERS

LEGENDS
BLVH

GOODMAN
RD.

CHAMPIONSGATE
BLVD

OSCEOLA COUNTY
POLK COUNTY

CR 54

RONALD REAGAN PKWY



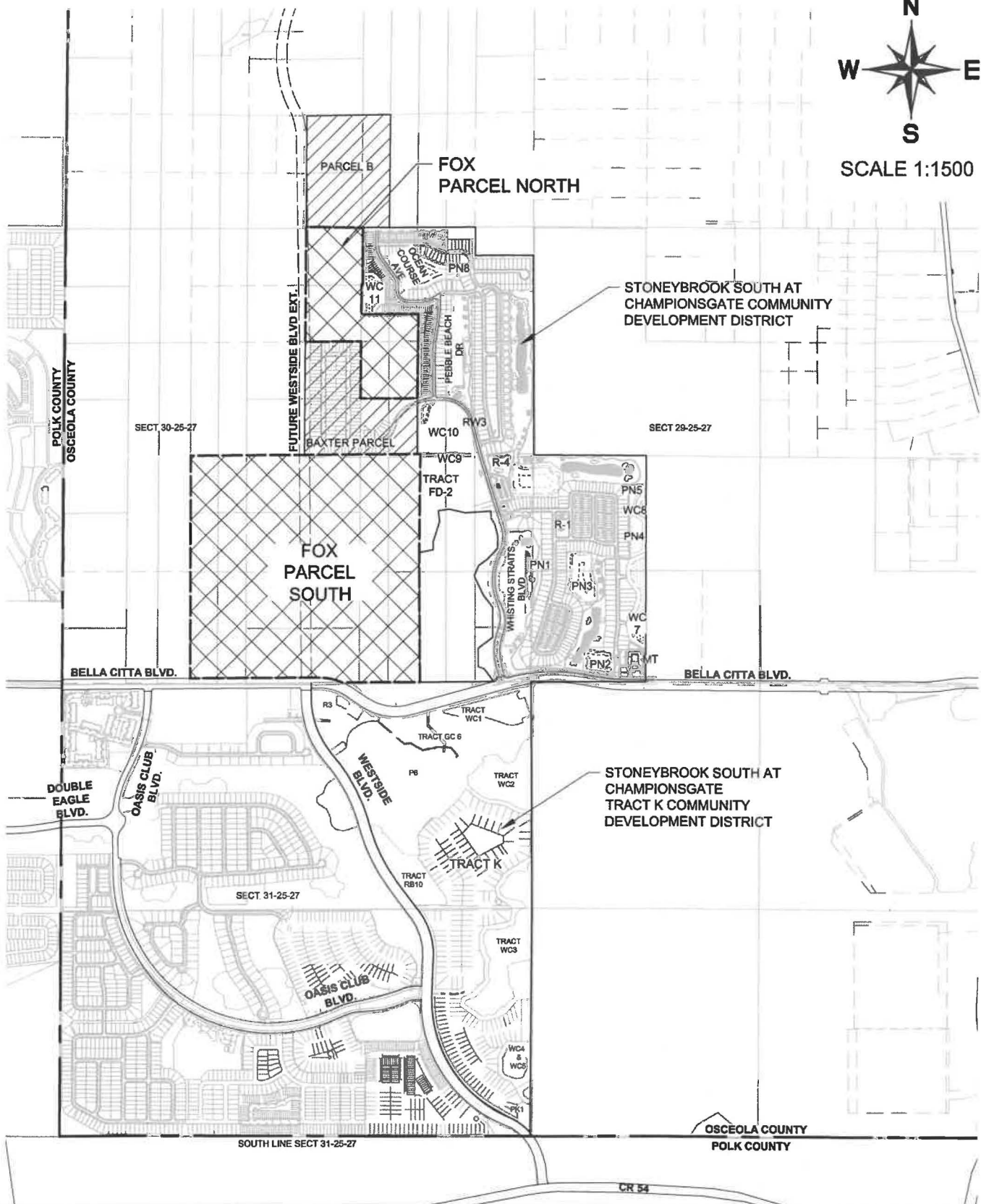
Tel (407) 362-5929
LB#7013, CA#8474

1

DATE
10/16/2020

SCALE 1:1500

\\050000-60000-Orlando Projects\53170 Stonebrook South CDD\ENGR\1 DWG\CDD\ESI-Stonebrook-CDD-20203003 - EXPANSION PETITION.dwg (EX2) Johnv Oct 16, 2020 - 5:46pm



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#B474

CDD BOUNDARY MAP

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
2

9/11/2020

LEGAL DESCRIPTION FOR STONEYBROOK FOX NORTH PROPERTY:

BEING A PORTION OF AND WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STONEYBROOK SOUTH NORTH PARCEL PHASE 3, AS FILED AND RECORDED IN PLAT BOOK 28, PAGES 43-46, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK A, OF THE FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT, AS FILED AND RECORDED IN PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N00°13'59"E, ALONG THE WEST LINE OF LOTS 9 AND 10, BLOCK A, OF SAID PLAT, 1311.82 FEET, TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N89°49'59"E, ALONG THE NORTH LINE OF SAID LOT 9, 660.53 FEET, TO THE NORTHWEST CORNER OF TRACT LA-7 OF THE PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1, AS FILED AND RECORDED IN PLAT BOOK 26, PAGES 147-153, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT A OF THE PLAT OF STONEYBROOK SOUTH PHASE 4, AS FILED AND RECORDED IN PLAT BOOK 25, PAGES 166-168, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S00°04'33"W, ALONG THE WEST LINE OF AFORESAID PLATS, 648.37 FEET; THENCE S89°48'41"W, 15.00 FEET; THENCE S00°06'46"W, 346.51 FEET; THENCE N89°48'54"E, 662.18 FEET; THENCE S00°00'44"W, 979.45 FEET, TO THE NORTHEAST CORNER OF TRACT J, OF AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 3; THENCE S89°47'43"W, ALONG THE NORTH LINE OF SAID TRACT J, 663.88 FEET, TO THE NORTHWEST CORNER OF SAID TRACT J; THENCE N00°04'09"E, 663.10 FEET, TO THE NORTHEAST CORNER OF AFORESAID PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 3; THENCE S89°48'12"W, ALONG THE NORTH LINE OF SAID PLAT, 648.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.62 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

LEGAL DESCRIPTION
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
2B

L:\50000-60000-Orlando Projects\3670 Stoneybrook South CDD\ENGR\1 DWG\001-HESI-Stoneybrook-CDD-20203003 - EXPANSION PLATTING.dwg (E:\C\John.Del.16.2020 - 8:20am

LEGAL DESCRIPTION FOR STONEYBROOK SOUTH NORTH PARCEL PHASE 5:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE N 89°42'08" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, OF SAID SECTION 30, 1491.33 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE N 00° 06' 17" E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 60.00 FEET; TO THE POINT OF BEGINNING; CONTINUING ALONG SAID WEST LINE, THENCE N 00° 06' 17" E, 2574.33 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, SAID POINT BEING 15.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 30; THENCE N 89° 47' 14" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 2658.38 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S 00° 15' 33" W, ALONG SAID EAST LINE, 2630.44 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S 89° 42' 08" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 FOR A DISTANCE OF 873.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE BELLA CITTA BOULEVARD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 710.00 FEET; A CHORD BEARING AND DISTANCE OF N 78° 26' 11" W, 291.88 FEET, AND A CENTRAL ANGLE OF 23° 43' 24"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 293.98 FEET TO THE POINT OF TANGENCY; CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD, THENCE S 89° 42' 08" W, 52.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF N 45° 38' 54" W, 35.14 FEET, AND A CENTRAL ANGLE OF 89° 17' 59"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 10" W FOR A DISTANCE OF 120.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF S 45° 03' 41" W, 35.13 FEET, AND A CENTRAL ANGLE OF 89° 16' 54"; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 08" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1269.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 158.037 ACRES MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

LEGAL DESCRIPTION
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
2C

LEGAL DESCRIPTION FOR STONEYBROOK AT CHAMPIONSGATE CDD:

BEING PORTIONS OF SECTIONS 19, 29, 30 & 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; ALSO BEING ALL OF THE FOLLOWING PLATS, STONEYBROOK SOUTH PHASE 3, RECORDED IN PLAT BOOK 25, PAGES 116-120; STONEYBROOK SOUTH TRACT K, RECORDED IN PLAT BOOK 25, PAGES 191-196; STONEYBROOK SOUTH PHASE 4, RECORDED IN PLAT BOOK 25, PAGES 166-168; STONEYBROOK SOUTH NORTH PARCEL PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 147-153; STONEYBROOK SOUTH NORTH PARCEL PHASE 2, RECORDED IN PLAT BOOK 27, PAGES 127-134; STONEYBROOK SOUTH NORTH PARCEL PHASE 3, RECORDED IN PLAT BOOK 28, PAGES 43-46; STONEYBROOK SOUTH NORTH PARCEL PHASE 5, RECORDED IN PLAT BOOK 28, PAGES 176-183; STONEYBROOK SOUTH NORTH PARCEL REPLAT, RECORDED IN PLAT BOOK 28, PAGES 121-126; ALL IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°24'38"W ALONG THE EAST LINE OF SAID SECTION 31, FOR A DISTANCE OF 2640.62 FEET, THENCE RUN S00°29'08"W FOR A DISTANCE OF 2292.33 FEET; THENCE RUN N73°22'50"W A DISTANCE OF 63.92 FEET; THENCE RUN N52°33'12"W A DISTANCE OF 29.68 FEET; THENCE RUN S53°16'27"W A DISTANCE OF 87.50 FEET; THENCE S00°04'17"E A DISTANCE OF 190.09 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PLATTED WESTSIDE BLVD. AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°26'42", HAVING A RADIUS OF 890.00 FEET, AND WHOSE LONG CHORD BEARS N60°01'51"W FOR A DISTANCE OF 53.52 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 53.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N59°14'00"W FOR A DISTANCE OF 189.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°41'47", HAVING A RADIUS OF 1440.00 FEET, AND WHOSE LONG CHORD BEARS N29°54'19"W FOR A DISTANCE OF 1540.98 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 1625.99 FEET TO A POINT OF TANGENCY, THENCE RUN N02°26'34"E FOR A DISTANCE OF 456.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°43'43", HAVING A RADIUS OF 860.00 FEET, AND WHOSE LONG CHORD BEARS N16°55'18"W FOR A DISTANCE OF 570.31 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 581.31 FEET TO A POINT OF TANGENCY, THENCE RUN N36°17'09"W FOR A DISTANCE OF 86.11 FEET, THENCE RUN N89°48'05"E FOR A DISTANCE OF 436.54 FEET, THENCE RUN N34°27'05"W FOR A DISTANCE OF 670.10 FEET, THENCE RUN N31°42'51"E FOR A DISTANCE OF 36.27 FEET, THENCE RUN S89°45'39"W FOR A DISTANCE OF 139.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°48'24", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS N60°04'37"W FOR A DISTANCE OF 147.38 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 152.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N42°00'28"W FOR A DISTANCE OF 238.18 FEET, THENCE RUN N81°06'07"W FOR A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N36°06'07"W FOR A DISTANCE OF 21.21 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 23.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°04'36", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N35°08'25"W FOR A DISTANCE OF 83.42 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 92.23 FEET TO A POINT OF TANGENCY, THENCE RUN N79°10'43"W FOR A DISTANCE OF 41.18 FEET, THENCE RUN S73°38'29"W FOR A DISTANCE OF 49.74 FEET, THENCE RUN N16°21'31"W FOR A DISTANCE OF 75.35 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°36'43", HAVING A RADIUS OF 2060.00 FEET, AND WHOSE LONG CHORD BEARS N27°09'53"W FOR A DISTANCE OF 772.43 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 777.03 FEET TO A POINT OF TANGENCY, THENCE RUN N37°58'14"W FOR A DISTANCE OF 147.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°09'11", HAVING A RADIUS OF 1040.00 FEET, AND WHOSE LONG CHORD BEARS N18°39'22"W FOR A DISTANCE OF 679.81 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 692.53 FEET TO A POINT OF TANGENCY, DEPARTING SAID WESTSIDE BLVD. RUN THENCE RUN N00°25'14"E FOR A DISTANCE OF 159.06 FEET, TO THE NORTH LINE OF AFORESAID SECTION 31, THENCE RUN N89°42'08"E, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 2114.44 FEET; RUN N00°17'52"W A DISTANCE OF 0.49 FEET, TO THE SOUTHWEST CORNER OF THE PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1, AS FILED AND RECORDED IN PLAT BOOK 26, PAGES 147-153, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N35°57'49"W, 187.04 FEET, CONTINUING ALONG THE WEST LINE OF SAID PLAT, THENCE N71°08'40"W, 72.96 FEET; THENCE N00°26'15"E, 212.70 FEET; THENCE N51°45'32"E, 211.23 FEET; THENCE N00°15'53"E, 346.82 FEET; THENCE N37°00'10"W, 185.54 FEET; THENCE N24°50'21"W, 240.66 FEET; THENCE N23°21'07"E, 132.17 FEET; THENCE N53°09'59"E, 124.80 FEET; THENCE N42°56'24"E, 167.55 FEET; THENCE N01°58'21"E, 145.56 FEET; THENCE N13°55'13"W, 144.64 FEET; THENCE N32°32'54"W, 78.25 FEET; THENCE N01°01'27"W, 86.35 FEET; THENCE S86°09'30"W, 296.60 FEET; THENCE N77°19'08"W, 190.74 FEET; THENCE S82°13'01"W, 127.15 FEET; THENCE S06°26'55"E, 129.06 FEET; THENCE S17°36'30"W, 242.36 FEET; THENCE S00°48'42"E, 95.62 FEET; THENCE S78°27'42"W, 178.81 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 00° 15' 33" W, ALONG SAID WEST LINE, 1507.99 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S 89° 42' 08" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 FOR A DISTANCE OF 673.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE BELLA CITTA BOULEVARD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 710.00 FEET; A CHORD BEARING AND DISTANCE OF N 78° 26' 11" W, 291.88 FEET, AND A CENTRAL ANGLE OF 23° 43' 24"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 293.98 FEET TO THE POINT OF TANGENCY; CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD, THENCE S 89° 42' 08" W, 52.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF N 45° 38' 54" W, 35.14 FEET, AND A CENTRAL ANGLE OF 89° 17' 59"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 10" W FOR A DISTANCE OF 120.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF S 45° 03' 41" W, 25.13 FEET, AND A CENTRAL ANGLE OF 89° 16' 54"; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 08" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1269.54 FEET, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE N 00° 06' 17" E, ALONG SAID WEST LINE, 2574.33 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, SAID POINT BEING 15.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE N 89° 47' 14" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 3153.38 FEET; THENCE N00°08'09"E, 30.00 FEET TO THE NORTH LINE OF SAID 30.00 FEET WIDE PLATTED RIGHT OF WAY; THENCE S89°47'14"W ALONG SAID NORTH LINE, 495.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30, SAID LINE ALSO BEING THE SOUTHEAST CORNER STONEYBROOK SOUTH NORTH PARCEL PHASE 3 PLAT, AS FILED AND RECORDED IN PLAT BOOK 28, PAGES 43-46, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; CONTINUE THENCE S89°47'14"W, ALONG THE SOUTH LINE OF SAID PHASE 3 PLAT, 1314.02 FEET, TO THE SOUTHWEST CORNER OF SAID PHASE 3 PLAT; THENCE N00°07'30"E, ALONG THE WEST LINE OF SAID PHASE 3 PLAT, 1311.38 FEET, TO THE NORTHWEST CORNER OF SAID PHASE 3 PLAT; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK A, OF THE FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT, AS FILED AND RECORDED IN PLAT BOOK 6, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N00°13'59"E, ALONG THE WEST LINE OF LOTS 9 AND 10, BLOCK A, OF SAID PLAT, 1311.82 FEET, TO THE NORTHWEST CORNER OF SAID LOT 9; CONTINUE THENCE N00°13'59"E, 30.00 FEET TO THE SOUTHWEST CORNER OF TRACT B, OF STONEYBROOK SOUTH PHASE 4, AS FILED AND RECORDED IN PLAT BOOK 25, PAGES 166-168, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N00°13'32"E, 1305.02 FEET, TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N89°46'42"E, 971.80 FEET, TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE S00°03'46"W, ALONG THE EAST LINE OF TRACT B AND EXTENSION THEREOF, 1395.93 FEET, TO A POINT ON THE SOUTH LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK 6, PAGE 68, AND NORTH LINE OF STONEYBROOK SOUTH NORTH PARCEL PHASE 2, AS FILED AND RECORDED IN PLAT BOOK 27, PAGES 127-134, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'59"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT, 666.27 FEET TO A POINT ON THE WEST LINE OF A SKINK PRESERVE AS RECORDED IN OFFICIAL RECORDS BOOK 4468, PAGE 477; THENCE RUN N00°00'33"E ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THE SOUTH LINE OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N89°49'59"E ALONG SAID NORTH LINE, 325.00 FEET TO THE NORTHEAST CORNER OF SAID SKINK PRESERVE; THENCE RUN S00°00'33"W ALONG THE EAST LINE OF SAID SKINK PRESERVE AND THE SOUTHERLY EXTENSION THEREOF, 329.46 FEET, TO A POINT ON AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT; THENCE N89°48'07"E, CONTINUING ON SAID PLAT, 661.04 FEET TO THE EAST LINE OF SAID SECTION 30, AND EAST LINE OF SAID PLAT; THENCE S00°12'35"E ALONG SAID EAST LINE, 2322.06 FEET TO THE EAST 1/4 CORNER OF SECTION 30 AND THE WEST 1/4 CORNER OF SECTION 29; THENCE S89°46'46"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29 AND EAST LINE OF SAID PLAT; THENCE S00°03'06"W ALONG THE EAST LINE OF SAID PLAT AND EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, 2619.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING; THENCE N89°43'13"W, 225.06 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET AND A CHORD BEARING OF N85°07'47"W, CHORD 310.54 FEET, HAVING A CENTRAL ANGLE OF 09°10'53"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 310.88 FEET TO THE POINT OF TANGENCY; THENCE N80°32'20"W, 214.91 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET AND A CHORD BEARING OF S87°24'58"W, CHORD 859.75 FEET, HAVING A CENTRAL ANGLE OF 24°05'23"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 856.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N59°57'58"W, CHORD 35.15 FEET, HAVING A CENTRAL ANGLE OF 89°20'11"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 38.98 FEET TO A POINT; THENCE S74°45'44"W, 126.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF S23°58'23"W, CHORD 31.65 FEET, HAVING A CENTRAL ANGLE OF 78°33'14"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.28 FEET, TO AFORESAID SOUTHWEST CORNER OF THE PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1; THENCE S00°17'52"E, 0.49 FEET, TO THE NORTH LINE OF AFORESAID SECTION 31; THENCE N89°42'08"E, ALONG SAID NORTH LINE, 448.66 FEET, TO THE POINT OF BEGINNING.

LESS ANY ROAD RIGHT OF WAY WITHIN BELLA CITTA BLVD AND THAT PORTION OF 30.00 FEET PLATTED RIGHT OF WAY ADJACENT TO AND BETWEEN TRACT B, OF AFORESAID STONEYBROOK SOUTH PHASE 4 AND THE NORTH LINE OF LOT 9, BLOCK D, OF THE FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT, AND THAT PORTION OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1 & PHASE 2, THAT IS ADJACENT TO AFORESAID TRACT B.

CONTAINING 630.83 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

LEGAL DESCRIPTION
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD


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29,30,31-25S-27E

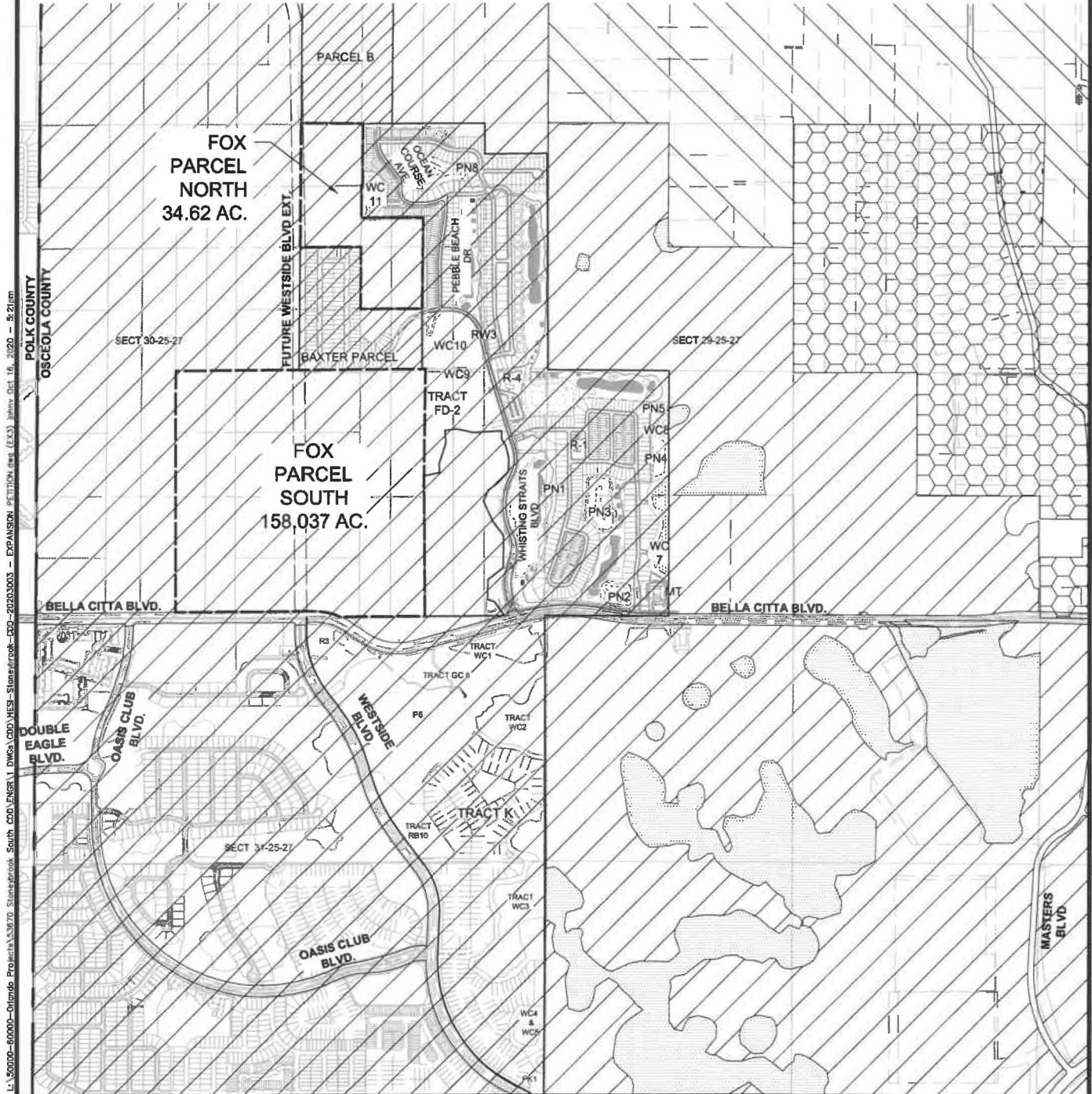
JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
2D

FUTURE LAND USE LEGEND

	TOURIST COMMERCIAL
	RURAL ENCLAVE
	LOW DENSITY RESIDENTIAL
	CONSERVATION AREA



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

FUTURE LAND USE MAP STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

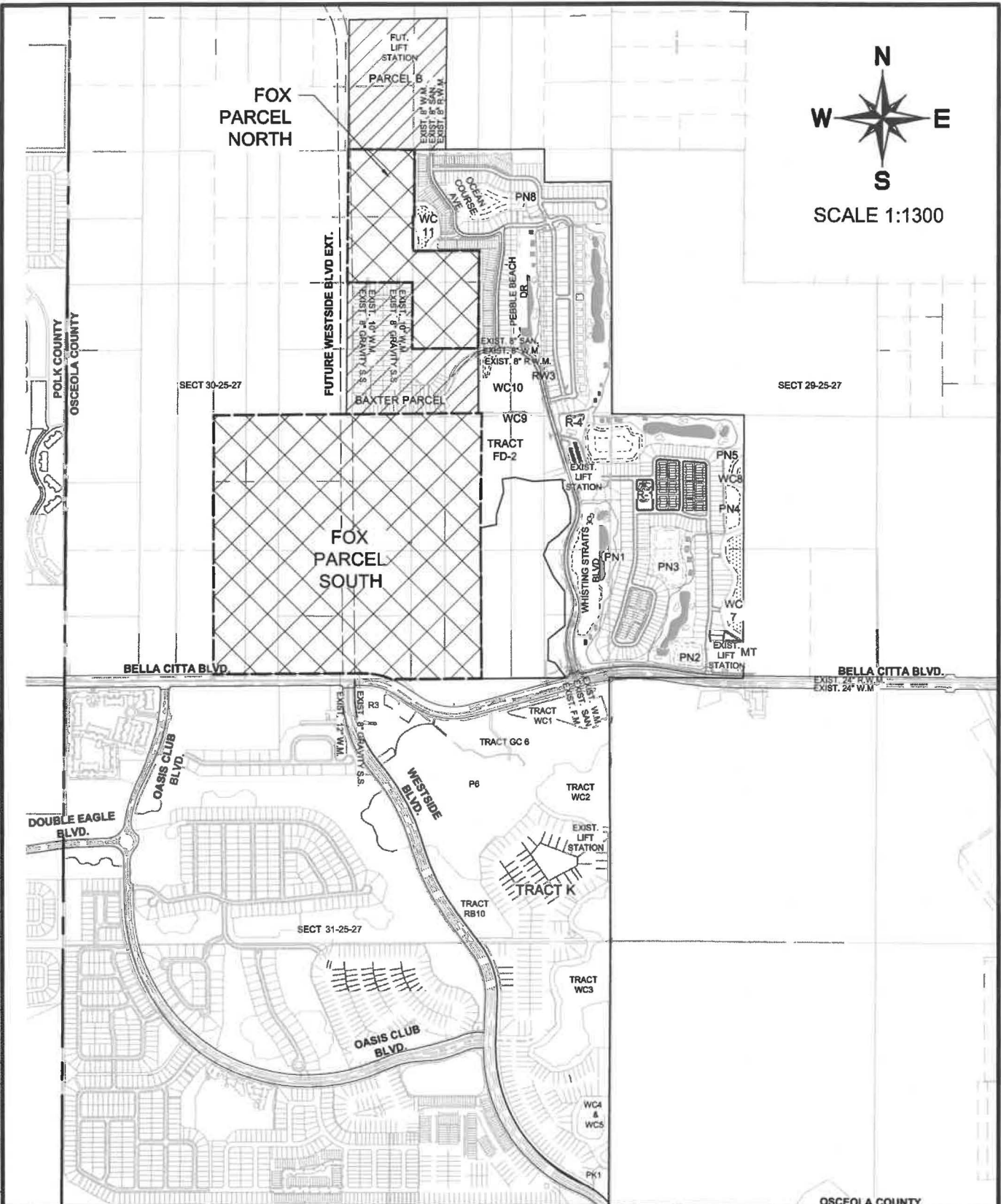
SEC TWP RGE
29,30,31-25S-27E


JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
3

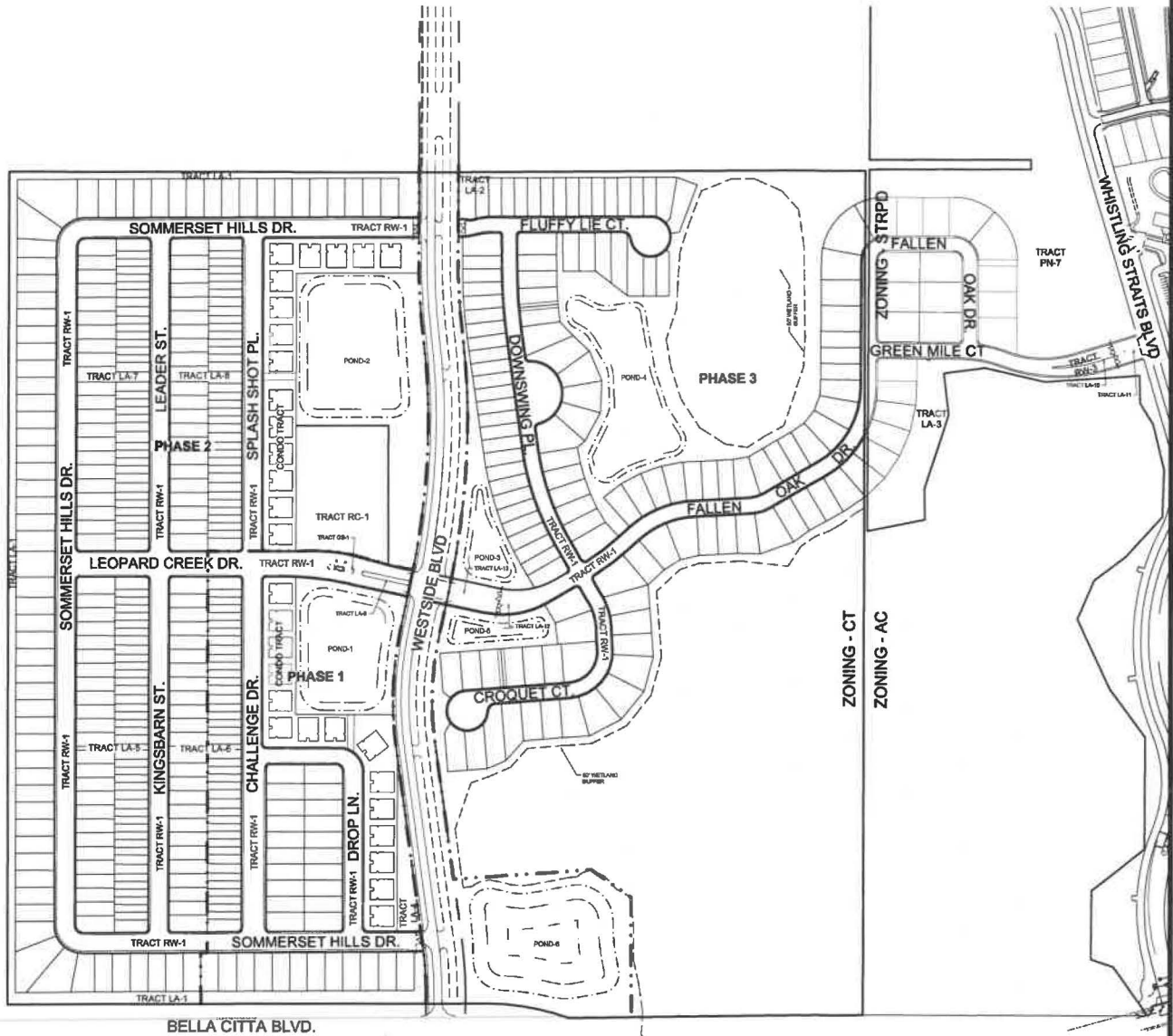
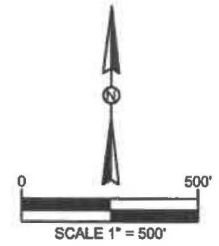
\\150000-80000-Orlando Projects\3670 Stoneybrook South CDD\ENGR\1 DWG\CD\WES-Stoneybrook-CDD-20203003 - EXPANSION PETITION.dwg (1:3) john Oct 16, 2020 - 5:21pm



 HAMILTON ENGINEERING & SURVEYING, INC. 775 Warner Lane Orlando, FL 32803 Tel (407) 362-5929 LB#7013, CA#8474	UTILITIES STONEYBROOK SOUTH AT CHAMPIONSGATE CDD			EXHIBIT 5
	SEC TWP RGE 29,30,31-25S-27E	JOB NUMBER 53670.0001	DATE 10/16/2020	

LOT COUNT

	Single Family Home Lots				Townhouse Building Lots	Condo Building	Total per Phase
	40's	50's	60's	80's	24's	4 Units	
Phase 1	-	32	-	-	42	60	134
Phase 2	91	68	-	-	114	60	333
Phase 3	45	39	35	4	-	-	123
Total Site	146	145	35	4	160	120	610



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FOX SOUTH EXPANSION DEVELOPMENT PLAN STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-25S-27E

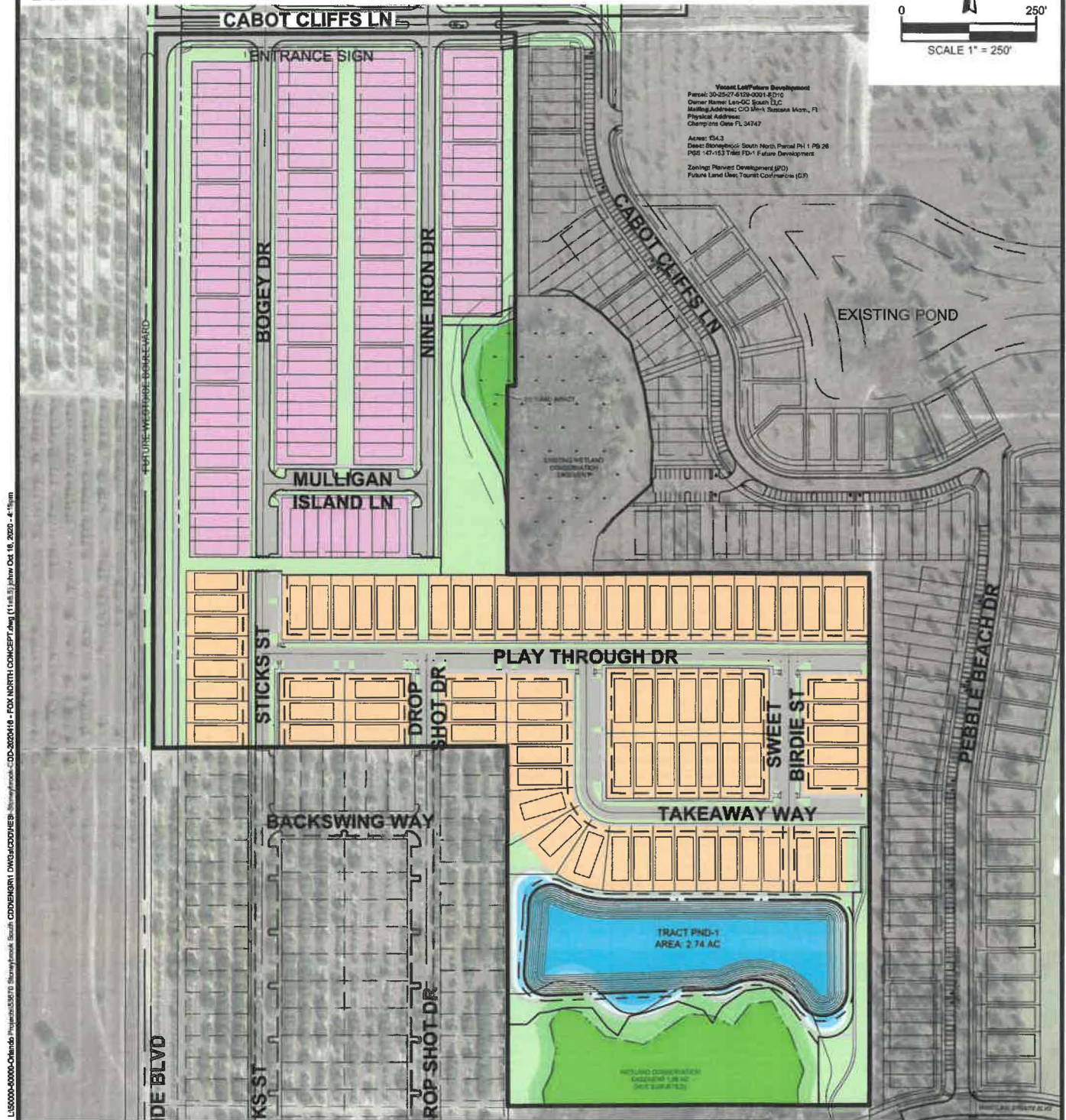
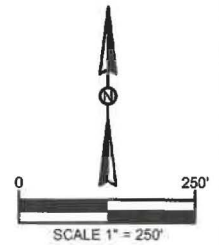
JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
6A

LOT COUNT

40'S	81 UNITS
24' TH'S	116 UNITS
TOTAL UNITS	197 UNITS
DU/ACRE	6.3



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

FOX SOUTH EXPANSION DEVELOPMENT PLAN **STONEYBROOK SOUTH AT CHAMPIONSGATE CDD**

SEC TWP RGE
29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
6B

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR
FOX SOUTH ASSESSMENT AREA**

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

Date: November 2, 2020

**Prepared by
Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Stoneybrook South at ChampionsGate Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Stoneybrook South at ChampionsGate Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Stoneybrook South at ChampionsGate Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of not to exceed \$23,100,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing infrastructure improvements within an assessment area within the District referred to as the Fox South Assessment Area (the "Assessment Area"), more specifically described in the Supplemental Engineer's Report dated October 15, 2020, prepared by Hamilton Engineering & Surveying, Inc., as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements that benefit property owners within the Assessment Area of the District.

1.1 Purpose

This Master Assessment Methodology for the Assessment Area (the "Master Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the Assessment Area within the District. This Master Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (the "CIP"). This Master Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of District issued bonds. This Master Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area within the District based on this Master Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Master Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 630.83 acres in Osceola County, Florida. There are approximately 158.037 acres within the Assessment Area. The development program, with respect to the Assessment Area, currently includes approximately 610 residential units (herein the "Project Development Program"). The proposed Project Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Master Assessment Report will be modified accordingly.

The public improvements contemplated by the District for the CIP will provide facilities that benefit certain property within the Assessment Area within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire

certain earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres with the Assessment Area that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to assessable property within the Assessment Area within the District, different in kind and degree than general benefits, for properties within its borders outside of the Assessment Area within the District as well as general benefits to the public at large.

However, as discussed within this Master Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the Assessment Area within the District. The implementation of the CIP enables properties within its boundaries of the Assessment Area to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the Area within the District. Without these improvements, development of the property within the Assessment Area within the District would be prohibited by law.

There is no doubt that the general public and property owners outside boundaries of the Assessment Area within the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the Assessment Area within the District. Properties outside of the Assessment Area within the District and outside of the District boundaries do not depend upon the District's CIP. The property owners within the Assessment Area within the District are therefore receiving special benefits

not received by those outside the boundaries of the Assessment Area and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of the CIP¹ will cost approximately \$17,824,433. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$23,100,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Developer. Without the CIP, the property within the Assessment Area would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing up to \$23,100,000 in Bonds to fund all or a portion of the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Master Assessment Report to allocate the \$23,100,000 in debt to the properties within the Assessment Area benefiting from the CIP.

Table 1 identifies the proposed Project Development Program as provided by the Developer. The Engineer's Report describes the CIP needed to support the Project Development Program. The CIP is estimated to cost \$17,824,433 and is outlined in Table 2. Based on the estimated costs, the size of the bond issue, under market conditions, needed to generate funds to pay all or a portion of the CIP and related costs

was determined by the District's Underwriter to total approximately \$23,100,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Project Development Plan for the Assessment Area within the District is completed. The CIP funded by District Bonds benefits all developable acres within the Assessment Area within the District.

The initial assessments will be levied on an equal basis to all acres within the Assessment Area within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Assessment Area within the District will benefit from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Project Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 610 residential units within the Assessment Area within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the Project Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Master Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Master Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. There are three residential product types within the planned development. The single-family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the CIP on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the CIP is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the Assessment Area within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and

therefore, the debt allocation will not be increased more than the debt allocation set forth in this Master Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Master Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the Assessment Area within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6 on a first platted first assigned basis. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within the Assessment Area within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the Assessment Area within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Master Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Product Types	Fox South	Total	ERUs per Unit (1)	Total ERUs
Condo (MF)	120	120	0.5	60
Townhome (SF)	160	160	0.75	120
Single Family 40'	146	146	0.8	116.8
Single Family 50'	145	145	1	145
Single Family 60'	35	35	1.20	42
Single Family 80'	4	4	1.60	6.4
Total Units	610	610		490

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Fox South Capital Improvement Plan ("CIP") (1)

Earthwork/Erosion Control/Stormwater Managment Ponds	\$560,555
Roads	\$1,190,740
Storm Drainage	\$1,974,731
Potable Water	\$1,257,802
Sanitary Sewer	\$1,351,993
Reclaimed Water	\$156,839
Landscaping and Sod for Stormwater Ponds	\$41,000
Hardscape Features	\$200,000
Offsite Improvements	\$4,539,015
Professional Fees	\$1,254,000
Water and Sewer Utility Connection and Impact Fees	\$3,677,355
Contingency	\$1,620,403
Total Captial Improvements	\$17,824,433

(1) A detailed description of these improvements is provided in the Engineer's Report dated October 15, 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Description	
Construction Funds	\$17,824,433
Debt Service Reserve	\$1,782,443
Capitalized Interest	\$2,772,000
Underwriters Discount	\$462,000
Cost of Issuance	\$250,000
Contingency	\$9,124
Par Amount*	\$23,100,000
Bond Assumptions:	
Average Coupon Rate	6.00%
Amortization	30 years
Total Capitalized Interest	24 Months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Condo (MF)	120	0.5	60	12.24%	\$2,181,693	\$18,181
Townhome (SF)	160	0.75	120	24.48%	\$4,363,386	\$27,271
Single Family 40'	146	0.8	117	23.83%	\$4,247,029	\$29,089
Single Family 50'	145	1	145	29.58%	\$5,272,425	\$36,362
Single Family 60'	35	1.2	42	8.57%	\$1,527,185	\$43,634
Single Family 80'	4	1.6	6	1.31%	\$232,714	\$58,178
Totals	610		490	100.00%	\$17,824,433	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE PER UNIT
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Product Types	No. of Units *	ERU Factor	Total ERUs	Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Condo (MF)	120	0.50	60	\$ 2,181,693	\$ 2,827,417	\$ 23,562
Townhome (SF)	160	0.75	120	\$ 4,363,386	\$ 5,654,835	\$ 35,343
Single Family 40'	146	0.80	117	\$ 4,247,029	\$ 5,504,039	\$ 37,699
Single Family 50'	145	1.00	145	\$ 5,272,425	\$ 6,832,925	\$ 47,124
Single Family 60'	35	1.20	42	\$ 1,527,185	\$ 1,979,192	\$ 56,548
Single Family 80'	4	1.60	6	\$ 232,714	\$ 301,591	\$ 75,398
Totals	610		490	17,824,433	\$ 23,100,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Product Types	No. of Units *	ERU Per Unit	Total ERUs	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Condo (MF)	120	0.50	60.00	\$2,827,417	\$23,562	\$218,169	\$1,818	\$1,934
Townhome (SF)	160	0.75	120.00	\$5,654,835	\$35,343	\$436,339	\$2,727	\$2,901
Single Family 40'	146	0.80	116.80	\$5,504,039	\$37,699	\$424,703	\$2,909	\$3,095
Single Family 50'	145	1.00	145.00	\$6,832,925	\$47,124	\$527,243	\$3,636	\$3,868
Single Family 60'	35	1.20	42.00	\$1,979,192	\$56,548	\$152,719	\$4,363	\$4,642
Single Family 80'	4	1.60	6.40	\$301,591	\$75,398	\$23,271	\$5,818	\$6,189
Totals	610		490	\$23,100,000		\$1,782,443		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY - FOX SOUTH ASSESSMENT AREA

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LEN CG SOUTH, LLC	SEE LEGAL	158.04	\$146,168	\$23,100,000	\$1,782,443	\$1,896,216
Totals		158.04		\$23,100,000	\$1,782,443	\$1,896,216

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Period	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$1,782,443

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

LEGAL DESCRIPTION FOR STONEYBROOK SOUTH NORTH PARCEL PHASE 5:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE N 89°42'08" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, OF SAID SECTION 30, 1491.33 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE N 00° 06' 17" E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 60.00 FEET; TO THE POINT OF BEGINNING; CONTINUING ALONG SAID WEST LINE, THENCE N 00° 06' 17" E, 2574.33 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, SAID POINT BEING 15.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 30; THENCE N 89° 47' 14" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 2658.38 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S 00° 15' 33" W, ALONG SAID EAST LINE, 2630.44 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S 89° 42' 08" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 FOR A DISTANCE OF 873.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE BELLA CITTA BOULEVARD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 710.00 FEET; A CHORD BEARING AND DISTANCE OF N 78° 26' 11" W, 291.88 FEET, AND A CENTRAL ANGLE OF 23° 43' 24"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 293.98 FEET TO THE POINT OF TANGENCY; CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD, THENCE S 89° 42' 08" W, 52.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF N 45° 38' 54" W, 35.14 FEET, AND A CENTRAL ANGLE OF 89° 17' 59"; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 10" W FOR A DISTANCE OF 120.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING AND DISTANCE OF S 45° 03' 41" W, 35.13 FEET, AND A CENTRAL ANGLE OF 89° 16' 54"; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 38.96 FEET TO THE POINT OF TANGENCY; THENCE S 89° 42' 08" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1269.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 158.037 ACRES MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



HAMILTON
ENGINEERING & SURVEYING, INC.

775 Warner Lane
Orlando, FL 32803

Tel (407) 362-5929
LB#7013, CA#8474

LEGAL DESCRIPTION
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
10/16/2020

EXHIBIT
2C

SECTION C

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS FOX SOUTH ASSESSMENT AREA; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; APPROVING A SUPPLEMENTAL ENGINEER'S REPORT FOR THE FOX SOUTH AND FOX NORTH PROPERTIES; APPROVING A MASTER ASSESSMENT METHODOLOGY FOR FOX SOUTH ASSESSMENT AREAS; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the "District") previously adopted its Master Project Engineer's Report, dated October 4, 2016, describing the master capital infrastructure improvement program to be constructed and/or acquired by the District; and

WHEREAS, the District has been requested by the developer of the lands within the District to prepare an engineer's report describing the portion of the Master Infrastructure Project to be constructed only on or specially benefitting the Fox South Assessment Area and Fox North Assessment Area and the District Engineer has prepared the Stoneybrook South at ChampionsGate Community Development District Supplemental Engineer's Report for the Fox South and Fox North Properties, dated October 15, 2020 (the "Engineer's Report"), which is incorporated herein and attached hereto as Exhibit "A"; and

WHEREAS, the District, by Resolution 2017-25, approved its Master Assessment Methodology for 2016 Project for Stoneybrook South at ChampionsGate Community Development District, dated October 4, 2016 and levied assessments on the benefitted property in the District based thereon; and

WHEREAS, the District desires to adopt a Master Assessment Methodology for Fox South Assessment Area, dated November 2, 2020 (the "Master Assessment Report") which is

incorporated herein, attached hereto as Exhibit "B," and on file at the officers of Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District Records Office"), and to allocate the cost of the Fox South Project to the benefitted lands of the Fox South Assessment Area; and

WHEREAS, the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within the Fox South Assessment Area ("Capital Improvement Plan") described in the Engineer's Report; and

WHEREAS, the Board has determined that the Stoneybrook South at ChampionsGate Community Development District ("District") shall defray the cost of the Capital Improvement Plan by the levy of non-ad valorem special assessments pursuant on the properties within the District to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Report; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer's Report and the Master Assessment Report which may be amended from time to time by this Board.
3. The general nature of the Capital Improvement Plan is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Capital Improvement Plan is shown in the Engineer's Report and in plans and specifications on file at the District Records Office for the Fox South Assessment Area.

5. The estimated cost of the Capital Improvement Plan is approximately \$17,824,433 (hereinafter collectively referred to as the "Estimated Cost").

6. The Assessments will defray approximately \$23,100,000 for the Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and debt service reserve.

7. The manner in which the Assessments shall be made is contained within the Master Assessment Report, which is attached hereto as Exhibit "B" and is also available at the District Records Office.

8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.

9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Master Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Master Assessment Report.

PASSED AND ADOPTED this 2nd day of November, 2020

ATTEST:

**BOARD OF SUPERVISORS OF THE
STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

Name: _____
Secretary / Assistant Secretary

By: _____

Name: _____
Chairman / Vice Chairman

Exhibit "A" – Stoneybrook South at ChampionsGate Supplemental Engineer's Report for the Fox South and Fox North Properties, dated October 15, 2020

Exhibit "B" – Master Assessment Methodology for Fox South Assessment Area, dated November 2, 2020

EXHIBIT “A”

ENGINEERS REPORT

**Stoneybrook South at ChampionsGate Community Development District
Supplemental Engineer’s Report for the Fox South and Fox North Properties
Dated October 15, 2020**

[ATTACHED ON FOLLOWING PAGES]

EXHIBIT “B”

MASTER ASSESSMENT REPORT

Master Assessment Methodology for Fox South Assessment Area
Dated November 2, 2020

[ATTACHED ON FOLLOWING PAGES]

SECTION D

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2020 AT _____ A.M./P.M. AT

_____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

WHEREAS, the District has previously adopted Resolution 2021-04, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS FOX SOUTH ASSESSMENT AREA; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; APPROVING A SUPPLEMENTAL ENGINEER’S REPORT FOR THE FOX SOUTH AND FOX NORTH PROPERTIES; APPROVING A MASTER ASSESSMENT METHODOLOGY FOR FOX SOUTH ASSESSMENT AREAS; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2021-04 a preliminary assessment roll

has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 East Livingston Street, Orlando, Florida 32801 (the "District Records Office").

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held on _____, 2020, at _____ A.M./P.M. at the _____ for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Master Assessment Methodology, dated November 2, 2020 (the "Master Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. ADVERTISING OF PUBLIC HEARING. Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. SEVERABILITY. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

SIGNATURE PAGE FOR RESOLUTION 2021-05

ADOPTED this 2nd day of November, 2020

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”

MASTER ASSESSMENT REPORT

Master Assessment Methodology for Fox South and Fox North Properties (2020 Project)
(dated November 2, 2020)

[ATTACHED ON FOLLOWING PAGES]

SECTION IX

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

September 8, 2020 to October 26, 2020

Bank	Date	Check #	Amount
General Fund	9/9/20	253	\$ 4,669.78
	9/17/20	254-255	\$ 8,746.50
	9/23/20	256	\$ 5,000.00
	10/1/20	257-258	\$ 6,010.38
	10/8/20	259	\$ 4,905.19
	10/16/20	260-261	\$ 425.00
	10/22/20	262-263	\$ 10,509.13
			<hr/>
			\$ 40,265.98
			<hr/>
			\$ 40,265.98

STONEYBROOK 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 #
9/09/20	00001	9/01/20 85	202009 310-51300-34000	MANAGEMENT FEES SEP20	*	2,708.33	
		9/01/20 85	202009 310-51300-35100	INFORMATION TECH SEP20	*	100.00	
		9/01/20 85	202009 310-51300-31300	DISSEMINATION FEE SEP20	*	583.33	
		9/01/20 85	202009 310-51300-51000	OFFICE SUPPLIES	*	5.12	
		9/01/20 85	202009 310-51300-42000	POSTAGE	*	2.00	
		9/01/20 85	202009 310-51300-42500	COPIES	*	21.00	
		9/01/20 86	202009 320-53800-12000	FIELD MANAGEMENT SEP20	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,669.78 000253
9/17/20	00010	9/10/20 75271	202009 320-53800-46200	MTHLY MNT-TRAC K-SEP20	*	3,170.00	
		9/10/20 75271	202009 320-53800-46200	MTHLY MNT-WHISTLING STRTS	*	5,339.00	
				DOWN TO EARTH LAWN CARE II, INC.			8,509.00 000254
9/17/20	00015	9/02/20 61952	202008 310-51300-31100	BOS MTG/REV.ENG RPT/BNDRY	*	237.50	
				HAMILTON ENGINEERING & SURVEYING			237.50 000255
9/23/20	00001	9/15/20 87	202009 300-15500-10000	FY21 ASSESSMENT ROLL CERT	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,000.00 000256
10/01/20	00002	9/23/20 93991	202008 310-51300-31500	RVW AGEN/EXPAN/NEW BD MEM	*	496.10	
		9/23/20 93992	202008 310-51300-31500	REV EXPAN/PREP ORD EXPAN	*	5,081.77	
				LATHAM, LUNA, EDEN & BEAUDINE			5,577.87 000257
10/01/20	00003	9/07/20 25260528	202009 310-51300-48000	NOTICE OF BD MTG 9/14/20	*	432.51	
				ORLANDO SENTINEL			432.51 000258
10/08/20	00001	10/01/20 88	202010 310-51300-34000	MANAGEMENT FEES OCT20	*	2,916.67	
		10/01/20 88	202010 310-51300-35100	INFORMATION TECH OCT20	*	100.00	
		10/01/20 88	202010 310-51300-31300	DISSEMINATION FEE OCT20	*	625.00	

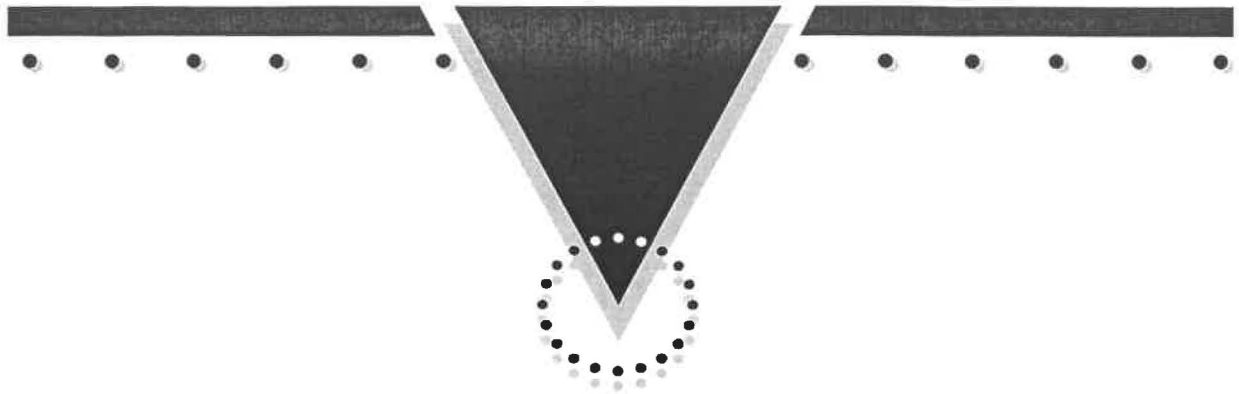
SSCG STONEYSCG

TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSE TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/20 88	202010 310-51300-51000		*	.12	
		OFFICE SUPPLIES					
		10/01/20 88	202010 310-51300-42000		*	2.00	
		POSTAGE					
		10/01/20 88	202010 310-51300-42500		*	11.40	
		COPIES					
		10/01/20 89	202010 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT OCT20					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				4,905.19 000259
10/16/20 00015		10/02/20 62276	202009 310-51300-31100		*	142.50	
		BOARD OF SUPERVISORS MTG					
			HAMILTON ENGINEERING & SURVEYING				142.50 000260
10/16/20 00003		9/25/20 25845458	202009 310-51300-48000		*	282.50	
		NOT.OF FY21 MEETING DATES					
			ORLANDO SENTINEL				282.50 000261
10/22/20 00006		10/01/20 83534	202010 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE-FY21					
			DEPARTMENT OF ECONOMIC OPPORTUNITY				175.00 000262
10/22/20 00010		10/09/20 78301	202010 320-53800-47300		*	585.06	
		WHISTLING STRT-PRS/NOZZ					
		10/09/20 78301	202010 320-53800-47300		*	220.63	
		OLYMPIC CLB-PRS/TUBE/FIT					
		10/09/20 78301	202010 320-53800-47300		*	577.94	
		RPR/RPLC DECODER-TRACT K					
		10/09/20 78301	202010 320-53800-47300		*	441.50	
		RPR/RPLC ROTOR-TRACT K					
		10/10/20 77327	202010 320-53800-46200		*	3,170.00	
		MTHLY MNT-TRAC K - OCT20					
		10/10/20 77327	202010 320-53800-46200		*	5,339.00	
		MTHLY MNT-WHISTLING STRTS					
			DOWN TO EARTH LAWNCARE II, INC.				10,334.13 000263
			TOTAL FOR BANK A			40,265.98	
			TOTAL FOR REGISTER			40,265.98	

TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

**Unaudited Financial Reporting
September 30, 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>
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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

September 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$184,090	---	---	\$184,090
PREPAID EXPENSES	\$15,848	---	---	\$15,848
DEPOSITS	\$16,000	---	---	\$16,000
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$205,845	---	\$205,845
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$327,683	---	\$327,683
CONSTRUCTION	---	---	\$45	\$45
TOTAL ASSETS	<u>\$215,938</u>	<u>\$1,134,375</u>	<u>\$156</u>	<u>\$1,350,469</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$10,492	---	---	\$10,492
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$356,745	---	\$356,745
RESTRICTED FOR DEBT SERVICE 2019	---	\$777,630	---	\$777,630
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
UNASSIGNED	\$205,446	---	---	\$205,446
TOTAL LIABILITIES & FUND EQUITY	<u>\$215,938</u>	<u>\$1,134,375</u>	<u>\$156</u>	<u>\$1,350,469</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
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
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$12,000	\$19,715	(\$7,715)
ATTORNEY	\$25,000	\$25,000	\$37,818	(\$12,818)
DISSEMINATION	\$7,500	\$7,500	\$7,000	\$500
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	\$32,500	\$32,500	\$0
INFORMATION TECHNOLOGY	\$2,400	\$2,400	\$3,475	(\$1,075)
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$1,000	\$1,000	\$137	\$863
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$1,000	\$217	\$783
LEGAL ADVERTISING	\$2,500	\$2,500	\$2,011	\$489
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$3,400	(\$2,400)
OFFICE SUPPLIES	\$625	\$625	\$23	\$602
PROPERTY APPRAISER	\$350	\$350	\$237	\$113
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$15,000	\$15,000	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$4,120	\$880
ELECTRIC	\$7,500	\$7,500	\$448	\$7,052
STREETLIGHTING	\$50,000	\$50,000	\$38,337	\$11,663
WATER & SEWER	\$75,000	\$75,000	\$24,343	\$50,657
LANDSCAPE MAINTENANCE	\$138,903	\$138,903	\$102,108	\$36,795
LANDSCAPE CONTINGENCY	\$15,000	\$15,000	\$1,960	\$13,040
IRRIGATION REPAIRS	\$10,000	\$10,000	\$5,402	\$4,598
LAKE MAINTENANCE	\$10,000	\$10,000	\$0	\$10,000
CONTINGENCY	\$15,000	\$15,000	\$0	\$15,000
CAPITAL RESERVE	\$29,165	\$29,165	\$0	\$29,165
TOTAL EXPENDITURES	\$480,918	\$480,918	\$320,673	\$160,245
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$177,375	
FUND BALANCE - Beginning	\$0	\$0	\$28,071	
FUND BALANCE - Ending	\$0	\$0	\$205,446	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$303,841	\$2,041
INTEREST	\$0	\$0	\$338	\$338
TOTAL REVENUES	\$301,800	\$301,800	\$304,179	\$2,379
<u>EXPENDITURES:</u>				
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		\$5,941	
FUND BALANCE - Beginning	\$197,744		\$350,803	
FUND BALANCE - Ending	\$201,307		\$356,745	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$636,628	\$636,628	\$640,759	\$4,131
ASSESSMENTS - DIRECT BILLED	\$263,266	\$263,266	\$263,266	\$0
INTEREST	\$100	\$100	\$634	\$534
TRANSFER IN	\$0	\$0	\$1,817	\$1,817
TOTAL REVENUES	\$899,994	\$899,994	\$906,476	\$6,482
EXPENDITURES:				
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)		\$3,014	
FUND BALANCE - Beginning	\$324,431		\$774,616	
FUND BALANCE - Ending	\$320,963		\$777,630	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	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 September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	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	

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	\$4,316	\$5,184	\$14,362	\$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	\$19,105	\$5,814	\$4,316	\$11,631	\$14,362	\$0	\$0	\$0	\$498,048
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,820	\$0	\$285	\$0	\$380	\$0	\$11,364	\$0	\$3,445	\$2,041	\$238	\$143	\$19,715
ATTORNEY	\$1,129	\$124	\$511	\$4,143	\$3,254	\$2,966	\$5,253	\$1,607	\$2,406	\$6,792	\$5,578	\$4,057	\$37,818
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
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	\$4,310	\$0	\$0	\$0	\$0	\$8,620
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$32,500
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$2,375	\$100	\$100	\$100	\$100	\$3,475
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	\$34	\$2	\$137
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	\$21	\$217
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$376	\$0	\$0	\$920	\$0	\$715	\$2,011
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0	\$3,400
OFFICE SUPPLIES	\$0	\$5	\$5	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$5	\$5	\$23
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	\$1,250	\$15,000
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	\$98	\$448
STREETLIGHTING	\$1,996	\$2,477	\$2,478	\$800	\$2,451	\$1,662	\$1,667	\$5,190	\$3,080	\$7,604	\$4,461	\$4,461	\$38,337
WATER & SEWER	\$2,266	\$2,751	\$55	\$0	\$2,423	\$3,038	\$3,626	\$2,982	\$2,476	\$1,745	\$1,695	\$1,287	\$24,343
LANDSCAPE MAINTENANCE	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$8,509	\$102,108
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	\$36,932	\$23,230	\$17,468	\$18,758	\$22,851	\$21,118	\$41,149	\$29,554	\$28,142	\$32,299	\$25,233	\$23,939	\$320,673
EXCESS REVENUES (EXPENDITURES)	(\$22,687)	\$11,069	\$333,836	\$24,214	(\$3,746)	(\$15,304)	(\$36,833)	(\$17,922)	(\$13,780)	(\$32,299)	(\$25,233)	(\$23,939)	\$177,375

**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	\$ 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		\$ -
9/1/20		Interest		\$ -
TOTAL				\$ 2,006,508.19
Acquisition/Construction Fund at 9/30/19				\$ 3,783,563.08
Interest Earned thru 9/30/20				\$ 2,006,508.19
Requisitions Paid thru 9/30/20				\$ (5,790,025.93)
Remaining Acquisition/Construction Fund				\$ 45.34