

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

March 7, 2022

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 28, 2022

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, March 7, 2022 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 February 7, 2022 Meeting
4. Consideration of Resolution 2022-04 Accepting Conveyance of Real Property from Country Club at ChampionsGate
5. Financing Matters
 - A. Consideration of Supplemental Engineer's Report
 - B. Consideration of Master Assessment Methodology Report
 - C. Consideration of Resolution 2022-05 Declaring Special Assessments
 - D. Consideration of Resolution 2022-06 Setting a Public Hearing for Special Assessments
6. Discussion of Pending Plat Conveyances
7. Staff Reports
 - A. Attorney
 - 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 February 7, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2022-04 accepting the conveyance of real property from the Country Club at ChampionsGate. A copy of the Resolution and supporting documents will be provided under separate cover.

The fifth order of business is the Financing Matters. Section A is the consideration of the Supplemental Engineer's Report and Section B is the consideration of the Master Assessment Methodology Report. Both reports will be provided under separate cover. Section C is the consideration of Resolution 2022-05 declaring special assessments and Section D is the consideration of Resolution 2022-06 setting a public hearing for special assessments. The Resolutions are 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 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

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, February 7, 2022 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 |
| Rob Bonin | Assistant Secretary |
| Daniel La Rosa | Assistant Secretary |

Also present were:

| | |
|----------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | LLEB |
| 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. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have the Board and staff here.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 1, 2021 Meeting

Mr. Flint: We will move onto the approval of the minutes from November 1, 2021. Did the Board have any comments or corrections to those?

Mr. Morgan: They all looked appropriate. I make a motion to accept.

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the November 1, 2021 Meeting, were approved. |
|--|

FOURTH ORDER OF BUSINESS**Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint: Next is ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. This is an agreement that you enter into annually with the property appraiser as part of their requirements for us to use the tax bill as the collection method for your assessments. I did execute this, it's the same form of agreement the Board has approved in the past and I am just asking the Board to ratify my actions in doing that.

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

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-01 Authorizing Execution of the Public Depositor's Report**

Mr. Flint: Next is Resolution 2022-01, authorizing execution of the Public Depositor's Report. You've adopted a resolution previously authorizing the execution of the report, this resolution just adds the Assistant Treasurer as one of the entities that is authorized to sign the report. It's really an administrative matter that allows the District accountant to execute the report and transmit it.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-01 Authorizing Execution of the Public Depositor's Report, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-02 Declaring the Series 2017 Project Complete**

Mr. Flint: Item six is Resolution 2022-02 declaring the Series 2017 project complete. The indenture for the bonds requires that once the project, the improvements, and the engineer's report are complete, the District is required to certify those complete and that allows the trustee to close out the construction and acquisition account. You have the resolution doing that and then you have the form of the engineer's certificate which is attached. Anything else Kristen that you want to hit on?

Ms. Trucco: I think you covered it. The District Engineer is required to certify that the project was constructed in accordance with the original plans. Quoting his engineer's report, he

has done that. We have the certificate attached to the resolution. He has actually signed both of these and sent them to us. They didn't make it into the agenda, but he certified them.

Mr. Flint: And both construction accounts are basically zero. They may have a few dollars in them, but there are no funds remaining for payment.

Mr. Morgan: So, the \$4,710,000, that's all zeroed out?

Mr. Flint: Yes.

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

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-02 Declaring the Series 2017 Project Complete, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Declaring the Series 2019 Project Complete

Mr. Flint: We have the same resolution for the Series 2019 project and those certificates have also been executed by the Engineer.

Ms. Trucco: There is one typo on the second page for the 2019 project. Paragraph four should read; instead of \$4,710,000, it should read \$14,735,000 the requirements that the assessments exceeded the project cost and 2017 should say 2019 there. Those typos will be cleaned up in the final version. We're just looking a motion to approve subject to those changes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-03 Declaring the Series 2019 Project Complete, was approved as amended.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any plats or conveyances that we need to discuss for Stoneybrook South at ChampionsGate that are pending?

Ms. Trucco: Not that I am aware of.

NINTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No updates for the Board, thanks.

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater Management System Report

Mr. Flint: Engineer, you've got a proposal for what we discussed previously, the requirement for the stormwater system reporting. We asked your District Engineer to provide a proposal to prepare that report which is due by June 30th. There have been some discussions in prior meetings, I think the District Engineer is willing to amend the fees in his report. Dave, do you want to present the proposal?

Mr. Reid: Yes, the fee I had in there, George said is higher than some of the other ones. I am willing to do a not to exceed for \$15,000 to cover that, as opposed to a lump sum.

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

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Preparation of Stormwater Management System Report with a Not to Exceed Amount of \$15,000, was approved.

Mr. Flint: Anything else Dave? We received two emails from the new HOA Board president, I guess they have retained an engineering firm and they are going through all of the properties and making sure that anything that is indicated that they own, that they should own, anything that may still be in Lennar's name if it needs to be conveyed to them or the CDD that there be some discussion. They are looking at if there is anything in the CDDs name that shouldn't be ours. As a result of those emails there are a combination of items between the Stoneybrook South CDD and Stoneybrook South at ChampionsGate. As far as Stoneybrook South at ChampionsGate, Parcel K, there were some retaining walls that they asked about ownership and maintenance responsibility and our response is going to be that those are the golf course's responsibility.

Mr. Reid: Part of the golf course, yes. Hole two and nine.

Mr. Flint: And then north of Bella Citta, there are some medians, do you want to go through those Dave?

Mr. Reid: There are two recreation tracts in the Fox South on the eastside. It's off Westside Blvd, so north of Bella Citta, to me that's all HOA benefits homeowners and it's all private gated too.

Mr. Morgan: Those are the recreation tracts, not the street tracts.

Mr. Reid: The landscape tracts within the roadway in front of the gates could be CDD.

Mr. Morgan: I agree with that.

Mr. Flint: And I think that's consistent, right? With elsewhere in the District. To formalize that, is there a motion then that the response on the retaining walls in parcel K would not be CDD, the two recreation tracts would not be CDD, and the median tracts would be CDD. Is there a motion and a second?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Responding to the HOA that Retaining Walls in Parcel K are not CDD Property, the Two Recreation Tracts are not CDD Property, and the Medians Tracts are CDD Property, was approved.

Mr. Reid: I have one more. There is a question on the Westside Blvd, north of Fox South. The medians on the westside, down here at Fox South the landscaping is maintained by the CDD under an agreement with the County. It's county right-of-way but the CDD is maintaining the landscape of the median. As you go north, you have the CDD on the eastside, but you've got KB on the westside. So, they are building half the road and we're building half the road.

Mr. Bonin: So, let's talk Baxter first. Baxter is already in, the County owns it, CDD maintaining. KB just built their two lanes that will turn over to the County, but it won't turn over to the CDD ever, right? So, what is your question related to that section?

Mr. Scheerer: Between the sidewalk between the curb on the KB Homes side?

Mr. Flint: They can maintain that.

Mr. Bonin: The sidewalk and the curb on the KB side.

Mr. Scheerer: Correct, on the west side will stay with KB? That's my question. And then there is a median that's going in.

Mr. Bonin: No, why would it? Between the sidewalk and the curb that would be county. The County is going to all the way to the back of the sidewalk.

Mr. Flint: But the CDD is maintaining it.

Mr. Bonin: Which side of the street?

Mr. Scheerer: West side of the street. The KB Home side.

Mr. Bonin: The CDD is not maintaining that.

Mr. Morgan: Our CDD should not be maintaining that.

Mr. Bonin: Our CDD currently right now is maintaining our side curb between the sidewalk and the median.

Mr. Scheerer: Correct.

Mr. Flint: Technically that median cost should be split, but I don't know that you're going to get KB to pay half of it.

Mr. Scheerer: I am assuming that median as we continue north will stay with the CDD under the interlocal agreement. Because they are putting in unirrigated bahia and everything that they are doing right now. Whereas we have St. Augustine, MP rotators heavily landscaped median.

Mr. Bonin: Hang on a second, before they showed up, there was nothing. There was no median.

Mr. Scheerer: It was dirt. It was nothing.

Mr. Bonin: And now they've installed all this stuff, so my suggestion is we don't have anything to do with the median. Because they installed it. I guess this is something we can monitor or pay attention to, but the County is going to accept that median as now part of their construction of their two lanes and then they'll probably strike some deal with the county like we'll have our HOA maintain or something.

Mr. Morgan: Does KB not have an HOA that can maintain it?

Mr. Scheerer: They probably do. They have the same style of dry ponds as we have.

Mr. Flint: I think we just need to make sure the County is on notice that it's not in our CDD. The license agreement that we have with the County that authorizes us to maintain it, is it automatically amending like our others? We need to check and see if our license agreement needs to be amended to add that area.

Ms. Trucco: I look for it right now and see.

Mr. Bonin: I think it's something I can reach out to the county and find out what agreement they have in place. Kind of to ensure it's getting taken care. I imagine they are going to because they installed it.

Mr. Scheerer: Because we're looking at it from a budgetary standpoint, so if I need to make some changes with Down to Earth, we don't want any surprises.

Mr. Flint: And we don't want the county on autopilot thinking we're going to maintain that and then they are not negotiating an agreement.

Mr. Bonin: Here's the weird part about it. And it's a good question to bring up and get to the bottom of. But on the north side, so you go to Fox North, they are building their two lanes first and we're going to come in behind them, so theoretically they're not going to finish out that median.

Mr. Morgan: So, you're saying the situation is going to flip?

Mr. Bonin: It's going to flip. They're going first, we're coming in second and so maybe they've already bid out that median or something like that, but they are not going to install it knowing we're building right up to it. I'll get to the bottom of what their plan is there. If they are already bidding and planning to install the median there, we ought to let them do it.

Mr. La Rosa: Who has the landscape plan in their plans for the median?

Mr. Bonin: We both do. It's a conversation I need to have with KB.

Mr. Scheerer: With budgets coming up like I said, Barry and I are going to try to hook up and try to hash out some of that stuff. But from a budgetary standpoint I need to get Down to Earth involved. Landscape irrigation plans, what do we need to add? That's where I'm at.

Mr. Bonin: That's a good point, I just need to talk to the county about what they have in place with KB for the southern part and I'll talk to KB about what they are doing on the Fox North part.

Mr. Scheerer: Do you want to give me a holler when you're done and then maybe we can meet up out there and just kind of tie up all these loose ends for 2023?

Mr. Bonin: Definitely.

Mr. Flint: Anything else, Dave?

Mr. Reid: No, I'm good.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from October 25th through January 31st for \$2,118,879. A significant amount of that is Debt Service assessment revenue being transmitted to the Trustee. Any questions on the check register? Is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$2,118,879, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through December 31st. If you have any questions, we can discuss those. Did we process the requisition for Stoneybrook at ChampionsGate? There is \$7.15 million in the construction account as of December 31st.

Ms. Trucco: Not that I am aware of, do you have one queued up for Stoneybrook South at ChampionsGate?

Mr. La Rosa: I need to get information from Lennar.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: Then you have the arbitrage rebate calculation report. This is something required by the IRS to demonstrate that we are not earning more interest than we're paying. The report shows a negative rebate arbitrage of \$397,210.68 so there is no arbitrage issue. Any questions on the report? If not, is there a motion to accept?

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

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: That's all we had on the agenda, is there anything else the Board wanted to discuss that was not on the agenda?

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. Bonin, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM THE COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, 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, Country Club at ChampionsGate Community Association, Inc., a Florida corporation (hereinafter “Grantor”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Grantor to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Grantor, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the 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 and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Grantor to the District, and approves and accepts the documents evidencing such conveyances 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 of the real property and improvements described in Exhibit "A," 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 to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, 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 on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this ____ day of March, 2022.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner’s Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

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

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2022 by **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation (the “Grantor”), whose principal address is 8977 Dove Valley Way, ChampionsGate, Florida 33896, to **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 situate 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 2022 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”

**COUNTRY CLUB AT CHAMPIONSGATE
COMMUNITY ASSOCIATION, INC.**, a
Florida not for profit corporation

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of March, 2022, by _____, as _____ of **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the not for profit corporation. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Description of the Property

Tract LA-6, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

Tract LA-7, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2022, by and between **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation (hereinafter referred to as “Grantor”), whose address is 8977 Dove Valley Way, ChampionsGate, Florida 33896, and

RECITALS

WHEREAS, Grantor owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both 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, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, 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.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Grantor, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof 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, and the District hereby accepts, all of the 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.

3. 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.

4. 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.

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

6. 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]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**COUNTRY CLUB AT CHAMPIONSGATE
COMMUNITY ASSOCIATION, INC.**, a
Florida not for profit corporation

Witness

By: _____

Print: _____

Printed Name

Title: _____

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of March, 2022, by _____, as _____ of **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the not for profit corporation. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of March, 2022, by _____, as Chairman of the Board of Supervisors of the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Landscaping, Sod for Ponds and Erosion Control
3. Professional Fees – Surveys, Plats and Plans

The foregoing Improvements are located on the following real property tracts:

Tract LA-6, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

Tract LA-7, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared _____ (“Affiant”) as _____ of **Country Club at ChampionsGate Community Association, Inc.**, a Florida not for profit corporation, authorized to do business in Florida, whose principal address is 8977 Dove Valley Way, ChampionsGate, Florida 33896 (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 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 the _____ 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 Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Stoneybrook South North Parcel – Phase 5 plat, as recorded in Plat Book 28, Page 176, of the Official Records of Osceola County, Florida (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 and Improvements 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, 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 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 80-0915102; (v) has a mailing address of 8977 Dove Valley Way, ChampionsGate, Florida 33896. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner 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. 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: _____, **2022**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

**COUNTRY CLUB AT CHAMPIONSGATE
COMMUNITY ASSOCIATION, INC.,** a
Florida not for profit corporation

By: _____

Print: _____

Title: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of March, 2022, by _____, as _____ of **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.,** a Florida not for profit corporation, on behalf of the not for profit corporation. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract LA-6, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

Tract LA-7, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Landscaping, Sod for Ponds and Erosion Control
3. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2022, by and between **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 8977 Dove Valley Way, ChampionsGate, Florida 33896 (the “Grantor”), and **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, Grantor is the owner of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Grantor is the owner of infrastructure improvements and personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); 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, Grantor has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; 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 and Improvements from Grantor to District, Grantor 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. Grantor hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Grantor 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 2022.

4. Subsequent to the District's acceptance of the Property and Improvements, 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 2022, Grantor shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

WITNESSES:

X _____

Print: _____

X _____

Print: _____

**COUNTRY CLUB AT CHAMPIONSGATE
COMMUNITY ASSOCIATION, INC.**, a Florida
not for profit corporation

By: _____

Print: _____

Title: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

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

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract LA-6, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

Tract LA-7, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Landscaping, Sod for Ponds and Erosion Control
3. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER

Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

I, **David A. Reid of Hamilton Engineering & Surveying, Inc.**, a Florida corporation, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization 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 **Country Club at ChampionsGate Community Association, Inc.**, a Florida not for profit corporation ("Grantor"), for ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto and incorporated herein (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 (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so 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 Grantor 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 any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Grantor and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, 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 Grantor, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Stoneybrook South at ChampionsGate Community Development District
(Tracts LA-6 and LA-7)

DATED: _____, 2022

Witness: _____

Print: _____

David A. Reid

State of Florida License No.: **38794**

on behalf of the company,

Hamilton Engineering & Surveying, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022 by **DAVID A. REID** of Hamilton Engineering & Surveying, Inc., a Florida corporation authorized to transact business in Florida, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract LA-6, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

Tract LA-7, according to the Stoneybrook South North Parcel 5 plat, as recorded in Plat Book 28, Page 176, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Landscaping, Sod for Ponds and Erosion Control
3. Professional Fees – Surveys, Plats and Plans

SECTION V

SECTION A



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

DRAFT

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for the Fox North and Parcel B Assessment Areas

March 7, 2022

Prepared For:

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

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| Exhibit 2A | District Boundaries |
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| Exhibit 3 | Future land Use Map |
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| Exhibit 5 | Utilities |
| Exhibit 6 | Fox North Site Plan |
| Exhibit 6A | Parcel B Site Plan |

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for the Fox North and Parcel B Assessment Areas

1.0 Introduction

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

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

The District previously expanded the District boundaries to include two adjacent properties referred to as "Fox North" and "Parcel B" (AKA "Tract X" in development plans) (See Exhibit 2). The development of these parcels is addressed in this report.

The District is intending to issue its Special Assessment Bonds, Series 2022 (the "Bonds"), to partially fund improvements for the Fox North and Parcel B Assessment Areas ("The Project").

2.0 Purpose

The purpose of this report is to generally describe the infrastructure improvements constituting The Project that may be funded by the District with the net proceeds of the Bonds, and provide an estimate of the engineer's opinion of probable costs for The Project.

Fox North comprises approximately 34.64 acres located within unincorporated Osceola County, Florida, in Section 30, Township 25 South, Range 27 East. It lies north of Bella Citta Boulevard and west of the ChampionsGate golf course. The site is accessed via Westside Boulevard and the Baxter Parcel to the south.

Fox North is being developed by Lennar Homes, LLC (the "Fox Master Developer").

Parcel B comprises 28.70 acres located in Section 19, Township 25 South, Range 27 East. It lies north of Ocean Course Avenue and east of Westside

Boulevard and will access both roadways upon completion of the Parcel B improvements.

Parcel B are being developed by LEN CG SOUTH, LLC (the "Master Developer").

3.0 Land Use and Zoning

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

Fox North will include a mix of permanent and short-term rental residents. The single-family detached lots will be developed as short-term rental and the attached single-family townhome lots will be developed for permanent residents. The two portions of the development are separated by an emergency access gate only. There is no direct vehicular connection between the two portions of the site.

Parcel B will be developed for permanent residents only, and will include a mix of single-family attached and detached units.

Table 1 on the following page summarizes the development program and land use for The Project.

4.0 Existing Conditions

Fox North and Parcel B have been permitted and construction of the site infrastructure has begun including offsite Westside Boulevard extension, stormwater ponds and utilities. (see Exhibit 4 Aerial Map).

Plats for both parcels have been submitted to Osceola County for review.

5.0 Fox North Infrastructure

The District will finance with the net proceeds of the Bonds the construction of certain public infrastructure improvements constituting The Project that will benefit the Fox North Assessment Area. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the Infrastructure improvements that may be financed and acquired and/or constructed by the District (see Exhibit 6).

Table 1 – Development Program

| Parcel | Description | Land Use | Areas (acres) | Residential Single Family | | | Total Units |
|-------------------------|--------------------|----------|------------------|---------------------------|-----------|------------|----------------|
| | | | | 40-ft | 50-ft | THs | |
| Fox North | Assessment Area | TC | 31.33 | 81 | | 116 | 197 |
| | | | | | | | |
| Parcel B | Assessment Area | TC | | | 31 | 130 | 161 |
| | | | | | | | |
| Totals | | | | 81 | 31 | 246 | 358 |
| TC = Tourist Commercial | | | | THs = Townhomes | | | |

5.1 Site Work and Drainage

Fox North grading and drainage improvements include grading necessary for constructing the roadways, drainage and utility systems, perimeter landscape buffers and stormwater management ponds. Individual lot grading and retaining walls will be funded by the Fox Master Developer or other private funding sources.

5.2 Roadway Improvements

Offsite Roadways

Offsite roadway improvements include approximately 1,600 linear feet of two lanes of Westside Boulevard, a four-lane divided public urban collector roadway extending from the north property line of the Baxter parcel north to the intersection of Ocean Course Avenue. Only two lanes of the four-lane roadway will be constructed with the Fox North improvements. The westerly two lanes will be constructed by others with the adjacent project to the west.

On-Site Private Roadways

Approximately 2,700 linear feet of the on-site two-lane local roadway improvements within the southern half of Fox North are planned to be private roadways. These roadways will be gated and connected to the Baxter Parcel to the south. There will be no direct connection to the internal public roadways within the northern portion of Fox North. These private roadways will be constructed to Osceola County standards and specifications. All such roadways will be funded by the Fox Master Developer or other private funding sources.

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

Improvements funded by the District may consist of roadway stabilization for the drainage system

including curb and gutters, inlets and culverts, and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

On-Site Public Roadways

On-site public roadway improvements consist of the construction of the two-lane local roadways within the northern half of Fox North serving the townhome portion of the development. These public roadways will be constructed to Osceola County standards and specifications.

Public rights-of-way improvements funded by the District may consist of asphalt surface course, base, stabilization, curb and gutters, inlets and culverts, signing, striping, and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

5.3 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds include one (1) wet detention ponds constructed with the site improvements. Stormwater runoff will be routed to the detention pond for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

5.4 Utilities

Water main construction includes mains, fittings, valves, and fire hydrants connecting to the existing water main along Westside Boulevard and Ocean Course Avenue.

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

Boulevard median and easterly buffer tract, Ocean Course Avenue buffers and median, and the Fox North roadways.

Sanitary sewer construction in Fox North includes gravity sanitary sewer mains and manholes to connect to the existing gravity main in the Baxter parcel at Whistling Straights Boulevard (Exhibit 5).

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

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

5.5 Landscaping and Hardscape

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

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

6.0 Parcel B Infrastructure

The District will finance with the net proceeds of the Bonds the construction of certain public infrastructure improvements constituting The Project that will benefit the Parcel B Assessment Area. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the Infrastructure improvements that may be financed and acquired and/or constructed by the District (see Exhibit 6A).

6.1 Site Work and Drainage

Parcel B grading and drainage improvements include grading necessary for constructing the roadways, drainage and utility systems, perimeter landscape buffers and stormwater management ponds. Individual lot grading and retaining walls will be funded by the Master Developer or other private funding sources.

6.2 Roadway Improvements

All of the roadways in Parcel B are proposed to be public roadways. These public roadways will be constructed to Osceola County standards and specifications.

Improvements funded by the District may consist of asphalt surface course, base, stabilization, curb and gutters, inlets and culverts, striping, signage, and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

6.3 Stormwater Management

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

6.4 Utilities

Water main construction includes mains, fittings, valves, and fire hydrants connecting to the existing water mains along Westside Boulevard and Ocean Course Avenue.

Reclaimed water main construction includes reclaimed water mains, fittings, valves, and service tees for irrigation of the landscaping along Westside Boulevard median and easterly buffer tract, and the Parcel B roadways.

Sanitary sewer construction in Parcel B includes gravity sanitary sewer mains and manholes to connect to a proposed lift station and a force main to be constructed within the Westside Boulevard right-of-way southerly to an existing sanitary manhole (Exhibit 5). The District is within the service area of the Toho Water Authority (TWA) and the utilities will be designed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

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

6.5 Landscaping and Hardscape

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

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

7.0 Estimate of Probable Construction Cost

Table 2.0 below summarizes the engineer's opinion of the estimate of the total probable construction costs for the District financed Fox South Assessment area. Table 2.1 below summarizes the engineer's opinion of the estimate of the total probable construction costs for the District financed Parcel B Assessment Area.

These estimates are based on the engineer's understanding of the proposed development program and District activities, and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the District-financed Fox North is \$6,908,996. These costs are categorized in Table 2.0 below.

The total estimated opinion of probable construction cost for the District-financed Parcel B is \$6,385,308. These costs are categorized in Table 2.1 below.

The total estimated opinion of probable cost for The Project is \$13,294,304.

| Table 2.0 Fox North - Estimate of Total Probable Costs | | |
|--|---|----------------------|
| Item | Description | Total Estimated Cost |
| 1 | Earthwork, Stormwater Management Ponds & Erosion Control | \$267,850 |
| 2 | Roads – on site | \$850,000 |
| 3 | Storm Drainage | \$500,000 |
| 4 | Potable Water | \$336,000 |
| 5 | Sanitary Sewer | \$508,000 |
| 6 | Reclaimed Water | \$110,000 |
| 7 | Landscaping, Irrigation, Sod for Ponds | \$152,200 |
| 8 | Hardscape Features | \$50,000 |
| 9 | Offsite Roadway and Utility Improvements - Westside Blvd. Ext. | \$1,977,150 |
| 10 | Prof Fees - Eng Design, Permitting, Surveying, Testing & Inspection | \$374,300 |
| 11 | Water and Sewer Utility Connection and Impact Fees | \$1,155,405 |
| 12 | Clubhouse and Recreation Amenity | \$0 |
| | Sub-Total | \$6,280,905 |
| | Contingency | \$628,091 |
| | Total | \$6,908,996 |

1 Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

Table 2.1 Parcel B (AKA Tract X) - Estimate of Total Probable Costs

| Item | Description | Total Estimated Cost |
|------|---|----------------------|
| 1 | Earthwork, Stormwater Management Ponds & Erosion Control | \$433,800 |
| 2 | Roads - on-site Public Roads | \$600,000 |
| 3 | Storm Drainage | \$370,000 |
| 4 | Potable Water | \$225,000 |
| 5 | Sanitary Sewer | \$512,000 |
| 6 | Reclaimed Water | \$80,000 |
| 7 | Landscaping, Irrigation, Sod for Ponds | \$161,000 |
| 8 | Hardscape Features | \$50,000 |
| 9 | Offsite Roadway and Utility Improvements - Westside Blvd. Ext. | \$2,026,260 |
| 10 | Prof Fees - Eng Design, Permitting, Surveying, Testing & Inspection | \$402,500 |
| 11 | Water and Sewer Utility Connection and Impact Fees | \$944,265 |
| 12 | Clubhouse and Recreation Amenity | \$0 |
| | Sub-Total | \$5,804,825 |
| | Contingency | \$580,483 |
| | Total | \$6,385,308 |

- 1 Fees paid upfront by Master Developer on behalf of the District.
Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

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8.0 Ownership and Maintenance Authority

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

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

9.0 Status of Permits and Approvals

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

10.0 Conclusion and Engineer's Opinion

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

The estimate of probable cost of the listed improvements is only an estimate and not a guaranteed maximum price and is only for those District funded portions of the project. It is not intended as an estimate of the total cost to construct all private and public improvements for the planned

project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to the Fox South Project. Due to material cost fluctuations and differences in contractor bids at the time the Fox South Project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost.

All real property interests and infrastructure improvements purchased by the District will be the lower of actual cost or fair market value.

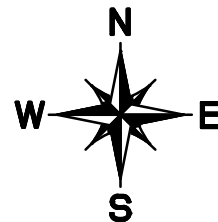
As long as the development within the Fox North and Parcel B Assessment Areas remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the Project funded by the District.



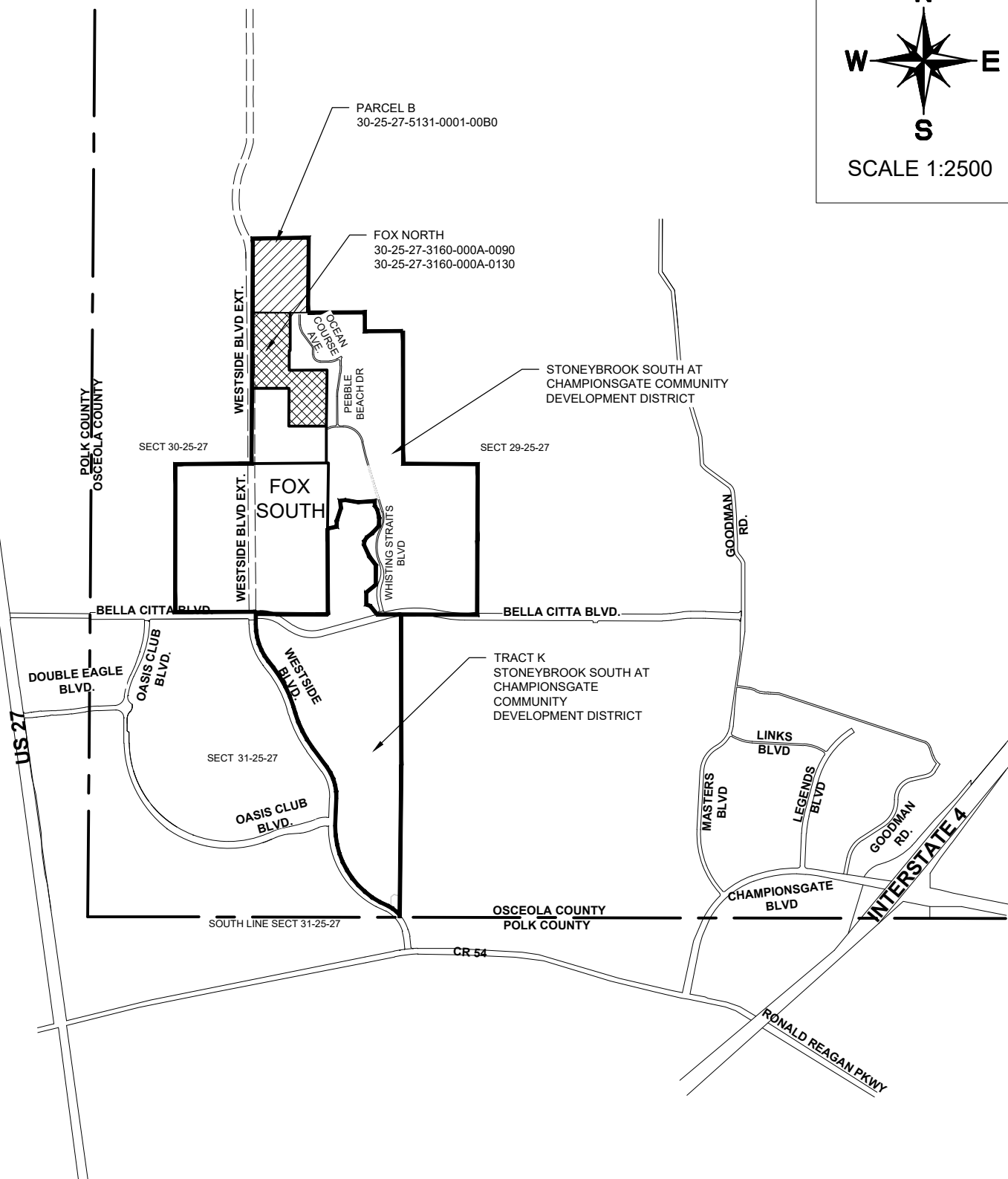
David A. Reid, PE
Florida PE License #38794

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

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SCALE 1:2500



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GENERAL LOCATION MAP
STONEBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/03/2022

EXHIBIT
1



- STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

FOX
SOUTH

PN5
WC8

R-1

w

1

2

TRACT K
STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

TRACT K

CDD BOUNDARY MAP

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

EXHIBIT
2A

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03/03/2022



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DESSCRIPTION FOR FOX NORTH

FOX PARCEL
BEING A REPLAT OF A PORTION OF TRACTS RW-2 AND LA-7 OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 AS RECORDED IN PLAT BOOK 26, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 25, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN S00°14'18"E ALONG THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE S89°49'59"W, A DISTANCE OF 1941.04 FEET TO A POINT ON SAID NORTH BOUNDARY OF TRACT RW-2 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, ALSO BEING THE POINT OF BEGINNING, THENCE S00°04'43"E, A DISTANCE OF 25.27 FEET; THENCE S76°50'47"W, A DISTANCE OF 25.70 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 THENCE S00°04'33"W, CONTINUE ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 617.32 FEET; THENCE S89°48'41"W, A DISTANCE OF 15.00 FEET; THENCE S00°06'46"W, A DISTANCE OF 346.51 FEET TO THE SOUTHWEST CORNER OF TRACT WC11 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1; THENCE N89°48'54"E, A DISTANCE OF 662.18 FEET; THENCE S00°00'44"W, A DISTANCE OF 979.45 FEET TO A POINT ON THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH TRACT J WETLAND AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°47'43"W ALONG THE NORTHERN BOUNDARY OF SAID STONEYBROOK SOUTH NORTH TRACT J WETLAND, A DISTANCE OF 663.88 FEET; THENCE N00°04'09"E, DEPARTING SAID NORTHERN BOUNDARY A DISTANCE OF 663.10 FEET TO THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 AS RECORDED IN PLAT BOOK 28, PAGES 43 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°48'12"W, ALONG THE NORTH BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCE – PHASE 3, A DISTANCE OF 648.22 FEET TO THE NORTHWEST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 THENCE N00°13'59"E, A DISTANCE OF 1,311.82 FEET; THENCE N89°49'59"E, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.64 ACRES OR 1,508,989.09 SQUARE FEET, MORE OR LESS.

TRACT RW-2
BEING A REPLAT OF A PORTION OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'18"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY, IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'59"W, A DISTANCE OF 1806.03 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°49'59"W CONTINUE ALONG SAID SOUTH BOUNDARY OF TRACT B, A DISTANCE OF 820.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B OF STONEYBROOK SOUTH PHASE 4, THENCE; N00°13'32"E, A DISTANCE OF 26.00 FEET; THENCE N89°49'59"E, A DISTANCE OF 758.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS S67°25'36"E, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 0.48 ACRES OR 20824.34 SQUARE FEET, MORE OR LESS.

DESCRIPTION FOR FOX NORTH

FOX PARCEL
BEING A REPLAT OF A PORTION OF TRACTS RW-2 AND LA-7 OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 AS RECORDED IN PLAT BOOK 26, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 25, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN S00°14'18"E ALONG THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE S89°49'59"W, A DISTANCE OF 1941.04 FEET TO A POINT ON SAID NORTH BOUNDARY OF TRACT RW-2 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, ALSO BEING THE POINT OF BEGINNING, THENCE S00°04'43"E, A DISTANCE OF 25.27 FEET; THENCE S76°50'47"W, A DISTANCE OF 25.70 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 THENCE S00°04'33"W, CONTINUE ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 617.32 FEET; THENCE S89°48'41"W, A DISTANCE OF 15.00 FEET; THENCE S00°06'46"W, A DISTANCE OF 346.51 FEET TO THE SOUTHWEST CORNER OF TRACT WC11 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1; THENCE N89°48'54"E, A DISTANCE OF 662.18 FEET; THENCE S00°00'44"W, A DISTANCE OF 979.45 FEET TO A POINT ON THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH TRACT J WETLAND AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°47'43"W ALONG THE NORTHERN BOUNDARY OF SAID STONEYBROOK SOUTH NORTH TRACT J WETLAND, A DISTANCE OF 663.88 FEET; THENCE N00°04'09"E, DEPARTING SAID NORTHERN BOUNDARY A DISTANCE OF 663.10 FEET TO THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 AS RECORDED IN PLAT BOOK 28, PAGES 43 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°48'12"W, ALONG THE NORTH BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCE – PHASE 3, A DISTANCE OF 648.22 FEET TO THE NORTHWEST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 THENCE N00°13'59"E, A DISTANCE OF 1,311.82 FEET; THENCE N89°49'59"E, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.64 ACRES OR 1,508,989.09 SQUARE FEET, MORE OR LESS.

TRACT RW-2
BEING A REPLAT OF A PORTION OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'18"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY, IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'59"W, A DISTANCE OF 1806.03 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°49'59"W CONTINUE ALONG SAID SOUTH BOUNDARY OF TRACT B, A DISTANCE OF 820.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B OF STONEYBROOK SOUTH PHASE 4, THENCE; N00°13'32"E, A DISTANCE OF 26.00 FEET; THENCE N89°49'59"E, A DISTANCE OF 758.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS S67°25'36"E, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 0.48 ACRES OR 20824.34 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



HAMILTON
ENGINEERING & SURVEYING, LLC.

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LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

LEGAL DESCRIPTION - FOX NORTH
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/03/2022

EXHIBIT
2B

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LEGAL DESCRIPTION FOR PARCEL B (AKA TRACT X)

A REPLAT OF TRACT B, OF STONEYBROOK SOUTH PHASE 4, AS RECORDED IN PLAT BOOK 25, PAGES 166-168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N 00°13'40" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET; THENCE S 89°49'59" W, A DISTANCE OF 1650.81 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'59" W, A DISTANCE 155.22 TO THE SOUTHEAST CORNER OF TRACT RW-2 OF FOX NORTH AS RECORDED IN PLAT BOOK..., PAGE OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 45°28'50" AND A CHORD WHICH BEARS N 67°25'36" W, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 69.06 FEET; THENCE S 89°49'59" W ALONG THE NORTHERN BOUNDARY OF SAID TRACT RW-2, A DISTANCE OF 758.07 FEET TO THE NORTHWEST CORNER OF TRACT RW-5 OF FOX NORTH; THENCE N 00°13'32" E DEPARTING SAID TRACT RW-5 OF FOX NORTH, A DISTANCE OF 1279.02 FEET; THENCE N 89°46'42" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19-25-27, A DISTANCE OF 971.80 FEET; THENCE S 00°03'46" W, A DISTANCE OF 1305.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 28.70± ACRES, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



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

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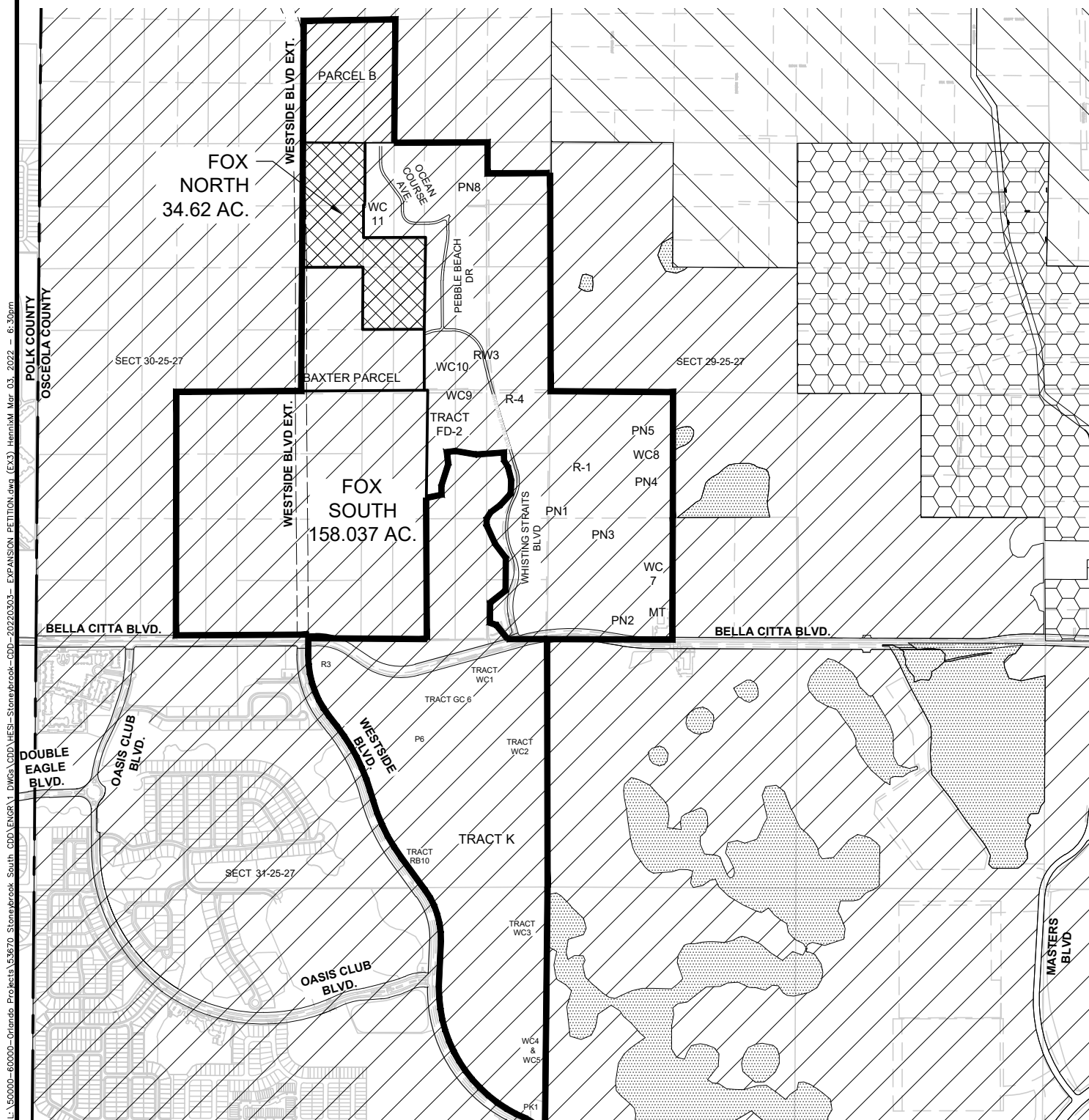
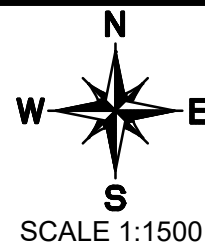
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DATE
03/03/2022

EXHIBIT
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| FUTURE LAND USE LEGEND | |
|---|-------------------------|
|  | TOURIST COMMERCIAL |
|  | RURAL ENCLAVE |
|  | LOW DENSITY RESIDENTIAL |
|  | CONSERVATION AREA |



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FUTURE LAND USE MAP

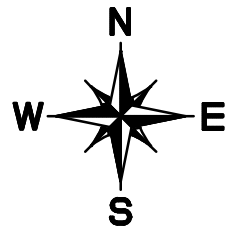
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

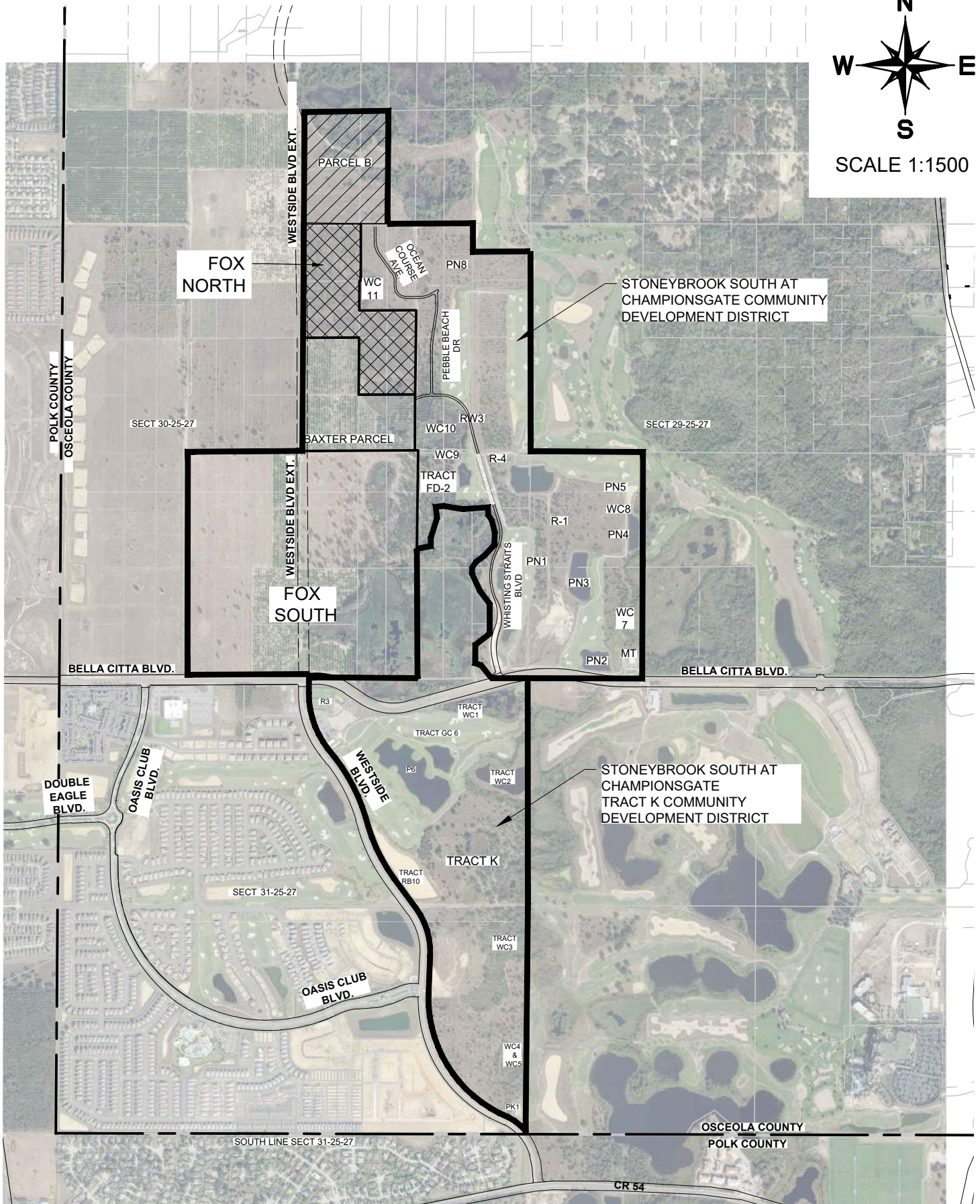
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DATE
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3



SCALE 1:1500



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AERIAL MAP

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

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

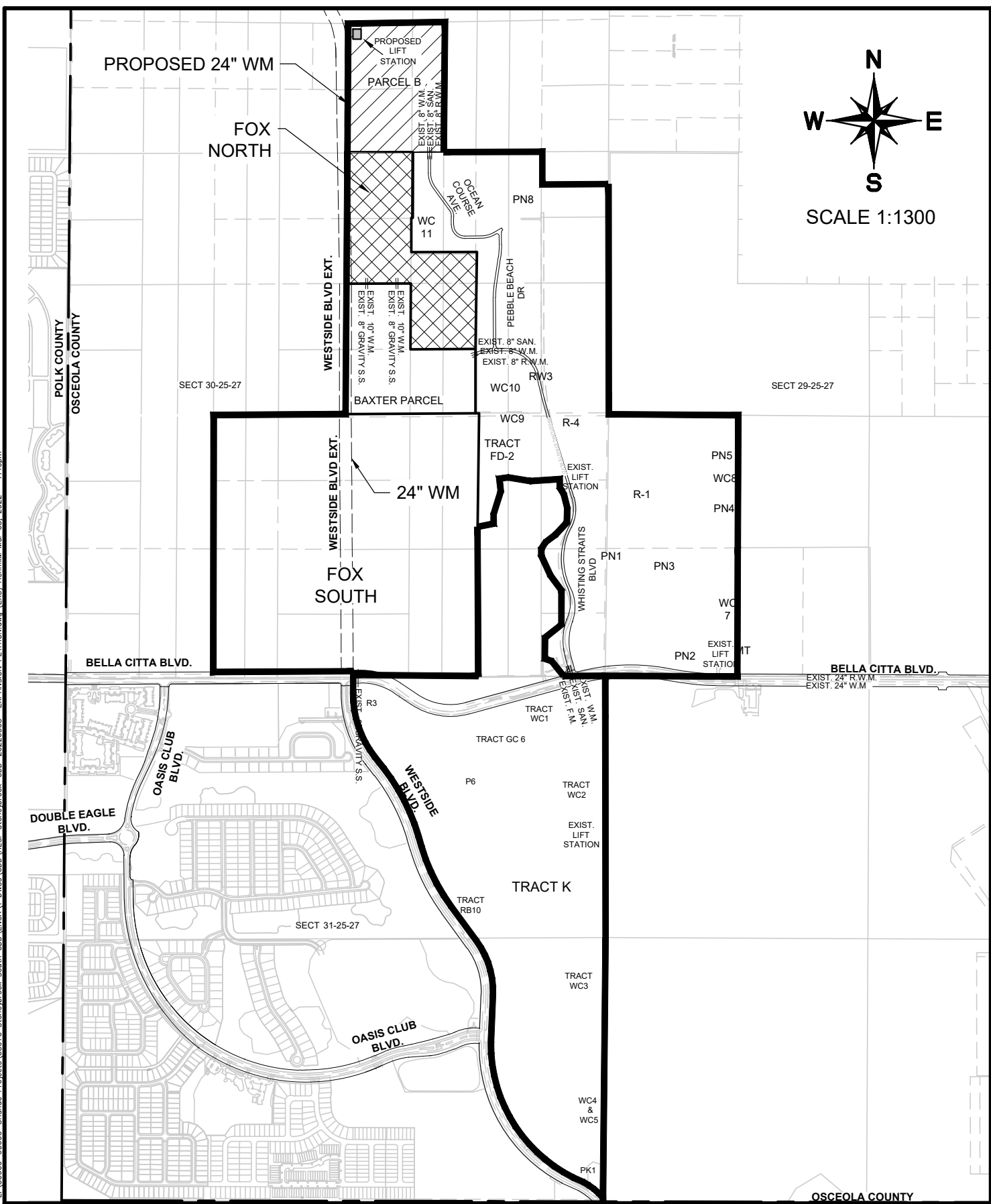
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DATE
03/03/2022

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| UTILITIES | | |
|---------------------------------------|------------|------------|
| STONEBROOK SOUTH AT CHAMPIONSGATE CDD | | |
| SEC TWP RGE | JOB NUMBER | DATE |
| 29,30,31-25S-27E | 53670.0001 | 03/03/2022 |

EXHIBIT

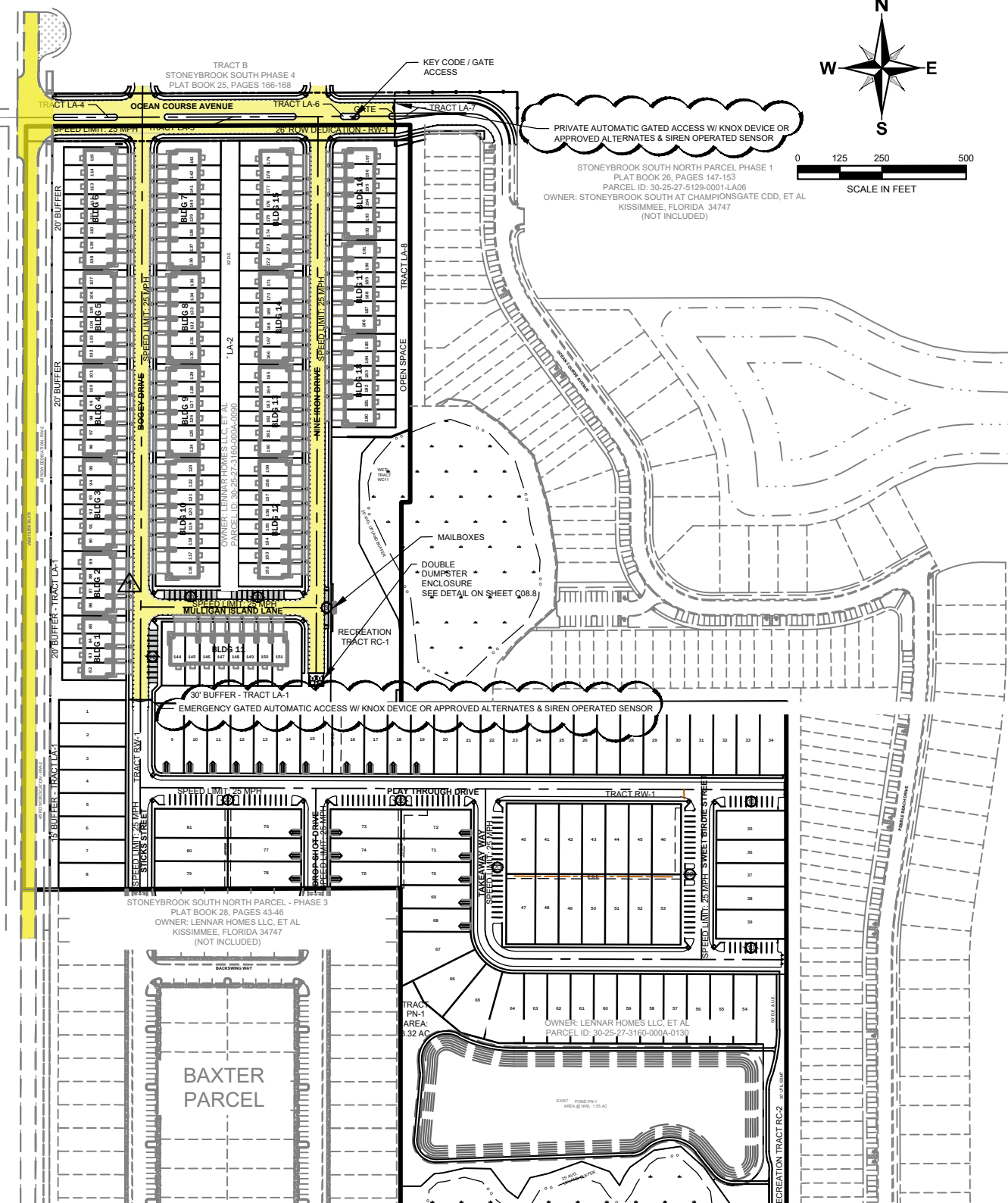
5

LEGEND

 PUBLIC ROAD

 PRIVATE ROAD

| PARCEL | DESCRIPTION | AREA (ACRES) | LAND USE | RESIDENTIAL 40 FT | RESIDENTIAL 50 FT | SINGLE FAMILY THS | TOTAL UNITS |
|-----------|-----------------|--------------|----------|-------------------|-------------------|-------------------|-------------|
| FOX NORTH | ASSESSMENT AREA | 31.33 | TC | 81 | | 116 | 197 |



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FOX NORTH SITE PLAN

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE

29,30,31-25S-27E

JOB NUMBER

53670.0001

DATE

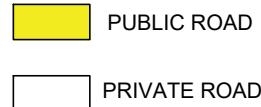
03/03/2022

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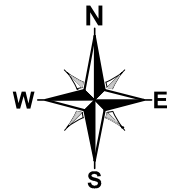
| PARCEL | DESCRIPTION | AREA (ACRES) | LAND USE | RESIDENTIAL SINGLE FAMILY 40 FT | 50 FT | THS | TOTAL UNITS |
|----------|-----------------|--------------|----------|---------------------------------|-------|-----|-------------|
| PARCEL B | ASSESSMENT AREA | | TC | | 31 | 130 | 161 |

LEGEND

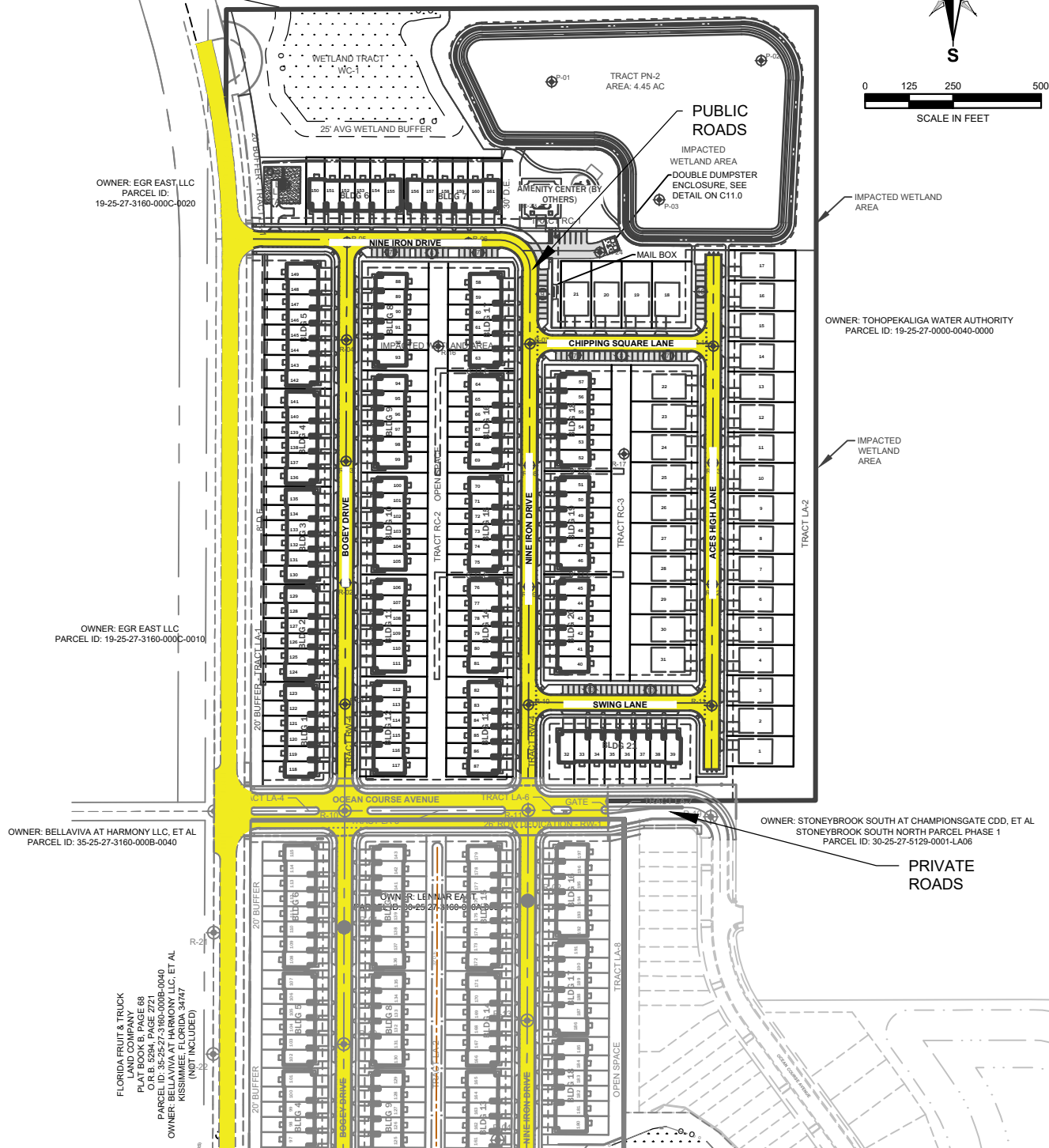


OWNER: TOHOPEKALIGA WATER AUTHORITY
PARCEL ID: 19-25-27-0000-0030-0000

OWNER: TOHOPEKALIGA WATER AUTHORITY
PARCEL ID: 19-25-27-0000-0040-0000



0 125 250 500
SCALE IN FEET



L:\50000-60000-Orlando Projects\53670 Lennar Homes, LLC\0103 Tract X & Wetlands\BlueENG\02 Master\1 DWG\Construction\08.0 OVERALL SITE PLAN-CDD.dwg (24X36) Henssler Mar 03, 2022 - 7:21pm



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ENGINEERING & SURVEYING, LLC.

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775 WARNER LANE
ORLANDO, FL 32803
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PARCEL B (TRACT X) SITE PLAN STONEBROOK SOUTH AT CHAMPIONSGATE CDD

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29,30,31-25S-27E

JOB NUMBER
53670.0001

DATE
03/03/2022

EXHIBIT
6A

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR
FOX NORTH/PARCEL B ASSESSMENT AREA
(2022 PROJECT)**

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 7, 2022

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



Table of Contents

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| 1.2 Background..... | 3 |
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| 1.4 Requirements of a Valid Assessment Methodology | 5 |
| 1.5 Special Benefits Exceed the Costs Allocated | 5 |
| 2.0 Assessment Methodology | 5 |
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GMS-CF, LLC does not represent the Stoneybrook South at ChampionsGate Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Stoneybrook South at ChampionsGate Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District anticipates the issuance of not to exceed \$17,450,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing infrastructure improvements within an assessment area within the District referred to as “Fox North” and “Parcel B” properties (collectively the “Fox North/Parcel B Assessment Area”), more specifically described in the Supplemental Engineer’s Report dated March 7, 2022, prepared by Hamilton Engineering & Surveying, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology for the Fox North/Parcel B Assessment Area (the “Master Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Fox North/Parcel B Assessment Area within the District. This Master Assessment Report allocates the debt to properties based on the special benefits each receives from the Fox North and Parcel B Capital Improvement Plans (“2022 Project”). This Master Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of District issued bonds. This Master Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

1.2 Background

The District currently includes approximately 630.83 acres in Osceola County, Florida. The Fox North/Parcel B Assessment Area contains approximately 63.34 acres within the District. The development program, with respect to the Fox North/Parcel B Assessment Area, currently includes approximately 358 residential units (herein the “Project Development Program”). The proposed Project Development Program is

depicted in Table 1. It is recognized that such land use plan may change, and this Master Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the 2022 Project will provide facilities that benefit certain property within the Fox North/Parcel B Assessment Area within the District. The 2022 Project is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2022 Project.
2. The District Engineer determines the assessable acres that benefit from the District's 2022 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2022 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

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

However, as discussed within this Master Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the Fox North/Parcel B Assessment Area of the District. The implementation of the 2022 Project enables properties within the Fox North/Parcel B Assessment Area boundaries to be developed. Without the District's 2022 Project, there would be no infrastructure to support development of land within the Fox North/Parcel B Assessment Area of the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District and property owners outside of the Fox North/Parcel B Assessment Area will benefit from the provision of the District's 2022 Project. However, these benefits will be incidental

to the District's 2022 Project, which is designed solely to meet the needs of property within the Fox North/Parcel B Assessment Area of the District. Properties outside the District boundaries and outside the Fox North/Parcel B Assessment Area do not depend upon the District's 2022 Project. The property owners within the Fox North/Parcel B Assessment Area are therefore receiving special benefits not received by those outside the Fox North/Parcel B Assessment Area and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Fox North/Parcel B Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's 2022 Project that is necessary to support full development of property within the Fox North/Parcel B Assessment Area will cost approximately \$13,294,304. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$17,450,000. Additionally, funding required to complete the 2022 Project which is not financed with Bonds will be funded by the Lennar Homes, LLC (the "Developer"). Without the 2022 Project, the property within the Fox North/Parcel B Assessment Area would not be able to be developed and occupied by future residents of the community therein.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing up to \$17,450,000 in Bonds to fund all or a portion of the District's 2022 Project, provide for capitalized interest, funding debt service reserves and paying costs of issuance. It is the purpose of this Master Assessment Report to allocate the \$17,450,000 in debt to the properties benefiting from the 2022 Project.

Table 1 identifies the proposed Project Development Program as provided by the Developer. The Engineer's Report describes the 2022 Project needed to support the Project Development Program. The 2022 Project is estimated to cost \$13,294,304 and is outlined in Table 2. Based on the estimated costs, the size of the bond issue, under market conditions, needed to generate funds to pay for the 2022 Project and related costs was determined by the District's Underwriter to total approximately \$17,450,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. The 2022 Project funded by District Bonds benefits all developable acres within the Fox North/Parcel B Assessment Area of the District.

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

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Project Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 358 residential units within the Fox North/Parcel B Assessment Area of the District, which are the beneficiaries of the 2022 Project, as depicted in Table 5 and Table 6. If there are changes to the development program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The 2022 Project consists of earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. There are three residential

product types within the planned development. The single-family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the 2022 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2022 Project will provide several types of systems, facilities and services for its residents. These include earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

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

For the provision of the 2022 Project, the special and peculiar benefits are:

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

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

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

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

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the

District's 2022 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Master Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed 2022 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

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

4.0 Assessment Roll

The District will initially distribute the liens across the Fox North/Parcel B Assessment Area within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within

the Fox North/Parcel B Assessment Area within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's 2022 Project will be distributed evenly across the acres within the Fox North/Parcel B Assessment Area of the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Master Assessment Report. The current assessment roll is depicted in Table 7.

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TABLE 1
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Product Types | Fox North | Parcel B | Total | ERUs per Unit (1) | Total ERUs |
|-------------------|-----------|----------|-------|-------------------|------------|
| Townhome (SF) | 116 | 130 | 246 | 0.75 | 184.5 |
| Single Family 40' | 81 | 0 | 81 | 0.8 | 64.8 |
| Single Family 50' | 0 | 31 | 31 | 1 | 31 |
| Total Units | 197 | 161 | 358 | | 280 |

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 INFRASTRUCTURE COST ESTIMATES
 MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| 2022 Project Capital Improvement Plan ("CIP") (1) | Fox North | Parcel B | Total Cost Estimate |
|--|--------------------|--------------------|---------------------|
| Earthwork/Erosion Control/Stormwater Managment Ponds | \$267,850 | \$433,800 | \$701,650 |
| Roads | \$850,000 | \$600,000 | \$1,450,000 |
| Storm Drainage | \$500,000 | \$370,000 | \$870,000 |
| Potable Water | \$336,000 | \$225,000 | \$561,000 |
| Sanitary Sewer | \$508,000 | \$512,000 | \$1,020,000 |
| Reclaimed Water | \$110,000 | \$80,000 | \$190,000 |
| Landscaping and Sod for Stormwater Ponds | \$152,200 | \$161,000 | \$313,200 |
| Hardscape Features | \$50,000 | \$50,000 | \$100,000 |
| Offsite Improvements | \$1,977,150 | \$2,026,260 | \$4,003,410 |
| Professional Fees | \$374,300 | \$402,500 | \$776,800 |
| Water and Sewer Utility Connection and Impact Fees | \$1,155,405 | \$944,265 | \$2,099,670 |
| Contingency | \$628,091 | \$580,483 | \$1,208,574 |
| Total Captial Improvements | \$6,908,996 | \$6,385,308 | \$13,294,304 |

(1) A detailed description of these improvements is provided in the Engineer's Report dated March 7, 2022.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Description | Total |
|-----------------------|---------------------|
| Construction Funds | \$13,294,304 |
| Debt Service Reserve | \$1,329,430 |
| Capitalized Interest | \$2,094,000 |
| Underwriters Discount | \$349,000 |
| Cost of Issuance | \$380,000 |
| Rounding | \$3,266 |
| Par Amount* | \$17,450,000 |

Bond Assumptions:

| | |
|-----------------------|----------------|
| Average Coupon Rate | 6.00% |
| Amortization | 30 years |
| Capitalized Interest | 24 |
| Debt Service Reserve | Max Annual D/S |
| Underwriters Discount | 2% |

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Product Types | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product Type | Improvement Costs Per Unit |
|-------------------|----------------|------------|------------|--------------------|--|-------------------------------|
| Townhome (SF) | 246 | 0.75 | 185 | 65.82% | \$8,750,621 | \$35,572 |
| Single Family 40' | 81 | 0.8 | 65 | 23.12% | \$3,073,389 | \$37,943 |
| Single Family 50' | 31 | 1 | 31 | 11.06% | \$1,470,294 | \$47,429 |
| Totals | 358 | | 280 | 100.00% | \$13,294,304 | |

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE PER UNIT
 MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Product Types | No. of Units * | ERU Factor | Total ERUs | Improvements Costs Per Product Type | Allocation of Par Debt Per Product Type | Par Debt Per Unit |
|-------------------|----------------|------------|------------|---|---|----------------------|
| Townhome (SF) | 246 | 0.75 | 185 | \$ 8,750,621 | \$ 11,485,997 | \$ 46,691 |
| Single Family 40' | 81 | 0.80 | 65 | \$ 3,073,389 | \$ 4,034,106 | \$ 49,804 |
| Single Family 50' | 31 | 1.00 | 31 | \$ 1,470,294 | \$ 1,929,897 | \$ 62,255 |
| Totals | 358 | | 280 | 13,294,304 | \$ 17,450,000 | |

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Product Types | No. of Units * | ERU Per Unit | Total ERUs | Allocation of Par Debt Per Product Type | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|-------------------|-------------------|-----------------|---------------|---|----------------------------|-----------------------------------|---|---|
| Townhome (SF) | 246 | 0.75 | 184.50 | \$11,485,997 | \$46,691 | \$875,062 | \$3,557 | \$3,784 |
| Single Family 40' | 81 | 0.80 | 64.80 | \$4,034,106 | \$49,804 | \$307,339 | \$3,794 | \$4,036 |
| Single Family 50' | 31 | 1.00 | 31.00 | \$1,929,897 | \$62,255 | \$147,029 | \$4,743 | \$5,046 |
| Totals | 358 | | 280 | \$17,450,000 | | \$1,329,430 | | |

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 MASTER ASSESSMENT METHODOLOGY - FOX NORTH/PARCEL B ASSESSMENT AREA (2022 Project)

| Owner | Property* | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-------------------|-----------|-------|--|-----------------------------|---|---|
| LENNAR HOMES, LLC | Fox North | 34.64 | \$275,497 | \$9,543,227 | \$727,052 | \$773,459 |
| LEN-CG SOUTH, LLC | Parcel B | 28.70 | \$275,497 | \$7,906,773 | \$602,378 | \$640,828 |
| Totals | | 63.34 | | \$17,450,000 | \$1,329,430 | \$1,414,288 |

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

| | |
|-----------------------------|-------------|
| Annual Assessment Periods | 30 |
| Average Coupon Rate (%) | 6.00% |
| Maximum Annual Debt Service | \$1,329,430 |

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

DESCRIPTION FOR FOX NORTH

FOX PARCEL

BEING A REPLAT OF A PORTION OF TRACTS RW-2 AND LA-7 OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 AS RECORDED IN PLAT BOOK 26, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 25, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN S00°14'18"E ALONG THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE S89°49'59"W, A DISTANCE OF 1941.04 FEET TO A POINT ON SAID NORTH BOUNDARY OF TRACT RW-2 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, ALSO BEING THE POINT OF BEGINNING, THENCE S00°04'43"E, A DISTANCE OF 25.27 FEET; THENCE S76°50'47"W, A DISTANCE OF 25.70 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 THENCE S00°04'33"W, CONTINUE ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 617.32 FEET; THENCE S89°48'41"W, A DISTANCE OF 15.00 FEET; THENCE S00°06'46"W, A DISTANCE OF 346.51 FEET TO THE SOUTHWEST CORNER OF TRACT WC11 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1; THENCE N89°48'54"E, A DISTANCE OF 662.18 FEET; THENCE S00°00'44"W, A DISTANCE OF 979.45 FEET TO A POINT ON THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH TRACT J WETLAND AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°47'43"W ALONG THE NORTHERN BOUNDARY OF SAID STONEYBROOK SOUTH NORTH TRACT J WETLAND, A DISTANCE OF 663.88 FEET; THENCE N00°04'09"E, DEPARTING SAID NORTHERN BOUNDARY A DISTANCE OF 663.10 FEET TO THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 AS RECORDED IN PLAT BOOK 28, PAGES 43 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°48'12"W, ALONG THE NORTH BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCE – PHASE 3, A DISTANCE OF 648.22 FEET TO THE NORTHWEST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 THENCE N00°13'59"E, A DISTANCE OF 1,311.82 FEET; THENCE N89°49'59"E, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.64 ACRES OR 1,508,989.09 SQUARE FEET, MORE OR LESS.

TRACT RW-2

BEING A REPLAT OF A PORTION OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'18"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY, IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'59"W, A DISTANCE OF 1806.03 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°49'59"W CONTINUE ALONG SAID SOUTH BOUNDARY OF TRACT B, A DISTANCE OF 820.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B OF STONEYBROOK SOUTH PHASE 4, THENCE; N00°13'32"E, A DISTANCE OF 26.00 FEET; THENCE N89°49'59"E, A DISTANCE OF 758.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS S67°25'36"E, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 0.48 ACRES OR 20824.34 SQUARE FEET, MORE OR LESS.

DESCRIPTION FOR FOX NORTH

FOX PARCEL

BEING A REPLAT OF A PORTION OF TRACTS RW-2 AND LA-7 OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 AS RECORDED IN PLAT BOOK 26, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 25, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN S00°14'18"E ALONG THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE S89°49'59"W, A DISTANCE OF 1941.04 FEET TO A POINT ON SAID NORTH BOUNDARY OF TRACT RW-2 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, ALSO BEING THE POINT OF BEGINNING, THENCE S00°04'43"E, A DISTANCE OF 25.27 FEET; THENCE S76°50'47"W, A DISTANCE OF 25.70 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1 THENCE S00°04'33"W, CONTINUE ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 617.32 FEET; THENCE S89°48'41"W, A DISTANCE OF 15.00 FEET; THENCE S00°06'46"W, A DISTANCE OF 346.51 FEET TO THE SOUTHWEST CORNER OF TRACT WC11 OF SAID STONEYBROOK SOUTH NORTH PARCEL – PHASE 1; THENCE N89°48'54"E, A DISTANCE OF 662.18 FEET; THENCE S00°00'44"W, A DISTANCE OF 979.45 FEET TO A POINT ON THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH TRACT J WETLAND AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°47'43"W ALONG THE NORTHERN BOUNDARY OF SAID STONEYBROOK SOUTH NORTH TRACT J WETLAND, A DISTANCE OF 663.88 FEET; THENCE N00°04'09"E, DEPARTING SAID NORTHERN BOUNDARY A DISTANCE OF 663.10 FEET TO THE NORTHEAST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 AS RECORDED IN PLAT BOOK 28, PAGES 43 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°48'12"W, ALONG THE NORTH BOUNDARY OF SAID STONEYBROOK SOUTH NORTH PARCE – PHASE 3, A DISTANCE OF 648.22 FEET TO THE NORTHWEST CORNER OF STONEYBROOK SOUTH NORTH PARCEL – PHASE 3 THENCE N00°13'59"E, A DISTANCE OF 1,311.82 FEET; THENCE N89°49'59"E, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.64 ACRES OR 1,508,989.09 SQUARE FEET, MORE OR LESS.

TRACT RW-2

BEING A REPLAT OF A PORTION OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'18"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY, IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'59"W, A DISTANCE OF 1806.03 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°49'59"W CONTINUE ALONG SAID SOUTH BOUNDARY OF TRACT B, A DISTANCE OF 820.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B OF STONEYBROOK SOUTH PHASE 4, THENCE; N00°13'32"E, A DISTANCE OF 26.00 FEET; THENCE N89°49'59"E, A DISTANCE OF 758.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS S67°25'36"E, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 0.48 ACRES OR 20824.34 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.290.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

LEGAL DESCRIPTION - FOX NORTH STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/03/2022

EXHIBIT
2B

L:\50000-60000-Orlando-Projects\53670-Stoneybrook South-CDD\ENGR\1-DWG\HES\Stoneybrook-CDD-20220303-EXPANSION PETITION.dwg (E:28) HemiM Mar 03, 2022 7:09pm

LEGAL DESCRIPTION FOR PARCEL B (AKA TRACT X)

A REPLAT OF TRACT B, OF STONEYBROOK SOUTH PHASE 4, AS RECORDED IN PLAT BOOK 25, PAGES 166-168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N 00°13'40" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET; THENCE S 89°49'59" W, A DISTANCE OF 1650.81 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'59" W, A DISTANCE 155.22 TO THE SOUTHEAST CORNER OF TRACT RW-2 OF FOX NORTH AS RECORDED IN PLAT BOOK..., PAGE OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 45°28'50" AND A CHORD WHICH BEARS N 67°25'36" W, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 69.06 FEET; THENCE S 89°49'59" W ALONG THE NORTHERN BOUNDARY OF SAID TRACT RW-2, A DISTANCE OF 758.07 FEET TO THE NORTHWEST CORNER OF TRACT RW-5 OF FOX NORTH; THENCE N 00°13'32" E DEPARTING SAID TRACT RW-5 OF FOX NORTH, A DISTANCE OF 1279.02 FEET; THENCE N 89°46'42" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19-25-27, A DISTANCE OF 971.80 FEET; THENCE S 00°03'46" W, A DISTANCE OF 1305.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 28.70± ACRES, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: KPM FRANKLIN



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.290.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

LEGAL DESCRIPTION - PARCEL B STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/03/2022

EXHIBIT
2C

SECTION C

RESOLUTION NO. 2022-05

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

WHEREAS, the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the Capital Improvement Plan ("Capital Improvement Plan") described in the _____, dated _____, attached hereto as **Exhibit "A"** and incorporated by reference (the "Engineer's Report"); and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the _____ for the Stoneybrook South at ChampionsGate Community Development District, dated _____, attached hereto as **Exhibit "B"** and incorporated by reference (the

“Assessment Report”), and on file at 219 E. Livingston Street, Orlando, Florida 32801 (“District Records Office”); and

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

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

1. Assessments shall be levied to defray the cost of the Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer’s Report, which may be amended from time to time by this Board.
3. The general nature of the Capital Improvement Plan is more specifically described in the Engineer’s Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Capital Improvement Plan is shown in the Engineer’s Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the Capital Improvement Plan is approximately \$_____ (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$_____ for the Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit “B” and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land

and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

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

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

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

14. This Resolution shall become effective upon its passage.

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

PASSED AND ADOPTED this ____ day of March, 2022

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A"

Engineer's Report, dated _____

[See attached.]

Exhibit "B"

Master Assessment Methodology, dated _____

[See attached.]

SECTION D

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2022 AT _____ A.M./P.M. AT _____,

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

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

WHEREAS, the District has previously adopted Resolution 2022-05, entitled:

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

WHEREAS, in accordance with Resolution No. 2022-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

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

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held on _____, 2022, at _____ A.M./P.M. at the

_____ for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the _____, dated _____ (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR RESOLUTION 2022-06

ADOPTED this ____ day of March, 2022.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”
ASSESSMENT REPORT

[ATTACHED ON FOLLOWING PAGES]

SECTION VII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

February 1, 2022 to February 28, 2022

| Bank | Date | Check # | Amount |
|--------------|----------------------|---------|----------------------------|
| General Fund | 2/4/22 | 404-405 | \$ 17,814.05 |
| | 2/9/22 | 406 | \$ 5,231.14 |
| | 2/11/22 | 407-412 | \$ 118,949.38 |
| | 2/23/22 | 413-414 | \$ 18,014.05 |
| | | | <hr/> \$ 160,008.62 |
| Payroll Fund | <u>February 2022</u> | | |
| | Adam Morgan | 50011 | \$ 184.70 |
| | Patrick Bonin Jr. | 50012 | \$ 184.70 |
| | | | <hr/> \$ 369.40 |
| | | | <hr/> \$ 160,378.02 |

CHECK VENDOR#INVOICE..... EXPENSED TO...
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 2/04/22 00021 1/31/22 6672-01- 202201 310-51300-31200 BANK A GENERAL FUND * 450.00 AMOUNT #

2/04/22 00010 1/15/22 115985 202201 320-53800-46200 AMERICAN MUNICIPAL TAX-EXEMPT 450.00 000404

LANDSCAPE-TRAK-K-JAN22 3,170.00
 1/15/22 115985 202201 320-53800-46200 5,339.00
 LANDSCAPE-PAE-WHISTLING STRTS 3,042.70
 1/15/22 115985 202201 320-53800-46200 812.50
 LANDSCAPE-WESTSIDE BLVD 391.01
 1/15/22 115985 202201 320-53800-46200 2,494.78
 LANDSCAPE-FOX PROP PH5 P1 912.11
 1/15/22 115985 202201 320-53800-46200 857.88
 LANDSCAPE-FOX PROP PH5 P2 344.07
 1/15/22 115985 202201 320-53800-46200 17,364.05 000405
 LANDSCAPE-FOX PROP PH5 P4
 LANDSCAPE-FOX PROP PH5 P6
 LANDSCAPE-FOX PROP PH5 P7

DOWN TO EARTH LAWCARE II, INC. 2,916.67

2/01/22 125 202202 310-51300-34000 MANAGEMENT FEES FEB22 50.00
 2/01/22 125 202202 310-51300-35200 WEBSITE ADMIN FEB22 87.50
 2/01/22 125 202202 310-51300-35100 INFORMATION TECH FEB22 916.67
 2/01/22 125 202202 310-51300-31300 DISSEMINATION FEE FEB22 .42
 2/01/22 125 202202 310-51300-51000 OFFICE SUPPLIES 9.88
 2/01/22 125 202202 310-51300-42000 POSTAGE 1,250.00
 2/01/22 126 202202 320-53800-12000 FIELD MANAGEMENT FEB22 5,231.14 000406

GOVERNMENTAL MANAGEMENT SERVICES 555.00

2/01/22 20220994 202202 320-53800-47100 WATER MGMT TREATMNT-FEB22 AMERICAN ECOSYSTEMS, INC. 555.00 000407

2/01/22 633426 202202 320-53800-47000 MTHLY WATER MGMT FEB22 THE LAKE DOCTORS, INC. 385.00 000408

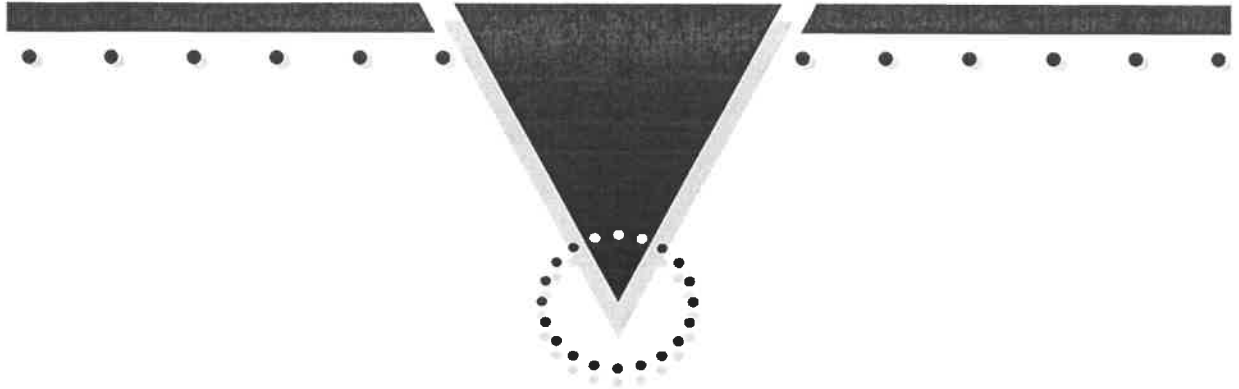
SSCG STONEYSCG TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE |EXPENSED TO... INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT | # |
|---------------|--------|---------------------------|--------------------------------|---------|-----|--------|--------|----------|-----------------------------------|--------|-----------|---------------------------|--------|
| 2/11/22 | 00011 | 2/10/22 | 02102022 | 202202 | 300 | -20700 | -10000 | | STONEBROOK SOUTH AT CHAMPIONSGATE | * | 21,532.01 | 21,532.01 | 000409 |
| | | | FY22 DEBT SERV | SER2017 | | | | | | | | | |
| 2/11/22 | 00011 | 2/10/22 | 02102022 | 202202 | 300 | -20700 | -10100 | | STONEBROOK SOUTH AT CHAMPIONSGATE | * | 64,081.92 | 64,081.92 | |
| | | | FY22 DEBT SERV | SER2019 | | | | | | | | | |
| 2/11/22 | 00011 | 2/10/22 | 02102022 | 202202 | 300 | -20700 | -10200 | | STONEBROOK SOUTH AT CHAMPIONSGATE | * | 28,085.45 | 28,085.45 | 000410 |
| | | | FY22 DEBT SERV | SER2020 | | | | | | | | | |
| 2/11/22 | 00012 | 1/25/22 | 6404362 | 202202 | 310 | -51300 | -32300 | | STONEBROOK SOUTH AT CHAMPIONSGATE | * | 4,310.00 | 4,310.00 | |
| | | | FY22 TRUSTEE FEE | SER2020 | | | | | | | | | |
| 2/23/22 | 00010 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | USBANK | * | 3,170.00 | 3,170.00 | |
| | | | LANDSCAPE-TRAK-K-FEB22 | | | | | | | | | | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-TRAK-K-FEB22 | * | 5,339.00 | 5,339.00 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-WHISTLING STRTS | * | 3,042.70 | 3,042.70 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE WESTSIDE BLVD | * | 812.50 | 812.50 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-BAXTER TRACT | * | 391.01 | 391.01 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-FOX PROP PH5 P1 | * | 2,494.78 | 2,494.78 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-FOX PROP PH5 P2 | * | 912.11 | 912.11 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-FOX PROP PH5 P4 | * | 857.88 | 857.88 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-FOX PROP PH5 P6 | * | 344.07 | 344.07 | |
| 2/08/22 | 118305 | 2/08/22 | 118305 | 202202 | 320 | -53800 | -46200 | | LANDSCAPE-FOX PROP PH5 P7 | * | | | |
| 2/23/22 | 00002 | 2/18/22 | 3616 | 202201 | 310 | -51300 | -31500 | | DOWN TO EARTH LAWCARE II, INC. | * | 650.00 | 650.00 | 000413 |
| | | | FNT INST.AGR/2017/2019PRJ | | | | | | | | | | |
| | | | | | | | | | LATHAM,LUNA,EDEN & BEAUDINE,LLP | | | 650.00 | 000414 |

TOTAL FOR BANK A 160,008.62
 TOTAL FOR REGISTER 160,008.62

SSCG STONEYSOG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

January 31, 2022



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

January 31, 2022

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals 2022 |
|--|------------------|-------------------------|----------------------|--------------------------|---------------------|
| <u>ASSETS:</u> | | | | | |
| CASH | \$526,833 | \$61,464 | --- | --- | \$588,297 |
| DEPOSITS | \$16,000 | --- | --- | --- | \$16,000 |
| STATE BOARD OF ADMINISTRATION | --- | \$349,081 | --- | --- | \$349,081 |
| <u>INVESTMENTS</u> | | | | | |
| SERIES 2017 | | | | | |
| RESERVE | --- | --- | \$150,900 | --- | \$150,900 |
| REVENUE | --- | --- | \$268,909 | --- | \$268,909 |
| CONSTRUCTION | --- | --- | --- | \$111 | \$111 |
| SERIES 2019 | | | | | |
| RESERVE | --- | --- | \$449,947 | --- | \$449,947 |
| REVENUE | --- | --- | \$770,983 | --- | \$770,983 |
| CONSTRUCTION | --- | --- | --- | \$45 | \$45 |
| SERIES 2020 | | | | | |
| RESERVE | --- | --- | \$351,125 | --- | \$351,125 |
| REVENUE | --- | --- | \$632,613 | --- | \$632,613 |
| INTEREST | --- | --- | \$0 | --- | \$0 |
| CONSTRUCTION | --- | --- | --- | \$7,153,733 | \$7,153,733 |
| TOTAL ASSETS | \$542,833 | \$410,545 | \$2,624,478 | \$7,153,889 | \$10,731,745 |
| <u>LIABILITIES:</u> | | | | | |
| ACCOUNTS PAYABLE | \$18,464 | --- | --- | --- | \$18,464 |
| <u>FUND EQUITY:</u> | | | | | |
| FUND BALANCES: | | | | | |
| RESTRICTED FOR DEBT SERVICE 2017 | --- | --- | \$419,809 | --- | \$419,809 |
| RESTRICTED FOR DEBT SERVICE 2019 | --- | --- | \$1,220,930 | --- | \$1,220,930 |
| RESTRICTED FOR DEBT SERVICE 2020 | --- | --- | \$983,738 | --- | \$983,738 |
| RESTRICTED FOR CAPITAL PROJECTS 2017 | --- | --- | --- | \$111 | \$111 |
| RESTRICTED FOR CAPITAL PROJECTS 2019 | --- | --- | --- | \$45 | \$45 |
| RESTRICTED FOR CAPITAL PROJECTS 2020 | --- | --- | --- | \$7,153,733 | \$7,153,733 |
| UNASSIGNED | \$524,369 | \$410,545 | --- | --- | \$934,914 |
| TOTAL LIABILITIES & FUND EQUITY | \$542,833 | \$410,545 | \$2,624,478 | \$7,153,889 | \$10,731,745 |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|-----------------------------|-------------------|---------------------------------|------------------------|------------|
| REVENUES: | | | | |
| ASSESSMENTS - TAX ROLL | \$747,005 | \$613,126 | \$613,126 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$128,370 | \$128,370 | \$128,370 | \$0 |
| TOTAL REVENUES | \$875,375 | \$741,496 | \$741,496 | \$0 |

EXPENDITURES:

ADMINISTRATIVE:

| | | | | |
|-------------------------------|----------|----------|----------|---------|
| SUPERVISORS FEES | \$12,000 | \$4,000 | \$800 | \$3,200 |
| FICA EXPENSE | \$918 | \$306 | \$61 | \$245 |
| ENGINEERING | \$12,000 | \$4,000 | \$475 | \$3,525 |
| ATTORNEY | \$25,000 | \$8,333 | \$2,127 | \$6,206 |
| DISSEMINATION | \$11,000 | \$3,667 | \$3,667 | (\$0) |
| ARBITRAGE | \$900 | \$450 | \$450 | \$0 |
| ANNUAL AUDIT | \$5,118 | \$0 | \$0 | \$0 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$5,000 | \$5,000 | \$0 |
| TRUSTEE FEES | \$13,500 | \$4,310 | \$4,310 | \$0 |
| MANAGEMENT FEES | \$35,000 | \$11,667 | \$11,667 | (\$0) |
| INFORMATION TECHNOLOGY | \$1,050 | \$350 | \$350 | \$0 |
| WEBSITE MAINTENANCE | \$600 | \$200 | \$200 | \$0 |
| TELEPHONE | \$300 | \$100 | \$0 | \$100 |
| POSTAGE | \$1,000 | \$333 | \$47 | \$286 |
| INSURANCE | \$5,950 | \$5,950 | \$5,570 | \$380 |
| PRINTING & BINDING | \$1,000 | \$333 | \$59 | \$274 |
| LEGAL ADVERTISING | \$2,500 | \$833 | \$0 | \$833 |
| OTHER CURRENT CHARGES | \$1,000 | \$333 | \$161 | \$172 |
| OFFICE SUPPLIES | \$625 | \$208 | \$1 | \$207 |
| PROPERTY APPRAISER | \$350 | \$350 | \$0 | \$350 |
| PROPERTY TAXES | \$0 | \$0 | \$344 | (\$344) |
| DUES, LICENSE & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |

FIELD:

| | | | | |
|---------------------------------------|--------------------|------------------|------------------|-----------------|
| FIELD SERVICES | \$15,000 | \$5,000 | \$5,000 | \$0 |
| PROPERTY INSURANCE | \$6,050 | \$6,050 | \$5,658 | \$392 |
| ELECTRIC | \$38,580 | \$12,860 | \$468 | \$12,392 |
| STREETLIGHTING | \$71,200 | \$23,733 | \$20,545 | \$3,188 |
| WATER & SEWER | \$75,000 | \$25,000 | \$23,916 | \$1,084 |
| LANDSCAPE MAINTENANCE | \$218,369 | \$72,790 | \$69,456 | \$3,333 |
| LANDSCAPE CONTINGENCY | \$15,000 | \$5,000 | \$0 | \$5,000 |
| IRRIGATION REPAIRS | \$15,000 | \$5,000 | \$4,674 | \$326 |
| LAKE MAINTENANCE | \$5,000 | \$1,667 | \$1,540 | \$127 |
| MITIGATION MONITORING & MAINTENANCE | \$7,100 | \$2,367 | \$3,475 | (\$1,108) |
| CONTINGENCY | \$5,000 | \$1,667 | \$0 | \$1,667 |
| REPAIRS & MAINTENANCE | \$10,000 | \$3,333 | \$0 | \$3,333 |
| CAPITAL RESERVE | \$449,017 | \$449,017 | \$449,017 | \$0 |
| TOTAL EXPENDITURES | \$1,065,302 | \$664,383 | \$619,214 | \$45,169 |
| EXCESS REVENUES (EXPENDITURES) | (\$189,927) | | \$122,282 | |
| FUND BALANCE - Beginning | \$189,927 | | \$402,087 | |
| FUND BALANCE - Ending | \$0 | | \$524,369 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| TRANSFER IN | \$449,017 | \$449,017 | \$449,017 | \$0 |
| INTEREST | \$0 | \$0 | \$65 | \$65 |
| TOTAL REVENUES | \$449,017 | \$449,017 | \$449,082 | \$65 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY | \$77,075 | \$25,692 | \$38,538 | (\$12,846) |
| TOTAL EXPENDITURES | \$77,075 | \$25,692 | \$38,538 | (\$12,846) |
| EXCESS REVENUES (EXPENDITURES) | \$371,942 | | \$410,545 | |
| FUND BALANCE - Beginning | \$0 | | \$0 | |
| FUND BALANCE - Ending | \$371,942 | | \$410,545 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------|
| REVENUES: | | | | |
| ASSESSMENTS - TAX ROLL | \$301,800 | \$248,072 | \$248,072 | \$0 |
| INTEREST | \$0 | \$0 | \$6 | \$6 |
| TOTAL REVENUES | \$301,800 | \$248,072 | \$248,078 | \$6 |
| EXPENDITURES: | | | | |
| INTEREST - 12/15 | \$104,300 | \$104,300 | \$104,300 | \$0 |
| PRINCIPAL - 12/15 | \$90,000 | \$90,000 | \$90,000 | \$0 |
| INTEREST - 6/15 | \$102,725 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$297,025 | \$194,300 | \$194,300 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$4,775 | | \$53,778 | |
| FUND BALANCE - Beginning | \$212,908 | | \$366,032 | |
| FUND BALANCE - Ending | \$217,683 | | \$419,809 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$899,894 | \$738,292 | \$738,292 | \$0 |
| INTEREST | \$0 | \$0 | \$14 | \$14 |
| TOTAL REVENUES | \$899,894 | \$738,292 | \$738,306 | \$14 |
| <u>EXPENDITURES:</u> | | | | |
| INTEREST - 12/15 | \$315,219 | \$315,219 | \$315,219 | \$0 |
| PRINCIPAL - 6/15 | \$270,000 | \$0 | \$0 | \$0 |
| INTEREST - 6/15 | \$315,219 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$900,438 | \$315,219 | \$315,219 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | (\$544) | | \$423,087 | |
| FUND BALANCE - Beginning | \$341,611 | | \$797,843 | |
| FUND BALANCE - Ending | \$341,067 | | \$1,220,930 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 202 0

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | PROPOSED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$393,776 | \$323,574 | \$323,574 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$308,787 | \$308,787 | \$308,787 | \$0 |
| INTEREST | \$0 | \$0 | \$15 | \$15 |
| TOTAL REVENUES | \$702,563 | \$632,361 | \$632,376 | \$15 |
| <u>EXPENDITURES:</u> | | | | |
| INTEREST - 12/15 | \$219,119 | \$219,119 | \$219,119 | \$0 |
| PRINCIPAL - 12/15 | \$265,000 | \$265,000 | \$265,000 | \$0 |
| INTEREST - 6/15 | \$215,806 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$699,925 | \$484,119 | \$484,119 | \$0 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER OUT | \$0 | \$0 | (\$6) | \$6 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | (\$6) | \$6 |
| EXCESS REVENUES (EXPENDITURES) | \$2,638 | | \$148,252 | |
| FUND BALANCE - Beginning | \$484,358 | | \$835,486 | |
| FUND BALANCE - Ending | \$486,996 | | \$983,738 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------|
| <u>REVENUES:</u> | | | | |
| INTEREST | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$0 | \$0 | \$0 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$0 | |
| FUND BALANCE - Beginning | \$0 | | \$111 | |
| FUND BALANCE - Ending | \$0 | | \$111 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------|
| <u>REVENUES:</u> | | | | |
| INTEREST | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$0 | \$0 | \$0 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$0 | |
| FUND BALANCE - Beginning | \$0 | | \$45 | |
| FUND BALANCE - Ending | \$0 | | \$45 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/22 | ACTUAL THRU 1/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|--------------|
| <u>REVENUES:</u> | | | | |
| INTEREST | \$0 | \$0 | \$120 | \$120 |
| TOTAL REVENUES | \$0 | \$0 | \$120 | \$120 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER IN | \$0 | \$0 | \$6 | \$6 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | \$6 | \$6 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$125 | |
| FUND BALANCE - Beginning | \$0 | | \$7,153,607 | |
| FUND BALANCE - Ending | \$0 | | \$7,153,733 | |

STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|---------------------------------------|-------------------|------------------|------------------|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| REVENUES: | | | | | | | | | | | | | |
| ASSESSMENTS - TAX ROLL | \$0 | \$70,145 | \$527,908 | \$15,073 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$613,126 |
| ASSESSMENTS - DIRECT BILLED | \$0 | \$128,370 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$128,370 |
| TOTAL REVENUES | \$0 | \$198,515 | \$527,908 | \$15,073 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$741,496 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| SUPERVISOR FEES | \$400 | \$400 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$800 |
| FICA EXPENSE | \$31 | \$31 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$61 |
| ENGINEERING | \$190 | \$285 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$475 |
| ATTORNEY | \$574 | \$904 | \$0 | \$650 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,127 |
| DISSEMINATION | \$917 | \$917 | \$917 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,667 |
| ARBITRAGE | \$0 | \$0 | \$0 | \$450 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$450 |
| ANNUAL AUDIT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| TRUSTEE FEES | \$0 | \$4,310 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,310 |
| MANAGEMENT FEES | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,667 |
| INFORMATION TECHNOLOGY | \$88 | \$88 | \$88 | \$88 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$350 |
| WEBSITE MAINTENANCE | \$50 | \$50 | \$50 | \$50 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200 |
| TELEPHONE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| POSTAGE | \$2 | \$4 | \$8 | \$33 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47 |
| INSURANCE | \$5,570 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,570 |
| PRINTING & BINDING | \$20 | \$39 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$59 |
| LEGAL ADVERTISING | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| OTHER CURRENT CHARGES | \$40 | \$35 | \$47 | \$39 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$161 |
| OFFICE SUPPLIES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1 |
| PROPERTY APPRAISER | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| PROPERTY TAXES | \$0 | \$344 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$344 |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| FIELD: | | | | | | | | | | | | | |
| FIELD SERVICES | \$1,250 | \$1,250 | \$1,250 | \$1,250 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| PROPERTY INSURANCE | \$5,658 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,658 |
| ELECTRIC | \$123 | \$59 | \$223 | \$64 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$468 |
| STREETLIGHTING | \$6,039 | \$5,475 | \$4,234 | \$4,798 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,545 |
| WATER & SEWER | \$2,379 | \$6,785 | \$11,173 | \$9,579 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,916 |
| LANDSCAPE MAINTENANCE | \$17,364 | \$17,364 | \$17,364 | \$17,364 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$69,456 |
| LANDSCAPE CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| IRRIGATION REPAIRS | \$1,895 | \$0 | \$2,779 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,674 |
| LANE MAINTENANCE | \$385 | \$385 | \$385 | \$385 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,540 |
| MITIGATION MONITORING & MAINTENANCE | \$3,475 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,475 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| CAPITAL RESERVE | \$0 | \$0 | \$449,017 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$449,017 |
| TOTAL EXPENDITURES | \$54,541 | \$41,639 | \$490,450 | \$32,983 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$619,114 |
| EXCESS REVENUES (EXPENDITURES) | (\$54,541) | \$156,875 | \$37,457 | (\$17,510) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$122,382 |

**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) |
| LESS: PRINCIPAL PAYMENT 12/15/21 | (\$90,000) |
| CURRENT BONDS OUTSTANDING | \$4,390,000 |

| SERIES 2019, SPECIAL ASSESSMENT BONDS | |
|---------------------------------------|------------------------------------|
| INTEREST RATES: | 3.500%, 4.000%, 4.500%, 4.625% |
| MATURITY DATE: | 12/15/2049 |
| RESERVE FUND DEFINITION | 50% OF MAXIMUM ANNUAL DEBT SERVICE |
| RESERVE FUND REQUIREMENT | \$449,947 |
| RESERVE FUND BALANCE | \$449,947 |
| BONDS OUTSTANDING - 4/29/19 | \$14,735,000 |
| LESS: PRINCIPAL PAYMENT 6/15/20 | (\$255,000) |
| LESS: PRINCIPAL PAYMENT 6/15/21 | (\$260,000) |
| CURRENT BONDS OUTSTANDING | \$14,220,000 |

| SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA | |
|--|------------------------------------|
| INTEREST RATES: | 2.500%, 3.000%, 3.500%, 3.750% |
| MATURITY DATE: | 12/15/2050 |
| RESERVE FUND DEFINITION | 50% OF MAXIMUM ANNUAL DEBT SERVICE |
| RESERVE FUND REQUIREMENT | \$351,125 |
| RESERVE FUND BALANCE | \$351,125 |
| BONDS OUTSTANDING - 12/16/20 | \$12,730,000 |
| LESS: PRINCIPAL PAYMENT 12/15/21 | (\$265,000) |
| CURRENT BONDS OUTSTANDING | \$12,465,000 |

SPECIAL ASSESSMENT RECEIPTS - FY2022

| | | | | | |
|-------------------|--------------|------------|------------|------------|------------|
| GROSS ASSESSMENTS | \$ 2,489,945 | \$ 793,863 | \$ 321,198 | \$ 955,926 | \$ 418,957 |
| NET ASSESSMENTS | \$ 2,340,548 | \$ 746,232 | \$ 301,926 | \$ 898,570 | \$ 393,820 |

DIRECT BILLED ASSESSMENTS

| | |
|--------------|--------------|
| \$128,370.01 | \$308,787.18 |
|--------------|--------------|

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**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2020

| Date | Requisition # | Contractor | Description | Requisitions |
|--|---------------|-----------------------|-------------|------------------------|
| Fiscal Year 2022 | | | | |
| TOTAL | | | | \$ - |
| Fiscal Year 2022 | | | | |
| 10/1/21 | | Interest | | \$ 29.40 |
| 10/4/21 | | Transfer from Reserve | | \$ 1.44 |
| 11/1/21 | | Interest | | \$ 30.38 |
| 11/2/21 | | Transfer from Reserve | | \$ 1.49 |
| 12/1/21 | | Interest | | \$ 29.40 |
| 12/2/21 | | Transfer from Reserve | | \$ 1.44 |
| 1/3/22 | | Interest | | \$ 30.38 |
| 1/4/22 | | Transfer from Reserve | | \$ 1.49 |
| TOTAL | | | | \$ 125.42 |
| Acquisition/Construction Fund at 9/30/21 | | | | \$ 7,153,607.22 |
| Interest Earned thru 1/31/22 | | | | \$ 125.42 |
| Requisitions Paid thru 1/31/22 | | | | \$ - |
| Remaining Acquisition/Construction Fund | | | | \$ 7,153,732.64 |