

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

March 1, 2021

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

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

February 22, 2021

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, March 1, 2021 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. Acceptance of Resignation of Timothy Smith and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2021-10 Electing Officers
4. Approval of Minutes of the February 1, 2021 Meeting
5. Ratification of E-Verify Memorandum of Understanding
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

The third order of business is the Organizational Matters. Section A is the acceptance of resignation of Timothy Smith and appointment of individual to fulfill the Board Vacancy with a term ending November 2024. A copy of the resignation letter is enclosed for your review. Section B is the administration of the Oath of Office to the newly appointment Board member. Section C is the consideration of Resolution 2021-10 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 February 1, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of the E-Verify Memorandum of Understanding. A copy MOU is enclosed for your review.

The sixth 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,



George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

From: Timothy B. Smith Timothy.B.Smith@lennar.com 
Subject: Stoneybrook South At ChampionsGate CDD - Resignation
Date: February 22, 2021 at 12:53 PM
To: George Flint gflint@gmscfl.com, Stacie Vanderbilt svanderbilt@gmscfl.com
Cc: Mark McDonald Mark.McDonald@Lennar.com, Alan Scheerer ascheerer@gmscfl.com

TS

George

It has been a pleasure serving as a member of the Board of Supervisors of the Stoneybrook South at ChampionsGate CDD. Please consider this email as notice of my resignation from the Board, effective immediately.

Sincerely,

Timothy B. Smith

Timothy B. Smith

LENNAR

Tim Smith
Land Development Manager - Orlando

Timothy.B.Smith@Lennar.com
www.LennarOrlando.com

Office: 407.586.4075
Cell: 610-637-0250

2300 Maitland Center Parkway, Suite 320
Maitland, FL 32751

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SECTION B

RESOLUTION 2021-10

**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 1st day of March, 2021.

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, February 1, 2021 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Tim Smith	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It does not appear we have any members of the public here or on the phone. We will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 7, 2020 Meeting

Mr. Flint: Did the Board have any comments, corrections, or changes to the December 7, 2020 meeting minutes?

Mr. Morgan: I reviewed the minutes and they look correct.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Minutes of the December 7, 2020 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Ratification of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2020

Mr. Flint: You have ratification of the agreement with Berger Toombs to perform the annual independent audit for Fiscal Year 2020. I went ahead and executed this agreement in order to get the audit started. I am now asking the Board to ratify that action.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2020, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: You have ratification of the of the Data Sharing and Usage Agreement with Osceola County Property Appraiser. This allows us to put the debt and O&M assessment on the County tax bill annually. Are there any questions on the ratification of the agreement? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-09 Ratifying Enrollment in E-Verify System and Execution of the Memorandum of Understanding

Mr. Flint: Resolution 2021-09 ratifies enrollment in the E-Verify system and execution of the Memorandum of Understanding. This resolution ratifies District staff's action in registered the District in the E-Verify system and executing the Memorandum of Understanding with the Department of Homeland Security. This is a new requirement effective January 1, 2021 that impacts all government entities in the state. It requires the entity, whether they have employees or not, to register in the E-Verify system and enter into that Memorandum of Understanding. Going forward we are obligated to include language in any contracts after January 1st with vendors that obligate them to also register in the E-Verify system and verify that their subs are also compliant. Are there any questions on the resolution? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, Resolution 2021-09 Ratifying Enrollment in E-Verify System and Execution of the Memorandum of Understanding, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco: Nothing new to report today.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing additional for the Board at this time.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from November 30th through January 25th totaling \$912,208.09. The detailed register can be found behind the summary. Any questions on the check register? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Check Register totaling \$912,208.09, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through December 31st, there is no action required by the Board. If you have any questions, we can discuss those.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there is nothing else from the Board, is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Stoneybrook South at CG Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

- g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.
3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.
2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).
3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.
4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

- a. Automated verification checks on alien employees by electronic means, and

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1634833

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

Company ID Number: 1634833

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1634833

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1634833

Approved by:

Employer Stoneybrook South at CG Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/27/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/27/2021



Company ID Number: 1634833

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Stoneybrook South at CG Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	814550536
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1634833

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)

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Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION VI

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

January 25, 2021 to February 22, 2021

Bank	Date	Check #	Amount
General Fund	1/26/21	290-291	\$ 94,537.46
	1/28/21	292	\$ 1,558.80
	2/4/21	293	\$ 95.75
	2/5/21	294	\$ 5,210.91
	2/11/21	295-296	\$ 480.00
	2/18/21	297-300	\$ 74,630.22
			<hr/>
			\$ 176,513.14
Payroll Fund	<u>February 2021</u>		
	Patrick Bonin Jr.	50002	\$ 184.70
			<hr/>
			\$ 184.70
			<hr/>
			\$ 176,697.84

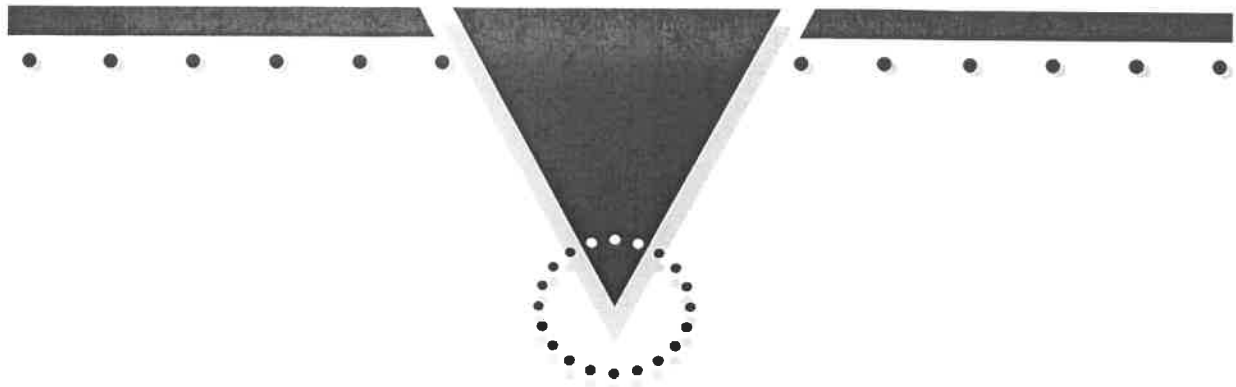
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/26/21	00011	1/25/21	01252021	202101 300-20700-10000			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	24,694.20	24,694.20 000290
			FY21 DEBT SERV SER 2017							
1/26/21	00011	1/25/21	01252021	202101 300-20700-10100			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	69,843.26	69,843.26 000290
			FY21 DEBT SERV SER 2019							
1/28/21	00002	1/21/21	95887	202012 310-51300-31500			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	1,558.80	69,843.26 000291
			ROW/AQUATC AGRMT/CPA LTTR							
2/04/21	00010	1/20/21	85351	202101 320-53800-47300			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	95.75	1,558.80 000292
			SV CALL-BLKWLF ENT-SAMPERS							
2/05/21	00001	2/01/21	97	202102 310-51300-34000			DOWN TO EARTH LAWN CARE II, INC.	*	2,916.67	95.75 000293
			MANAGEMENT FEES FEB21							
2/01/21	97	202102 310-51300-35100						*	100.00	
			INFORMATION TECH FEB21							
2/01/21	97	202102 310-51300-31300						*	916.67	
			DISSEMINATION FEE FEB21							
2/01/21	97	202102 310-51300-51000						*	.33	
			OFFICE SUPPLIES							
2/01/21	97	202102 310-51300-42000						*	11.49	
			POSTAGE							
2/01/21	97	202102 310-51300-42500						*	15.75	
			COPIES							
2/01/21	98	202102 320-53800-12000						*	1,250.00	
			FIELD MANAGEMENT FEB21							
2/11/21	00015	2/03/21	63145	202101 310-51300-31100			GOVERNMENTAL MANAGEMENT SERVICES	*	5,210.91	000294
			CALL IN BOS MEETING							
2/11/21	00022	2/01/21	556769	202102 320-53800-47000			HAMILTON ENGINEERING & SURVEYING	*	95.00	000295
			MONTHLY WATER MGMT FEB21							
2/18/21	00010	2/10/21	87094	202102 320-53800-46200			THE LAKE DOCTORS, INC.	*	385.00	000296
			LANDSCAPE-TRAC K-FEB21							
2/10/21	87094	202102 320-53800-46200						*	3,170.00	
			LANDSCAPE-WHISTLING STRTS							
2/10/21	87094	202102 320-53800-46200						*	5,339.00	
			LANDSCAPE-PH1 WESTSIDE BV							
2/10/21	87094	202102 320-53800-46200						*	3,042.70	

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/10/21	87094	LANDSCAPE-BAXTER TRACT	202102	320-53800-46200							*	812.50		
2/10/21	87094	LANDSCAPE-FOX PROP PH5 P1	202102	320-53800-46200							*	391.01		
2/10/21	87094	LANDSCAPE-FOX PROP PH5 P2	202102	320-53800-46200							*	2,494.78		
2/10/21	87094	LANDSCAPE-FOX PROP PH5 P4	202102	320-53800-46200							*	912.11		
2/10/21	87094	LANDSCAPE-FOX PROP PH5 P6	202102	320-53800-46200							*	857.88		
2/10/21	87094	LANDSCAPE-FOX PROP PH5 P7	202102	320-53800-46200							*	344.07		
2/18/21	00011	DOWN TO EARTH LAWCARE II, INC.	202102	300-20700-10000							*	11,953.20	17,364.05	000297
2/18/21	00011	STONEBROOK SOUTH AT CHAMPIONSGATE	202102	300-20700-10100							*	33,807.54	11,953.20	000298
2/18/21	00011	STONEBROOK SOUTH AT CHAMPIONSGATE	202102	300-20700-10100							*	11,505.43	33,807.54	000299
2/18/21	00011	STONEBROOK SOUTH AT CHAMPIONSGATE	202102	300-20700-10100							*	11,505.43	11,505.43	000300
TOTAL FOR BANK A												176,513.14		
TOTAL FOR REGISTER												176,513.14		

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

**Unaudited Financial Reporting
January 31, 2021**



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STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

January 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$554,795	---	---	\$554,795
DEPOSITS	\$16,000	---	---	\$16,000
<u>INVESTMENTS</u>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$271,379	---	\$271,379
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$768,748	---	\$768,748
CONSTRUCTION	---	---	\$45	\$45
SERIES 2020				
RESERVE	---	\$351,125	---	\$351,125
REVENUE	---	\$351,125	---	\$351,125
CONSTRUCTION	---	---	\$11,927,349	\$11,927,349
TOTAL ASSETS	\$570,795	\$2,343,224	\$11,927,506	\$14,841,524
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$191	---	---	\$191
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$422,279	---	\$422,279
RESTRICTED FOR DEBT SERVICE 2019	---	\$1,218,694	---	\$1,218,694
RESTRICTED FOR DEBT SERVICE 2020	---	\$702,250	---	\$702,250
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	\$11,927,349	\$11,927,349
UNASSIGNED	\$570,604	---	---	\$570,604
TOTAL LIABILITIES & FUND EQUITY	\$570,795	\$2,343,224	\$11,927,506	\$14,841,524

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$553,387	\$475,228	\$475,228	\$0
ASSESSMENTS - DIRECT BILLED	\$91,748	\$45,874	\$45,874	\$0
TOTAL REVENUES	\$645,135	\$521,102	\$521,102	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$4,000	\$600	\$3,400
FICA EXPENSE	\$918	\$306	\$46	\$260
ENGINEERING	\$12,000	\$4,000	\$285	\$3,715
ATTORNEY	\$25,000	\$8,333	\$6,794	\$1,539
DISSEMINATION	\$7,500	\$2,500	\$2,792	(\$292)
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$4,135	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$9,000	\$4,310	\$4,310	\$0
MANAGEMENT FEES	\$35,000	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$400	\$400	\$0
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$1,000	\$333	\$59	\$275
INSURANCE	\$5,650	\$5,650	\$5,381	\$269
PRINTING & BINDING	\$1,000	\$333	\$238	\$95
LEGAL ADVERTISING	\$2,500	\$833	\$5,193	(\$4,359)
OTHER CURRENT CHARGES	\$1,000	\$333	\$0	\$333
OFFICE SUPPLIES	\$625	\$208	\$1	\$207
PROPERTY APPRAISER	\$350	\$350	\$0	\$350
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$5,000	\$5,000	\$0
PROPERTY INSURANCE	\$6,000	\$6,000	\$5,467	\$533
ELECTRIC	\$7,500	\$2,500	\$215	\$2,285
STREETLIGHTING	\$70,000	\$23,333	\$19,600	\$3,733
WATER & SEWER	\$75,000	\$25,000	\$4,800	\$20,200
LANDSCAPE MAINTENANCE	\$219,449	\$73,150	\$69,456	\$3,693
LANDSCAPE CONTINGENCY	\$15,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$15,000	\$5,000	\$3,680	\$1,320
LAKE MAINTENANCE	\$10,000	\$3,333	\$385	\$2,948
CONTINGENCY	\$15,000	\$5,000	\$0	\$5,000
REPAIRS & MAINTENANCE	\$5,000	\$1,667	\$0	\$1,667
CAPITAL RESERVE	\$67,383	\$22,461	\$0	\$22,461
TOTAL EXPENDITURES	\$645,135	\$226,277	\$151,543	\$74,734
EXCESS REVENUES (EXPENDITURES)	\$0		\$369,559	
FUND BALANCE - Beginning	\$0		\$201,045	
FUND BALANCE - Ending	\$0		\$570,604	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$301,800	\$259,283	\$259,283	\$0
INTEREST	\$250	\$83	\$6	(\$77)
TOTAL REVENUES	\$302,050	\$259,366	\$259,289	(\$77)
EXPENDITURES:				
INTEREST - 12/15	\$105,875	\$105,875	\$105,875	\$0
PRINCIPAL - 12/15	\$90,000	\$90,000	\$90,000	\$0
INTEREST - 6/15	\$104,300	\$0	\$0	\$0
TOTAL EXPENDITURES	\$300,175	\$195,875	\$195,875	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,875		\$63,414	
FUND BALANCE - Beginning	\$205,857		\$358,865	
FUND BALANCE - Ending	\$207,732		\$422,279	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$853,872	\$733,337	\$733,337	\$0
ASSESSMENTS - DIRECT BILLED	\$46,022	\$23,011	\$23,011	\$0
INTEREST	\$250	\$83	\$14	(\$69)
TOTAL REVENUES	\$900,144	\$756,431	\$756,362	(\$69)
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$319,769	\$319,769	\$319,769	\$0
PRINCIPAL - 6/15	\$260,000	\$0	\$0	\$0
INTEREST - 6/15	\$319,769	\$0	\$0	\$0
TOTAL EXPENDITURES	\$899,538	\$319,769	\$319,769	\$0
EXCESS REVENUES (EXPENDITURES)	\$606		\$436,593	
FUND BALANCE - Beginning	\$327,699		\$782,101	
FUND BALANCE - Ending	\$328,305		\$1,218,694	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$351,125	\$351,125
BOND PROCEEDS	\$0	\$0	\$351,125	\$351,125
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$702,251	\$702,251
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$0	\$0
TRANSFER PIT	\$0	\$0	\$1	(\$1)
TOTAL EXPENDITURES	\$0	\$0	\$1	(\$1)
EXCESS REVENUES (EXPENDITURES)	\$0		\$702,250	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$702,250	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	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 January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	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
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$45	
FUND BALANCE - Ending	\$0		\$45	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
BOND PROCEEDS	\$0	\$0	\$12,378,875	\$12,378,875
INTEREST	\$0	\$0	\$26	\$26
TRANSFER IN	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$12,378,902	\$12,378,902
EXPENDITURES:				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$451,553	(\$451,553)
TOTAL EXPENDITURES	\$0	\$0	\$451,553	(\$451,553)
EXCESS REVENUES (EXPENDITURES)	\$0		\$11,927,349	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$11,927,349	

STONEYBROOK SOUTH AT CHAMPIONSGATE Community Development District

REVENUES:

ASSESSMENTS - TAX ROLL
ASSESSMENTS - DIRECT BILLED

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
\$0	\$36,517	\$393,450	\$45,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475,228
\$0	\$0	\$45,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,874
\$0	\$36,517	\$439,324	\$45,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521,102

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES
FICA EXPENSE
ENGINEERING
ATTORNEY
DISSEMINATION
ARBITRAGE
ANNUAL AUDIT
ASSESSMENT ADMINISTRATION
TRUSTEE FEES
MANAGEMENT FEES
INFORMATION TECHNOLOGY
TELEPHONE
POSTAGE
INSURANCE
PRINTING & BINDING
LEGAL ADVERTISING
OTHER CURRENT CHARGES
OFFICE SUPPLIES
PROPERTY APPRAISER
DUES, LICENSES & SUBSCRIPTIONS

\$0	\$400	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
\$0	\$31	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
\$0	\$190	\$0	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
\$2,913	\$2,322	\$1,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,794
\$625	\$625	\$0	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,792
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
\$0	\$4,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,667
\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2	\$14	\$13	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59
\$5,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,381
\$11	\$0	\$185	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
\$778	\$4,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,193
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

FIELD:

FIELD SERVICES
PROPERTY INSURANCE
ELECTRIC
STREETLIGHTING
WATER & SEWER
LANDSCAPE MAINTENANCE
LANDSCAPE CONTINGENCY
IRRIGATION REPAIRS
LAKE MAINTENANCE
CONTINGENCY
CAPITAL RESERVE

\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
\$5,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,467
\$53	\$52	\$52	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
\$5,763	\$3,768	\$6,109	\$3,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,600
\$903	\$1,644	\$2,419	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,456
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1,825	\$1,759	\$0	\$96	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,680
\$0	\$0	\$0	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$385
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$50,227	\$41,162	\$32,809	\$27,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,543
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EXCESS REVENUES (EXPENDITURES)

(\$50,227)	(\$4,645)	\$406,515	\$17,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369,559
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**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA		
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)
LESS: PRINCIPAL PAYMENT 12/15/20		(\$90,000)
CURRENT BONDS OUTSTANDING		\$4,480,000

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

SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA		
INTEREST RATES:	2.500%, 3.000%, 3.500%, 3.750%	
MATURITY DATE:	12/15/2050	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$351,125	
RESERVE FUND BALANCE	\$351,125	
BONDS OUTSTANDING - 12/16/20		\$12,730,000
CURRENT BONDS OUTSTANDING		\$12,730,000

