

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*November 1, 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

October 25, 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, November 1, 2021 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 4, 2021 Meeting
4. Consideration of Agreement with American Ecosystems, Inc. to Provide Aquatic Management Services
5. Discussion of Proposals for Installation of Fountains
6. Discussion of Pending Plat Conveyances
7. Staff Reports
  - A. Attorney
    - i. Presentation of Memorandum Regarding New Statutory Requirement
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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 October 4, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with American Ecosystems, Inc. to provide aquatic management services for Cogon grass. A copy of the agreement is enclosed for your review.

The fifth order of business is the discussion of proposals for installation of fountains in 3 ponds. Copies of the proposals and location map is enclosed for your review.

The sixth order of business is the discussion the pending plat conveyances from the Developer to the District. This is an open discussion item.

The seventh order of business is Staff Reports. Sub-Section 1 of the Attorney's Report is the presentation of memorandum regarding a new statutory requirement for Districts. A copy of the memo is enclosed for your review. Sub-Section 1 of the District Manager's Report includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

# 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, October 4, 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
Daniel 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**

Mr. Flint: We only have staff and Board members here.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes from the August 2, 2021 Meeting**

Mr. Flint: We will move onto the minutes from August 2, 2021. Did the Board have any comments or corrections to the 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 August 2, 2021 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Extension to Landscape Maintenance Agreement with Down to Earth**

Mr. Flint: We want to extend the existing agreement for a period of 12 months and keep the costs the same as they currently are.

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

**FIFTH ORDER OF BUSINESS**

**Ratification of Easement with Duke Energy Florida**

Mr. Morgan: Didn't we already approve this?

Mr. Flint: Yes, you are just ratifying it. It has already been executed.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Easement with Duke Energy Florida, was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021**

Mr. Flint: You previously selected Berger Toombs as the independent auditor and this is for a not-to-exceed of \$450.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: This item is a standing general item that Mark McDonald asked to be placed on all agendas just to keep everyone focused on the issue of plats and conveyances. I don't believe there is anything at this point that requires any action but this would be an opportunity if anyone is aware of anything. Dave or Kristen?

Ms. Trucco: I am not aware of any right now but I can take a look.

Mr. Morgan: All of our plats are good?

Mr. Reid: I did send a copy of the Fox North plat to the CDD and I don't know who looks at that. I think I sent it to you George.

Ms. Trucco: I can take a look at it. We would just be looking for if we have already conveyed the tracts that were supposed to go to the CDD by separate instrument.

Mr. Flint: Okay, we will look at the Fox North plat and the status of that. What is the time factor on that? How sensitive is it?

Mr. Reid: It is being reviewed at the County. It will take a couple months to record.

Mr. Flint: So, at the next meeting?

Mr. Reid: Yes, I would.

Mr. Flint: It requires a joinder I am assuming and a resolution from the CDD.

Ms. Trucco: I can also look in our files just at the plats that have been recording compared to the conveyances that the Board has approved. I think that is partially what Mark was looking for as well to make sure any older plats that had dedications to the CDD were done by separate instrument.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Okay, staff reports. Anything else Kristen?

Ms. Trucco: No, that is it. Thank you.

#### **B. Engineer**

Mr. Flint: Dave, anything?

Mr. Reid: I have nothing new.

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

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

Mr. Flint: You have the check register from July 26<sup>th</sup> through September 27<sup>th</sup>. This totals \$74,131.21 and the detail is behind the summary. Does the Board have any questions on the check register? If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$74,131.21, was approved.

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

Mr. Flint: You also have the unaudited financials through August 31<sup>st</sup>. There is no action required, if the Board has any questions, we can discuss those. Are there any questions on the financial statements?



**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH 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



# American Ecosystems, Inc.

## AQUATIC MANAGEMENT SERVICES



P.O BOX 40517  
ST. PETERSBURG, FL 33743-0517  
Phone: (727) 545-4404 Fax: (727) 545-0770

### AQUATIC MANAGEMENT AGREEMENT

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

hereinafter called "Customer"

The parties hereto agree as follows:

1. Contractor agrees to manage certain lakes and/or waterways for a period of Twelve ( 12 ) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Ten (10) Ponds under the control and supervision of Stonybrook South at Champions Gate CDD, Kissimmee, FL

Treatment program includes minimum of twelve (12) Treatments as needed for control of (Cogon Grass Only)

2. CUSTOMER agrees to pay CONTRACTOR its agents or assigns, the following sum for specified aquatic management services:

a. Shoreline Grass & brush control Program	\$ 555.00 Initial Start Up
b. Underwater and floating Vegetation control Program	\$ Included
c. Additional Treatments as needed	\$ Included
d. Call Back services at no extra charge	\$ Included
e. All Services Performed by a licensed Biologist	\$ Included
f. Two Million Dollar Liability Insurance	\$ Included
g. Treatment report issued after each visit	\$ Included

TOTAL OF SERVICES TO BE PERFORMED

\$ 555.00 Monthly

\$ 555.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in 11 monthly installments of \$ 555.00 plus any sales or use tax including without limitations, fees or charges that are imposed by any governmental authority relating to the service provided under the Agreement.

3. CONTRACTOR agrees to use the products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

4. CONTRACTOR agrees to commence treatment within 30 days, weather permitting from the date of receipt of this Agreement and/or required government permits.

5. The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before Nov. 18, 2021.

6. The terms and conditions appearing on the revers side shall be made part hereof and are incorporate herein by reference.

CONTRACTOR:

Signature:

Printed Name: Kevin R. Youngberg, President

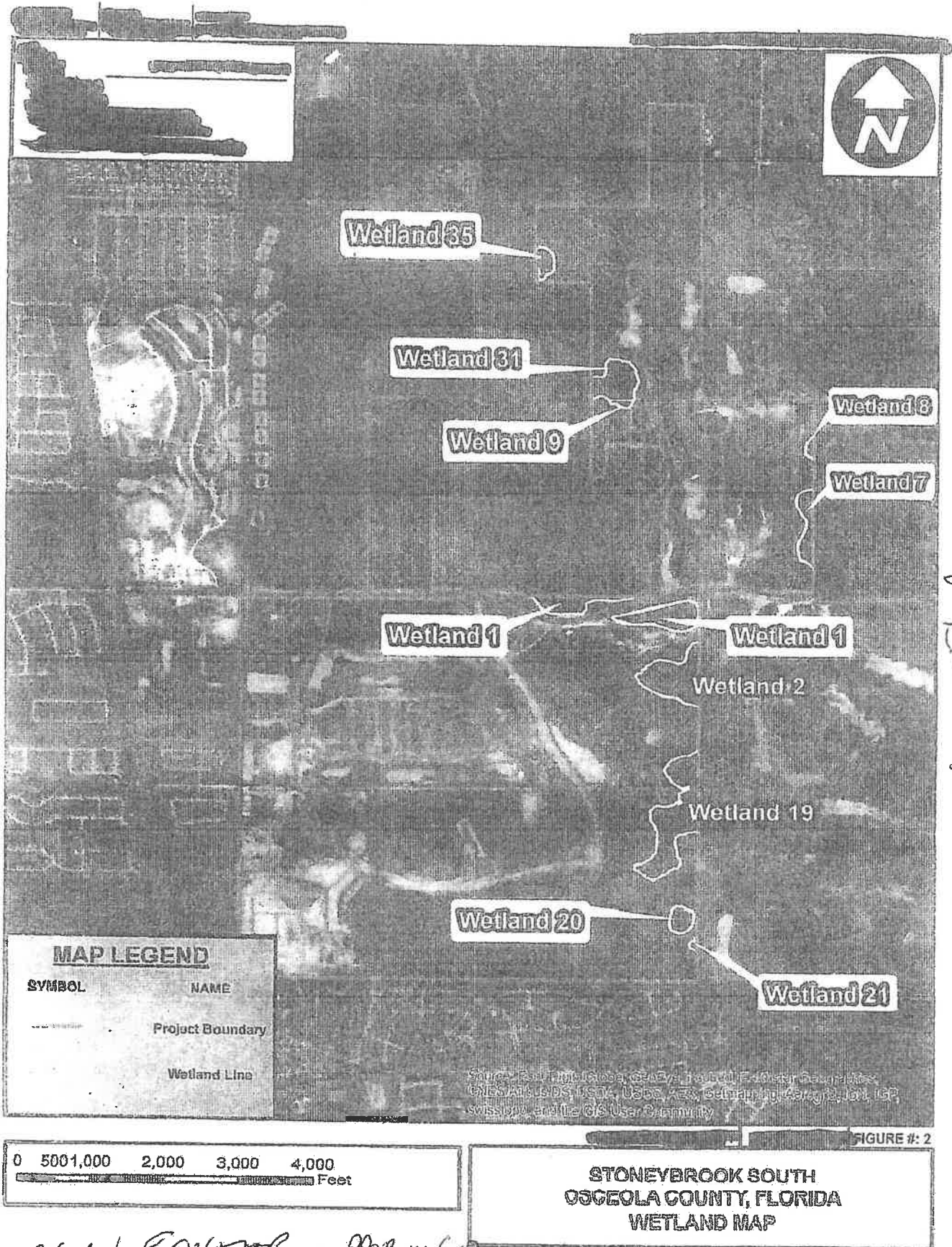
Dated: 10/20/2021

CUSTOMER:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



2007 11/25/07 AScheer & GWSF, Corp

ALAN SCHEER - PROP. MGR  
(407) 398 2890

STONEYBROOK ACCOUNT

COGON GRASS ONLY -



Champions Gate ...

1081 Downswing Pl  
Championsgate, FL 33...  
28°28'N, 81°55'W



Magnolias

Champions Gate Country Club II

ChampionsGate  
Country Club

The Country Club  
at Champions Gate

Ford Towers Lite

The Oasis Club at  
ChampionsGate

ChampionsGate  
Golf Club

Omni Orlando Resort  
at Championsgate

Portofino at  
ChampionsGate

## SECTION V





Katrina S. Scarborough  
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

[Clear Results](#)

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[Base Maps](#)

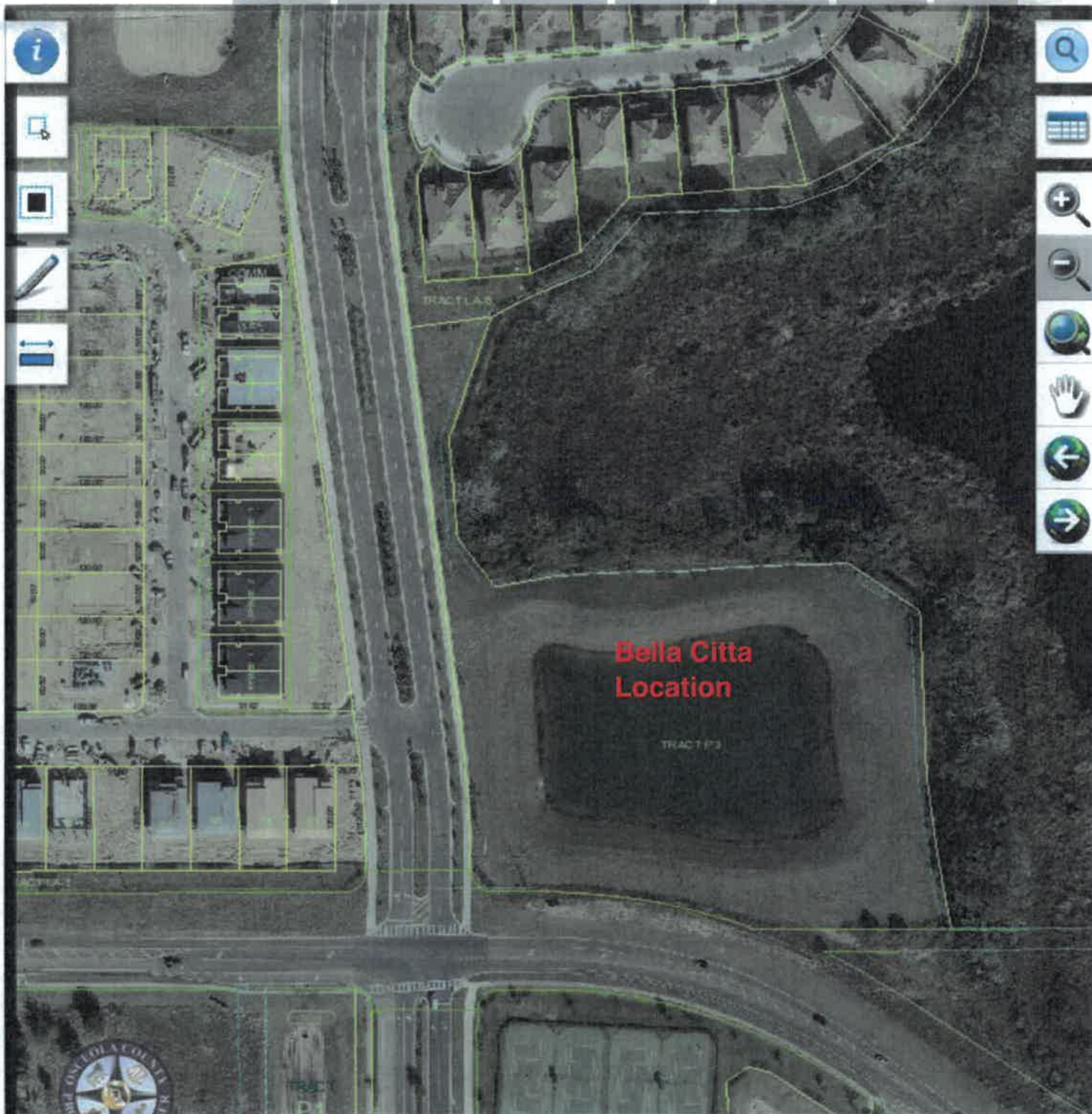
[Layers](#)

[Sales](#)

[Identify](#)

[Tools](#)

[Print](#)



build: 2019-08-16A

0 100 200ft



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



# Order Number B32894

Order Date 05/18/21 Bid Expiration Date (45 DAYS)

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

Telephone: 407/324-1515

**Bill To:**

STONEBROOK SOUTH AT CHAMPIONS GATE  
C/O GMS CENTRAL FLORIDA  
219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

**Ship To:**

STONEBROOK SOUTH AT CHAMPIONS GATE  
C/O GMS CENTRAL FLORIDA  
219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

**THIS IS A BID/ESTIMATE**

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD	* BELLA CITTA	WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP, 230V, 1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	05/18/21	11495.00 25.000 N	8621.25
150	0	4-4 4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	05/18/21	0.00 N	0.00
150	0	4-4 4-4 SEOWA CABLE ADDITIONAL PUMP CABLE - 300FT TOTAL	FT	05/18/21	9.95 25.000 N	1119.38
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		05/18/21	5795.00 25.000 N	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	05/18/21	0.00 N	0.00
150	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 300FT TOTAL	FT	05/18/21	1.95 25.000 N	219.38
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		05/18/21	9800.00 N	9800.00
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

(Continued)

Customer Original

Page 1

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1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

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STONEBROOK SOUTH AT CHAMPIONS GATE  
C/O GMS CENTRAL FLORIDA  
219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

### Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE  
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ORLANDO, FL 34771

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532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount %	Tax
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	05/18/21	350.00	350.00
					N	
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div> <div> <div>Non Taxable Subtotal</div> <div>Taxable Subtotal</div> <div>Tax</div> <div>Total Order</div> </div>						<div>24456.26</div> <div>0.00</div> <div>0.00</div> <div>24456.26</div>

Print Date: 05/18/21 1:32 PM

Customer Original

Page 2



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

## Estimate

ESTIMATE #: N120210511  
DATE: 5/11/2021

Prepared for : Lake fountain  
Job Name: Champions gate  
Job Address: Bella sita & Westside Blvd  
Champions Gate FL

### 7-10 HP locations

DESCRIPTION	QTY	UNIT	AMOUNT
<b>Scope requested</b>			
<b>Location Fox pond</b>			
New 100 AMP service for new 7-10 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 125 ft max from proposed power location to new fountain controls ( on banks of pond aprox 40 feet from edge ) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - ( 2 conduits per location)	1.00		
Osceola county new address - Required for permit ( to be set up by HOA )	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit.	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - ( shunt trip ) if needed	1.00		
<b>Total Parts &amp; Labor for above listed scope</b>	<b>1.00</b>	<b>9800.00</b>	<b>9,800.00</b>
<b>Notes</b>			
Quote is based on above listed scope being done in one phase, If broken into separate phases cost per item will be adjusted as needed			
If approved all proposed location power will need to be verified prior to contract / start of any permits app etc			
Some sod / landscape damage will be made, will backfill & restore with sod removed only, Management / HOA to verify final grade			
Management to set up all account with Duke prior & Pay any special fees -			
Prices is good for 30 days, If beyond any cost increase ( materials / labor will be added)			
Work not specified in this proposal should not be assumed. Includes items specifically mentioned. No other promises, work, warranty or services are binding unless other written and duly sign agreements are made between contractor & purchaser.			
<b>Make all checks payable to Navtek Electrical Corporation</b>			
<b>THANK YOU FOR YOUR BUSINESS!</b>			
		<b>SUBTOTAL</b>	<b>9800.00</b>
		<b>TAX RATE</b>	
		<b>SALES TAX</b>	
		<b>OTHER</b>	
		<b>TOTAL</b>	<b>9800.00</b>



# Order Number B32895

Order Date 05/18/21 Bid Expiration Date (45 DAYS)

## LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

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STONEBROOK SOUTH AT CHAMPIONS GATE  
C/O GMS CENTRAL FLORIDA  
219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

### Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE  
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ORLANDO, FL 34771

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD	* POND 1	WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount %	Tax
1	0	LF7500PRP	EA	05/18/21	11495.00	8621.25
		7.5HP, 230V, 1PH POD JET/SPRAY RING FOUNTAIN			25.000	N
		PACKAGE W/CONTROL				
150	0	4-4	FT	05/18/21	0.00	0.00
		4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN			N	
150	0	4-4	FT	05/18/21	9.95	1119.38
		4-4 SEOWA CABLE ADDITIONAL PUMP CABLE - 300FT			25.000	N
		TOTAL				
1	0	LK40-4		05/18/21	5795.00	4346.25
		4-40 WATT 120V LED LIGHT PKG			25.000	N
150	0	14-3	FT	05/18/21	0.00	0.00
		14-3 SEOWA CABLE INCLUDED WITH LIGHTS			N	
150	0	14-3	FT	05/18/21	1.95	219.38
		14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 300FT			25.000	N
		TOTAL				
1	0	ELECTSUB		05/18/21	9800.00	9800.00
		ELECTRICAL SUBCONTRACTOR			N	
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

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Customer Original

Page 1

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ORLANDO, FL 34771

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Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
Back Ordered	Item Description (Customer Part No.)			Discount %	Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	05/18/21	350.00 N	350.00
Approved by: _____ (Date) _____						Non Taxable Subtotal 24456.26
Name _____ (Date) _____						Taxable Subtotal 0.00
						Tax 0.00
Total Order						24456.26

Print Date: 05/18/21 1:37 PM

Customer Original

Page 2



Lic ER13014447

52 Riley Rd #392

Celebration FL 34747

Tel: 407.739.2779

Email: customlighting@gmail.com

## Estimate

ESTIMATE #: N220210511

DATE: 5/11/2021

Prepared for: Lake fountain

Job Name: Golf Course Fountains

Job Address: 1130 Black wolf run Road

Champions Gate FL

### 5-7 HP locations

DESCRIPTION	QTY	UNIT	AMOUNT
<b>Scope requested</b>			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Buld power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 150 ft max from proposed power location to new fountain controls ( on banks of pond apprx 40 feet from edge ) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - ( 2 conduits per location)	1.00		
Osceola county new address - Required for permit ( to be set up by HOA )	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - ( shunt trip ) if needed	1.00		
<b>Parts + labor for above listed scope</b>	<b>1.00</b>	<b>98000.00</b>	<b>9,800.00</b>
<b>Notes</b>			
Quote is based on above listed scope being done in one phase, If broken into seperate phases cost per item will be adjusted as needed			
If approved all proposed location power will need to be verified prior to contract / start of any permits app etc			
Some Green / Fairway Damage will be made Will backfill & patch with sod remove only - NO NEW - Grounds management to verify final grade			
Management to set up all account with Duke prior & Pay any special fees -			

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

Make all checks payable to Navtek Electrical Corporation

THANK YOU FOR YOUR BUSINESS!

SUBTOTAL	9800.00
TAX RATE	
SALES TAX	
OTHER	
TOTAL	9800.00





# Order Number B32893

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1305 Central Park Drive  
Sanford, FL 32771 USA

Telephone: 407/324-1515

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ORLANDO, FL 34771

### THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD	* POND 3	WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP, 230V, 1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	05/18/21	11495.00 25.000 N	8621.25
150	0	6-4 6-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	05/18/21	0.00 N	0.00
50	0	6-4 6-4 SEOWA CABLE ADDITIONAL PUMP CABLE - 200FT TOTAL	FT	05/18/21	7.25 25.000 N	271.88
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		05/18/21	5795.00 25.000 N	4346.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	05/18/21	0.00 N	0.00
50	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS 200FT TOTAL	FT	05/18/21	1.95 25.000 N	73.13
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		05/18/21	14500.00 N	14500.00
<div> <div>Approved by: _____ (Date)</div> <div>Name _____ (Date)</div> </div>						

(Continued)

Customer Original

Page 1

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Order Date 05/18/21 Bid Expiration Date (45 DAYS)

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

Telephone: 407/324-1515

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219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

**Ship To:**

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C/O GMS CENTRAL FLORIDA  
219 E. LIVINGSTON STREET  
ORLANDO, FL 34771

**THIS IS A BID/ESTIMATE**

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	05/18/21	350.00 N	350.00
<b>Approved by:</b> _____ (Date) _____						Non Taxable Subtotal 28162.51
<b>Name</b> _____ (Date) _____						Taxable Subtotal 0.00
						Tax 0.00
<b>Total Order</b>						28162.51

Print Date: 05/18/21 1:28 PM

Customer Original

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

## Estimate

ESTIMATE #: N320210521  
DATE: 5/21/2021

Prepared for : Lake fountain  
Job Name: Golf Course Fountains  
Job Address: 1128 Trappers loop ( behind )  
Champions Gate FL

### 5-7 HP location

DESCRIPTION	QTY	PRICE	AMOUNT
<b>Scope requested</b>			
<b>Location # 3 - Hole 3 ( 1128 Trapper trail loop)</b>			
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx 400 ft max from proposed power location to new fountain controls ( on banks of pond approx 40 feet from edge ) & then to pond	1.00		
2" SCD 40 from rack to pond & approx 20 ft into pond - ( 2 conduits per location )	1.00		
Osceola county new address - Required for permit ( to be set up by HOA )	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
<b>Parts + labor for above listed scope</b>	<b>1.00</b>	<b>14500.00</b>	<b>14,500.00</b>
New Osceola county - inspector requirement - ( shunt trip ) if needed	1.00		
<b>Note</b> - Stitch bore under green ( some damage will need to be repaired by Management )			
<b>Notes</b>			
Quote is based on above listed scope being done in one phase, If broken into separate phases cost per item will be adjusted as needed			
If approved all proposed location power will need to be verified prior to contract / start of any permits app etc			
Some Green / Fairway Damage will be made Will backfill & patch with sod remove only - NO NEW - Grounds management to verify final grade			
Quote is based on work being done on normal working hours- Management to provide access as needed ( Scheduled golfers etc )			
Quote is based on Direct access with Work vehicles closest to site working at			
Management to set up all account with Duke prior & Pay any special fees -			
Prices Is good for 30 days, if beyond any cost increase ( materials / labor will be added)			
Work not specified in this proposal should not be assumed. Includes items specifically			
		<b>SUBTOTAL</b>	<b>14500.00</b>

mentioned. No other promises, work, warranty or services are binding unless other written and duly sign agreements are made between contractor & purchaser.

**Make all checks payable to Navtek Electrical Corporation**

**THANK YOU FOR YOUR BUSINESS!**

TAX RATE	
SALES TAX	
OTHER	
TOTAL	14500.00

## SECTION VII

# SECTION A

# SECTION 1



LATHAM, LUNA,  
EDEN & BEAUDINE,<sup>LLP</sup>  
— Celebrating 25 Years —  
ATTORNEYS AT LAW

**MEMORANDUM**

**To:** District Manager, District Engineer

**From:** District Counsel – Jan A. Carpenter, Esq.  
Kristen E. Trucco, Esq.

**Date:** October 2021

**Subject:** New Statutory Requirement  
Wastewater Services and Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)

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A new law went into effect on July 1, 2021, which impacts most community development districts (and other governments) in the state. The law is the result of the legislature's determination that there is a need for long-term planning for the state's wastewater and stormwater systems. The law requires governments that either own or operate stormwater management systems and/or wastewater systems to create a 20-year "needs analysis" of such system(s). The requirements relating to wastewater systems are found in Section 4 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9301, *Florida Statutes*, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9302, *Florida Statutes* (the law is attached for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

**Summary of the Law**

The new law establishes a requirement that each special district prepare a rather detailed 20-year needs analysis, for its wastewater and stormwater systems. The Office of Economic and Demographic Research ("OEDR") is expected to promulgate additional details about the requirements of the needs analysis. A basic template for the report has been provided by OEDR, but instructions for completing the template are not yet available.



October 12, 2021

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For wastewater services, the needs analysis for a special district must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

**Timing for Reports**

For both wastewater and stormwater systems, the first needs analysis must be developed by **June 30, 2022**, with a new or updated analysis due every five (5) years thereafter. The needs analysis, along with

October 12, 2021

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the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the wastewater service area or stormwater system is located. The county then compiles all the reports and submits a compiled document to the OEDR by July 31, 2022.

**Recommendation**

The District Engineer and District Manager should review the new statutes and the OEDR Stormwater Template (and the accompanying Stormwater Template Overview) to evaluate the data that will need to be collected about the system(s).

By the next CDD meeting (or no later than a January meeting), the District Engineer should submit a proposal to the Board of Supervisors for creating the needs analysis report. The District Manager may also need to submit a cost proposal to assist the District Engineer with the required financing and budgeting data. The District Engineer should alert the Board of Supervisors if outside consulting work will be necessary. The deadline for the District's submission is only 8 months away, so this process needs to be started fairly quickly. The District Engineer and District Manager may have questions for the Board along the way due to funding and replacement reserve issues. There is no allowance for late reporting, so it is important not to miss the June 30, 2022 filing deadline.

## CHAPTER 2021-194

### Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term "public works project"; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor.

~~subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:~~

(a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;

(b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or

(c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) "Public works project" means an activity exceeding \$1 million in value that is ~~of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation~~ and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.~~

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

~~(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.~~

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

~~(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.~~

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

~~(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.~~

~~(2) As used in this section, the term:~~

~~(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.~~

~~(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.~~

~~(c) "Treatment works" has the same meaning as provided in s. 403.031(11).~~

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.



# SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Checks

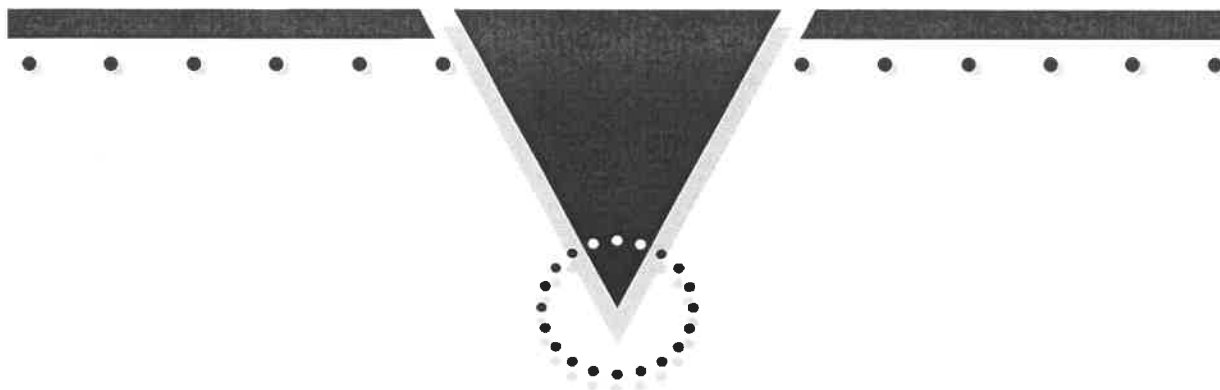
September 27, 2021 to October 25, 2021

Bank	Date	Check #	Amount
General Fund	10/13/21	359	\$ 5,243.33
	10/15/21	360-362	\$ 838.75
	10/20/21	363	\$ 1,758.82
			<hr/> \$ 7,840.90
Payroll Fund	<u>October 2021</u>		
	Adam Morgan	50007	\$ 184.70
	Patrick Bonin Jr.	50008	\$ 184.70
			<hr/> \$ 369.40
			<hr/> <b>\$ 8,210.30</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/13/21	00001	10/01/21 116	202110 320-53800-12000			*	1,250.00	
		10/01/21 117	FIELD MANAGEMENT OCT21			*	2,916.67	
		10/01/21 117	MANAGEMENT FEES OCT21			*	50.00	
		10/01/21 117	WEBSITE ADMIN OCT21			*	87.50	
		10/01/21 117	INFORMATION TECH OCT21			*	916.67	
		10/01/21 117	DISSEMINATION FEE OCT21			*	.12	
		10/01/21 117	OFFICE SUPPLIES			*	2.12	
		10/01/21 117	POSTAGE			*	20.25	
		10/01/21 117	COPIES			*		5,243.33
10/15/21	00006	10/01/21 85352	202110 310-51300-54000		GOVERNMENTAL MANAGEMENT SERVICES	*	175.00	000359
			SPECIAL DISTRICT FEE-FY22					
10/15/21	00022	10/01/21 608698	202110 320-53800-47000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	385.00	000360
			MTHLY WATER MGMT OCT21					
10/15/21	00003	9/24/21 42797595	202109 310-51300-48000		THE LAKE DOCTORS, INC.	*	278.75	000361
			NOT.OF FY22 MEETING DATES					
10/20/21	00010	10/11/21 108058	202109 320-53800-47300		ORLANDO SENTINEL	*	459.20	000362
			RPR DECODER/HD/NOZZ/CNNCT					
		10/13/21 108395	202109 320-53800-47300			*	1,299.62	
			RPR ROTOR/SAM/PRS/NOZZLES					
			DOWN TO EARTH LANWCARE II, INC.					1,758.82
								000363
					TOTAL FOR BANK A		7,840.90	
					TOTAL FOR REGISTER		7,840.90	

SSCG STONEYSCG TVISCARRA

## SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**September 30, 2021**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<b><u>ASSETS:</u></b>				
CASH	\$388,013	---	---	\$388,013
DEPOSITS	\$16,000	---	---	\$16,000
PREPAID EXPENSES	\$16,228	---	---	\$16,228
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$212,910	---	\$212,910
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$341,612	---	\$341,612
CONSTRUCTION	---	---	\$45	\$45
SERIES 2020				
RESERVE	---	\$351,125	---	\$351,125
REVENUE	---	\$484,361	---	\$484,361
INTEREST	---	\$0	---	\$0
CONSTRUCTION	---	---	\$7,153,607	\$7,153,607
<b>TOTAL ASSETS</b>	<b>\$420,241</b>	<b>\$1,990,855</b>	<b>\$7,153,764</b>	<b>\$9,564,859</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$3,263	---	---	\$3,263
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$363,810	---	\$363,810
RESTRICTED FOR DEBT SERVICE 2019	---	\$791,559	---	\$791,559
RESTRICTED FOR DEBT SERVICE 2020	---	\$835,486	---	\$835,486
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	\$7,153,607	\$7,153,607
UNASSIGNED	\$416,979	---	---	\$416,979
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$420,241</b>	<b>\$1,990,855</b>	<b>\$7,153,764</b>	<b>\$9,564,859</b>



# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b><u>REVENUES:</u></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><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$12,000	\$1,600	\$10,400
FICA EXPENSE	\$918	\$918	\$122	\$796
ENGINEERING	\$12,000	\$12,000	\$3,713	\$8,288
ATTORNEY	\$25,000	\$25,000	\$18,173	\$6,827
DISSEMINATION	\$7,500	\$7,500	\$10,125	(\$2,625)
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	\$9,000	\$8,620	\$380
MANAGEMENT FEES	\$35,000	\$35,000	\$35,000	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,200	\$1,200	\$0
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$1,000	\$1,000	\$185	\$815
INSURANCE	\$5,650	\$5,650	\$5,381	\$269
PRINTING & BINDING	\$1,000	\$1,000	\$361	\$639
LEGAL ADVERTISING	\$2,500	\$2,500	\$7,708	(\$5,208)
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$192	\$808
OFFICE SUPPLIES	\$625	\$625	\$3	\$622
PROPERTY APPRAISER	\$350	\$350	\$265	\$85
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,000	\$15,000	\$15,000	\$0
PROPERTY INSURANCE	\$6,000	\$6,000	\$5,467	\$533
ELECTRIC	\$7,500	\$7,500	\$784	\$6,716
STREETLIGHTING	\$70,000	\$70,000	\$61,533	\$8,467
WATER & SEWER	\$75,000	\$75,000	\$29,042	\$45,958
LANDSCAPE MAINTENANCE	\$219,449	\$219,449	\$191,005	\$28,444
LANDSCAPE CONTINGENCY	\$15,000	\$15,000	\$14,938	\$62
IRRIGATION REPAIRS	\$15,000	\$15,000	\$8,902	\$6,098
LAKE MAINTENANCE	\$10,000	\$10,000	\$3,465	\$6,535
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$3,475	(\$3,475)
CONTINGENCY	\$15,000	\$15,000	\$0	\$15,000
REPAIRS & MAINTENANCE	\$5,000	\$5,000	\$0	\$5,000
CAPITAL RESERVE	\$67,383	\$67,383	\$0	\$67,383
<b>TOTAL EXPENDITURES</b>	<b>\$645,135</b>	<b>\$645,135</b>	<b>\$435,019</b>	<b>\$210,116</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,933</b>	<b>\$215,933</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$201,045</b>	<b>\$201,045</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$416,979</b>	<b>\$416,979</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$305,100	\$3,300
INTEREST	\$250	\$250	\$20	(\$230)
<b>TOTAL REVENUES</b>	<b>\$302,050</b>	<b>\$302,050</b>	<b>\$305,120</b>	<b>\$3,070</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>\$4,945</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$205,857</b>		<b>\$358,865</b>	
<b>FUND BALANCE - Ending</b>	<b>\$207,732</b>		<b>\$363,810</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$853,872	\$853,872	\$862,922	\$9,050
ASSESSMENTS - DIRECT BILLED	\$46,022	\$46,022	\$46,022	\$0
INTEREST	\$250	\$250	\$51	(\$199)
<b>TOTAL REVENUES</b>	<b>\$900,144</b>	<b>\$900,144</b>	<b>\$908,995</b>	<b>\$8,851</b>
<b><u>EXPENDITURES:</u></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>\$9,457</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$327,699</b>		<b>\$782,101</b>	
<b>FUND BALANCE - Ending</b>	<b>\$328,305</b>		<b>\$791,559</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	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	\$25	\$25
<b>TOTAL REVENUES</b>	<b>\$1,053,375</b>	<b>\$1,053,375</b>	<b>\$1,053,400</b>	<b>\$25</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	(\$12)	\$12
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12)</b>	<b>\$12</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$835,474</b>		<b>\$835,486</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$835,474</b>		<b>\$835,486</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRO RATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	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
<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 September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	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
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>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$45</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$45</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$12,378,875	\$12,378,875
INTEREST	\$0	\$0	\$336	\$336
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,379,211</b>	<b>\$12,379,211</b>
<b><u>EXPENDITURES:</u></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><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$12	\$12
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12</b>	<b>\$12</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$7,153,607</b>	
<b>F UND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>F UND BALANCE - Ending</b>	<b>\$0</b>		<b>\$7,153,607</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$36,517	\$393,450	\$45,761	\$21,908	\$8,363	\$13,324	\$9,773	\$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>\$36,517</b>	<b>\$439,324</b>	<b>\$45,761</b>	<b>\$44,846</b>	<b>\$8,363</b>	<b>\$36,261</b>	<b>\$9,773</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	\$400	\$0	\$1,600
FICA EXPENSE	\$0	\$31	\$15	\$0	\$15	\$15	\$0	\$15	\$0	\$0	\$31	\$0	\$122
ENGINEERING	\$0	\$190	\$0	\$95	\$48	\$190	\$0	\$190	\$1,100	\$0	\$1,900	\$0	\$3,713
ATTORNEY	\$2,913	\$2,322	\$1,559	\$382	\$461	\$1,399	\$1,363	\$1,099	\$3,005	\$1,554	\$891	\$1,225	\$18,173
DISSEMINATION	\$625	\$625	\$625	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$10,125
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	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$14	\$13	\$29	\$11	\$29	\$11	\$11	\$4	\$4	\$53	\$3	\$185
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	\$2	\$30	\$5	\$361
LEGAL ADVERTISING	\$778	\$4,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,236	\$0	\$279	\$7,708
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$139	\$0	\$0	\$8	\$8	\$8	\$29	\$192
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,250	\$1,250	\$1,250	\$15,000
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	\$113	\$72	\$117	\$784
STREETLIGHTING	\$5,763	\$3,768	\$6,109	\$3,960	\$5,238	\$5,237	\$5,239	\$5,240	\$5,240	\$5,236	\$5,242	\$5,261	\$61,333
WATER & SEWER	\$603	\$1,644	\$2,419	\$134	\$3,747	\$3,692	\$2,721	\$3,374	\$3,108	\$3,038	\$1,503	\$3,060	\$29,042
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$191,005
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	\$927	\$0	\$1,759	\$8,302
LAKE MAINTENANCE	\$0	\$0	\$0	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$3,465
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600	\$875	\$0	\$0	\$3,475
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>\$50,277</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>\$48,443</b>	<b>\$36,924</b>	<b>\$33,062</b>	<b>\$17,306</b>	<b>\$435,019</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$50,277)</b>	<b>(\$4,645)</b>	<b>\$406,515</b>	<b>\$17,233</b>	<b>\$11,289</b>	<b>(\$26,096)</b>	<b>(\$3,753)</b>	<b>(\$29,559)</b>	<b>(\$17,734)</b>	<b>(\$36,924)</b>	<b>(\$33,062)</b>	<b>(\$17,306)</b>	<b>\$215,933</b>



**STONEBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA</b>	
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>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
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>

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA</b>	
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**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<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
7/1/21		Interest		\$ 29.40
7/1/21		Transfer from Reserve		\$ 1.44
8/1/21		Interest		\$ 30.38
8/3/21		Transfer from Reserve		\$ 1.49
9/1/21		Interest		\$ 30.38
9/2/21		Transfer from Reserve		\$ 1.49
<b>TOTAL</b>				<b>\$ 348.62</b>
<b>Acquisition/Construction Fund at 12/16/20</b>				<b>\$11,927,322.50</b>
<b>Interest Earned thru 9/30/21</b>				<b>\$ 348.62</b>
<b>Requisitions Paid thru 9/30/21</b>				<b>\$ (4,774,063.90)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 7,153,607.22</b>