

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*August 2, 2021*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

July 26, 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, August 2, 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. Approval of Minutes of the May 3, 2021 Meeting
4. Review and Acceptance of Fiscal Year 2020 Audit Report
5. Ratification of Resolution 2021-14 Approving the Execution of the South North Parcel - Phase 7 Plat
6. Public Hearing
  - A. Consideration of Resolution 2021-15 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll
7. Ratification of Agreement with Bio-Tech Consulting, Inc. for Environmental Services
8. Presentation of 1<sup>st</sup> Annual Monitoring Report from Bio-Tech Consulting
9. Consideration of Resolution 2021-17 Accepting Conveyance of Real Property
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 472
    - iv. Presentation of Arbitrage Rebate Calculation Report
    - v. Approval of Fiscal Year 2022 Meeting Schedule
11. Other Business
12. Supervisor's Requests
13. Adjournment

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

The third order of business is the approval of the minutes of the May 3, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2020 audit report. A copy of the report is enclosed for your review.

The fifth order of business is the ratification of Resolution 2021-14 approving the execution of the South North Parcel – Phase 7 Plat. A copy of the Resolution is enclosed for your review.

The sixth order of business opens the public hearing to adopt the Fiscal Year 2022 Budget. Section A is the consideration of Resolution 2021-15 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations. A copy of the Resolution and approved budget is enclosed for your review. Section B is the consideration of Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The seventh order of business is the ratification of agreement with Bio-Tech Consulting, Inc. for environmental services.

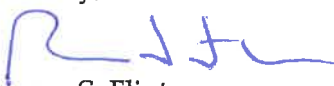
The eighth order of business is the presentation of the 1<sup>st</sup> Annual Monitoring Report from Bio-Tech Consulting. A copy of the report is enclosed for your review.

The ninth order of business is the consideration of Resolution 2021-17 accepting the conveyance of wetland tracts. A copy of the Resolution and supporting documentation is enclosed for your review.

The tenth 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. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 4 is the presentation of the arbitrage rebate calculation report for the Series 2019 bonds. A copy of the report is enclosed for your review. Section 5 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, May 3, 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
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Dan La Rosa	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	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 constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfil the Board Vacancy with a Term Ending in November 2024**

Mr. Flint: Next is Organizational matters. We do have a Board vacancy with a term ending in November 2024. Are there any nominations to fill that vacant seat at this time?

Mr. Morgan: We'd like to nominate Dan La Rosa.

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

Mr. Flint: Mr. LaRosa, as a citizen of the State of Florida and of the United States of America and as an Officer of the Stoneybrook South at ChampionsGate Community Development District, do you hear by solemnly swear or affirm you'll support the constitution of the United States and the state of Florida?

Mr. LaRosa: I do.

Mr. Flint: If you wouldn't mind printing your name at the top and then signing where it says, 'Board Supervisor.' You're on at least one other CDD so you're familiar with the backup information that is included. You don't need to file another Form 1 just for this District, but when they send it to you in June for your annual update, you'll just need to include this on the list.

Mr. LaRosa: Okay.

**C. Consideration of Resolution 2021-13 Electing Assistant Secretary**

Mr. Flint: Tim was an Assistant Secretary on the Board, so we have included a resolution in the event you want to make Mr. LaRosa an Assistant Secretary, you could approve that resolution or if you want to change offices you can do that as well.

Mr. Morgan: I just say keep it the same.

Mr. Flint: Is there a motion then to approve Resolution 2021-13?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-13 Electing Mr. Dan La Rosa as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes from the March 1, 2021 Meeting**

Mr. Flint: Next are the minutes from your March 1, 2021 meeting. Were there any comments or corrections to those minutes?

Mr. Morgan: They look good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes from the March 1, 2021 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11  
Accepting the Conveyance of Real  
Property and Improvements Relating to  
the Fox South Assessment Area**

Mr. Flint: Next is Resolution 2021-11 accepting the conveyance of real property and improvements related to the Fox South assessment area. Kristen.

Ms. Trucco: The Board will probably remember they approved a requisition at the last Board meeting. These are the conveyance documents that go along with the real property improvements that were part of that requisition. They include three storm water retention tracts and two wetland tracts. These were included in the plat as designated to go from the developer to the District, these conveyance documents in fact show you that consideration. We've got the same ones from the last Board meeting; a special warranty deed which transfers the real property from the developer to the District. A Bill of Sale will transfer the improvements on the tracts from the developer to the District. We've got an agreement regarding taxes. There are no outstanding taxes owed on the property improvements and also an owner's affidavit. We also have a certificate of the District engineer which has already been signed. This is basically the District engineer certifying that real property and improvements were constructed in accordance with the engineer's report and it is acceptable for the District. Dave, I don't know if you have anything to add on these tracts.

Mr. Reid: No.

Ms. Trucco: If you have any question, we can take them now, otherwise we're just looking for a motion to approve this resolution.

Mr. Morgan: I can see the developer has already approved and signed off on everything.

Mr. Trucco: That's right.

Mr. Flint: And the requisition has been submitted to the trustee at this point because we did get the executed documents back from the developer.

Mr. Morgan: Everything look good to you Rob?

Ms. Trucco: So, I guess technically this is a ratification.

Mr. Morgan: Okay, I make a motion to approve then.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-11 Accepting the Conveyance of Real Property and Improvements Relating to the Fox South Assessments, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2021-12  
Approving the Proposed Fiscal Year 2022  
Budget and Setting a Public Hearing**

Mr. Flint: Each year the Board is required to approve a proposed budget by June 15<sup>th</sup> and set the date, place, and time of the public hearing at least 60 days from the date you approve a proposed budget. Resolution 2021-12 has a proposed budget attached and it contemplates the public hearing would be at your August 2, 2021 meeting at 11:30 a.m. at this location. Exhibit 'A' shows the starting point for the budget. The actual adoption of the budget would take place in August at the public hearing. This is a preliminary budget and what we have done in this budget, one is we have transferred anything above our operating reserve into a capital reserve fund. You'll see next year there is a transfer out of \$447,000 that is basically moving those funds into a capital reserve budget which is reflected on page 8. Those funds would be tracked separately. If anyone asks, "How much do we have in the reserve?" This way those funds are moved into a separate account and can be monitored and tracked that way versus on the balance sheet and not being appropriated.

Mr. Morgan: I'm looking, and it says it has \$163,900 in capital outlay. Is that what has already been planned or is that what is excess?

Mr. Flint: Where are you looking? At the capital reserve fund?

Mr. Morgan: Yes, page 8.

Mr. Flint: That was the next item I was getting to. Previously, you will recall that we've had a request that fountains be installed in all the District ponds. I think last year during the budget process it was brought up and the Board differed action to this year to discuss during the budget process. We did go out and get pricing, just so the Board has a feel for what the potential cost will be. You can see the fountains average anywhere from \$21,000 to \$25,000 each. We've listed pond 1, 2, 3, 4, 5, 6, and 10. That total is \$163,900 and you see the list at the bottom of page 8. In addition, there is an impact to the general fund, an ongoing impact primarily on electrical costs. You'll see under electric at the top of page 5, we are estimating about \$38,000 a year in additional electrical costs as a result of those fountains. That would be an ongoing annual impact to the budget. The fountains would be a onetime capital cost.

Mr. Morgan: I see that Alex provided us a map and I am looking at ponds 1 and 3, they are visual public locations. The rest of them seem to be within the development, and then we have a

new pond in the Fox tract, so we could consider doing those three on this budget year. That would be \$75,000 for purchase and install and then that would leave us with roughly \$12,000 a year in operations cost for electricity. Is my math right?

Mr. Flint: Probably would be a little more than that, but whatever that number is divided by seven.

Mr. Morgan: We could do those three, and then we can pass on the rest of the fountains for later consideration if the Board is good with that? I would be comfortable with doing three George, if the Board is comfortable with that.

Mr. Flint: Okay. And again, you're not approving a final today, that would be in August. You can make changes between now and then. There will be a public hearing at the August meeting as well where you can receive public input.

Mr. Morgan: So, we are going to give direction to get formal bids and everything on the three?

Mr. Scheerer: We do, they do change. They are only good for 30 days. We'll update everything by the August adoption meeting.

Mr. Morgan: So, we'll get those three in a package and see what it looks like? Okay, let's do that and move forward with that. I am comfortable with that.

Mr. Flint: So, we will reduce the capital budget down to the three. The Fox tract will be Black Wolf Run and the other one would be Whistling Street. The other ones can be considered at future budgets. Again, this is not a final adoption, this is just your proposed budget. You could make changes at your public hearing in August. I know we have a couple residents on the phone. This isn't really a public comment period, but since you are on the phone do you have any public comment on the issue of the fountains?

Resident (Neil Roberts): I guess my concern from what I'm hearing is you're only approving three that are visible from roads. It's not just the aesthetic that we are looking at here, there is also the issue of the bugs and mosquitos within the community. The reason for the fountains is for health reasons which is why we want fountains in all of the ponds whether they are visible from the roads or not.

Mr. Flint: Okay. The Board has heard your request and they are looking at probably doing this in phases. Right now, the discussion would be that the initial three would be in the next year's

budget if it is adopted in August with that and then in future years it could be phased in if future Boards decided they wanted to continue with the installation of those fountains.

Resident (Neil Roberts): There is money available, what's the rush now for not having them done now?

Mr. Flint: Well, that money in the capital reserve is not necessarily to put fountains in, it's reserving for future repaving of the roads, repairs to the storm water system, replacement of landscape, etc. There's other competing interests for that money.

Resident (Neil Roberts): I understand that. That will also come out of future contributions from residents as the reserve goes up. The roads and the storm drains won't need repairing all ten years. To eliminate six of these ponds at this stage for future consideration I don't think is the way you should be doing it with this community. We should be looking at protecting the community from the prospective of the mosquitos and the bugs that these ponds create to everybody who is a resident here.

Mr. Flint: We appreciate your input. Are we ready to move on then? Is the Board ready to approve Resolution 2021-12 with those changes?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-12 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing for August 2, 2021, was approved as amended.

#### **SEVENTH ORDER OF BUISNESS**

#### **Consideration of Series 2020 Requisition #2**

Mr. Flint: Next is Requisition #2. This is for \$6,870 and it's to come out of the construction account and the bond funds. This is for engineering services. Any question on the requisition? If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2020 Requisition #2, was approved.

#### **EIGHTH ORDER OF BUISNESS**

#### **Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services**

Mr. Flint: Item 8 is the arbitrage rebate proposal. This is with Amtec, and this a calculation required by the IRS. It's a fee of \$450 a year and it is a five year agreement. Any questions on the agreement? Is there a motion to approve the agreement with Amtec?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Amtec to Provide Arbitrage Rebate Calculation Services, was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Next is staff reports. Anything else Kristin?

Ms. Trucco: No, I have nothing else for the Board.

#### **B. Engineer**

##### **i. Presentation of Increased Rate Schedule**

Mr. Flint: This is a proposed revised fee schedule that would be effective on October 1<sup>st</sup>. We would ask if you're going to approve this, that counsel will prepare an amendment to the agreement to revise the rate schedule. Are there any question on the revised rate schedule?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Revised Rate Schedule, was approved.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint: You have the summary of checks from March 29<sup>th</sup> through April 26<sup>th</sup> totaling \$52,684.52. Are there any questions or comments on the check register?

Mr. Morgan: It looks good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$52,684.52, was approved.

##### **ii. Balance Sheet and Income Statement**

Mr. Flint: Next is the unaudited financials through March 31<sup>st</sup>. There is no action required, if the Board has any questions, we can discuss those.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## SECTION IV

*This item has been provided  
separately*

## SECTION V

## **RESOLUTION 2021-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE STONEYBROOK SOUTH NORTH PARCEL – PHASE 7 PLAT; APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED STONEYBROOK SOUTH NORTH PARCEL – PHASE 7 PLAT; APPROVAL AND RATIFICATION OF PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (the “Developer”) is the primary landowner and developer of certain real property within the District and in Osceola County, Florida (hereinafter referred to as “Phase 7”); and

**WHEREAS**, District is anticipated to possess certain rights and obligations related to certain parcels dedicated to the District within Phase 7, located in Osceola County, Florida; and

**WHEREAS**, the recordation of the Stoneybrook South North Parcel – Phase 7 Plat (the “Phase 7 Plat”), attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within the Phase 7 Plat; and

**WHEREAS**, the District desires to approve the dedications in the Phase 7 Plat, delegate authority to the Chairman or Vice Chairman to execute the Phase 7 Plat dedications and authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Phase 7 Plat.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED PHASE 7 PLAT.** The District hereby approves the dedications contained in the Phase 7 Plat.

**SECTION 3. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF.** The Chairman and the Vice Chairman of the District are hereby authorized to execution the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

**SECTION 4. APPROVAL AND RATIFICATION OF PRIOR ACTIONS.** All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Phase 7 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

**SECTION 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of June 2021.

ATTEST:

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Secretary/ Assistant Secretary

By:   
\_\_\_\_\_  
Name: Adam Morgan  
Title: Chairman

**EXHIBIT “A”**

**Stoneybrook South North Parcel - Phase 7 Plat**

*[See attached.]*

BEING A REPEAT OF TRACT FD-1, STONEYBROOK SOUTH NORTH PARCEL - PHASE 6, AS FILED AND RECORDED IN PLAT BOOK 30, PAGES 12 THROUGH 17, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINING 4,226,777 SQUARE FEET, OR 94.23 ACRES, MORE OR LESS.

1. REFERENCES ARE MADE ON THE SOUTH SECTION LINE OF SE CORN RD, TOWNSHIP 25 SOUTH, RANGE 27 EAST, SECTION 6, COUNTY OF CLATSOP, STATE OF OREGON, BEING MAP 42 CORN RD.

- [illegible]

[illegible][illegible]

## BOOK

## 1506

## DEDICATION

ANY IS THE LAWFUL OWNER OF THE LAWYER, HEREAFTER REFERRED TO AS "COUNSEL," HEREAFTER REFERRED TO AS "THE SAME" TO BE SUBMITTED, AND THIS

AND THAT THE FOREGOING PLAN IS SUBSTANTIALLY CONSISTENT WITH THE BOARD OF COUNTY COMMISSIONERS APPROVED PRELIMINARY SUBDIVISION MAP AND THEREBY AS AUTHORIZED BY OKLAHOMA COUNTY ORDINANCE 818-10 AND OKLAHOMA STATUTES 27.0922 WAS APPROVED ON \_\_\_\_\_ AT THE \_\_\_\_\_ OKLAHOMA COUNTY DEVELOPMENT REVIEW COMMITTEE OF OKLAHOMA COUNTY, FLORIDA

## CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE

**ATTEST:** ONE COPIES

BY THESE PRESENTS, THAT THE UNDERSIGNED

...AND THAT THIS PLAN COMPLETES '...CHAPTER 177, PART 1, FLORIDA STATUTES'...

ERIN J. HODGKIN  
CENTRAL OFFICE AUTHORIZATION NUMBER: 18-6675  
3012 GAVINITY STREET  
KESWICK, FLORIDA 34763  
PHONE: (407) 846-1116

SECTION 377.081, FLORIDA STATUTES, I HAVE RE-  
FERRED TO CHAPTER 377, FLORIDA STATUTES, AND

Said Platz complies with the technical requirements of that chapter. However, that art review does not include field verification of any of the coordinates, points or measurements shown on this plat.

### **NOODLE SERVICE**

EVALUATED ON \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_  
 COUNTY ENGINEER \_\_\_\_\_

7, THAT I HAVE EVALUATED THE FOUR COR-

FLORIDA STATUTES AND THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND  
WAS FILED FOR RECORD ON

\_\_\_\_\_ AT \_\_\_\_\_  
FILE NO. \_\_\_\_\_

CLERK OF THE CIRCUIT COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DIRECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN.

 **KPMFranklin**  
MEMBERS • ADVISORS • FINANCIAL  
WFO 200 WEST STREET, SUITE 4  
ROSELAND, NJ 07068 PHONE 1800 246-2718  
CHIEF OFFICE OF ACCOUNTS, 2009  
E. M. EISEN U.S. MAIL BOX  
BANK. KAFRANK@KPMFRANKLIN.COM

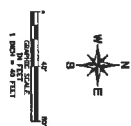
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PLAT	PAGE
BOOK	

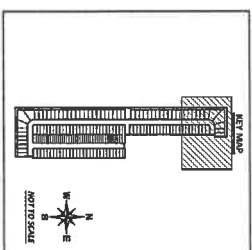


BEING A REPLAT OF PLAT FD-1, STONEYBROOK SOUTH NORTH PARCEL - PHASE 6, AS FILED AND RECORDED IN PLAT BOOK 30, PAGES 12 THROUGH 17, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

PLAT	PAGE
BOOK	



CLIMATE TABLE				
CHART	DATE	MOULT	AGE	COLORED PERCENTAGE
C1	9/29/42	11/02	34.00%	12.44
C2	8/29/43	11/02	35.70%	30.49
C3	8/29/43	9/100	154.1%	54.50/42.0%
C4	12/15/47	9/100	2.46%	66.19/2.0%
C5	12/15/47	9/100	50.72	54.50/42.0%
C6	8/13/43	9/100	50.72	32.73/2.0%
C7	8/13/47	9/100	10.02	50.72/2.0%
C8	8/13/47	9/100	10.02	30.65



**SHEET INDEX**

**SHEET 1:** URBAN DESCRIPTION, ORIENTATION, SURVEYING SHEETS, & VARIOUS  
**SHEET 2:** PLAN ORIGINAL, PROXY  
**SHEETS 3-7:** PLAN ORIGINAL SHEETS



TYPE: INDEPENDENT, WITH A  
KITCHENETTE, IN-TOWN PHONE (FEE) & 24  
HOUR CAFE OR AUTO-CAFE. 2000  
EST. NO. 1000 1100 1200  
FLOOR: 2000 1000 1200 1200

## SECTION VI

# SECTION A

## **RESOLUTION 2021-15**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South at ChampionsGate Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 2, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Stoneybrook South at ChampionsGate Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on August 3, 2021.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Stoneybrook South at ChampionsGate Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2017	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 2<sup>nd</sup> day of August, 2021.

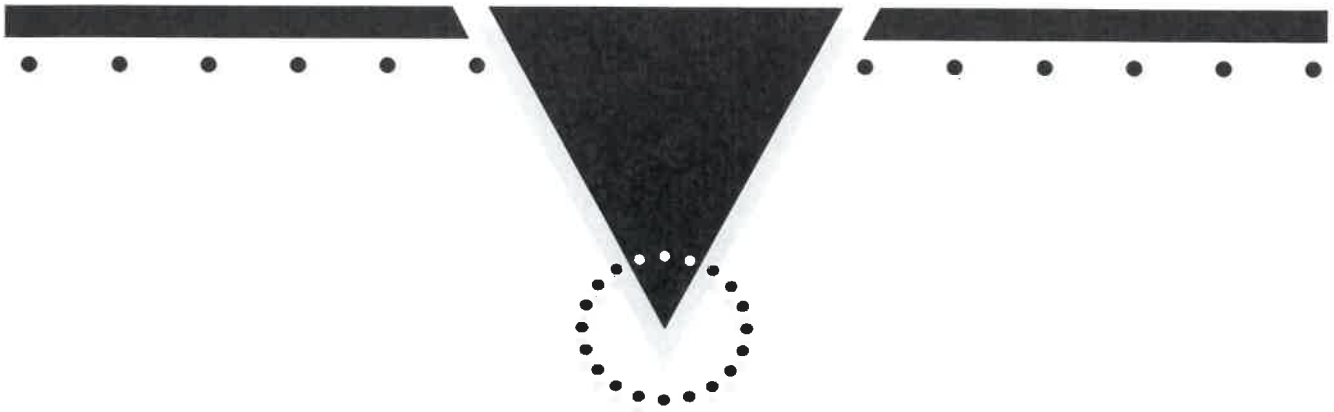
ATTEST:

**STONEYBROOK      SOUTH      AT  
CHAMPIONSGATE      COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



**Stoneybrook South at ChampionsGate  
Community Development District**

**Proposed Budget  
FY 2022**



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# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 General Fund

	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments - Tax Roll	\$553,387	\$559,204	\$0	\$559,204	\$747,005
Special Assessments - Direct Billed	\$91,748	\$91,748	\$0	\$91,748	\$128,370
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$189,927
<b>Total Revenues</b>	<b>\$645,135</b>	<b>\$650,952</b>	<b>\$0</b>	<b>\$650,952</b>	<b>\$1,065,302</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$1,200	\$1,200	\$2,400	\$12,000
FICA Expense	\$918	\$92	\$92	\$184	\$918
Engineering	\$12,000	\$1,623	\$1,377	\$3,000	\$12,000
Attorney	\$25,000	\$11,499	\$8,501	\$20,000	\$25,000
Dissemination	\$7,500	\$7,375	\$2,750	\$10,125	\$11,000
Arbitrage	\$450	\$450	\$0	\$450	\$900
Annual Audit	\$4,135	\$3,135	\$0	\$3,135	\$5,118
Trustee Fees	\$9,000	\$8,620	\$0	\$8,620	\$13,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$126	\$49	\$175	\$1,000
Printing & Binding	\$1,000	\$325	\$75	\$400	\$1,000
Insurance	\$5,650	\$5,381	\$0	\$5,381	\$5,950
Legal Advertising	\$2,500	\$5,193	\$1,500	\$6,693	\$2,500
Other Current Charges	\$1,000	\$147	\$28	\$175	\$1,000
Office Supplies	\$625	\$2	\$13	\$15	\$625
Property Appraiser	\$350	\$265	\$0	\$265	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$124,803</b>	<b>\$77,757</b>	<b>\$24,685</b>	<b>\$102,441</b>	<b>\$134,986</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$6,000	\$5,467	\$0	\$5,467	\$6,050
Electric	\$7,500	\$482	\$103	\$585	\$38,580
Streetlights	\$70,000	\$45,794	\$15,720	\$61,514	\$71,200
Water & Sewer	\$75,000	\$21,441	\$9,330	\$30,771	\$75,000
Landscape Maintenance	\$219,449	\$156,276	\$52,092	\$208,368	\$218,369
Landscape Contingency	\$15,000	\$14,938	\$0	\$14,938	\$15,000
Irrigation Repairs	\$15,000	\$6,216	\$3,784	\$10,000	\$15,000
Lake Maintenance	\$10,000	\$2,310	\$1,155	\$3,465	\$5,000
Mitigation Monitoring & Maintenance	\$0	\$2,600	\$875	\$3,475	\$7,100
Contingency	\$15,000	\$0	\$3,750	\$3,750	\$5,000
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$10,000
Transfer Out - Capital Reserve	\$67,383	\$0	\$0	\$0	\$449,017
<b>Total Operations &amp; Maintenance</b>	<b>\$520,332</b>	<b>\$266,775</b>	<b>\$91,809</b>	<b>\$358,584</b>	<b>\$930,316</b>
<b>Total Expenditures</b>	<b>\$645,135</b>	<b>\$344,531</b>	<b>\$116,494</b>	<b>\$461,025</b>	<b>\$1,065,302</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$306,421</b>	<b>(\$116,494)</b>	<b>\$189,927</b>	<b>\$0</b>

Net Assessment	\$875,375
Collection Cost (6%)	\$55,875
Gross Assessment	\$931,250

Property Type	Units	Gross Per Unit	Gross Total
Condo	200	\$343	\$68,592
Townhome	374	\$446	\$166,744
Single Family 40'	353	\$549	\$193,698
Single Family 50'	397	\$686	\$272,302
Single Family 60'	186	\$823	\$153,093
Single Family 80'	70	\$1,097	\$76,821
<b>Total</b>	<b>1580</b>		<b>\$931,250</b>

# **Stoneybrook South at ChampionsGate**

## **Community Development District**

### GENERAL FUND BUDGET

#### **REVENUES:**

##### **Special Assessments**

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

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#### **EXPENDITURES:**

##### **Administrative:**

##### **Supervisors Fees**

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

##### **FICA Expense**

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

##### **Engineering**

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

##### **Attorney**

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

##### **Dissemination**

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

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds and Series 2020 Special Assessment Bonds (Fox South Assessment Area).

# **Stoneybrook South at ChampionsGate**

## **Community Development District**

### GENERAL FUND BUDGET

#### Annual Audit

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

#### Trustee Fees

The District will pay annual trustee fees for the Series 2017, Series 2019 Special Assessment Bonds and Series 2020 Special Assessment Bonds (Fox South Assessment Area) that are located with a Trustee at USBank.

#### Assessment Administration

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

#### Management Fees

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

#### Information Technology

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage

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

#### Printing & Binding

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

**Stoneybrook South at ChampionsGate**  
**Community Development District**  
GENERAL FUND BUDGET

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser

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

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

Field Services

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

Property Insurance

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

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

#### Electric

Represents cost of electric services for items such as entrance lights, irrigation, etc. District currently has two accounts with Duke Energy.

Account #	Description	Monthly	Annual
16755 46354	1521 Olympic Club Blvd, Entrance Lights	\$40	\$480
79875 79276	90191 Leopard Creek Drive, Irrigation	\$25	\$300
	Contingency - 7 Fountains		\$37,800
<b>Total</b>			<b>\$38,580</b>

#### Streetlights

Represents costs for streetlights maintained with the District. Currently the District has 7 accounts with Duke Energy and is projected to have at least one more come on line in the fiscal year.

Account #	Description	Monthly	Annual
02941 24271	000 Tri County Rd, N Parcel Entry	\$800	\$9,600
08503 66264	0000 Whistling Straits Blvd Lite	\$1,300	\$15,600
11636 69020	000 Westside Blvd Lite, SB Tract K SL	\$550	\$6,600
38983 78529	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$700	\$8,400
57461 50046	000 Bella Citta Blvd Lite	\$600	\$7,200
57688 66338	000 Westside Blvd Lite, SS Tract K PH3 SL	\$550	\$6,600
61765 94368	000 Westside Blvd Lite, SS Tract K PH2 SL	\$600	\$7,200
	Contingency - Fox Property 2C-1		\$10,000
<b>Total</b>			<b>\$71,200</b>

#### Water & Sewer

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

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

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

#### Landscape Maintenance

The District will maintain the landscaping within Tract K area of the District. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$3,170	\$38,040
North Whistling Straits	\$5,339	\$64,068
Baxter Tract	\$813	\$9,750
Phase 1 - Westside Blvd	\$3,043	\$36,512
Fox Property Ph5 Pond 1	\$391	\$4,692
Fox Property Ph5 Pond 2	\$2,495	\$29,937
Fox Property Ph5 Pond 4	\$912	\$10,945
Fox Property Ph5 Pond 6	\$858	\$10,295
Fox Property Ph5 Pond 7	\$344	\$4,129
Contingency		\$10,000
<b>Total</b>		<b>\$218,369</b>

#### Landscape Contingency

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

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

#### Irrigation Repairs

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

#### Lake Maintenance

Represents costs for maintenance of 7 ponds located within the District. The District has contracted with The Lake Doctors Inc. for this service.

Description	Monthly	Annual
Pond Maintenance - 7 Ponds	\$385	\$4,620
Contingency		\$380
<b>Total</b>		<b>\$5,000</b>

# **Stoneybrook South at ChampionsGate**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries.

<b>Description</b>	<b>Annual</b>
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
<b>Total</b>	<b>\$7,100</b>

#### Contingency

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

#### Repairs & Maintenance

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

#### Transfer Out – Capital Reserve

Represents excess revenue transferred to Capital Reserve fund for capital outlay expenses.

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Capital Reserve Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Transfer In	\$0	\$0	\$0	\$0	\$449,017
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<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$449,017</b>
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#### Expenditures

Capital Outlay	\$0	\$0	\$0	\$0	\$77,075
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<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$77,075</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,942</b>
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FY2022 Proposed Expenses	
Description	Amount
<b>Purchase &amp; Installation of Fountains</b>	
Pond 1 Fountain	\$ 24,456
Pond 3 Fountain	\$ 28,163
Pond Bella Citta Fountain	\$ 24,456
<b>Total</b>	<b>\$ 77,075</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2017

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Special Assessments	\$301,800	\$305,100	\$0	\$305,100	\$301,800
Interest Income	\$250	\$15	\$3	\$18	\$0
Carry Forward Surplus	\$205,857	\$207,965	\$0	\$207,965	\$212,908

<b>Total Revenues</b>	<b>\$507,907</b>	<b>\$513,080</b>	<b>\$3</b>	<b>\$513,083</b>	<b>\$514,708</b>
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#### Expenses

Interest - 12/15	\$105,875	\$105,875	\$0	\$105,875	\$104,300
Principal - 12/15	\$90,000	\$90,000	\$0	\$90,000	\$90,000
Interest - 6/15	\$104,300	\$104,300	\$0	\$104,300	\$102,725

<b>Total Expenditures</b>	<b>\$300,175</b>	<b>\$300,175</b>	<b>\$0</b>	<b>\$300,175</b>	<b>\$297,025</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$207,732</b>	<b>\$212,905</b>	<b>\$3</b>	<b>\$212,908</b>	<b>\$217,683</b>
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Principal - 12/15/2022	\$95,000
Interest - 12/15/2022	\$102,725
<b>Total</b>	<b>\$197,725</b>

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

Property Type	Units	Gross Per Unit	Gross Total
Single Family 50'	79	\$1,406	\$111,074
Single Family 60'	97	\$1,510	\$146,470
Single Family 80'	37	\$1,719	\$63,603
<b>Total</b>	<b>213</b>		<b>\$321,147</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/21	\$ 4,480,000	\$ 90,000	\$ 104,300.00	\$ 194,300.00
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
<b>Totals</b>		<b>\$ 4,480,000</b>	<b>\$ 3,507,463</b>	<b>\$ 7,987,462.50</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2019

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Special Assessments	\$899,894	\$908,944	\$0	\$908,944	\$899,894
Interest Income	\$250	\$40	\$10	\$50	\$0
Carry Forward Surplus	\$327,699	\$332,155	\$0	\$332,155	\$341,611

<b>Total Revenues</b>	<b>\$1,227,843</b>	<b>\$1,241,138</b>	<b>\$10</b>	<b>\$1,241,148</b>	<b>\$1,241,505</b>
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#### Expenses

Interest - 12/15	\$319,769	\$319,769	\$0	\$319,769	\$315,219
Principal - 6/15	\$260,000	\$260,000	\$0	\$260,000	\$270,000
Interest - 6/15	\$319,769	\$319,769	\$0	\$319,769	\$315,219

<b>Total Expenditures</b>	<b>\$899,538</b>	<b>\$899,538</b>	<b>\$0</b>	<b>\$899,538</b>	<b>\$900,438</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$328,305</b>	<b>\$341,601</b>	<b>\$10</b>	<b>\$341,611</b>	<b>\$341,067</b>
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Interest - 12/15/2022	<b>\$310,494</b>
<b>Total</b>	<b>\$310,494</b>

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

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/21	\$ 14,220,000	\$ -	\$ 315,219	\$ 315,219
6/15/22	\$ 14,220,000	\$ 270,000	\$ 315,219	\$ -
12/15/22	\$ 13,950,000	\$ -	\$ 310,494	\$ 895,713
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,494	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,594	\$ 896,088
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,594	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,519	\$ 896,113
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,519	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,519	\$ 895,038
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,519	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,219	\$ 897,738
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,219	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,619	\$ 899,838
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,619	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,819	\$ 896,438
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,819	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,719	\$ 897,538
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,719	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,319	\$ 898,038
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,319	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656	\$ 896,975
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,544	\$ 899,200
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,544	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,094	\$ 895,638
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,094	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,194	\$ 896,288
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,194	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,844	\$ 896,038
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,844	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931	\$ 899,775
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,569	\$ 897,500
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,569	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,644	\$ 899,213
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,644	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,269	\$ 894,913
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,269	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856	\$ 899,125
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,866	\$ 896,722
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,866	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181	\$ 898,047
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803	\$ 897,984
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731	\$ 896,534
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850	\$ 898,581
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159	\$ 899,009
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659	\$ 897,819
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234	\$ 899,894
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234	\$ 895,234
<b>Totals</b>		<b>\$ 14,220,000</b>	<b>\$ 11,222,244</b>	<b>\$ 25,442,243.75</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2020

Proposed Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Special Assessments - Tax Roll	\$702,250	\$702,250	\$0	\$702,250	\$393,776
Special Assessments - Direct Billed	\$0	\$0	\$0	\$0	\$308,787
Interest Income	\$0	\$15	\$5	\$20	\$0
Bond Proceeds	\$351,125	\$351,125	\$0	\$351,125	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$484,358

<b>Total Revenues</b>	<b>\$1,053,375</b>	<b>\$1,053,390</b>	<b>\$5</b>	<b>\$1,053,395</b>	<b>\$1,186,921</b>
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#### Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$219,119
Principal - 12/15	\$0	\$0	\$0	\$0	\$265,000
Interest - 6/15	\$217,901	\$217,901	\$0	\$217,901	\$215,806
Transfer Out	\$0	\$8	\$3	\$11	\$0

<b>Total Expenditures</b>	<b>\$217,901</b>	<b>\$217,909</b>	<b>\$3</b>	<b>\$217,912</b>	<b>\$699,925</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$835,474</b>	<b>\$835,480</b>	<b>\$3</b>	<b>\$835,483</b>	<b>\$486,996</b>
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Principal - 12/15/2022	\$270,000
Interest - 12/15/2022	\$215,806
<b>Total</b>	<b>\$485,806</b>

Net Assessment	\$702,564
Collection Cost (6%)	\$44,844
<b>Gross Assessment</b>	<b>\$747,408</b>

Property Type	Units	Gross Per Unit	Gross Total
Condo	120	\$989	\$118,680
Townhome	160	\$1,094	\$175,040
Single Family 40'	146	\$1,302	\$190,092
Single Family 50'	145	\$1,406	\$203,870
Single Family 60'	35	\$1,510	\$52,850
Single Family 80'	4	\$1,719	\$6,876
<b>Total</b>	<b>610</b>		<b>\$747,408</b>

**Stoneybrook South at ChampionsGate**  
**Series 2020, Special Assessment Bonds (Fox South Assessment Area)**  
**(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/21	\$ 12,730,000	\$ 265,000	\$ 219,118.75	\$ 484,118.75
6/15/22	\$ 12,465,000	\$ -	\$ 215,806.25	\$ -
12/15/22	\$ 12,465,000	\$ 270,000	\$ 215,806.25	\$ 701,612.50
6/15/23	\$ 12,195,000	\$ -	\$ 212,431.25	\$ -
12/15/23	\$ 12,195,000	\$ 275,000	\$ 212,431.25	\$ 699,862.50
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
<b>Totals</b>		<b>\$ 12,730,000</b>	<b>\$ 8,051,156</b>	<b>\$ 20,781,156.25</b>

## **SECTION B**

## **RESOLUTION 2021-16**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook South at ChampionsGate Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook South at ChampionsGate Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2021, 25% due no later than February 1, 2022 and

25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Stoneybrook South at ChampionsGate Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of August, 2021.

ATTEST:

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## SECTION VII

June 11, 2021

Alan Scheerer  
Stoneybrook South at Champions Gate CDD  
219 East Livingston Street  
Orlando, Florida 32801

**Proj: Stoneybrook Fox South - M&M**  
**Re: Proposal for Environmental Services - (BTC Proposal No. 21-1329)**

Dear Alan:

Bio-Tech Consulting, Inc. (BTC) is pleased to provide this proposal for environmental services associated with Stoneybrook Fox South - M&M in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,  
Danny Gough  
Project Manager

Orlando: Main Office  
3025 East South Street  
Orlando, FL 32803

Vero Beach Office  
4445 N A1A  
Suite 221  
Vero Beach, FL 32963

Jacksonville Office  
1157 Beach Boulevard  
Jacksonville Beach, FL 32250

Tampa Office  
6011 Benjamin Road  
Suite 101B  
Tampa, FL 33634

Key West Office  
1107 Key Plaza  
Suite 259  
Key West, FL 33040

Aquatic & Land  
Management Operations  
3825 Rouse Road  
Orlando, FL 32817

407.894.5969  
877.894.5969  
407.894.5970 fax

**PROPOSAL FOR ENVIRONMENTAL SERVICES  
STONEYBROOK FOX SOUTH - M&M  
BTC PROPOSAL No. 21-1329**

**1. MONITORING - SEMI-ANNUAL MITIGATION (50-5)**

Conduct semi-annual mitigation area monitoring events per regulatory conditions. Data collected during each event will be used in reports regularly provided to the respective agency.

**NOTES:** 10 Events over 5 Years

**Event Price:** \$1,000.00

**2. MONITORING - ANNUAL MITIGATION REPORT (50-6)**

Preparation and submittal of an annual report detailing the monitoring events conducted in mitigation areas. This report will include all data and documentation necessary to meet the respective agency's permit conditions.

**NOTES:** 5 Events over 5 Years

**Event Price:** \$1,600.00

**3. MAINTENANCE QUARTERLY - MITIGATION AREAS (75-21)**

Mitigation maintenance to meet the conditions of the regulatory agency permit conditions. This task will consist of herbicide treatment throughout the mitigation areas within the project boundary. Maintenance events will occur quarterly.

**NOTES:** 20 Events over 5 Years

**Event Price:** \$875.00

**4. GENERAL PROJECT COORDINATION (65-0)**

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

**Hourly Not to Exceed Total Price:** \$1,000.00

INITIAL:                      (BTC)                      (Client)





**Bio-Tech Consulting, Inc.**  
**Time & Materials Schedule**

Expert Witness	\$275.00-\$350.00/Hour
President, John Miklos	\$200.00/hour
Vice President/Directors	\$145.00/Hour
Project Manager	\$135.00/Hour
Wildlife Specialist	\$120.00/Hour
Field Biologist	\$100.00/Hour
Field Technician	\$90.00/Hour
GIS	\$90.00/Hour
Administrative	\$45.00/Hour
Materials Cost	Cost + 12%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

**MUTUALLY UNDERSTOOD AND AGREED:**

  
\_\_\_\_\_  
**John Miklos, President**  
**Bio-Tech Consulting, Inc.**  
  
\_\_\_\_\_  
**Authorized Signatory**  
**CHAIRMAN**

\_\_\_\_\_  
June 11, 2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
6/11/21

\_\_\_\_\_  
Date

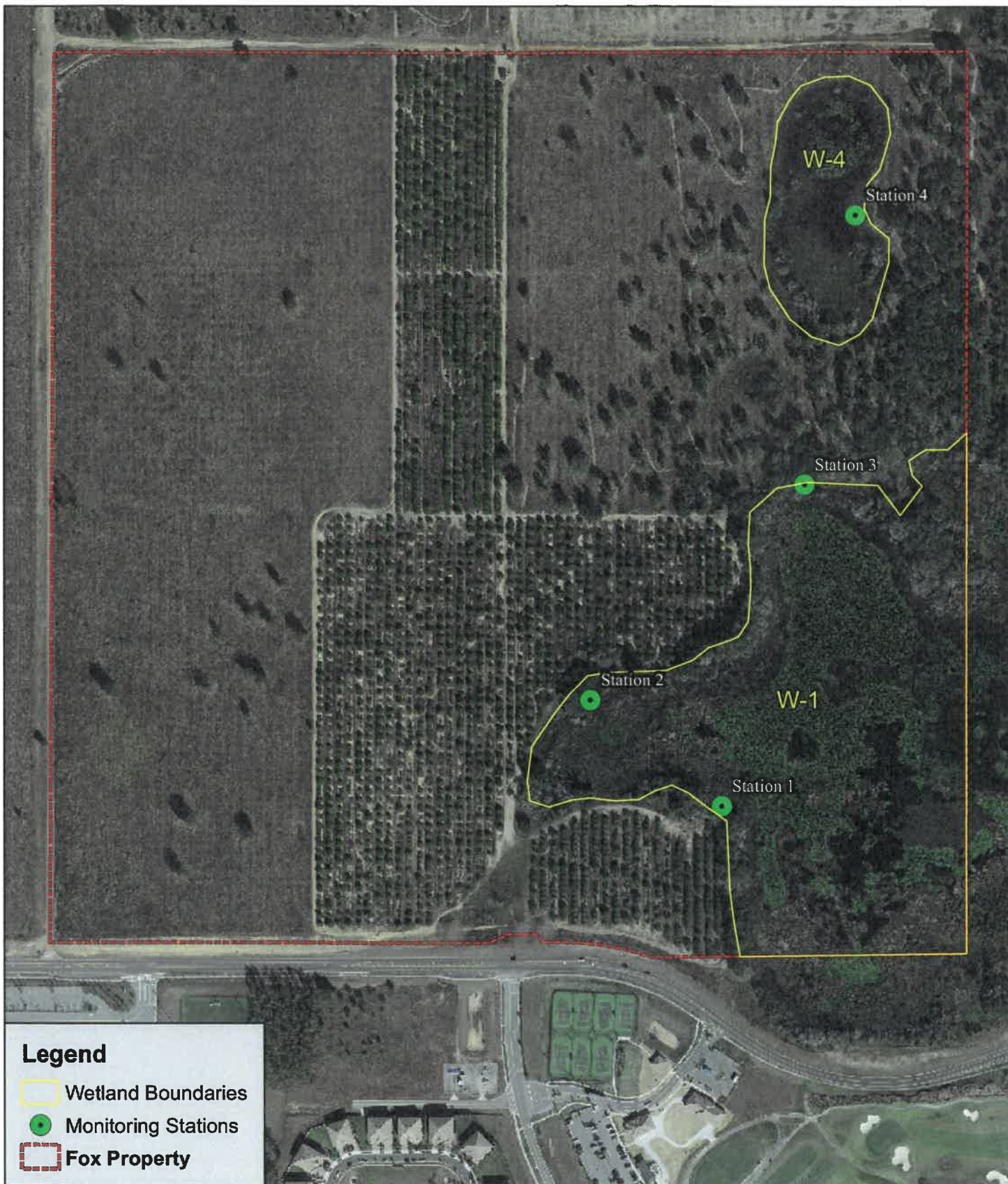
INITIAL:  (BTC) \_\_\_\_\_ (Client)






Billing Information:    Name: \_\_\_\_\_  
                                 Title: \_\_\_\_\_  
                                 Company: \_\_\_\_\_  
                                 Address: \_\_\_\_\_  
                                 \_\_\_\_\_  
                                 Phone: \_\_\_\_\_  
                                 Cell: \_\_\_\_\_  
                                 Fax: \_\_\_\_\_  
                                 E-mail: \_\_\_\_\_

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**Please check here if you prefer to receive a paper invoice**

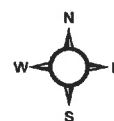


### Legend

-  Wetland Boundaries
-  Monitoring Stations
-  Fox Property

**Bio-Tech Consulting Inc.**  
Environmental and Permitting Services  
3025 E. South Street Orlando, FL 32803  
Ph: 407-894-5969 Fax: 407-894-5970  
[www.bio-techconsulting.com](http://www.bio-techconsulting.com)

Fox Property  
Osceola County, Florida  
Figure 3  
Monitoring Stations Map



400 Feet  
Project #: 625-23  
Produced By: JT  
Date: 11/15/2019

**Bio-Tech Consulting, Inc.**  
**General Contract Conditions**

**SECTION 1: RESPONSIBILITIES**

1.1 Bio-Tech Consulting, Inc. heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

**SECTION 2: STANDARD OF CARE**

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

**SECTION 3: SITE ACCESS AND SITE CONDITIONS**

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

**SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL**

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

## **SECTION 5: BILLING AND PAYMENT**

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

## **SECTION 6: OWNERSHIP OF DOCUMENTS**

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

## **SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS**

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

#### **SECTION 8: RISK ALLOCATION**

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

#### **SECTION 9: INSURANCE**

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

#### **SECTION 10: DISPUTE RESOLUTION**

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

#### **SECTION 11: TERMINATION**

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

#### **SECTION 12: ASSIGNS**

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

#### **SECTION 13: GOVERNING LAW AND SURVIVAL**

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

## SECTION VIII

June 17, 2021

Sandra Voors  
**South Florida Water Management District (SFWMD)**  
1707 Orlando Central Parkway – Suite 200  
Orlando, FL 32809

**Proj: Stoneybrook South Fox Property – Osceola County, Florida**  
**SFWMD Application # 190131-1149**  
**SFWMD Permit # 49-101402-P**  
**(BTC File # 625-23)**  
**Re: 1<sup>st</sup> Annual Monitoring Report (2021)**

Dear Ms. Voors,

Bio-Tech Consulting, Inc. (BTC) has been retained to monitor the wetland mitigation areas located within the Stoneybrook South Fox Property project site and is corresponding in order to provide the South Florida Water Management District (SFWMD) with the 1<sup>st</sup> Annual Monitoring Report for the Stoneybrook South Fox South Property project site. The approximately 158-acre site is located on the north side of Tri County Road and to the east of U.S. 27, within section 30, Township 25 South, Range 27 east in Osceola County Florida (Figures 1 & 2). This report describes the results of the 1<sup>st</sup> annual monitoring event for the Stoneybrook South Fox Property preservation areas (W-1 & W-4), conducted on June 16, 2021. This report will include the following:

- Monitoring and maintenance methodology;
- monitoring results for the preservation areas;
- maintenance activities;
- incidental wildlife observations; and,
- photographs from fixed photo stations.

Orlando: Main Office  
3025 East South Street  
Orlando, FL 32803

Vero Beach Office  
4445 N A1A  
Suite 221  
Vero Beach, FL 32963

Jacksonville Office  
1157 Beach Boulevard  
Jacksonville Beach, FL 32250

Tampa Office  
6011 Benjamin Road  
Suite 101 B  
Tampa, FL 33634

Key West Office  
1107 Key Plaza  
Suite 259  
Key West, FL 33040

Aquatic & Land  
Management Operations  
3825 Rouse Road  
Orlando, FL 32817

407.894.5969  
877.894.5969  
407.894.5970 fax

## **INTRODUCTION**

The on-site mitigation proposed for the Stoneybrook South Fox Property site is comprised of 30.84 acres of on-site wetland preservation. The following monitoring report details the required success criteria for the monitoring and the qualitative analysis of the wetlands and upland buffers. The wetlands (W-1 & W-4) and upland buffers will be preserved on site via a conservation easement dedicated to the SFWMD. On November 18, 2019 the Baseline Report was completed. After that, the preservation areas were not monitored for 19 months. On May 17, 2021, Stoneybrook South at champions Gate CDD received correspondence from SFWMD advising that the project was in Non-Compliance due to missing 1<sup>st</sup> Annual Monitoring Report. On June 11, 2021, BTC was retained again to provide Monitoring & Maintenance in order to bring the project back into compliance.

## **MONITORING AND MAINTENANCE METHODOLOGY**

### **Monitoring**

The monitoring was implemented as described in the Environmental Resource Permit # 49-101402-P issued by the SFWMD on May 23, 2019. The wetland preservation areas will be monitored on a biannual basis, for a period of five (5) years, so that nuisance and exotic species, per the 2017 Florida Exotic Pest Plant Council (FLEPPC) list, do not exceed 5% areal coverage. The monitoring will consist of general qualitative observations in the wetland preservation areas. Data collected from fixed monitoring stations will include a vegetative listing, estimated total percent coverage of all Category I & II Exotic Species (per the FLEPC 2017 list), wildlife utilization, and a description of any problems encountered during the evaluations and proposed solutions. The data obtained from the monitoring events will be provided to the SFWMD in report form annually, within 30 days of the end of year monitoring event.

Monitoring reports will include the following:

- A. The dates and time of the monitoring events.
- B. The person responsible for performing the measurements.
- C. The analytical techniques or methods utilized.
- D. The results of such analyses including:
  - 1. Status of invader species
  - 2. Coverage by wetland and FACW vegetation.
  - 3. A description of any problems encountered during evaluation and proposed solutions.
  - 4. Photographs of the area.

A total of four (4) permanent monitoring stations will be established, three (3) within W-1 and one (1) within W-4. These will be utilized for the collection of sampling data and will also serve as photo-stations to provide photographic documentation of the preservation areas. A GPS point will be recorded at each monitoring station and displayed in an exhibit (Figure 3).

General incidental wildlife observations will be recorded to determine which wildlife species are currently utilizing the area. This includes any direct observations made and evidence that indicates the presence of any particular species found (i.e. roosting, calls, rooting, rubs, scats, tracks, vocalizations, etc.). The wildlife species recorded will be listed in three (3) categories: Reptiles and Amphibians, Birds, and Mammals.

### **Maintenance**

Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

- a) Greater than 85 percent coverage by desirable species after 5 years,
- b) less than 5 percent areal coverage by nuisance and/or exotic species.

### **RESULTS**

Jim Torregrosa of BTC performed the 1<sup>st</sup> annual monitoring event for the Stoneybrook Fox South site on June 16, 2021. All monitoring station PVC markers are still in place. Most of the construction has been completed, but Conservation Area signs were not observed anywhere on site.

#### **Wetland 1 (W-1)**

This 25.67-acre community contains shrub species and emergent aquatic vegetation with a minor open-water component. Vegetative species identified within this community include slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), swamp tupelo (*Nyssa sylvatica*), red maple (*Acer rubrum*), sweetbay magnolia (*Magnolia virginiana*), bald cypress (*Taxodium distichum*), loblolly bay (*Gordonia lasianthus*), wax myrtle (*Myrica cerifera*), Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), Peruvian primrose willow (*Ludwigia peruviana*), caesar weed (*Urena lobata*), saw palmetto (*Serenoa repens*), broomsedge (*Andropogon virginicus*), dogfennel (*Eupatorium capillifolium*), buttonbush (*Cephalanthus occidentalis*), cattail (*Typha* spp.), maidencane (*Panicum hemitomon*), torpedograss (*Panicum repens*), grassleaf rush (*Juncus*

*marginatus*), soft rush (*Juncus effusus*), Carolina redroot (*Lachnanthes caroliniana*), duck potato (*Sagittaria latifolia*), pickerelweed (*Pontederia cordata*), duckweed (*Lemna minor*), muscadine (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), climbing hempvine (*Mikania scandens*), rosary pea (*Abrus precatorius*), Johnson grass (*Sorghum halepense*), poison ivy (*Toxicodendron radicans*), white waterlily (*Nymphaea odorata*), sweetscent (*Pluchea odorata*), bog smartweed (*Polygonum setaceum*), burnweed (*Erechtites hieraciifolius*), yellow nutsedge (*Cyperus esculentus*), elephant ear (*Colocasia esculenta*), marsh pennywort (*Hydrocotyle umbellata*), and variable flatsedge (*Cyperus difformis*).

None of the monitoring stations had any surface water but the ground was saturated and open water was visible in the deeper central areas of the wetland, accounting for approximately 20% areal coverage. There was no bare ground but exotic and nuisance vegetative species accounted for approximately 20% areal coverage of this wetland area. As you approach Monitoring Station 2 (see Figure 3), there is an upland buffer with sod on a steep slope from the residential backyard to the wetland. This slope may be at risk for erosion damage from heavy rains and will be re-evaluated during next monitoring event.

#### **Wetland 4 (W-4)**

This 5.17-acre community located in the northeastern portion of the site is a more isolated willow and button bush depressional system. Vegetative species identified within this community include laurel oak (*Quercus laurifolia*), wax myrtle (*Myrica cerifera*), Carolina willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*), Peruvian primrose willow (*Ludwigia peruviana*), cattail (*Typha* spp.), bulrush (*Scirpus californicus*), soft rush (*Juncus effusus*), spike rush (*Eleocharis palustris*), broomsedge (*Andropogon virginicus*), Virginia chain fern (*Woodwardia virginica*), climbing hempvine (*Mikania scandens*), greenbrier (*Smilax* spp.), duck potato (*Sagittaria latifolia*), dogfennel (*Eupatorium capillifolium*), sweetscent (*Pluchea odorata*), bog smartweed (*Polygonum setaceum*), burnweed (*Erechtites hieraciifolius*), Carolina redroot (*Lachnanthes caroliniana*), duckweed (*Lemna minor*), marsh bristlegrass (*Setaria parviflora*), torpedograss (*Panicum repens*), cogon grass (*Imperata cylindrical*), maidencane (*Panicum hemitomon*), white waterlily (*Nymphaea odorata*), and yellow nutsedge (*Cyperus esculentus*).

No surface water was visible within this wetland but the ground was saturated. Most of the construction is ongoing around this smaller, more isolated wetland. Areal groundcover was 100%, including approximately 20% of exotic and nuisance vegetation.

## WILDLIFE UTILIZATION

The site was evaluated to determine which wildlife species are currently utilizing the area. The following is a list of those species present during the evaluations. This includes any direct observations made and evidence of any particular species found (i.e. tracks, burrows, vocalizations, etc.).

### **Reptiles and Amphibians**

American alligator (*Alligator mississippiensis*)  
black racer (*Coluber constrictor*)  
brown anole (*Norops sagrei*)  
green anole (*Anolis caroliniana*)  
leopard frog (*Lithobates sphenoccephalus*)

### **Birds**

Anhinga (*Anhinga anhinga*)  
Boat-tailed grackle (*Quiscalus major*)  
Great Egret (*Ardea alba*)  
Green heron (*Butorides virescens*)  
Little blue heron (*Egretta caerulea*)  
Mourning Dove (*Zenaida macroura*)  
Northern cardinal (*Cardinalis cardinalis*)  
Northern Mockingbird (*Mimus polyglottos*)  
Red-shouldered hawk (*Buteo lineatus*)  
Turkey vulture (*Cathartes aura*)

### **Mammals**

coyote (*Canis latrans*)  
nine-banded armadillo (*Dasypus novemcinctus*)  
northern raccoon (*Procyon lotor*)  
Virginia opossum (*Didelphis virginiana*)  
white-tailed deer (*Odocoileus virginianus*)

## SUMMARY

BTC completed the 1<sup>st</sup> annual monitoring event for the Stoneybrook South Fox Property project site on June 16, 2021. From observations made during this event, it appears that the preservation areas contain the appropriate vegetative species with overall significant amounts of nuisance and, Category I and II Exotic species present. The total average percent coverage of native and desirable vegetative species is approximately 80%. The total average percent coverage of Category I and II Exotics and nuisance species is approximately 20% and includes Peruvian primrosewillow (*Ludwigia peruviana*), torpedograss (*Panicum repens*), cogon grass (*Imperata cylindrical*), and ceasarweed (*Urena lobata*); mostly around the wetland fringes. However, the interior of W-1 is dominated by cattails (*Typha* spp.), accounting for a large portion of the total coverage. Approximately 20% is open water. Both communities appear stable and have good hydrology for the time of year and recent rainfall.

Maintenance will occur on a quarterly basis for five years with first event scheduled for July, 2021, then in perpetuity as needed, according to permit conditions. If you have any questions, concerns, or require additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,

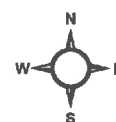
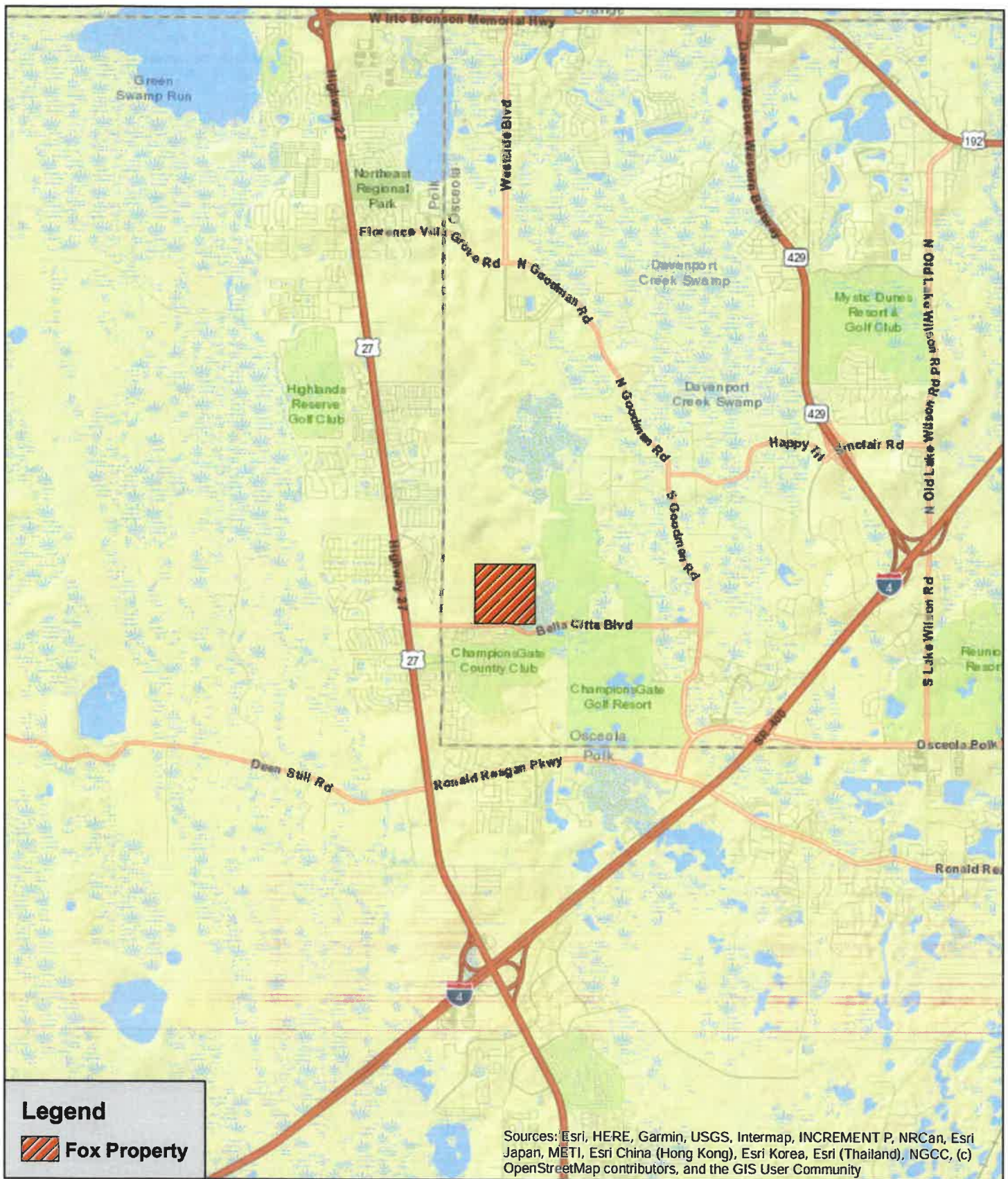


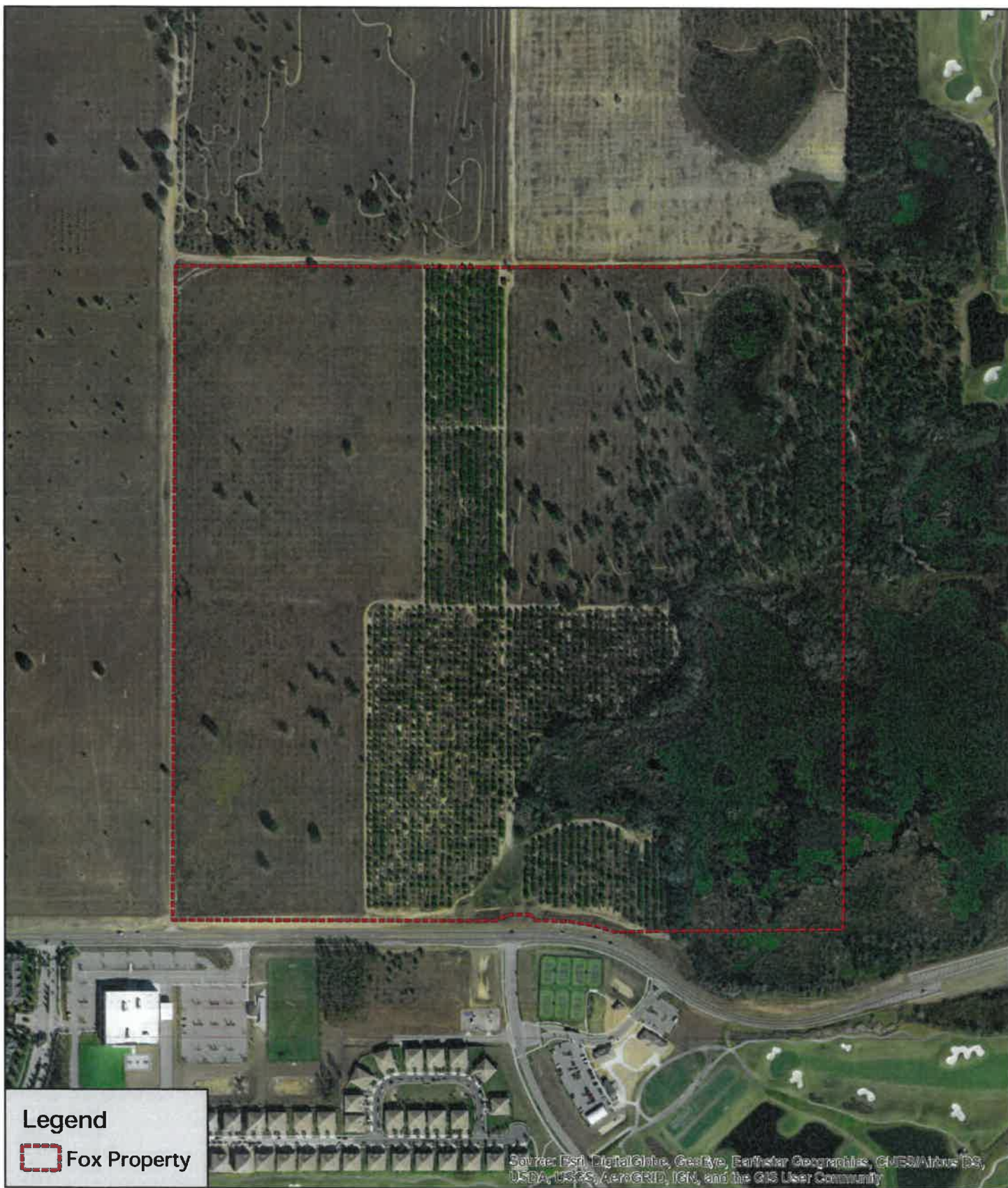
Jim Torregrosa  
Field Biologist



John Miklos  
President

attachments





# Legend

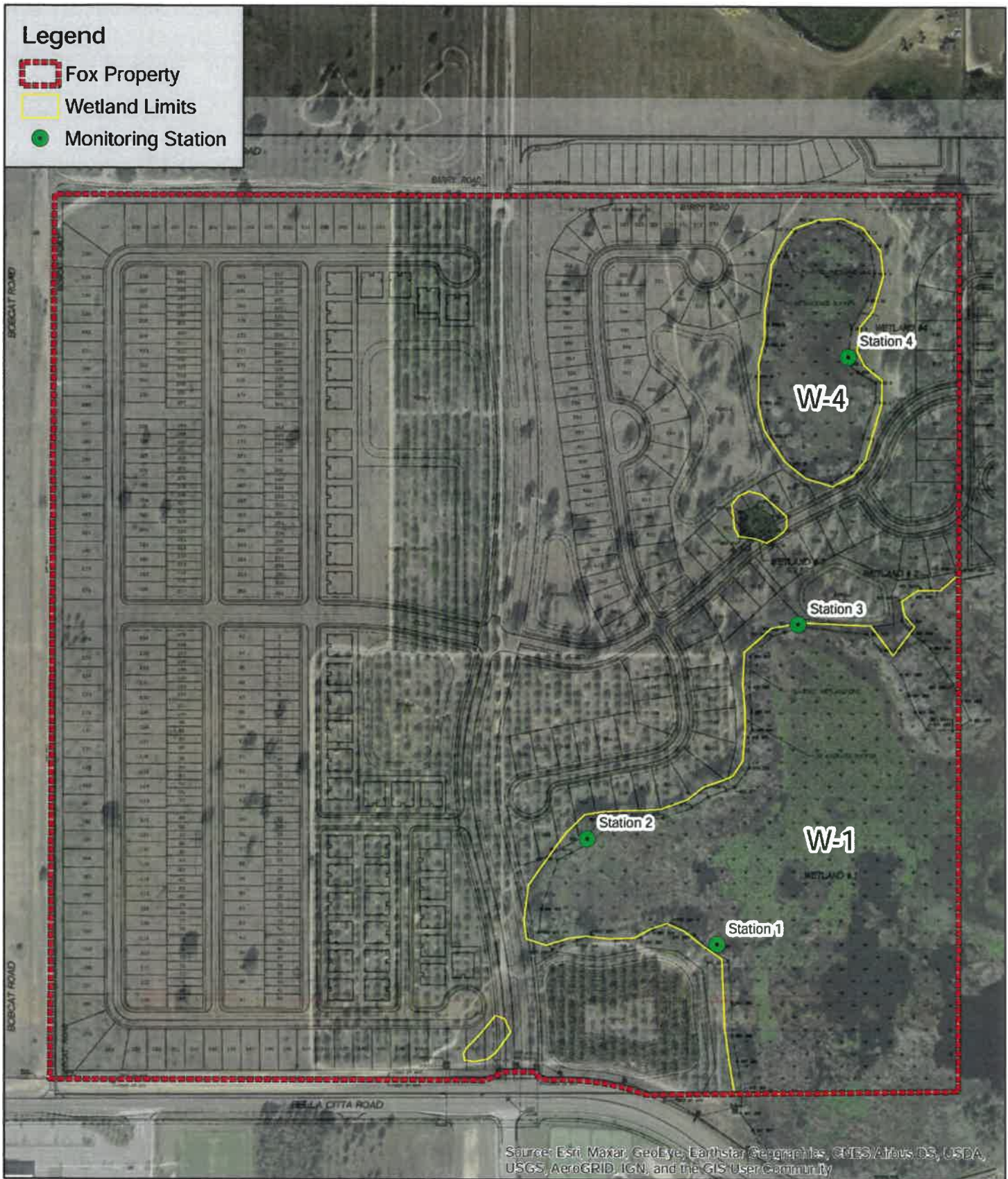
Fox Property

**Bio-Tech Consulting Inc.**  
Environmental and Permitting Services  
3025 E. South Street Orlando, FL 32803  
Ph: 407-894-5989 Fax: 407-894-5970  
www.bio-techconsulting.com

Stoneybrook South Fox Property  
Osceola County, Florida  
Figure 2  
2018 Aerial Map



500 Feet  
Project #: 625-23  
Produced By: JT  
Date: 6/17/2021



**APPENDIX A**  
**Stoneybrook South Fox Property**  
1<sup>st</sup> Annual Monitoring Photographs  
June, 2021

General ID:  
**Monitoring Station 1**

Notes:

Cardinal Direction:  
**NORTH**

Photo #      Date of Photograph:  
**6191**      **6-16-2021**



General ID:  
**Monitoring Station 1**

Notes:

Cardinal Direction:  
**SOUTH**

Photo #      Date of Photograph:  
**6192**      **6-16-2021**



General ID:  
**Monitoring Station 1**

Notes:

Cardinal Direction:  
**WEST**

Photo #

**6193**

Date of Photograph:

**6-16-2021**



General ID:  
**Monitoring Station 1**

Notes:

Cardinal Direction:  
**EAST**

Photo #

**6194**

Date of Photograph:

**6-16-2021**



General ID:  
**Monitoring Station 2**

Notes:

Cardinal Direction:  
**NORTH**

Photo #  
**6197**

Date of Photograph:  
**6-16-2021**



General ID:  
**Monitoring Station 2**

Notes:

Cardinal Direction:  
**SOUTH**

Photo #  
**6198**

Date of Photograph:  
**6-16-2021**



General ID:  
**Monitoring Station 2**

Notes:

Cardinal Direction:  
**WEST**

Photo #  
**6199**

Date of Photograph:  
**6-16-2021**



General ID:  
**Monitoring Station 2**

Notes:

Cardinal Direction:  
**EAST**

Photo #  
**6200**

Date of Photograph:  
**6-16-2021**



General ID:

**Monitoring Station 3**

Notes:

Cardinal Direction:

**NORTH**

Photo #

**6210**

Date of Photograph:

**6-16-2021**

General ID:

**Monitoring Station 3**

Notes:

Cardinal Direction:

**SOUTH**

Photo #

**6211**

Date of Photograph:

**6-16-2021**

General ID:  
**Monitoring Station 3**

Notes:

Cardinal Direction:  
**WEST**

Photo #

**6212**

Date of Photograph:

**6-16-2021**



General ID:  
**Monitoring Station 3**

Notes:

Cardinal Direction:  
**EAST**

Photo #

**6213**

Date of Photograph:

**6-16-2021**



General ID:  
**Monitoring Station 4**

Notes:

Cardinal Direction:  
**NORTH**

Photo #  
**6217**

Date of Photograph:  
**6-16-2021**



General ID:  
**Monitoring Station 4**

Notes:

Cardinal Direction:  
**SOUTH**

Photo #  
**6218**

Date of Photograph:  
**6-16-2021**



General ID:  
**Monitoring Station 4**

Notes:

Cardinal Direction:  
**WEST**

Photo #	Date of Photograph:
<b>6219</b>	<b>6-16-2021</b>



General ID:  
**Monitoring Station 4**

Notes:

Cardinal Direction:  
**EAST**

Photo #	Date of Photograph:
<b>6220</b>	<b>6-16-2021</b>



## SECTION IX

## RESOLUTION 2021-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF REAL PROPERTY INTERESTS IN WETLAND TRACTS AND RELATED IMPROVEMENTS; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY 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”), by Osceola County Ordinance 2016-70 and expanded by Osceola County Ordinance 2019-45 (collectively referred to as “the Ordinance”); and

**WHEREAS**, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, LEN-CG SOUTH, LLC, a Florida limited liability company (“Len-CG”), has requested the acceptance and transfer by the District of certain wetland tracts and related improvements (collectively, hereinafter the “Wetland Tracts”), as more particularly described in the documents attached hereto as **Exhibit “A”** (the “Conveyance Documents”), evidencing such conveyances; and

**WHEREAS**, the District’s Counsel and the District’s Manager have reviewed the conveyance of the Wetland Tracts, and the District Engineer has reviewed the Conveyance Documents and the Wetland Tracts and has provided an Engineer’s Certificate, attached hereto as part of **Exhibit “B,”** to evidence compliance with the requirements of the District.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition of the Real Property and Improvements (Wetland Tracts). The Board hereby approves the acceptance of the Wetland Tracts and approves the acceptance of the Conveyance Documents related thereto as provided in **Exhibit "A"**.

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Wetland Tracts, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution, including the Conveyance Documents.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer, to effectuate the acceptance of the Wetland Tracts are hereby ratified and authorized on behalf of the District.

5. 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.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues to the following pages.]*

**PASSED** in public meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 2nd day of August, 2021.

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: George S. Flint  
Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT “A”**

Special Warranty Deed

Bill of Sale and Assignment

Agreement Regarding Taxes

Owner’s Affidavit

*[See attached.]*

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

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
201 S. Orange Avenue, Suite 1400  
Orlando, Florida 32801

**SPECIAL WARRANTY DEED**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts – 2021)

**THIS SPECIAL WARRANTY DEED** made as of this 18<sup>th</sup> day of June, 2021 by **LEN-CG SOUTH, LLC**, a Florida limited liability company (the “Grantor”), whose mailing address is 700 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, to the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

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

*[SIGNATURES ON FOLLOWING PAGE]*

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LEN-CG SOUTH, LLC, a Florida limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its managing member

By: [Signature]  
Brock Nicholas, Vice President

[Signature]  
(Signature)  
MARK McDONALD  
(Print Name)

[Signature]  
(Signature)  
LINDA CHAMBERS  
(Print Name)

STATE OF Florida  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 18<sup>th</sup> day of June, 2021, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, as managing member of LEN-CG SOUTH, LLC, a Florida limited liability company, on behalf of the limited liability companies. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
Comm. Exp.: 9-4-23; Comm. No.: 910292

**EXHIBIT "A"**

**Description of the Property**

TRACT WC1, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

TRACT WC2, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

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TRACT WC7, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

TRACT WC8, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

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TRACT WC11, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

**AND**

# SKETCH OF DESCRIPTION TRACT WC1-B

Tract WC1-B  
Commence at the Northeast corner of Section 31, Township 25 South, Range 27 East, Osceola County, Florida; Thence run South 89°42'16" West, along the North line of the NE Quarter of said Section, a distance of 675.44 feet to the Point of Beginning; Thence departing said Section line, run South 00°17'52" East, a distance of 60.84 feet; Thence run South 74°41'47" West, a distance of 777.81 feet to the beginning of a curve tangent to said line; Thence run Westerly and Northwesterly a distance of 504.83 feet along the curve concave to the north, having a radius of 590.00 feet and a central angle of 49°01'29"; Thence North 56°16'44" West tangent to said curve, a distance of 71.24 feet; Thence North 28°35'30" West, a distance of 14.87 feet; Thence North 37°15'13" West, a distance of 43.63 feet; Thence North 48°07'17" West, a distance of 139.41 feet to a point on the North line of Section 31; Thence North 89°42'07" East, along said line, a distance of 1,429.96 feet to the Point of Beginning.

Containing 6.05 Acres, more or less.

FILE NAME: \\Z:\survey\landings\STONEBROOK SOUTH\WETLAND TRACT SKETCH & DESCRIPTION\TRACT B.D.DWG

GENERAL NOTES:  
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES (NAD 83/90 FLORIDA EAST ZONE) AS DERIVED FROM GPS OBSERVATIONS. AS A REFERENCE THE NORTH LINE OF THE N.E. QUARTER OF SECTION 31-25-27 BEING S82°42'16"W.  
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ADJOINERS OF RECORD.

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JUL 22 2013

*Gary R. Roche*  
GARY R. ROCHE P.S.M., LS NO. 6306

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PCN - FOUND CONCRETE MONUMENT  
P.I.R.C. - FOUND IRON ROD AND CAP  
P.I.R.C. - FOUND IRON ROD  
P.I.R.C. - FOUND NAIL AND DISK  
P.I.R.C. - FIELD MEASUREMENT  
P.I.R.C. - CALCULATED MEASUREMENT

C.M. - CONCRETE MONUMENT  
P.T. - POINT OF TANGENCY  
P.T. - POINT OF ELEVATION  
C.E. - UTILITY EASEMENT  
C.E. - GRAVITY EASEMENT  
C.E. - CURB & GUTTER

DELTA OF CENTRAL ANGLE  
POINT OF INTERSECTION  
AIR CONDITIONING UNIT  
AIR LENGTH  
NOT TO SCALE  
FINISHED FLOOR

PROPOSED  
EXISTING  
FOUND  
ELEVATION  
CONCRETE  
EASEMENT  
R/W - RIGHT OF WAY  
C/L - CENTERLINE  
R/R - RAILROAD  
COR - CORNER  
P.S.M. - PROFESSIONAL SURVEYOR & MAPPER

PREPARATION DATE	
DRAWING TYPE	REVISION
PREPARED DESCRIPTION	1/17/12
SURVEYOR REVIEW AND EDITS	6/4/12
SURVEYOR REVIEW AND EDITS	7/12/13
SURVEYOR REVIEW AND EDITS	7/18/13

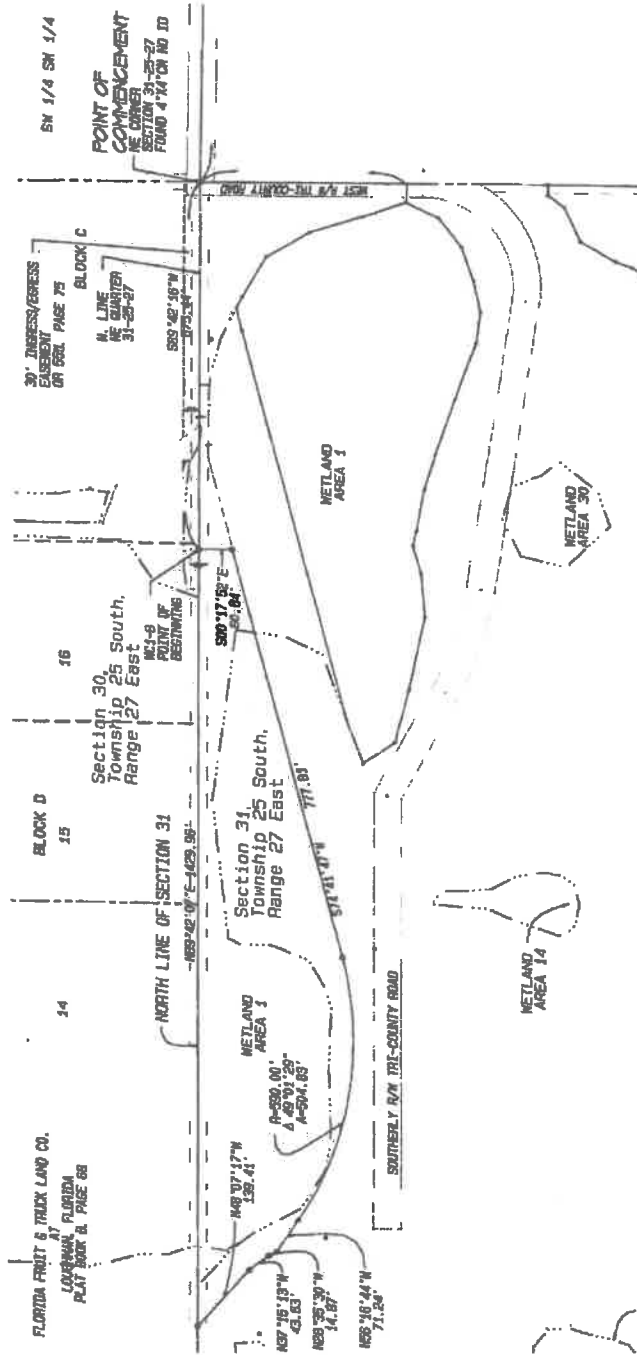
**FRANKLIN, HART, & REID**  
CIVIL ENGINEERS - LAND SURVEYORS  
1368 EAST VINE STREET, KISSIMMEE, FL 34744  
PHONE 846-1216 FAX 846-0037  
CERTIFICATE NO. LB 6605

PROJECT INFORMATION  
JOB NO. 124578  
DRAWN BY: NC  
REVIEWED BY: DHR

SHEET 2 OF 2 SHEETS SEE  
SHEET 1 FOR DESCRIPTION

SKETCH OF DESCRIPTION  
TRACT WC1-B

SCALE 1" = 250'



JUL 22 2013

FILE NAME: \\Zoua\survey\drawings\STONEBROOK SOUTH\WETLAND TRACT SKETCH & REDEWETLAND TRACT & D.D.P.

FOR P.L.S.R.C.	FOUND CONCRETE MONUMENT	C.R.	CONCRETE MONUMENT	P.I.	POINT OF INTERSECTION	EX	EXISTING	R/W	RIGHT OF WAY
FOR P.L.S.R.C.	FOUND IRON ROD AND CAP	C.R.	CONCRETE MONUMENT	A/C	POINT OF CURVATURE	EX	EXISTING	C/L	CENTERLINE
FOR P.L.S.R.C.	FOUND IRON ROD	C.R.	CONCRETE MONUMENT	A/C	POINT OF CURVATURE	EX	EXISTING	R	RADIUS
FOR P.L.S.R.C.	FOUND NAIL AND DISK	C.R.	CONCRETE MONUMENT	A/C	POINT OF CURVATURE	EX	EXISTING	COR	CORNER
FOR P.L.S.R.C.	FIELD MEASUREMENT	C.R.	CONCRETE MONUMENT	A/C	POINT OF CURVATURE	EX	EXISTING	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
FOR P.L.S.R.C.	CALCULATED MEASUREMENT	C.R.	CONCRETE MONUMENT	A/C	POINT OF CURVATURE	EX	EXISTING		

PREPARATION DATE	REVISION
DRAWING TYPE	1/18/12
PREPARED DESCRIPTION	8/4/12
SURVEYOR REVIEW AND EDITS	7/12/13
SURVEYOR REVIEW AND EDITS	7/12/13

**FRANKLIN, HART, & REID**  
CIVIL ENGINEERS - LAND SURVEYORS  
1368 EAST VINE STREET, KISSIMMEE, FL 34744  
PHONE 846-1216 FAX 846-0037  
CERTIFICATE NO. LB 6606

PROJECT INFORMATION
JOB NO. 124576
DRAWN BY: RC
REVIEWED BY: GRH

**BILL OF SALE AND ASSIGNMENT**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts - 2021)

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (the “**Agreement**”) is made as of this \_\_\_\_ day of June, 2021, is given to the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **LEN-CG SOUTH, LLC**, a Florida limited liability company (hereinafter referred to as the “**Grantor**”), whose mailing address is 700 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172.

**RECITALS**

**WHEREAS**, Grantor owns certain real property as described in the attached Exhibit “A” (the “**Property**”);

**WHEREAS**, the Grantor has constructed infrastructure improvements and equipment on the Property, as more fully described in Exhibit “B” attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

**WHEREAS**, both the Grantor and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements for the benefit of the District’s landowners; and

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

**WITNESSETH**

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

to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Grantor’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Grantor from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and

for its or their use, forever.

1. Grantor agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Grantor (and, if required, performed by the Grantor on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Grantor represents and warrants to the District that the Grantor has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND ASSIGNMENT**


Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts - 2021)

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale and Assignment as of the date first above written.

**GRANTOR:**

**LEN-CG SOUTH, LLC**, a Florida limited liability company

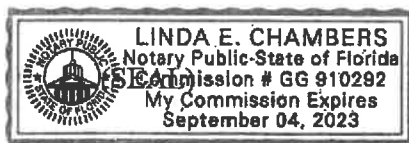
By: Lennar Homes, LLC, a Florida limited liability company, its managing member


By:   
Mark McDonald, Authorized Agent

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 18<sup>th</sup> day of June, 2021, by Mark McDonald, as an Authorized Agent of **LENNAR HOMES, LLC**, a Florida limited liability company, as managing member of **LEN-CG SOUTH, LLC**, a Florida limited liability company, on behalf of the limited liability companies. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
Comm. Exp.: 9-4-23 ; Comm. No.: 910292


**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND ASSIGNMENT**  
Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts - 2021)

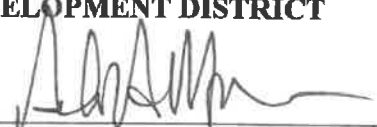
**IN WITNESS WHEREOF**, the District has accepted and agreed, and executed this Bill of Sale and Assignment as of the date first above written.

**DISTRICT:**

**ATTEST:**

**STONEBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

  
Print Name: George S. Flint  
Secretary/Assistant Secretary


By:   
Name: ADAM MORGAN  
Title: CHAIRMAN

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18<sup>th</sup> day of June, 2021, by Adam Morgan, as the of the Board of Supervisors of the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George Flint, as Secretary/Assistant Secretary of the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. He or she ☒ is personally known to me or ☐ have produced a valid driver's license for identification.



  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
My Commission Expires: 9-4-23  
My Commission No.: 910292

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

TRACT WC1, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

TRACT WC2, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

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**AND**

*[See attached legal description and sketch.]*

### **IMPROVEMENTS**

1. Storm drainage improvements and equipment constructed in accordance with the Florida Department of Environmental Protection, Permit Number 0125823-339-DSGP and Permit Number 0382620-001-DWC/CG;
2. Sod and landscaping for stormwater ponds;
3. Earthwork, erosion control and stormwater management pods; and
4. Professional fees – Engineering design, permitting, surveying,

**AGREEMENT REGARDING TAXES**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts - 2021)

This **AGREEMENT REGARDING TAXES** ("Agreement") is entered into this \_\_\_\_ day of June, 2021, by and between **LEN-CG SOUTH, LLC**, a Florida limited liability company, whose mailing address is 700 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172 ("Developer"), and the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District").

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

*[SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

X Linda Chambers

Print: LINDA CHAMBERS

X Susan Kago

Print: SUSAN KAGO

**LEN-CG SOUTH, LLC**, a Florida limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its managing member

By: Mark McDonald  
Mark McDonald, Authorized Agent

**ATTEST:**

X George S. Flish

Print: George S. Flish  
Secretary/Asst. Secretary

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district,

By: Adam Morgan

Print: ADAM MORGAN

Title: CHAIRMAN

**EXHIBIT "A"**

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TRACT WC9, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

TRACT WC10, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

TRACT WC11, of STONEYBROOK SOUTH PHASE 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 166, of the Public Records of Osceola County, Florida.

**AND**

*[See attached legal description and sketch.]*

### **IMPROVEMENTS**

1. Storm drainage improvements and equipment constructed in accordance with the Florida Department of Environmental Protection, Permit Number 0125823-339-DSGP and Permit Number 0382620-001-DWC/CG;
2. Sod and landscaping for stormwater ponds;
3. Earthwork, erosion control and stormwater management pods; and
4. Professional fees – Engineering design, permitting, surveying

**OWNER'S AFFIDAVIT**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts – 2021)

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as an Authorized Agent of Lennar Homes, LLC, a Florida limited liability company, as the managing member of **LEN-CG SOUTH, LLC**, a Florida limited liability company, authorized to do business in Florida, whose mailing address is 700 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder in and to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is an Authorized Agent of the managing member of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Assignment, dated as of the date hereof, is free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plats of Stoneybrook South Phase 3, as recorded in Plat Book 25, Page 116, and Stoneybrook South Phase 4, as recorded in Plat Book 25, Page 166, both of the Official Records of Osceola County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property or Improvements, nor does Affiant know of any state or federal judgment or any

federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Stoneybrook South at ChampionsGate Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of \_\_\_\_\_; (v) has a mailing address of 700 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. The Owner agrees to execute additional documents that are deemed necessary to effectuate this conveyance based upon receipt of an updated ownership and encumbrance report.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** June 18, 2021

Signed, sealed and delivered in our presence:

**LEN-CG SOUTH, LLC**, a Florida limited liability company

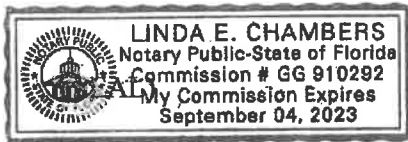
By: Lennar Homes, LLC, a Florida limited liability company, its managing member

By: [Signature]  
Mark McDonald, Authorized Agent

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ] online notarization, this 18<sup>th</sup> day of June, 2021, by Mark McDonald, as and Authorized Agent of **LENNAR HOMES, LLC**, a Florida limited liability company, as managing member of **LEN-CG SOUTH, LLC**, a Florida limited liability company, on behalf of the limited liability companies. Said person is [ ☒ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
Comm. Exp.: 9/4/23 ; Comm. No.: 91029

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

TRACT WC1, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

TRACT WC2, of STONEYBROOK SOUTH PHASE 3, according to the Plat thereof, as recorded in Plat Book 25, at Page 116, of the Public Records of Osceola County, Florida.

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**AND**

*[See attached legal description and sketch.]*

### **IMPROVEMENTS**

1. Storm drainage improvements and equipment constructed in accordance with the Florida Department of Environmental Protection, Permit Number 0125823-339-DSGP and Permit Number 0382620-001-DWC/CG;
2. Sod and landscaping for stormwater ponds;
3. Earthwork, erosion control and stormwater management pods; and
4. Professional fees – Engineering design, permitting, surveying, testing and inspection.

**EXHIBIT “B”**

**CERTIFICATE OF DISTRICT ENGINEER**

*[See attached.]*

**CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts – 2021)

I, **David A. Reid, P.E.**, of **Hamilton Engineering & Surveying, LLC**, a Florida limited liability company, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 38794, with offices located at 775 Warner Lane, Orlando, Florida 32803 (“Hamilton”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from **LEN-CG SOUTH, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District; therefore, no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District. Certificates of completion or similar documents are attached or will be provided once available.

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

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Hamilton.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate Community Development District  
(Wetland Tracts – 2021)

**DATED:** \_\_\_\_\_, 2021

Witness: \_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_  
**David A. Reid, P.E.**

Professional License No.: 38794

on behalf of the company,

Hamilton Engineering & Surveying, LLC

Witness: \_\_\_\_\_

Print: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2021 by **DAVID A. REID, P.E.**, of **HAMILTON ENGINEERING & SURVEYING, LLC**, a Florida limited liability company, on behalf of said company. He or she is ( ) personally known to me or ( ) have produced a valid driver's license for identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

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4. Professional fees – Engineering design, permitting

# SECTION X

# SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Checks

April 26, 2021 to July 26, 2021

Bank	Date	Check #	Amount
General Fund	4/28/21	318-319	\$ 25,901.17
	5/6/21	320	\$ 550.00
	5/11/21	321	\$ 5,228.18
	5/13/21	322	\$ 385.00
	5/19/21	323-324	\$ 17,814.05
	5/24/21	324-327	\$ 31,708.70
	5/25/21	328	\$ 1,363.33
	6/8/21	329	\$ 5,197.22
	6/9/21	330-332	\$ 4,885.00
	6/16/21	333	\$ 3,135.00
	6/22/21	334-336	\$ 6,270.01
	6/28/21	337-338	\$ 58,971.43
	6/29/21	339-340	\$ 28,636.00
	7/9/21	341-343	\$ 6,483.62
			\$ 196,528.71
Payroll Fund	<u>May 2021</u>		
	Patrick Bonin Jr.	50004	\$ 184.70
			\$ 184.70
			\$ 196,713.41

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/28/21	00010	4/08/21	8002		202104	320-53800-46100		INST.PALM/BUBBLER/MULCH	*	7,137.65	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-TRAC K-APR21	*	3,170.00	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-WHISTLING STRTS	*	5,339.00	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-WESTSIDE BLVD	*	3,042.70	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-BAXTER TRACT	*	812.50	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-FOX PROP PH5 P1	*	391.01	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-FOX PROP PH5 P2	*	2,494.78	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-FOX PROP PH5 P4	*	912.11	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-FOX PROP PH5 P6	*	857.88	
		4/10/21	8026		202104	320-53800-46200		LANDSCAPE-FOX PROP PH5 P7	*	344.07	
DOWN TO EARTH LAWN CARE II, INC.											24,501.70 000318
4/28/21	00002	4/26/21	97795		202103	310-51300-31500		REQ#1/BOS MTG/ROW AGRMNT	*	1,399.47	
LATHAM, LUNA, EDEN & BEAUDINE, LLP											1,399.47 000319
5/06/21	00010	4/22/21	94538		202104	320-53800-46100		FLUSH CUT DECLINING PALM	*	550.00	
DOWN TO EARTH LAWN CARE II, INC.											550.00 000320
5/11/21	00001	5/01/21	103		202105	310-51300-34000		MANAGEMENT FEES MAY21	*	2,916.67	
		5/01/21	103		202105	310-51300-35100		INFORMATION TECH MAY21	*	100.00	
		5/01/21	103		202105	310-51300-31300		DISSEMINATION FEES MAY21	*	916.67	
		5/01/21	103		202105	310-51300-51000		OFFICE SUPPLIES MAY21	*	.30	
		5/01/21	103		202105	310-51300-42000		POSTAGE MAY21	*	11.39	
		5/01/21	103		202105	310-51300-42500		COPIES MAY21	*	33.15	
		5/01/21	104		202105	320-53800-12000		FIELD MANAGEMENT MAY21	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES											5,228.18 000321

SSCG STONEYSCG TVISCARRA

\*\*\* CHECK DATES 04/26/2021 - 07/26/2021 \*\*\* STONEYBROOK SOUTH @ CG - GF BANK A SSC - GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/13/21	00022	5/01/21	575867	202105	320	53800	-47000		THE LAKE DOCTORS, INC.	*	385.00	385.00 000322
			MTHLY WATER MGMT MAY21									
5/19/21	00021	5/17/21	6067-05-	202105	310	51300	-31200		AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000323
			ARBITRAGE SERIES 2019									
5/19/21	00010	5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-TRAK K-MAY21	*	3,170.00	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-WHISTLING STRTS	*	5,339.00	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-WESTSIDE BLVD	*	3,042.70	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-BAXTER TRACT	*	812.50	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-FOX PROP PH5 P1	*	391.01	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-FOX PROP PH5 P2	*	2,494.78	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-FOX PROP PH5 P4	*	912.11	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-FOX PROP PH5 P6	*	857.88	
		5/10/21	96675	202105	320	53800	-46200		LANDSCAPE-FOX PROP PH5 P7	*	344.07	
									DOWN TO EARTH LAWCARE II, INC.		17,364.05	000324
5/24/21	00011	5/24/21	05242021	202105	300	20700	-10000		FY21 DEBT SERV SER 2017	*	5,277.31	
									STONEYBROOK SOUTH AT CHAMPIONSGATE		5,277.31	000325
5/24/21	00011	5/24/21	05242021	202105	300	20700	-10100		FY21 DEBT SERV SER 2019	*	14,925.96	
									STONEYBROOK SOUTH AT CHAMPIONSGATE		14,925.96	000326
5/24/21	00011	5/24/21	05242021	202105	300	20700	-10100		FY21 LEN-CG SOUTH SER2019	*	11,505.43	
									STONEYBROOK SOUTH AT CHAMPIONSGATE		11,505.43	000327
5/25/21	00002	5/24/21	98080	202104	310	51300	-31500		REQ.1 2020 BOND/TRACT RPT	*	1,363.33	
									LATHAM,LUNA,EDEN & BEAUDINE,LLP		1,363.33	000328
6/08/21	00001	6/01/21	106	202106	310	51300	-34000		MANAGEMENT FEES JUN21	*	2,916.67	

SSCG STONEYSCG TVISCARRA

STONEBROOK SOUTH & CG - GF  
 BANK A SSC - GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
										...EXPENSED TO...				
6/01/21	106	202106 310-51300-35100								INFORMATION TECH JUN21	*	100.00		
6/01/21	106	202106 310-51300-31300								DISSEMINATION FEE JUN21	*	916.67		
6/01/21	106	202106 310-51300-51000								OFFICE SUPPLIES	*	.24		
6/01/21	106	202106 310-51300-42000								POSTAGE	*	4.19		
6/01/21	106	202106 310-51300-42500								COPIES	*	9.45		
6/01/21	107	202106 320-53800-12000								FIELD MANAGEMENT JUN21	*	1,250.00		
										GOVERNMENTAL MANAGEMENT SERVICES			5,197.22	000329
6/09/21	00015	6/04/21 64149								BOARD OF SUPERVISOR MTG	*	190.00		
										HAMILTON ENGINEERING & SURVEYING			190.00	000330
6/09/21	00022	6/01/21 582394								MTHLY WATER MGMT JUN21	*	385.00		
										THE LAKE DOCTORS, INC.			385.00	000331
6/09/21	00012	5/25/21 614068								FY21 TRUSTEE FEE SER2019	*	4,310.00		
										USBANK			4,310.00	000332
6/16/21	00017	6/13/21 354529								FY20 AUDIT SERVICES	*	3,135.00		
										BERGER, TOOMBS, ELAM, GAINES & FRANK			3,135.00	000333
6/22/21	00002	6/21/21 98350								BRD MTG/PH7 PLAT/HAMILTON	*	1,099.43		
										LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,099.43	000334
6/22/21	00011	6/22/21 06222021								FY21 DEBT SERV SER.2017	*	1,350.61		
										STONEBROOK SOUTH AT CHAMPIONS GATE			1,350.61	000335
6/22/21	00011	6/22/21 06222021								FY21 DEBT SERV SER.2019	*	3,819.97		
										STONEBROOK SOUTH AT CHAMPIONS GATE			3,819.97	000336
6/28/21	00011	6/25/21 06252021								FY21 DEBT SERV SER2017	*	15,403.97		
										STONEBROOK SOUTH AT CHAMPIONS GATE			15,403.97	000337

SSCG STONEYSCG TVISCARRA

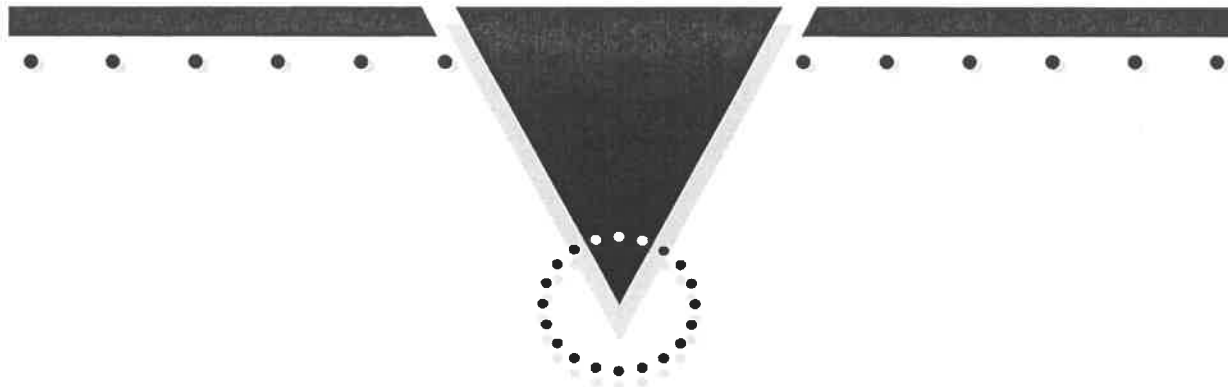
CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/28/21	00011	6/25/21	06252021	202106	300	20700	-10100		STONEYBROOK SOUTH AT CHAMPIONS GATE	*	43,567.46	43,567.46 000338
			FY21 DEBT SERV SER2019									
6/29/21	00024	6/23/21	162314	202106	320	53800	-47100		STONEYBROOK SOUTH AT CHAMPIONS GATE	*	1,000.00	
			SEMI-ANN.MITIGATION MONTR									
6/23/21		162314	202106	320	53800	-47100			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	1,600.00	
			ANNUAL MITIGATION REPORT									
									BIO-TECH CONSULTING, INC.			2,600.00 000339
6/29/21	00010	6/10/21	99819	202106	320	53800	-46200		STONEYBROOK SOUTH AT CHAMPIONS GATE	*	3,170.00	
			LANDSCAPE-TRAK K-JUN21									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	5,339.00	
			LANDSCAPE-WHISTLING STRTS									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	3,042.70	
			LANDSCAPE-WESTSIDE BLVD									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	812.50	
			LANDSCAPE-BAXTER TRACT									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	391.01	
			LANDSCAPE-FOX PROP PH5 P1									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	2,494.78	
			LANDSCAPE-FOX PROP PH5 P2									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	912.11	
			LANDSCAPE-FOX PROP PH5 P4									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	857.88	
			LANDSCAPE-FOX PROP PH5 P6									
6/10/21		99819	202106	320	53800	-46200			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	344.07	
			LANDSCAPE-FOX PROP PH5 P7									
6/15/21		99676	202105	320	53800	-47300			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	1,421.95	
			RPR SAM/PRS/RAINBIRD/NOZZ									
6/18/21		99818	202106	320	53800	-46100			STONEYBROOK SOUTH AT CHAMPIONS GATE	*	7,250.00	
			SITE GRADE/INST.BAHIA SOD									
									DOWN TO EARTH LAWN CARE II, INC.			26,036.00 000340
7/09/21	00015	7/02/21	64371	202106	310	51300	-31100		DOWN TO EARTH LAWN CARE II, INC.	*	910.00	
			WETLAND TRCT/ANN.RPT/INSP									
									HAMILTON ENGINEERING & SURVEYING			910.00 000341
7/09/21	00022	7/01/21	588947	202107	320	53800	-47000		HAMILTON ENGINEERING & SURVEYING	*	385.00	
			MTHLY WATER MGMT JUL21									
									THE LAKE DOCTORS, INC.			385.00 000342
7/09/21	00001	7/01/21	109	202107	310	51300	-34000		THE LAKE DOCTORS, INC.	*	2,916.67	
			MANAGEMENT FEES JUL21									
7/01/21		109	202107	310	51300	-35100				*	100.00	
			INFORMATION TECH JUL21									

SSCG STONEYSCG TVISCARFA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/01/21	109	202107	310-51300-31300							*	916.67	
7/01/21	109	202107	310-51300-51000							*	.21	
7/01/21	109	202107	310-51300-42000							*	3.57	
7/01/21	109	202107	310-51300-42500							*	1.50	
7/01/21	110	202107	320-53800-12000							*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES											5,188.62	000343
TOTAL FOR BANK A											196,528.71	
TOTAL FOR REGISTER											196,528.71	

SSCG STONEYSCG TVISCARRA

## SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**June 30, 2021**



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# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

June 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<b><u>ASSETS:</u></b>				
CASH	\$492,376	---	---	\$492,376
DEPOSITS	\$16,000	---	---	\$16,000
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$212,905	---	\$212,905
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$341,601	---	\$341,601
CONSTRUCTION	---	---	\$45	\$45
SERIES 2020				
RESERVE	---	\$351,125	---	\$351,125
REVENUE	---	\$484,355	---	\$484,355
CONSTRUCTION	---	---	\$7,153,513	\$7,153,513
<b>TOTAL ASSETS</b>	<b>\$508,376</b>	<b>\$1,990,833</b>	<b>\$7,153,669</b>	<b>\$9,652,878</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$910	---	---	\$910
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$363,805	---	\$363,805
RESTRICTED FOR DEBT SERVICE 2019	---	\$791,548	---	\$791,548
RESTRICTED FOR DEBT SERVICE 2020	---	\$835,480	---	\$835,480
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	\$7,153,513	\$7,153,513
UNASSIGNED	\$507,466	---	---	\$507,466
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$508,376</b>	<b>\$1,990,833</b>	<b>\$7,153,669</b>	<b>\$9,652,878</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$553,387	\$553,387	\$559,204	\$5,817
ASSESSMENTS - DIRECT BILLED	\$91,748	\$91,748	\$91,748	\$0
<b>TOTAL REVENUES</b>	<b>\$645,135</b>	<b>\$645,135</b>	<b>\$650,952</b>	<b>\$5,817</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$12,000	\$9,000	\$1,200	\$7,800
FICA EXPENSE	\$918	\$689	\$92	\$597
ENGINEERING	\$12,000	\$9,000	\$1,623	\$7,378
ATTORNEY	\$25,000	\$18,750	\$11,499	\$7,251
DISSEMINATION	\$7,500	\$5,625	\$7,375	(\$1,750)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$4,135	\$4,135	\$3,135	\$1,000
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$9,000	\$8,620	\$8,620	\$0
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$900	\$900	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$126	\$624
INSURANCE	\$5,650	\$5,650	\$5,381	\$269
PRINTING & BINDING	\$1,000	\$750	\$325	\$425
LEGAL ADVERTISING	\$2,500	\$1,875	\$5,193	(\$3,318)
OTHER CURRENT CHARGES	\$1,000	\$750	\$147	\$603
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
PROPERTY APPRAISER	\$350	\$350	\$265	\$85
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$11,250	\$11,250	\$0
PROPERTY INSURANCE	\$6,000	\$6,000	\$5,467	\$533
ELECTRIC	\$7,500	\$5,625	\$482	\$5,143
STREETLIGHTING	\$70,000	\$52,500	\$45,794	\$6,706
WATER & SEWER	\$75,000	\$56,250	\$21,441	\$34,809
LANDSCAPE MAINTENANCE	\$219,449	\$164,587	\$156,276	\$8,310
LANDSCAPE CONTINGENCY	\$15,000	\$11,250	\$14,938	(\$3,688)
IRRIGATION REPAIRS	\$15,000	\$11,250	\$6,216	\$5,034
LAKE MAINTENANCE	\$10,000	\$7,500	\$2,310	\$5,190
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$2,600	(\$2,600)
CONTINGENCY	\$15,000	\$11,250	\$0	\$11,250
REPAIRS & MAINTENANCE	\$5,000	\$3,750	\$0	\$3,750
CAPITAL RESERVE	\$67,383	\$50,537	\$0	\$50,537
<b>TOTAL EXPENDITURES</b>	<b>\$645,135</b>	<b>\$491,161</b>	<b>\$344,531</b>	<b>\$146,630</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$306,421</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$201,045</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$507,466</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$305,100	\$3,300
INTEREST	\$250	\$188	\$15	(\$173)
<b>TOTAL REVENUES</b>	<b>\$302,050</b>	<b>\$301,988</b>	<b>\$305,115</b>	<b>\$3,128</b>
<b><u>EXPENDITURES:</u></b>				
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	\$104,300	\$104,300	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$300,175</b>	<b>\$300,175</b>	<b>\$300,175</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,875</b>		<b>\$4,940</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$205,857</b>		<b>\$358,865</b>	
<b>FUND BALANCE - Ending</b>	<b>\$207,732</b>		<b>\$363,805</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$853,872	\$853,872	\$862,922	\$9,050
ASSESSMENTS - DIRECT BILLED	\$46,022	\$46,022	\$46,022	\$0
INTEREST	\$250	\$188	\$40	(\$148)
<b>TOTAL REVENUES</b>	<b>\$900,144</b>	<b>\$900,082</b>	<b>\$908,984</b>	<b>\$8,902</b>
<b>EXPENDITURES:</b>				
INTEREST - 12/15	\$319,769	\$319,769	\$319,769	\$0
PRINCIPAL - 6/15	\$260,000	\$260,000	\$260,000	\$0
INTEREST - 6/15	\$319,769	\$319,769	\$319,769	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$899,538</b>	<b>\$899,538</b>	<b>\$899,538</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$606</b>		<b>\$9,446</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$327,699</b>		<b>\$782,101</b>	
<b>FUND BALANCE - Ending</b>	<b>\$328,305</b>		<b>\$791,548</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - DIRECT BILLED	\$702,250	\$702,250	\$702,250	\$0
BOND PROCEEDS	\$351,125	\$351,125	\$351,125	\$0
INTEREST	\$0	\$0	\$15	\$15
<b>TOTAL REVENUES</b>	<b>\$1,053,375</b>	<b>\$1,053,375</b>	<b>\$1,053,390</b>	<b>\$15</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 6/15	\$217,901	\$217,901	\$217,901	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$217,901</b>	<b>\$217,901</b>	<b>\$217,901</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$8)	\$8
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$8)</b>	<b>\$8</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$835,474</b>		<b>\$835,480</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$835,474</b>		<b>\$835,480</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$111</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$111</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

#### CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b>REVENUES:</b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUNDBALANCE - Beginning</b>	<b>\$0</b>		<b>\$45</b>	
<b>FUNDBALANCE - Ending</b>	<b>\$0</b>		<b>\$45</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b>REVENUES:</b>				
BOND PROCEEDS	\$0	\$0	\$12,378,875	\$12,378,875
INTEREST	\$0	\$0	\$246	\$246
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,379,121</b>	<b>\$12,379,121</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,774,064	(\$4,774,064)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$451,553	(\$451,553)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,225,616</b>	<b>(\$5,225,616)</b>
<b>OTHER SOURCES/(USES)</b>				
TRANSFER IN	\$0	\$0	\$8	\$8
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8</b>	<b>\$8</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$7,153,513</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$7,153,513</b>	

# STONEYBROOK SOUTH AT CHAMPIONS GATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$38,517	\$383,450	\$45,261	\$21,908	\$8,363	\$13,324	\$9,673	\$30,709	\$0	\$0	\$0	\$559,204
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$45,874	\$0	\$22,937	\$0	\$22,937	\$0	\$0	\$0	\$0	\$0	\$91,748
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$38,517</b>	<b>\$429,324</b>	<b>\$45,261</b>	<b>\$44,846</b>	<b>\$8,363</b>	<b>\$36,261</b>	<b>\$9,673</b>	<b>\$30,709</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$650,952</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$0	\$400	\$200	\$0	\$200	\$200	\$0	\$200	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$0	\$31	\$15	\$0	\$15	\$15	\$0	\$15	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$0	\$190	\$0	\$95	\$48	\$190	\$0	\$190	\$910	\$0	\$0	\$0	\$1,623
ATTORNEY	\$2,913	\$2,322	\$1,559	\$382	\$461	\$1,399	\$1,363	\$1,099	\$0	\$0	\$0	\$0	\$11,699
DISSEMINATION	\$625	\$625	\$625	\$917	\$917	\$917	\$917	\$917	\$0	\$0	\$0	\$0	\$7,375
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,135	\$0	\$0	\$0	\$3,135
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	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$14	\$13	\$29	\$11	\$29	\$11	\$11	\$4	\$0	\$0	\$0	\$126
INSURANCE	\$5,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,381
PRINTING & BINDING	\$11	\$0	\$185	\$42	\$16	\$20	\$8	\$33	\$9	\$0	\$0	\$0	\$325
LEGAL ADVERTISING	\$778	\$4,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,193
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$139	\$0	\$0	\$8	\$0	\$0	\$0	\$147
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
PROPERTY INSURANCE	\$5,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,467
ELECTRIC	\$53	\$52	\$52	\$58	\$57	\$56	\$52	\$52	\$50	\$0	\$0	\$0	\$482
STREETLIGHTING	\$5,763	\$3,768	\$6,109	\$3,960	\$5,238	\$5,237	\$5,239	\$5,340	\$5,240	\$0	\$0	\$0	\$45,794
WATER & SEWER	\$603	\$1,644	\$2,419	\$134	\$3,747	\$3,692	\$2,721	\$3,374	\$2,108	\$0	\$0	\$0	\$21,441
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$0	\$0	\$156,276
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$7,688	\$0	\$7,250	\$0	\$0	\$0	\$14,938
IRRIGATION REPAIRS	\$1,825	\$1,759	\$0	\$96	\$566	\$547	\$0	\$1,422	\$0	\$0	\$0	\$0	\$6,216
LAKE MAINTENANCE	\$0	\$0	\$0	\$385	\$385	\$385	\$385	\$385	\$385	\$0	\$0	\$0	\$2,310
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600	\$0	\$0	\$0	\$2,600
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
<b>TOTAL EXPENDITURES</b>	<b>\$50,227</b>	<b>\$41,162</b>	<b>\$32,809</b>	<b>\$27,728</b>	<b>\$33,556</b>	<b>\$34,458</b>	<b>\$40,014</b>	<b>\$39,330</b>	<b>\$45,248</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$344,531</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$50,227)</b>	<b>(\$4,645)</b>	<b>\$406,515</b>	<b>\$17,533</b>	<b>\$11,289</b>	<b>(\$26,096)</b>	<b>(\$3,753)</b>	<b>(\$29,658)</b>	<b>(\$14,539)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$306,421</b>

**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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,480,000</b>

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)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$260,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$14,220,000</b>

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
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$12,730,000</b>

**STONEBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2021**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 1,818,361 \$ 588,709 \$ 321,198 \$ 908,454  
NET ASSESSMENTS \$ 1,709,259 \$ 553,387 \$ 301,926 \$ 853,946

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 32.38%	DEBT SERVICE 2017 17.66%	DEBT SERVICE 2019 49.96%	TOTAL 100.00%
11/6/20	ACH	\$ 1,357.70	\$ 71.28	\$ 25.73	\$ -	\$ 1,260.69	\$ 408.16	\$ 222.69	\$ 629.84	\$ 1,260.69
11/20/20	ACH	\$ 118,548.23	\$ 4,741.93	\$ 2,276.12	\$ -	\$ 111,530.18	\$ 36,108.81	\$ 19,700.87	\$ 55,720.50	\$ 111,530.18
12/10/20	ACH	\$ 1,212,491.69	\$ 48,499.83	\$ 23,279.84	\$ -	\$ 1,140,712.02	\$ 369,314.90	\$ 201,497.21	\$ 569,899.91	\$ 1,140,712.02
12/22/20	ACH	\$ 78,678.00	\$ 2,610.21	\$ 1,521.36	\$ -	\$ 74,546.43	\$ 24,135.02	\$ 13,168.00	\$ 37,243.41	\$ 74,546.43
1/8/21	ACH	\$ 146,315.95	\$ 4,408.16	\$ 2,838.15	\$ -	\$ 139,069.64	\$ 45,024.94	\$ 24,565.49	\$ 69,479.22	\$ 139,069.64
1/8/21	ACH	\$ 766.54	\$ 23.00	\$ 14.87	\$ -	\$ 728.67	\$ 235.91	\$ 128.71	\$ 364.04	\$ 728.67
2/8/21	ACH	\$ 70,459.39	\$ 1,409.18	\$ 1,381.01	\$ -	\$ 67,669.20	\$ 21,908.46	\$ 11,953.20	\$ 33,807.54	\$ 67,669.20
3/8/21	ACH	\$ 25,559.82	\$ 255.58	\$ 506.08	\$ -	\$ 24,798.16	\$ 8,028.61	\$ 4,380.39	\$ 12,389.16	\$ 24,798.16
3/8/21	ACH	\$ 1,052.35	\$ -	\$ 21.05	\$ -	\$ 1,031.30	\$ 333.89	\$ 182.17	\$ 515.24	\$ 1,031.30
4/12/21	ACH	\$ 766.53	\$ -	\$ 15.33	\$ -	\$ 751.20	\$ 243.21	\$ 132.69	\$ 375.30	\$ 751.20
4/12/21	ACH	\$ 41,226.68	\$ -	\$ 824.53	\$ -	\$ 40,402.15	\$ 13,080.53	\$ 7,136.70	\$ 20,184.92	\$ 40,402.15
5/11/21	ACH	\$ 30,485.52	\$ -	\$ 609.71	\$ -	\$ 29,875.81	\$ 9,672.54	\$ 5,277.31	\$ 14,925.96	\$ 29,875.81
6/8/21	ACH	\$ 7,802.11	\$ -	\$ 156.05	\$ -	\$ 7,646.06	\$ 2,475.47	\$ 1,350.61	\$ 3,819.97	\$ 7,646.06
6/25/21	ACH	\$ 88,984.34	\$ -	\$ 1,779.68	\$ -	\$ 87,204.66	\$ 28,233.23	\$ 15,403.97	\$ 43,567.46	\$ 87,204.66
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 1,824,494.85	\$ 62,019.17	\$ 35,249.51	\$ -	\$ 1,727,226.17	\$ 559,203.67	\$ 305,100.02	\$ 862,922.48	\$ 1,727,226.17

**DIRECT BILLED ASSESSMENTS**

LEN-CG SOUTH, LLC

\$840,019.90

\$91,748.20

\$46,021.70

\$702,250.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019	SERIES 2020
12/9/20	11/1/20	01534023	\$ 68,884.95	\$ 68,884.95	\$ 45,874.10	\$ 23,010.85	\$ -
1/11/21	1/15/21	01549634	\$ 351,125.00	\$ 351,125.00	\$ -	\$ -	\$ 351,125.00
2/15/21	2/1/21	01567173	\$ 34,442.48	\$ 34,442.48	\$ 22,937.05	\$ 11,505.43	\$ -
4/17/21	4/15/21	01602005	\$ 175,562.50	\$ 175,562.50	\$ -	\$ -	\$ 175,562.50
4/29/21	5/1/21	01609984	\$ 34,442.48	\$ 34,442.48	\$ 22,937.05	\$ 11,505.43	\$ -
6/28/21	7/15/21	01639378	\$ 175,562.50	\$ 175,562.50	\$ -	\$ -	\$ 175,562.50
			\$ 840,019.91	\$ 840,019.91	\$ 91,748.20	\$ 46,021.71	\$ 702,250.00

**Stoneybrook South at ChampionsGate  
Community Development District  
Special Assessment Bonds, Series 2020**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2021</b>				
4/21/21	1	Lennar Homes LLC	Reimbursement #1 Infrastructure Phase 1A-1B	\$ 4,767,193.90
5/26/21	2	Hamilton Engineering & Surveying, LLC	Inv# 63473 - Preparation of reimbursement CR#1	\$ 6,870.00
<b>TOTAL</b>				<b>\$ 4,774,063.90</b>
<b>Fiscal Year 2021</b>				
1/4/21		Interest		\$ 26.07
1/5/21		Transfer from Reserve		\$ 0.77
2/1/21		Interest		\$ 50.65
2/2/21		Transfer from Reserve		\$ 1.49
3/1/21		Interest		\$ 45.75
3/2/21		Transfer from Reserve		\$ 1.35
4/1/21		Interest		\$ 50.65
4/2/21		Transfer from Reserve		\$ 1.49
5/3/21		Interest		\$ 42.49
5/4/21		Transfer from Reserve		\$ 1.44
6/1/21		Interest		\$ 30.40
6/2/21		Transfer from Reserve		\$ 1.49
<b>TOTAL</b>				<b>\$ 254.04</b>
Acquisition/Construction Fund at 12/16/20				\$11,927,322.50
Interest Earned thru 6/30/21				\$ 254.04
Requisitions Paid thru 6/30/21				\$ (4,774,063.90)
Remaining Acquisition/Construction Fund				<b>\$ 7,153,512.64</b>

## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

May 4, 2021

Ms. Stacie Vanderbilt  
Recording Secretary  
Stoneybrook South at ChampionsGate Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

RE: Stoneybrook South at ChampionsGate Community Development District –  
Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 15, 2021 requesting confirmation of the number of registered voters within the Stoneybrook South at ChampionsGate Community Development District as of April 15, 2021.

The number of registered voters within the Stoneybrook South at ChampionsGate CDD is 472 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mj Arrington".

Mary Jane Arrington  
Supervisor of Elections



## SECTION 4

# **REBATE REPORT**

**\$14,735,000**

## **Stoneybrook South at Championsgate Community Development District**

**(Osceola County, Florida)**

**Special Assessment Bonds, Series 2019  
(2019 Assessment Area)**

**Dated: April 29, 2019  
Delivered: April 29, 2019**

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**Rebate Report to the Computation Date  
April 29, 2024  
Reflecting Activity To  
April 30, 2021**



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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

May 17, 2021

Stoneybrook South at Championsgate  
Community Development District  
c/o Ms. Teresa Viscarra  
Government Management Services – CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

Re: \$14,735,000 Stoneybrook South at Championsgate Community Development District, (Osceola County, Florida), Special Assessment Bonds, Series 2019 (2019 Assessment Area)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Stoneybrook South at Championsgate Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 29, 2024 Computation Date  
Reflecting Activity from April 29, 2019 through April 30, 2021

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Escrow Fund	0.208216%	2,985.11	(76,145.86)
Construction Fund	0.194758%	11,578.01	(315,723.34)
Debt Service Reserve Fund	0.088404%	796.08	(47,752.36)
Capitalized Interest Fund	0.298393%	33.81	(596.81)
Cost of Issuance Fund	0.232655%	2.47	(56.47)
<b>Totals</b>	<b>0.185693%</b>	<b>\$15,395.48</b>	<b>\$(440,274.84)</b>
<b>Bond Yield</b>	<b>4.564472%</b>		
Rebate Computation Credits			(4,146.29)
<b>Net Rebatable Arbitrage</b>			<b>\$(444,421.13)</b>

**Based upon our computations, no rebate liability exists.**

## **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

### **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 29, 2019, the date of the closing, to April 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 29, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 29, 2019 and April 30, 2021, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

### **DEFINITIONS**

#### **6. Computation Date**

April 29, 2024.

#### **7. Computation Period**

The period beginning on April 29, 2019, the date of the closing, and ending on April 30, 2021.

#### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	26974000
Interest	26974001
Sinking	26974002
Debt Service Reserve	26974003
Prepayment	26974004
Construction	26974005
Escrow	26974006
Cost of Issuance	26974007

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of April 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 29, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 29, 2024, is the Rebateable Arbitrage.

**\$14,735,000**  
**Stoneybrook South at Championsgate Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2019**  
**(2019 Assessment Area)**  
**Delivered: April 29, 2019**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$14,735,000.00</b>
<b>Net Original Issue Discount</b>	<b>-86,855.20</b>
<b>Total</b>	<b>\$14,648,144.80</b>

<b>Uses of Funds</b>
----------------------

<b>Construction Fund</b>	<b>\$11,617,138.82</b>
<b>Escrow Fund</b>	<b>2,000,000.00</b>
<b>Debt Service Reserve Fund</b>	<b>449,946.88</b>
<b>Capitalized Interest Account</b>	<b>82,859.10</b>
<b>Cost of Issuance Fund</b>	<b>203,500.00</b>
<b>Underwriter's Discount</b>	<b>294,700.00</b>
<b>Total</b>	<b>\$14,648,144.80</b>

## PROOF OF ARBITRAGE YIELD

\$14,735,000

Stoneybrook South at Championsgate Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2019  
 (2019 Assessment Area)

Date	Debt Service	Present Value to 04/29/2019 @ 4.5644720487%
06/15/2019	82,859.10	82,382.64
12/15/2019	324,231.25	315,173.84
06/15/2020	579,231.25	550,486.99
12/15/2020	319,768.75	297,119.31
06/15/2021	579,768.75	526,683.18
12/15/2021	315,218.75	279,966.76
06/15/2022	585,218.75	508,174.01
12/15/2022	310,493.75	263,600.89
06/15/2023	590,493.75	490,127.53
12/15/2023	305,593.75	247,992.21
06/15/2024	595,593.75	472,545.35
12/15/2024	300,518.75	233,112.05
06/15/2025	600,518.75	455,427.77
12/15/2025	294,518.75	218,376.38
06/15/2026	609,518.75	441,854.80
12/15/2026	288,218.75	204,274.67
06/15/2027	618,218.75	428,385.00
12/15/2027	281,618.75	190,789.05
06/15/2028	621,618.75	411,733.08
12/15/2028	274,818.75	177,966.31
06/15/2029	629,818.75	398,755.62
12/15/2029	267,718.75	165,718.05
06/15/2030	637,718.75	385,940.17
12/15/2030	260,318.75	154,026.71
06/15/2031	645,318.75	373,305.73
12/15/2031	251,656.25	142,330.47
06/15/2032	656,656.25	363,101.49
12/15/2032	242,543.75	131,123.28
06/15/2033	662,543.75	350,190.27
12/15/2033	233,093.75	120,453.64
06/15/2034	673,093.75	340,067.12
12/15/2034	223,193.75	110,248.05
06/15/2035	683,193.75	329,938.16
12/15/2035	212,843.75	100,496.13
06/15/2036	697,843.75	322,141.32
12/15/2036	201,931.25	91,136.33
06/15/2037	706,931.25	311,935.63
12/15/2037	190,568.75	82,212.77
06/15/2038	720,568.75	303,922.47
12/15/2038	178,643.75	73,667.34
06/15/2039	728,643.75	293,766.45
12/15/2039	166,268.75	65,538.63
06/15/2040	746,268.75	287,595.30
12/15/2040	152,856.25	57,592.97
06/15/2041	757,856.25	279,172.69
12/15/2041	138,865.63	50,012.74
06/15/2042	773,865.63	272,490.41
12/15/2042	124,181.25	42,750.53
06/15/2043	789,181.25	265,620.75
12/15/2043	108,803.13	35,803.58
06/15/2044	803,803.13	258,603.57
12/15/2044	92,731.25	29,168.27
06/15/2045	822,731.25	253,012.74
12/15/2045	75,850.00	22,805.51
06/15/2046	840,850.00	247,173.83
12/15/2046	58,159.38	16,714.89
06/15/2047	858,159.38	241,130.13

## PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value
		to 04/29/2019 @ 4.5644720487%
12/15/2047	39,659.38	10,895.05
06/15/2048	879,659.38	236,264.05
12/15/2048	20,234.38	5,313.40
06/15/2049	895,234.38	229,836.73
	27,328,102.90	14,648,144.80

Proceeds Summary

Delivery date	04/29/2019
Par Value	14,735,000.00
Premium (Discount)	-86,855.20
Target for yield calculation	14,648,144.80

## BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2019  
 (2019 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/29/2019					
06/15/2019			82,859.10	82,859.10	82,859.10
12/15/2019			324,231.25	324,231.25	
06/15/2020	255,000	3.500%	324,231.25	579,231.25	903,462.50
12/15/2020			319,768.75	319,768.75	
06/15/2021	260,000	3.500%	319,768.75	579,768.75	899,537.50
12/15/2021			315,218.75	315,218.75	
06/15/2022	270,000	3.500%	315,218.75	585,218.75	900,437.50
12/15/2022			310,493.75	310,493.75	
06/15/2023	280,000	3.500%	310,493.75	590,493.75	900,987.50
12/15/2023			305,593.75	305,593.75	
06/15/2024	290,000	3.500%	305,593.75	595,593.75	901,187.50
12/15/2024			300,518.75	300,518.75	
06/15/2025	300,000	4.000%	300,518.75	600,518.75	901,037.50
12/15/2025			294,518.75	294,518.75	
06/15/2026	315,000	4.000%	294,518.75	609,518.75	904,037.50
12/15/2026			288,218.75	288,218.75	
06/15/2027	330,000	4.000%	288,218.75	618,218.75	906,437.50
12/15/2027			281,618.75	281,618.75	
06/15/2028	340,000	4.000%	281,618.75	621,618.75	903,237.50
12/15/2028			274,818.75	274,818.75	
06/15/2029	355,000	4.000%	274,818.75	629,818.75	904,637.50
12/15/2029			267,718.75	267,718.75	
06/15/2030	370,000	4.000%	267,718.75	637,718.75	905,437.50
12/15/2030			260,318.75	260,318.75	
06/15/2031	385,000	4.500%	260,318.75	645,318.75	905,637.50
12/15/2031			251,656.25	251,656.25	
06/15/2032	405,000	4.500%	251,656.25	656,656.25	908,312.50
12/15/2032			242,543.75	242,543.75	
06/15/2033	420,000	4.500%	242,543.75	662,543.75	905,087.50
12/15/2033			233,093.75	233,093.75	
06/15/2034	440,000	4.500%	233,093.75	673,093.75	906,187.50
12/15/2034			223,193.75	223,193.75	
06/15/2035	460,000	4.500%	223,193.75	683,193.75	906,387.50
12/15/2035			212,843.75	212,843.75	
06/15/2036	485,000	4.500%	212,843.75	697,843.75	910,687.50
12/15/2036			201,931.25	201,931.25	
06/15/2037	505,000	4.500%	201,931.25	706,931.25	908,862.50
12/15/2037			190,568.75	190,568.75	
06/15/2038	530,000	4.500%	190,568.75	720,568.75	911,137.50
12/15/2038			178,643.75	178,643.75	
06/15/2039	550,000	4.500%	178,643.75	728,643.75	907,287.50
12/15/2039			166,268.75	166,268.75	
06/15/2040	580,000	4.625%	166,268.75	746,268.75	912,537.50
12/15/2040			152,856.25	152,856.25	
06/15/2041	605,000	4.625%	152,856.25	757,856.25	910,712.50
12/15/2041			138,865.63	138,865.63	
06/15/2042	635,000	4.625%	138,865.63	773,865.63	912,731.26
12/15/2042			124,181.25	124,181.25	
06/15/2043	665,000	4.625%	124,181.25	789,181.25	913,362.50
12/15/2043			108,803.13	108,803.13	
06/15/2044	695,000	4.625%	108,803.13	803,803.13	912,606.26
12/15/2044			92,731.25	92,731.25	
06/15/2045	730,000	4.625%	92,731.25	822,731.25	915,462.50
12/15/2045			75,850.00	75,850.00	
06/15/2046	765,000	4.625%	75,850.00	840,850.00	916,700.00
12/15/2046			58,159.38	58,159.38	
06/15/2047	800,000	4.625%	58,159.38	858,159.38	916,318.76

## BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2019  
 (2019 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2047			39,659.38	39,659.38	
06/15/2048	840,000	4.625%	39,659.38	879,659.38	919,318.76
12/15/2048			20,234.38	20,234.38	
06/15/2049	875,000	4.625%	20,234.38	895,234.38	915,468.76
	14,735,000		12,593,102.90	27,328,102.90	27,328,102.90

\$14,735,000  
Stoneybrook South at Championsgate Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2019  
(2019 Assessment Area)  
Escrow Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-2,000,000.00	-2,506,294.68
01/17/20		2,002,853.78	2,429,989.56
01/21/20		131.33	159.26
-----			
04/29/24	TOTALS:	2,985.11	-76,145.86
-----			

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-76,145.86
COMP DATE:	04/29/24	NET INCOME:	2,985.11
BOND YIELD:	4.564472%	TAX INV YIELD:	0.208216%

\$14,735,000  
 Stoneybrook South at Championsgate Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2019  
 (2019 Assessment Area)  
 Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-11,617,138.82	-14,557,986.63
07/12/19		7,829,239.42	9,721,811.14
08/12/19		12,391.25	15,328.84
01/17/20		-2,002,853.78	-2,429,989.56
01/21/20		-131.33	-159.26
02/28/20		289.26	349.15
04/02/20		2,008,738.67	2,414,321.95
05/14/20		3,776,138.00	4,514,741.43
05/18/20		4,860.00	5,807.69
04/30/21	CF Balance	45.34	51.91
-----			
04/29/24	TOTALS:	11,578.01	-315,723.34
-----			

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-315,723.34
COMP DATE:	04/29/24	NET INCOME:	11,578.01
BOND YIELD:	4.564472%	TAX INV YIELD:	0.194758%

\$14,735,000  
Stoneybrook South at Championsgate Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2019  
(2019 Assessment Area)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-449,946.88	-563,849.74
05/02/19		7.40	9.27
06/04/19		114.64	143.03
07/02/19		110.95	137.94
08/02/19		95.54	118.34
09/04/19		76.43	94.29
10/02/19		66.57	81.84
11/04/19		57.32	70.18
12/03/19		55.47	67.67
01/03/20		57.32	69.67
02/04/20		57.17	69.21
03/03/20		47.33	57.09
04/02/20		21.33	25.64
05/04/20		3.69	4.42
06/02/20		3.81	4.54
07/02/20		2.21	2.63
08/04/20		2.09	2.47
09/02/20		1.91	2.25
10/02/20		1.84	2.16
11/03/20		1.91	2.24
12/02/20		1.84	2.15
01/05/21		1.91	2.22
02/02/21		1.91	2.21
03/02/21		1.73	2.00
04/02/21		1.91	2.19
04/30/21	DSRF Balance	449,946.88	515,119.61
04/30/21	DSRF Accrual	1.85	2.12
<hr/>			
04/29/24	TOTALS:	796.08	-47,752.36
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ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-47,752.36
COMP DATE:	04/29/24	NET INCOME:	796.08
BOND YIELD:	4.564472%	TAX INV YIELD:	0.088404%

\$14,735,000  
Stoneybrook South at Championsgate Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2019  
(2019 Assessment Area)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-82,859.10	-103,834.66
06/17/19		82,859.09	103,211.69
10/22/19		-1,817.47	-2,228.69
12/16/19		-322,380.07	-392,655.03
12/16/19		324,231.25	394,909.74
12/31/19		0.11	0.13
-----			
04/29/24	TOTALS:	33.81	-596.81
-----			

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-596.81
COMP DATE:	04/29/24	NET INCOME:	33.81
BOND YIELD:	4.564472%	TAX INV YIELD:	0.298393%

\$14,735,000  
Stoneybrook South at Championsgate Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2019  
(2019 Assessment Area)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-203,500.00	-255,015.48
04/29/19		48,500.00	60,777.65
04/29/19		31,000.00	38,847.57
04/29/19		6,000.00	7,518.88
04/29/19		49,000.00	61,404.22
04/29/19		49,000.00	61,404.22
04/29/19		10,760.00	13,483.87
05/01/19		1,500.00	1,879.25
05/10/19		5,925.00	7,414.67
10/22/19		1,817.47	2,228.69
-----			
04/29/24	TOTALS:	2.47	-56.47
-----			

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-56.47
COMP DATE:	04/29/24	NET INCOME:	2.47
BOND YIELD:	4.564472%	TAX INV YIELD:	0.232655%

\$14,735,000  
 Stoneybrook South at Championsgate Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2019  
 (2019 Assessment Area)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/20		-1,760.00	-2,108.21
04/29/21		-1,780.00	-2,038.08
-----			
04/29/24	TOTALS:	-3,540.00	-4,146.29
-----			

ISSUE DATE: 04/29/19      REBATABLE ARBITRAGE: -4,146.29  
 COMP DATE: 04/29/24  
 BOND YIELD: 4.564472%

# SECTION 5

**BOARD OF SUPERVISORS MEETING DATES  
STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2022**

The Board of Supervisors of the **Stoneybrook South at ChampionsGate Community Development District** will hold their regular meetings for **Fiscal Year 2022 at 11:30 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**, on the first Monday of the month, unless otherwise indicated, as follows:

**October 4, 2021**

**November 1, 2021**

**December 6, 2021**

**January 3, 2022**

**February 7, 2022**

**March 7, 2022**

**April 4, 2022**

**May 2, 2022**

**June 6, 2022**

**August 1, 2022**

**Exception: September 12, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
District Manager  
Governmental Management Services - Central Florida, LLC