

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

April 11, 2022

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 4, 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, April 11, 2022 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 7, 2022 Meeting
4. Financing Matters
 - A. Consideration of Supplemental Engineer's Report
 - B. Consideration of Master Assessment Methodology Report
 - C. Public Comment and Testimony
 - D. Consideration of Resolution 2022-07 Levying Assessments
5. Consideration of Resolution 2022-08 Bond Delegation Resolution
6. Consideration of Resolution 2022-09 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
7. Consideration of Resolution 2022-10 Authorizing Use of Electronic Documents and Signatures
8. Consideration of Water Management Agreement with The Lake Doctors
9. Discussion of Pending Plat Conveyances
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. General Election Qualifying Period and Procedure
 - iv. Designation of November 7, 2022 as Landowners' Meeting Date
11. Other Business
12. Supervisor's Requests
13. Adjournment

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

The third order of business is the approval of the minutes of the March 7, 2022 meeting. The minutes are enclosed for your review.

The fourth 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 are enclosed for your review. Section C is the public comment and testimony and Section D is the consideration of Resolution 2022-07 levying assessments. A copy of the Resolution is enclosed for your review.

The fifth order of business is the consideration of Resolution 2022-08 bond delegation resolution. A copy of the Resolution is enclosed for your review and the supporting exhibits will be available at the meeting for review.

The sixth order of business is the consideration of Resolution 2022-09 approving the proposed Fiscal Year 2023 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget is enclosed for your review.

The seventh order of business is the consideration of Resolution 2022-10 authorizing the use of electronic documents and signatures. A copy of the Resolution is enclosed for your review.

The eighth order of business is the consideration of the water management agreement with The Lake Doctors. A copy of the agreement is enclosed for your review.

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

The tenth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for review. Sub-Section 3 is the discussion of the General Election qualifying period and procedure. A copy of the information is enclosed for your review. Sub-Section 4 is the designation of November 7, 2022 as the landowners' meeting date. A copy of the instructions, sample agenda and landowners' proxy is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We don't have any members of the public here. We also have a call-in number but do not have anyone as of yet who has called in.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 7, 2022 Meeting

Mr. Flint: Next is the approval of the minutes from the February 7th meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: They looked good. I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 7, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Accepting Conveyance of Real Property
from Country Club at ChampionsGate**

Mr. Flint: Next is Resolution 2022-04 accepting conveyance of real property from Country Club at ChampionsGate. Kristen?

Ms. Trucco: This Resolution deals with two landscape tracts that the developer, Lennar Homes LLC put a signed notice up and notified us that we need to transfer them from Country Club at ChampionsGate Community Association, Inc. back to the District. I believe it was due to a re-platting issue. Attached to the resolution are standard conveyance documents. We have a Special Warranty Deed and the Bill of Sale. Those documents actually transfer the real property and improvements related to the two tracts to the District. Following that is the Owner's Affidavit, those are documents whereby the Country Club is going to promise there are no outstanding taxes on either of the property tracts or improvements, nor are there any encumbrances that will hinder the ability of the District to own and maintain those. Following that, there is the Certificate of the District Engineer. This is a requirement under the initial bond documents and Acquisition Agreement. The District Engineer has to certify that this conveyance is in accordance with the plans for the District. For this conveyance right now, we are in the process of just confirming that there are no liens or encumbrances on the property by ordering a Title Report. Once we receive that, District Counsel will be signed off and also, we will sign off on the conveyance as well. For now, we are asking for a motion to approve Resolution 2022-04 subject to the signoff by District staff.

Mr. Morgan: Does Michelle Barr in the Country Club know this is coming?

Ms. Trucco: She requested it.

Mr. Morgan: Oh, she requested it?

Ms. Trucco: She put a signed notice in and requested that the conveyance be completed.

Mr. Flint: It was actually the HOA President that sent it to us. Do you remember when we had that discussion and they sent us a list?

Mr. Morgan: Yes.

Ms. Trucco: Oh, okay.

Mr. Flint: It should have been CDD that were HOA. There were some other ones that they thought should be CDD and we did not agree. We are only transferring the ones that should be CDD.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-04 Accepting Conveyance of Real Property from Country Club at ChampionsGate, was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Supplemental Engineer's Report

Mr. Flint: Next is financing matters. This is for the last bond issued, the Series 2022 bonds. This will cover the Fox North Tract and Tract B, also known as Tract X. The first item under that is the Engineer's Report. Dave handed out a hard copy of the latest version of this. There were some comments from the Developer's Counsel this morning that were minor that have not been incorporated, but otherwise this has been reviewed by bond counsel and other members of the financing team and includes all of those comments. Dave, do you want to hit the highlights?

Mr. Reid: Yes. It is Fox North and Parcel B, also known as X. It itemizes different categories of infrastructure, public and private, that can be funded by the project or bonds. Fox North has a total estimate and probable cost of \$6,980,996. Parcel B has a total of \$6,385,308. That total together is \$13,294,304. It also lists the different categories of infrastructure and finance by the CDD maintained in the ultimate ownership, and this includes offsite roadways, Westside Boulevard extension and also the onsite public roadways in Parcel B and there are some public roadways in Fox North and some private roadways in Fox North. That is itemized out.

Mr. Flint: We had previously included Parcel B in a prior assessment proceeding to get the lien on it because Lennar already owned that. We are redoing it again here because I think the construction numbers have changed and the development program changed. That is why we are including it again in this report, just so it has all of the latest information.

Mr. Reid: That was preliminary before we had design and I actually found those numbers after I did this. These are the updated numbers.

Mr. Flint: This will supersede the prior lien. We may have to release the lien or something.

Ms. Trucco: Or have an amended lien.

Mr. Flint: The way that the bonds are structured for Stoneybrook South at ChampionsGate is each assessment area has to go through the assessment hearing process just because Lennar has been taking down the property in pieces and didn't control all of the properties, so we were not able to do a master lien. Today you will be approving the Engineer's Report, the Master Assessment Methodology, and two resolutions. One declaring the District's intent to levy

assessments and the other one sets the public hearing to actually do it. Are there any questions on the Engineer's Report? Hearing none,

B. Consideration of Master Assessment Methodology Report

Mr. Flint: The next item is the Master Assessment Methodology for the Fox North Parcel B Assessment Area 2022 project. Table 1 on page 10 of that report and page 68 on the pdf, that is the development program. It is a combination of townhome and single family 40s and 50s totaling 280 ERUs. Table 2 is the construction cost estimates that Dave just went over, the \$13.3 million total cost estimate. Table 3 is your preliminary bond sizing for purposes of going through the master assessment process. We are using very conservative parameters and taking the cost estimates that Dave prepared along with the Debt Service Reserve capitalized interest and Underwriter's discount and cost of issuance. We have a par amount of \$17,450,000. Table 4 shows the allocation of benefit based on an improvement cost. Table 5 shows the allocation of benefit based on the par debt per unit. Table 6 shows that if we were to fund all of these improvements at the parameters that we set in the bond sizing, what those per unit amounts would be. Table 7 is the preliminary assessment roll and we have two different Lennar entities that own. Fox North is Lennar Homes LLC and Parcel B is LEN-CG South LLC. Once we actually go through the assessment process and the Board adopts the delegation resolution, the underwriter will market and price the bonds and we will prepare a Supplemental Assessment Methodology that reflects the final terms. Are there any questions on the Master Assessment Methodology?

Mr. Morgan: So the total annual assessment on a 50' is going to be \$5,000 a year?

Mr. Flint: That would be if we funded everything at 6%.

Mr. Morgan: What is the consideration, are we going to fund everything?

Mr. Flint: No. What will happen is when the underwriter markets the bonds, we are going to use the target assessments to basically back into what we can issue. This just gives you maximum flexibility. When you adopt the delegation resolution you are going to set the parameters.

Mr. Morgan: Sure. Thank you.

C. Consideration of Resolution 2022-05 Declaring Special Assessments

Mr. Flint: Next is Resolution 2022-05 and Kristen has handed out a revised version with the blanks filled in. Kristen?

Ms. Trucco: I handed out Resolution 2022-05 with the costs now that they have been finalized in the Master Assessment Methodology. In the Engineer's Report I have just inserted those into their place in the agenda. That total is what George just reviewed, \$17,450,000 with the financing. The total for the capital improvement plan according to the Engineer's Report is estimated at \$13,294,304. You've seen these resolutions before, this is the first step in the assessment process and we are declaring special assessments on the property specified in the Assessment Methodology Report and in that manner, we are going to levy assessments on that property in order to pay for the project that is specified in the Engineer's Report. This is the first step and is going to authorize us to proceed and then also authorize the District Manager to publish this resolution in general circulation according to Florida statutes. Attached to this will be the Master Assessment Methodology that is included in the agenda, and then the Engineer's Report. As George stated, this will later be finalized after bonds are issued. We are looking for a motion to approve the Declaring Resolution that is 2022-05.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-05 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2022-06 Setting a Public Hearing for Special Assessments

Mr. Flint: The next resolution sets the public hearing to actually consider the imposition of assessments. There is a 30-day mailed notice required as part of that hearing so we won't be able to have that at your regular April meeting. I would like to recommend that you have the hearing the following Monday which would be April 11 at 11:30 a.m. in this location. If I can get three Board members here, that will allow us to meet the noticing requirements and also not delay the financing. We will have the public hearing and we will also have the Delegation Resolution on that agenda, as well as any other business items.

Mr. Morgan: So we would have all of the other CDD meetings on the 4th except for this one? This one would be on the 11th?

Mr. Register: We would just do the CDD meeting at the same time, that makes sense to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-06 Setting a Public Hearing for Special Assessments, with the Hearing Date being April 11, 2022 at 11:30 a.m., was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Next is a general discussion of pending plats and conveyances. Is there anything we need to discuss at this point? Is there any pending? Hearing none,

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: I have no updates for the Board, other than us proceeding forward with the bond documents. The CDD draft will be included at the next meeting as part of the Delegation Resolution. Otherwise I have no updates. Thank you.

B. Engineer

Mr. Flint: Dave, do you have anything else for the Board?

Mr. Reid: I have nothing new.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the approval of the check register for February for \$160,378.02. Were there any questions on the check register? Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through January 31st. If you have any questions, we can discuss those.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisor's requests?

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



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

ORLANDO OFFICE
775 wamer lane
orlando, fl 32803
407.362.5929

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for Fox North and Parcel B (Collectively the Series 2022 Assessment Area)

March 7, 2022

Prepared For:

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

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Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for the Series 2022 Assessment Area

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 parcel and Parcel B (collectively the "Project") which areas are collectively referred to as the "Series 2022 Assessment Area."

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 a portion of 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 "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 is being developed by 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 a portion of the net proceeds of the Bonds the construction and/or acquisition 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	34.64	81		116	197
Parcel B	Assessment Area	TC	28.70		31	130	161
Totals			63.34	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 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.

The treatment of any mobility fee credits earned from the off-site roadway improvements will be determined pursuant to the terms of the acquisition agreement between the District and the Master Developer.

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 a portion of the net proceeds from the Bonds.

6.0 Parcel B Infrastructure

The District will finance with a portion of 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 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 North.

Table 2.1 below summarizes the engineer's opinion of the estimate of the total probable construction costs for the District financed Parcel B.

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	\$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 the 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 ¹	\$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 the 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.

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

No.	Infrastructure	Financed By	Maintenance	Ownership
1	Stormwater Ponds	CDD	CDD	CDD
2	Stormwater Conveyance System	CDD	CDD	CDD
3	Utilities – Water, Reclaimed Water and Sanitary Sewer	CDD	TWA	TWA
4	Landscape Buffer Parcels and Irrigation	CDD	CDD	CDD
5	On-Site Public Roadways	CDD	Osceola County	Osceola County
6	Offsite Roadway – Westside Boulevard	CDD	Osceola County	Osceola County

9.0 Status of Permits and Approvals

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

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 Project. Due to material cost fluctuations and differences in contractor bids at the time the Project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost.

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

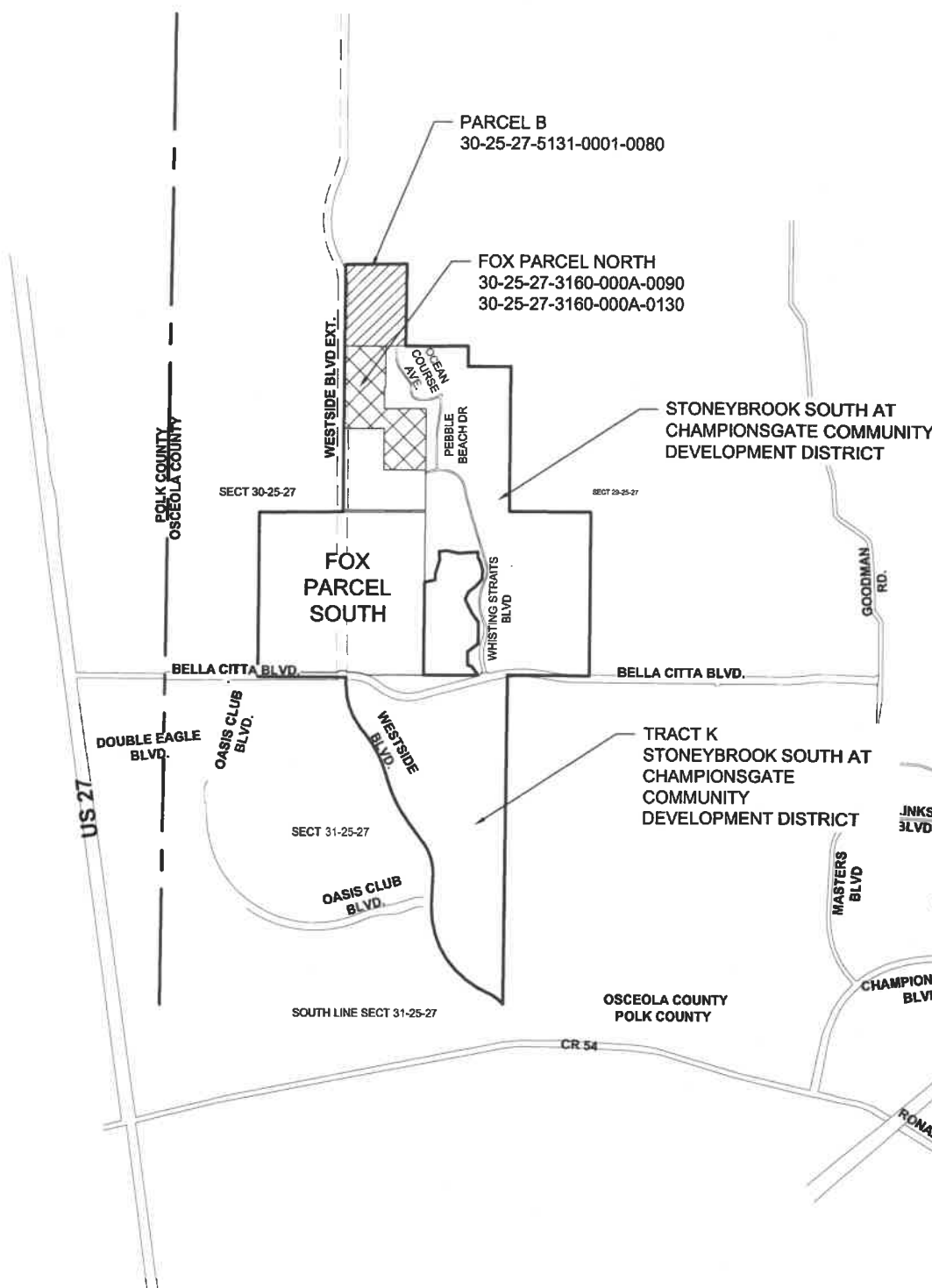
All public improvements described herein and financed by the District will be on land owned by the District or other unit of local government or for which the District or other unit of local government has a perpetual easement.

As long as the development within the Series 2022 Assessment Area 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



GENERAL LOCATION MAP

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE

29,30,31-25S-27E

JOB NUMBER

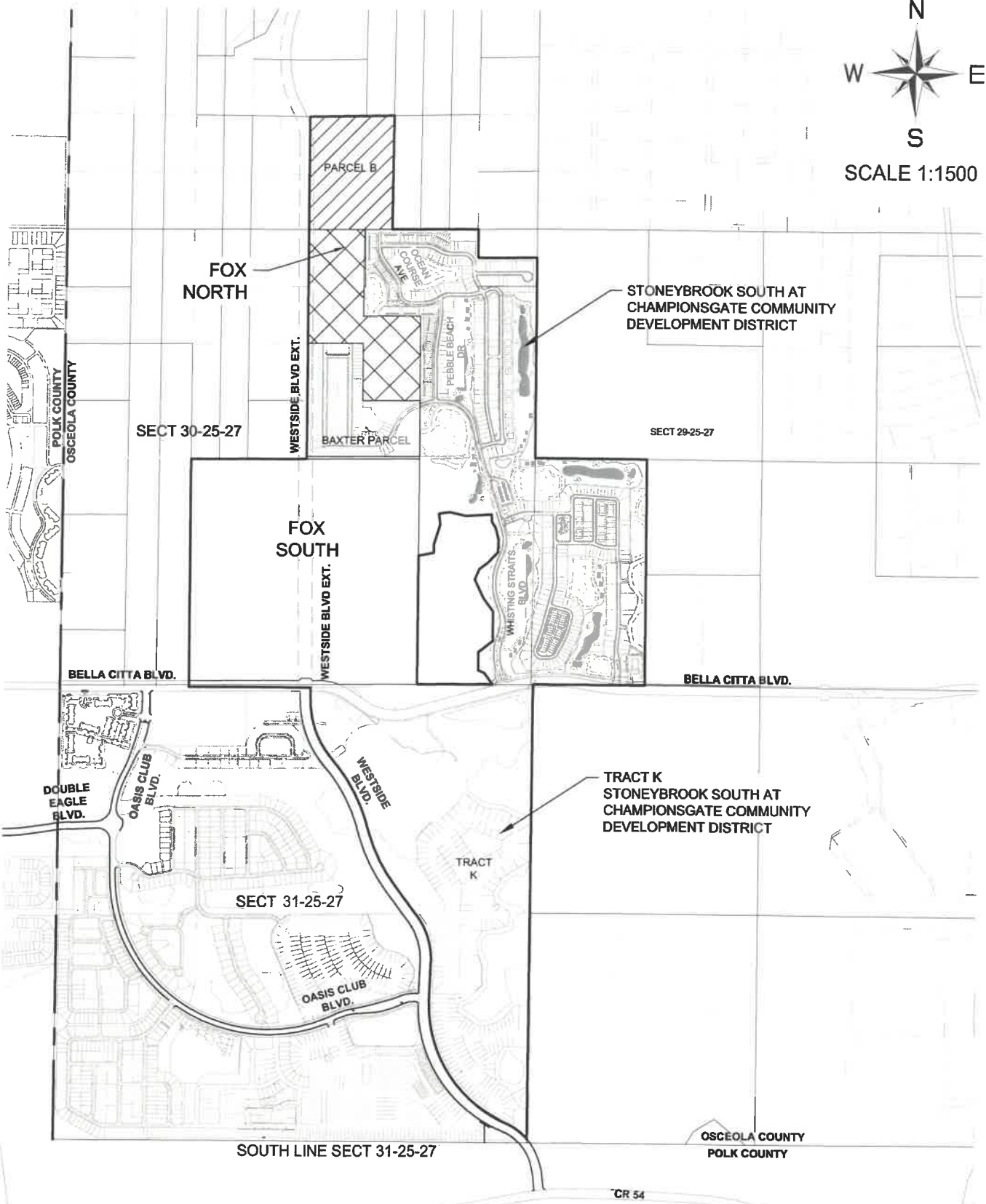
53670.0001

DATE _____

03/22/22

EXHIBIT

1



L:\50000-60000-Orlando Projects\53670 Stoneybrook South CDD\ENR\1 DWG\CDD\VES-Stoneybrook-CDD-20220321 - EXPANSION PETITION.dwg (EX2) John Mar 22, 2022 - 2:43pm



HAMILTON

ENGINEERING & SURVEYING, INC.

3400 IV LEMON ST
TAMPA, FL 33608
TEL: 813.250.3535

LB #2013 CA #0474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32833
TEL: 407.362.6629

CDD BOUNDARY MAP		
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD		
SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	03/22/22

EXHIBIT

2

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: HAMILTON ENGINEERING & SURVEYING



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

OR 67093

CA 94704

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.352.5829

LEGAL DESCRIPTION

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE

29,30,31-25S-27E

JOB NUMBER

53670.0001

DATE

03/22/22

EXHIBIT

2A


L:\50000-80000-Orlando Projects\53670 Stoneybrook South CDD\ENGR\DWG\CDD\HESI-Stoneybrook-CDD-20220321 -- EXPANSION PETITION.dwg [EX2B] jhmv Mar 22, 2022 -- 2:41pm

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.

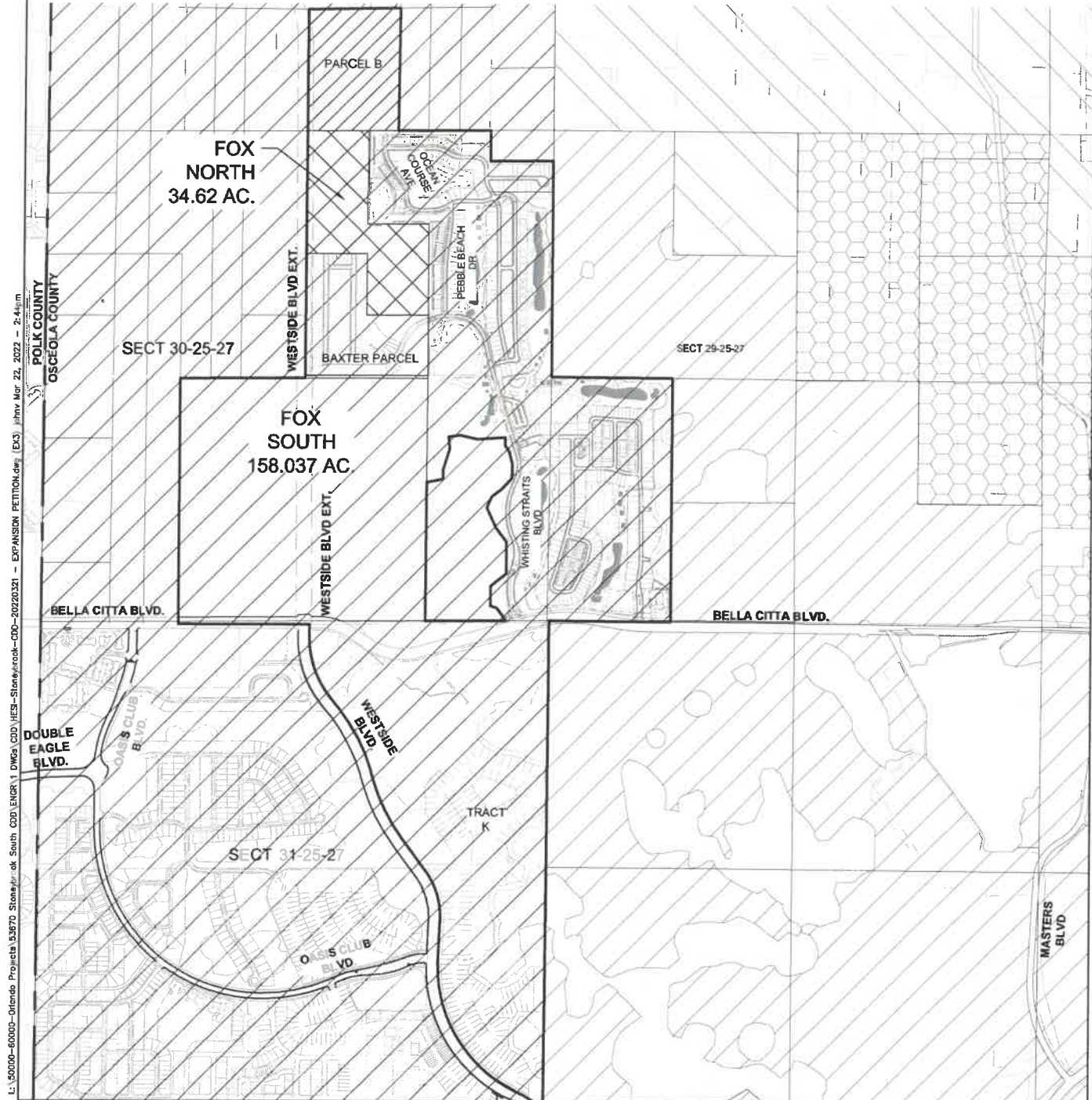
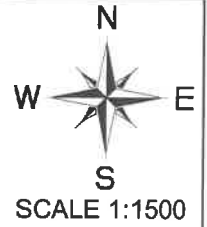
THE ABOVE PARCEL CONTAINING 28.70± ACRES, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: HAMILTON ENGINEERING & SURVEYING

 HAMILTON ENGINEERING & SURVEYING, INC. <small>3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3635</small> | <small>18 67013 CA 94074 www.HamiltonEngineering.US</small> | <small>775 WARNER LANE ORLANDO, FL 32803 TEL: 407.382.5829</small>	LEGAL DESCRIPTION STONEYBROOK SOUTH AT CHAMPIONSGATE CDD			EXHIBIT 2B
	SEC TWP RGE	JOB NUMBER	DATE	
	29,30,31-25S-27E	53670.0001	03/22/22	

FUTURE LAND USE LEGEND

	TOURIST COMMERCIAL
	RURAL ENCLAVE
	LOW DENSITY RESIDENTIAL
	CONSERVATION AREA



5400 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 OA #0674
www.HamiltonEngineering.us

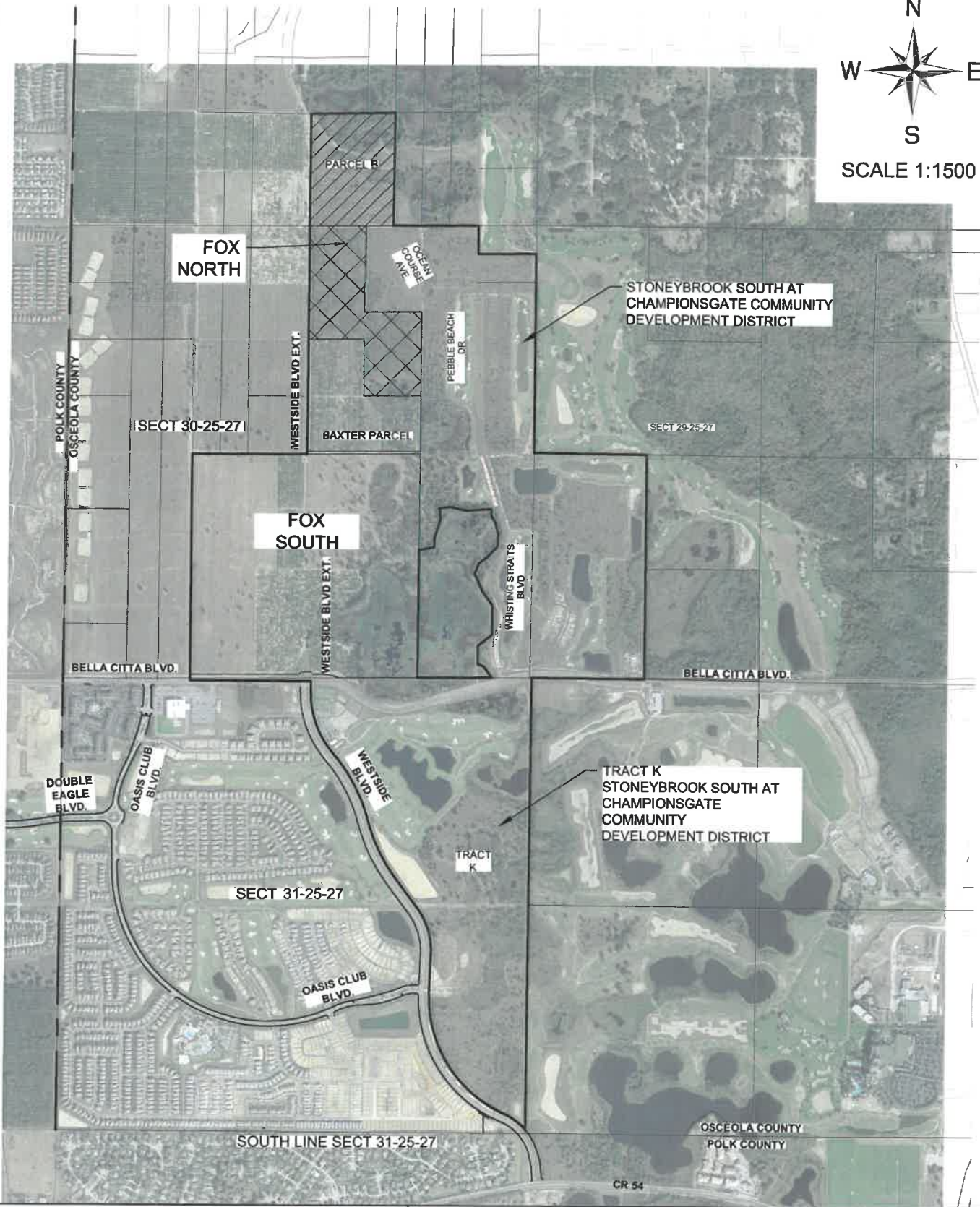
276 WARNER LANE
ORLANDO, FL 32803
TEL: 407.552.5829

FUTURE LAND USE MAP STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	03/22/22

EXHIBIT
3

L:\50000-80000-Orlando Projects\53670 Stoneybrook South CDD\ENGR\DWG\CDD\HESI-Stoneybrook-CDD-20220321 - EXPANSION PETITION.dwg (E14) John Mar 22, 2022 - 2:47pm



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3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3335

US #0013 OA #0474
www.HamiltonEngineering.com

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.382.6629

AERIAL MAP

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

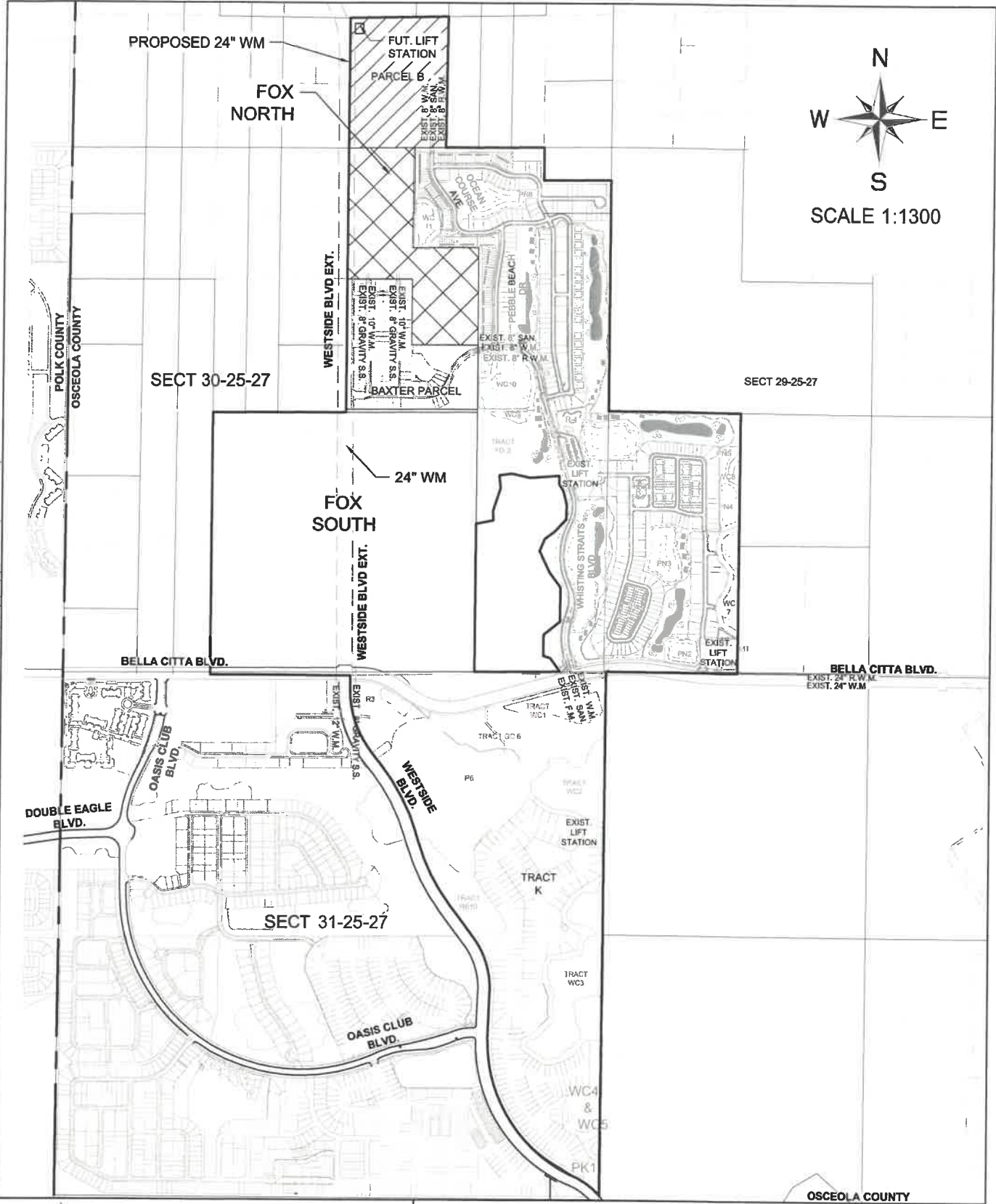
JOB NUMBER
53670.0001

DATE
03/22/22

EXHIBIT

4

L:\50000-60000-Orlando Projects\53670 Stoneybrook South CDD\ENGR\1 DWG\CD\WEL-Stoneybrook-South CDD-20220221 - EXPANSION PETITION.dwg [EX] jhmv Mar 22, 2022 - 2:46pm



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ENGINEERING & SURVEYING, INC.

3403 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3636

US 97013 CA 94274
www.HamiltonEngineering.US

776 WARNER LANE
ORLANDO, FL 32835
TEL: 407.362.9226

UTILITIES
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	03/22/22

EXHIBIT
5

PARCEL	DESCRIPTION	AREA (ACRES)	LAND USE	RESIDENTIAL SINGLE FAMILY			TOTAL UNITS
				40 FT	50 FT	THS	
FOX NORTH	ASSESSMENT AREA	34.64	TC	81		116	197

PUBLIC ROADS

TRACT B
STONEBROOK SOUTH PHASE 4
PLAT BOOK 25, PAGES 166-168

KEY CODE / GATE ACCESS

PRIVATE AUTOMATIC GATED ACCESS W/ KNOX DEVICE OR
APPROVED ALTERNATES & SIREN OPERATED SENSOR



0 250'
SCALE: 1"=250'

LEGEND

PUBLIC ROAD

PRIVATE ROAD

STONEBROOK SOUTH NORTH PARCEL PHASE 3
PLAT BOOK 25, PAGES 147-153
PARCEL ID: 30-25-27-5129-0001-LA06
OWNER: STONEYBROOK SOUTH AT
CHAMPIONSGATE CDD, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

LAND COMPANY
PLAT BOOK 6, PAGE 88
O.R.B. 5294, PAGE 2721
PARCEL ID: 35-25-27-3160-0008-0040
OWNER: BELLAVIVA AT HARMONY LLC, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

LAND COMPANY
PLAT BOOK B, PAGE 88
O.R.B. 5297, PAGE 203
PARCEL ID: 35-25-27-3160-0009-0040
OWNER: BELLAVIVA AT HARMONY LLC, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

BOGEY DRIVE

NINE IRON DRIVE

HALEXES

REC. TRACT RC-1

DOUBLE DUMPSTER ENCLOSURE

EMERGENCY GATED AUTOMATIC ACCESS W/ KNOX DEVICE OR APPROVED ALTERNATES & SIREN OPERATED SENSOR

PLAY THROUGH DRIVE

STONEBROOK SOUTH NORTH PARCEL PHASE 3
PLAT BOOK 28, PAGES 43-46
OWNER: LENNAR HOMES LLC, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

BAXTER PARCEL

SHORT TERM RENTAL
OWNER: LENNAR HOMES LLC, ET AL
PARCEL ID: 30-25-27-3160-0004-0130

POND PN-1
AREA @ NW: 1.55 AC

PRIVATE ROADS



HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.6929

FOX NORTH SITE PLAN

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE

29,30,31-25S-27E

JOB NUMBER

53670.0001

DATE

03/09/22

EXHIBIT

6

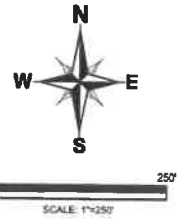
PARCEL	DESCRIPTION	AREA (ACRES)	LAND USE	RESIDENTIAL SINGLE FAMILY			TOTAL UNITS
				40 FT	50 FT	THS	
PARCEL B	ASSESSMENT AREA	28.70	TC		31	130	161

LEGEND



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

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



PUBLIC ROADS

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

PRIVATE ROADS

OWNER: BELLAVITA AT HARMONY LLC, ET AL
PARCEL ID: 35-25-27-3160-0008-0040

OWNER: STONEYBROOK SOUTH AT CHAMPIONSGATE CDD, ET AL
STONEYBROOK SOUTH NORTH PARCEL PHASE 1
PARCEL ID: 35-25-27-5125-0001-LA05

FLORIDA FRUIT & TRUCK
LAND COMPANY
PLAT BOOK B, PAGE 88
O.R.S. 525.41 PAGE 221
PARCEL 1525.41-0040
OWNER: BELLAVITA AT HARMONY LLC, ET AL
KISSIMEE, FLORIDA 34747
(NOT INCORPORATED)

OWNER: LEMMA EAST
PARCEL ID: 35-25-27-3160-0009-0000



HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3335

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32809
TEL: 407.382.5529

PARCEL B (TRACT X) SITE PLAN STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/09/22

EXHIBIT
6A

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR
SERIES 2022 ASSESSMENT AREA
(SERIES 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**

GMS

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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 “Series 2022 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 Series 2022 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 Series 2022 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 (“Series 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 Series 2022 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 Series 2022 Assessment Area contains approximately 63.34 acres within the District. The development program, with respect to the Series 2022 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 Series 2022 Project will provide facilities that benefit certain property within the Series 2022 Assessment Area within the District. The Series 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 Series 2022 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Series 2022 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Series 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 Series 2022 Assessment Area of the District. The implementation of the Series 2022 Project enables properties within the Series 2022 Assessment Area boundaries to be developed. Without the District's Series 2022 Project, there would be no infrastructure to support development of land within the Series 2022 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 Series 2022 Assessment Area will benefit from the provision of the District's Series 2022 Project. However, these benefits will be

incidental to the District's Series 2022 Project, which is designed solely to meet the needs of property within the Series 2022 Assessment Area of the District. Properties outside the District boundaries and outside the Series 2022 Assessment Area do not depend upon the District's Series 2022 Project. The property owners within the Series 2022 Assessment Area are therefore receiving special benefits not received by those outside the Series 2022 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 Series 2022 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Series 2022 Project that is necessary to support full development of property within the Series 2022 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 Series 2022 Project which is not financed with Bonds will be funded by the Lennar Homes, LLC (the "Developer"). Without the Series 2022 Project, the property within the Series 2022 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 Series 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 Series 2022 Project.

Table 1 identifies the proposed Project Development Program as provided by the Developer. The Engineer's Report describes the Series 2022 Project needed to support the Project Development Program. The Series 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 Series 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 Series 2022 Project funded by District Bonds benefits all developable acres within the Series 2022 Assessment Area of the District.

The initial assessments will be levied on an equal basis to all acres within the Series 2022 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 Series 2022 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 Series 2022 Assessment Area of the District, which are the beneficiaries of the Series 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 Series 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 Series 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 Series 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 Series 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 Series 2022 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 Series 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 Series 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 Series 2022 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 Series 2022 Assessment Area within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's Series 2022 Project will be distributed evenly across the acres within the Series 2022 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
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 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
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 2022 PROJECT)

SERIES 2022 Project Capital Improvement Plan ("CIP") (1)	Fox North	Parcel B	Total Cost Estimate
Earthwork/Erosion Control/Stormwater Management 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 Capital 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.

TABLE 3
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 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

TABLE 4
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 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
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE PER UNIT
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 2022 PROJECT)

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

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

TABLE 6

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 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
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA (SERIES 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

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: HAMILTON ENGINEERING & SURVEYING



HAMILTON
ENGINEERING & SURVEYING, INC.

3408 W LEMON ST
TAMPA, FL 33609
TEL: 813-255-3535

LA 07013 CA 00474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407-392-5929

LEGAL DESCRIPTION

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

EXHIBIT

2A

SEC TWP RGE

29,30,31-25S-27E

JOB NUMBER

53670.0001

DATE

03/22/22

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: HAMILTON ENGINEERING & SURVEYING



HAMILTON
ENGINEERING & SURVEYING, INC.

3408 W LEMON ST TAMPA, FL 33609 TEL.: 813.256.3835
 LI 67013 CA 00494
 www.HamiltonEngineering.US
 775 WARNER LANE ORLANDO, FL 32803 TEL.: 407.353.5829

LEGAL DESCRIPTION STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	03/22/22

EXHIBIT
2B

SECTION D

RESOLUTION 2022-07

A RESOLUTION AUTHORIZING AND CONFIRMING THE PROJECT; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECT TO PAY THE COSTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

A. The Stoneybrook South at ChampionsGate Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*.

B. The District is authorized under Chapter 190, *Florida Statutes*, to construct roads, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District.

C. The District adopted of the *Stoneybrook South at ChampionsGate Community Development District Supplemental Engineer's Report for the Fox North and Parcel B Assessment Areas*, dated March 7, 2022 (the “**Engineer's Report**”), attached hereto and incorporated herein as Exhibit “A,” describing the capital improvement program to be constructed and/or acquired by the District (“**Project**”).

D. The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the Project and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

SECTION 3. FINDINGS. The District's Board of Supervisors (“**Board**”) hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the Project, the nature and location of which is described in the Engineer's Report and the plans and specifications on file at the District Manager's office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential and valid public purpose.

C. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$6,500,000 Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds in one or more series ("**Bonds**").

D. In Resolution 2022-05, the Board determined to provide the Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Project prior to the collection of such special assessments. Resolution 2016-17 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

E. As directed by Resolution 2022-05, said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolution 2022-05, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board, by Resolution 2022-05, and as ratified today, adopted the *Master Assessment Methodology for Series 2022 Assessment Area (Series 2022 Project)*, dated March 7, 2022 ("**Assessment Methodology**"), attached hereto and incorporated herein as Exhibit "B".

H. The Board, by Resolution 2022-05, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the

manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

J. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

K. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

L. Having considered any revised costs of the Project, any revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and

(ii) that it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board as set forth in the Assessment Methodology, which result in special assessments set forth on an assessment roll contained in the Assessment Methodology and herein adopted by the Board, and which roll will be supplemented and amended by the Board when properties are platted and when final project costs, structure and interest rate on the Bonds to be issued by the District are established; and

(iii) that the Project will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iv) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due; and

(v) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 4. AUTHORIZATION OF THE PROJECT. The Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed, authorized and approved and the proper officers,

employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds.

SECTION 5. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project, and the costs to be paid by special assessments on all specially benefited property, are set forth in the Assessment Methodology.

SECTION 6. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Methodology is hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS. When all of the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each special assessment for the Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such improvements. Such credits, if any, shall be entered in the District's Improvement Lien Book. Once the final amount of special assessments for all of the Project improvements have been determined, the term "special assessment" shall, with respect to each benefited parcel, mean the sum of the costs of the Project.

SECTION 8. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest (excluding any capitalized interest period), calculated in accordance with the Assessment Methodology. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently a total of four percent (4%), as may be amended from time to time by Osceola County, Florida and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has heretofore timely taken, or

will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector for Osceola County, Florida in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid in whole or in part at any time by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds and in the amount sufficient to pay interest on the Bonds on the next interest payment date which occurs at least **45 days** after such prepayment and to the next succeeding interest payment date if such prepayment is less than **45 days** from the next interest payment date. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*; provided, however, that the owner of land subject to special assessments may elect to waive such statutory right of prepayment.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners' association or homeowner's association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this _____ day of April, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE
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

Stoneybrook South at ChampionsGate Community Development District
Supplemental Engineer's Report for the Fox North and Parcel B Assessment Areas,
dated March 7, 2022

[See attached.]

EXHIBIT “B”

ASSESSMENT METHODOLOGY

Master Assessment Methodology for Series 2022 Assessment Area (Series 2022 Project),
dated March 7, 2022

[See attached.]

SECTION V

RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$6,500,000 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2022 (SERIES 2022 ASSESSMENT AREA) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE SERIES 2022 ASSESSMENT AREA OF THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE APPLICATION OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF OCTOBER 1, 2017 FOR THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COMPLETION AGREEMENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AND A COLLATERAL ASSIGNMENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND 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 organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2016-70, duly enacted by the Board of County Commissioners of Osceola County, Florida, on August 16, 2016 (the “Original Ordinance”); and

WHEREAS, the Original Ordinance was supplemented by Ordinance No. 2019-45 enacted on May 20, 2019 and becoming effective on May 22, 2019, which Ordinance added approximately 58.75 acres to the District; and

WHEREAS, the Original Ordinance, as amended by Ordinance No. 2019-45, was subsequently amended by Ordinance No. 2020-16 enacted on October 5, 2020 and becoming effective on October 6, 2020, whereby the boundaries of the District were further expanded by approximately 192.657 acres (herein, the “Fox Expansion Parcel”) for a total acreage of approximately 630.83 acres; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2016-17 on October 4, 2016 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$40,000,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution or the herein defined Fourth Supplemental Trust Indenture; and

WHEREAS, based on the current development plans of the Developer, the Board finds it necessary to finance a portion of the public infrastructure necessary for development within a portion of the Fox Expansion Parcel herein referred to as the Fox North Parcel and the public infrastructure for Parcel B and collectively referred to as the “Series 2022 Assessment Area”; and

WHEREAS, the District has, pursuant to the Initial Bond Resolution, among other things, approved the form of and authorized the execution and delivery of the Master Trust Indenture (the “Master Indenture”) which was executed as of October 1, 2017 in connection with the issuance of the District’s first series of Bonds with U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as the appointed trustee (the “Trustee”); and

WHEREAS, the Board hereby determines to issue its Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2022 (Series 2022 Assessment Area) (the “Bonds”) in the principal amount of not exceeding \$6,500,000 for the purpose of providing funds to finance a portion of the public infrastructure within the Series 2022 Assessment Area, specifically, the “Series 2022 Project,” as described in the District’s *Supplemental Engineer’s Report for Fox North and Parcel B* (collectively, the “Series 2022 Assessment Area”) dated March 7, 2022 (“Engineer’s Report”); and

WHEREAS, the Series 2022 Project is hereby determined to be necessary to coincide with the Developer’s plan of development; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C;

(iv) a Fourth Supplemental Trust Indenture (the “Fourth Supplemental Trust Indenture”) by and between the District and the Trustee substantially in the form attached hereto as Exhibit D; and

(v) certain ancillary documents with the parties named therein, including a Completion Agreement, True-Up Agreement, Acquisition Agreement, and Collateral Assignment, each with the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology for Series 2022 Assessment Area (Series 2022 Project)*, dated March 7, 2022, as supplemented (“Assessment Methodology Report”), prepared by Governmental Management Services – Central Florida, LLC and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, pay capitalized interest on the Bonds, and pay the costs of the issuance of the Bonds.

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

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings and the volatile conditions prevailing in the market for special assessment bonds makes it necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$6,500,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized its capital improvement plan, as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within the Series 2022 Assessment Area of the District by issuing the Bonds to finance a portion of the Series 2022 Project. The Series 2022 Project includes, but is not limited to, stormwater drainage facilities including related earthwork and acquisition of interests in land

relating thereto; water and sewer facilities, including related impact fees; reclaimed water facilities; offsite roadway and utility improvements; landscaping, hardscape, irrigation and entrance features in public rights-of-way; and related costs, all as more particularly described in the Engineer's Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$6,500,000; (iii) the interest rate on the Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date shall be determined at such time and the redemption price shall be equal to the principal amount of Bonds redeemed; (v) the Bonds shall not mature later than the statutory permitted period; and (vi) the purchase price to be paid by the Underwriter for the Bonds is not less than 98.00% of the principal amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the "Preliminary Limited Offering Memorandum"). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, such execution and delivery to be

conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the Indenture shall not exceed \$6,500,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Fourth Supplemental Trust Indenture; Application of Master Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the Fourth Supplemental Trust Indenture between the District and the Trustee. The Master Indenture shall be applicable to the Bonds. The Master Indenture and Fourth Supplemental Trust Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The Fourth Supplemental Trust Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of the Fourth Supplemental Trust Indenture attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company (“DTC”).

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services – Central Florida, LLC in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Hamilton Engineering & Surveying, Inc. in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the Series 2022 Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. Such documents include, but are not limited to, a completion agreement, true-up agreement, acquisition agreement and collateral assignment, each between the Developer and the District or among the Developer, LEN-CG South, LLC and the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively and together with any other agreements relating to the Bonds or the Series 2022 Project (the "Ancillary Documents"). In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. 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.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 11th day of April, 2022.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF FOURTH SUPPLEMENTAL TRUST INDENTURE

EXHIBIT E

FORM OF COMPLETION AGREEMENT

EXHIBIT F

FORM OF TRUE-UP AGREEMENT

EXHIBIT G

FORM OF ACQUISITION AGREEMENT

EXHIBIT H

FORM OF COLLATERAL ASSIGNMENT

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SECTION VI

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook South at ChampionsGate Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2022

HOUR: 11:30 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

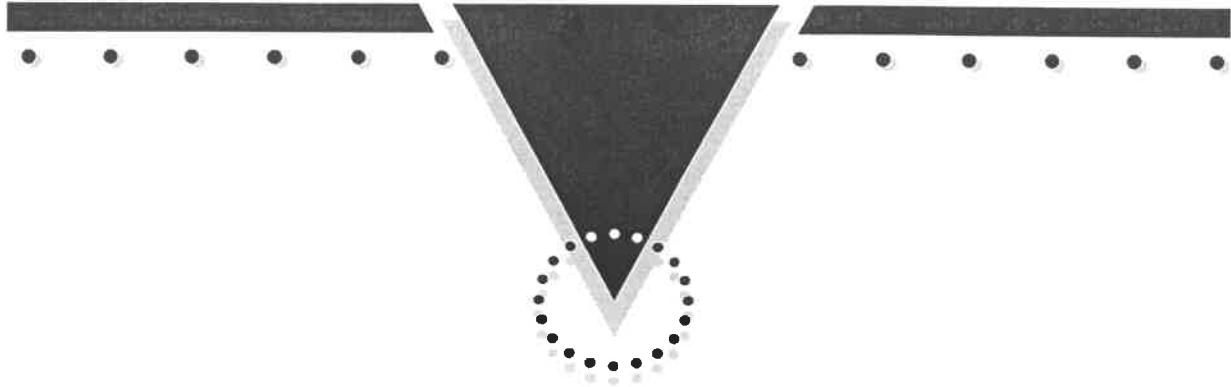
PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2022.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2023**



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Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2023 General Fund

	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments - Tax Roll	\$747,005	\$666,344	\$80,661	\$747,005	\$747,005
Special Assessments - Direct Billed	\$128,370	\$128,370	\$0	\$128,370	\$128,370
Carry Forward Surplus	\$189,927	\$0	\$118,985	\$118,985	\$0
Total Revenues	\$1,065,302	\$794,714	\$199,646	\$994,360	\$875,376
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$1,200	\$2,600	\$3,800	\$12,000
FICA Expense	\$918	\$92	\$199	\$291	\$918
Engineering	\$12,000	\$1,045	\$18,000	\$19,045	\$12,000
Attorney	\$25,000	\$2,926	\$12,074	\$15,000	\$25,000
Dissemination	\$11,000	\$4,583	\$6,417	\$11,000	\$14,000
Arbitrage	\$900	\$450	\$450	\$900	\$1,350
Annual Audit	\$5,118	\$0	\$4,450	\$4,450	\$5,675
Trustee Fees	\$13,500	\$8,620	\$4,310	\$12,930	\$17,240
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$14,583	\$20,417	\$35,000	\$36,750
Information Technology	\$1,050	\$438	\$613	\$1,050	\$1,300
Website Maintenance	\$600	\$250	\$350	\$600	\$800
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,000	\$57	\$293	\$350	\$1,000
Printing & Binding	\$1,000	\$59	\$291	\$350	\$1,000
Insurance	\$5,950	\$5,570	\$0	\$5,570	\$6,700
Legal Advertising	\$2,500	\$0	\$5,000	\$5,000	\$2,500
Other Current Charges	\$1,000	\$200	\$300	\$500	\$1,000
Office Supplies	\$825	\$1	\$24	\$25	\$825
Property Appraiser	\$350	\$0	\$576	\$576	\$600
Property Taxes	\$0	\$344	\$0	\$344	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$134,986	\$45,593	\$76,387	\$121,981	\$146,288
Operations & Maintenance					
Field Services	\$15,000	\$6,250	\$8750	\$15,000	\$15,750
Property Insurance	\$6,050	\$5,658	\$0	\$5,658	\$6,800
Electric	\$38580	\$630	\$1,155	\$1,785	\$3,960
Streetlights	\$71,200	\$29,975	\$40,995	\$70,970	\$123,400
Water & Sewer	\$75,000	\$29,331	\$42,329	\$71,660	\$94,500
Landscape Maintenance	\$21836.9	\$8,820	\$121,548	\$20836.9	\$26,437
Landscape Contingency	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Irrigation Repairs	\$15,000	\$8530	\$8470	\$17,000	\$20,000
Lake Maintenance	\$5,000	\$1,925	\$2,790	\$4,715	\$7,020
Mitigation Monitoring & Maintenance	\$7,100	\$6,570	\$6,635	\$13,205	\$13,760
Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Repairs & Maintenance	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Transfer Out - Capital Reserve	\$44,9017	\$44,9017	\$0	\$44,9017	\$113,886
Total Operations & Maintenance	\$930,316	\$624,707	\$247,672	\$872,379	\$729,093
Total Expenditures	\$1,065,302	\$670,300	\$324,060	\$994,360	\$875,376
Excess Revenues/(Expenditures)	\$0	\$124,414	(\$124,414)	\$0	(\$0)

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

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessments Bonds and the Series 2020 Special Assessment Bonds Fox South Assessment Area. District expects to issue a new bond issuance before end of FY2021.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds and Series 2020 Special Assessment Bonds (Fox South Assessment Area). The District has contracted with AMTEC Corporation for this service. District expects to issue a new bond issuance before end of FY2021.

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2017, Series 2019 Special Assessment Bonds and Series 2020 Special Assessment Bonds (Fox South Assessment Area) that are located with a Trustee at USBank. District expects to issue a new bond issuance before end of of FY2021.

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser

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

Property Taxes

Represents the non-ad valorem assessment from Osceola County that will be charged to the District.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Property Insurance

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

Electric

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

Account #	Description	Monthly	Annual
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$75	\$900
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$25	\$300
	Contingency - 8 Fountains		\$37,800
Total			\$39,600

Streetlights

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

Account #	Description	Monthly	Annual
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$10,000
Total			\$123,400

Water & Sewer

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

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,650	\$31,800
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$3,300	\$39,600
2627512-33319269	8703 Bella Cita Blvd	\$100	\$1,200
	Contingency		\$21,000
Total			\$94,500

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$3,170	\$38,040
North Whistling Straits	\$5,339	\$64,068
Baxter Tract	\$813	\$9,750
Phase 1 - Westside Blvd	\$3,043	\$36,512
Fox Property Ph5 Pond 1	\$391	\$4,692
Fox Property Ph5 Pond 2	\$2,495	\$29,937
Fox Property Ph5 Pond 4	\$912	\$10,945
Fox Property Ph5 Pond 6	\$858	\$10,295
Fox Property Ph5 Pond 7	\$344	\$4,129
Fox North (FY23)	\$1,621	\$19,452
Westside Blvd Fox North (FY23)	\$247	\$2,968
Westside Blvd Tract X (FY23)	\$390	\$4,680
Fox Tract X (FY23)	\$1,534	\$18,408
Contingency		\$10,500
Total		\$264,377

Landscape Contingency

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

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

Irrigation Repairs

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

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

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

Description	Monthly	Annual
Pond Maintenance - 7 Ponds	\$404	\$4,848
X Tract Pond	\$160	\$1,920
Contingency		\$252
Total		\$7,020

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and American Ecosystems, Inc. for the cogon grass treatments.

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

Description	Monthly	Annual
Cogon Grass Treatment	\$555	\$6,660
Total		\$6,660

Contingency

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

Repairs & Maintenance

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

Transfer Out – Capital Reserve

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

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2022 Capital Reserve Fund

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Interest	\$0	\$107	\$240	\$347	\$250
Transfer In	\$449,017	\$449,017	\$0	\$449,017	\$113,886
Total Revenues	\$449,017	\$449,124	\$240	\$449,364	\$114,136

Expenditures

Capital Outlay	\$77,075	\$38,538	\$38,538	\$77,075	\$127,341
Total Expenditures	\$77,075	\$38,538	\$38,538	\$77,075	\$127,341
Excess Revenues/(Expenditures)	\$371,942	\$410,587	(\$38,298)	\$372,289	(\$13,205)
Fund Balance - Beginning	\$0	\$0	\$0	\$0	\$372,289
Fund Balance - Ending	\$0	\$410,587	(\$38,298)	\$372,289	\$359,084

FY2022 Adopted Expenses	
Description	Amount
Purchase & Installation of Fountains	
Pond 1 Fountain	\$ 24,456
Pond 3 Fountain	\$ 28,163
Pond Bella Citta Fountain	\$ 24,456
Total	\$ 77,075

FY2023 Proposed Expenses	
Description	Amount
Purchase & Installation of Fountains	
Pond 2 Fountain	\$ 27,249
Pond 4 Fountain	\$ 28,162
Pond 5 Fountain	\$ 22,893
Pond 6 Fountain	\$ 23,934
Pond 10 Fountain	\$ 25,104
Total	\$ 127,341

Stoneybrook South at ChampionsGate

Community Development District

**Fiscal Year 2023
Debt Service Fund
Series 2017**

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$301,800	\$269,604	\$32,196	\$301,800	\$301,800
Interest Income	\$0	\$8	\$10	\$18	\$0
Carry Forward Surplus	\$212,908	\$215,132	\$0	\$215,132	\$219,925

Total Revenues	\$514,708	\$484,743	\$32,206	\$516,950	\$521,725
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Expenses

Interest - 12/15	\$104,300	\$104,300	\$0	\$104,300	\$102,725
Principal - 12/15	\$90,000	\$90,000	\$0	\$90,000	\$95,000
Interest - 6/15	\$102,725	\$0	\$102,725	\$102,725	\$101,063

Total Expenditures	\$297,025	\$194,300	\$102,725	\$297,025	\$298,788
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Excess Revenues/(Expenditures)	\$217,683	\$290,443	(\$70,519)	\$219,925	\$222,937
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Principal - 12/15/2023	\$95,000
Interest - 12/15/2023	\$101,063
Total	\$196,063

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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,390,000	\$ 3,403,163	\$ 7,793,162.50

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2019

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$899,894	\$802,374	\$97,520	\$899,894	\$899,894
Interest Income	\$0	\$19	\$11	\$30	\$0
Carry Forward Surplus	\$341,611	\$347,896	\$0	\$347,896	\$347,383

Total Revenues	\$1,241,505	\$1,150,289	\$97,531	\$1,247,821	\$1,247,277
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Expenses

Interest - 12/15	\$315,219	\$315,219	\$0	\$315,219	\$310,494
Principal - 6/15	\$270,000	\$0	\$270,000	\$270,000	\$280,000
Interest - 6/15	\$315,219	\$0	\$315,219	\$315,219	\$310,494

Total Expenditures	\$900,438	\$315,219	\$585,219	\$900,438	\$900,988
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Excess Revenues/(Expenditures)	\$341,067	\$835,070	(\$487,687)	\$347,383	\$346,289
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Interest - 12/15/2023	\$305,594
Total	\$305,594

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

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

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

Amortization Schedule

Date	Ba l a n c e	Prinipa l	In t e r e s t	An n u a l
6/15/22	\$ 14,220,000	\$ 270,000	\$ 315,218.75	\$ -
12/15/22	\$ 13,950,000	\$ -	\$ 310,493.75	\$ 895,712.50
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,493.75	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,593.75	\$ 896,087.50
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,593.75	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,518.75	\$ 896,112.50
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,518.75	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,518.75	\$ 895,037.50
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
Total	\$ 14,220,000	\$ 10,907,025	\$ 25,127,025.00	

Stoneybrook South at ChampionsGate

Community Development District

**Fiscal Year 2023
Debt Service Fund
Series 2020**

Proposed Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Roll	\$393,776	\$351,660	\$42,116	\$393,776	\$393,776
Special Assessments - Direct Billed	\$308,787	\$308,787	\$0	\$308,787	\$308,787
Interest Income	\$0	\$19	\$19	\$38	\$0
Carry Forward Surplus	\$133,233	\$484,361	\$0	\$484,361	\$487,023

Total Revenues	\$ 835,79 6	\$1,144,827	\$ 42,135	\$ 1,186,963	\$ 1,189,587
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Expenses

Interest - 12/15	\$219,119	\$219,119	\$0	\$219,119	\$215,806
Principal - 12/15	\$265,000	\$265,000	\$0	\$265,000	\$270,000
Interest - 6/15	\$215,806	\$0	\$215,806	\$215,806	\$212,431
Transfer Out	\$0	\$7	\$7	\$14	\$0

Total Expenditures	\$699,925	\$ 484,126	\$215,813	\$ 699,939	\$ 698,238
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Excess Revenues/(Expenditures)	\$135, 871	\$660,701	(\$173, 678)	\$ 487,023	\$ 491,349
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Principal - 12/15/2023	\$ 275,000
Interest - 12/15/2023	\$ 212,431
Total	\$ 487,431

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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/22	\$ 12,465,000	\$ -	\$ 215,806.25	\$ -
12/15/22	\$ 12,465,000	\$ 270,000	\$ 215,806.25	\$ 701,612.50
6/15/23	\$ 12,195,000	\$ -	\$ 212,431.25	\$ -
12/15/23	\$ 12,195,000	\$ 275,000	\$ 212,431.25	\$ 699,862.50
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
Totals		\$ 12,465,000	\$ 7,832,038	\$ 20,297,037.50

SECTION VII

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of April, 2022.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VIII



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

FJS/719736/R

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Seven (7) waterways associated with **STONEBROOK SOUTH AT CHAMPIONSGATE CDD**, Davenport, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. **Service will cease effective May 1, 2022 if the signed Agreement is not returned. Note - #11 on Terms & Conditions does not apply.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	404.00 MONTHLY
2. Shoreline Grass and Brush Control Program	\$	INCLUDED
3. Additional Treatments, if Required	\$	INCLUDED
4. Free Callback Service	\$	INCLUDED
5. Monthly Written Service Reports	\$	INCLUDED
Total of Services Accepted	\$	404.00 MONTHLY

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$404.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **May 15, 2022**.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Fabian J. Stern

CUSTOMER

Signed _____ Dated _____

FABIAN J. STERN, ASST. VICE PRESIDENT- SALES

Name _____

OFFICE/CUSTOMER

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

SECTION X

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

March 1, 2022 to March 31, 2022

Bank	Date	Check #	Amount
General Fund	3/4/22	415-416	\$ 3,727.41
	3/9/22	417-420	\$ 7,195.76
	3/16/22	421-425	\$ 38,032.48
	3/23/22	426-428	\$ 8,175.55
			<hr/> \$ 57,131.20
Payroll Fund	<u>March 2022</u>		
	Adam Morgan	50013	\$ 184.70
	Patrick Bonin Jr.	50014	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 57,500.60

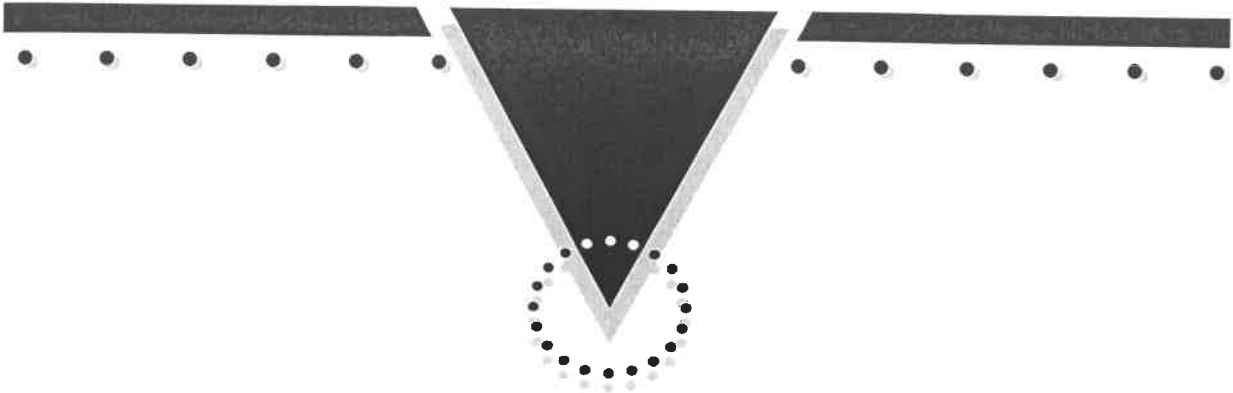
CHECK DATE	VEND#	INVOICE DATE	INVOICE DATE	.....INVOICE..... DATE	.....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
3/01/22	22030418	202203	320-53800-47100				AMERICAN ECOSYSTEMS, INC.	*	555.00	2,220.00 000421
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--TRAK-K-MAR22	*	3,170.00	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--WHISTLING STRTS	*	5,339.00	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--WESTSIDE BLVD	*	3,042.70	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--BAXTER TRACT	*	812.50	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--FOX PROP PH5 P1	*	391.01	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--FOX PROP PH5 P2	*	2,494.78	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--FOX PROP PH5 P4	*	912.11	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--FOX PROP PH5 P6	*	857.88	
3/02/22	120162	202203	320-53800-46200				LANDSCAPE--FOX PROP PH5 P7	*	344.07	
3/16/22	00011	3/10/22	03102022 202203 300-20700-10000				DOWN TO EARTH LAWCARE II, INC.	*	17,364.05	000422
3/16/22	00011	3/10/22	FY22 DEBT SERV SER2017				STONEBROOK SOUTH AT CHAMPIONSGATE	*	3,493.70	000423
3/16/22	00011	3/10/22	03102022 202203 300-20700-10100				STONEBROOK SOUTH AT CHAMPIONSGATE	*	10,397.69	000424
3/16/22	00011	3/10/22	FY22 DEBT SERV SER2019				STONEBROOK SOUTH AT CHAMPIONSGATE	*	4,557.04	000425
3/16/22	00011	3/10/22	03102022 202203 300-20700-10200				STONEBROOK SOUTH AT CHAMPIONSGATE	*	798.59	000426
3/16/22	00011	3/10/22	FY22 DEBT SERV SER2020				STONEBROOK SOUTH AT CHAMPIONSGATE	*	575.71	000427
3/17/22	26146	202202	310-51300-31500				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	798.59	000428
3/17/22	26146	202202	BD MTG/2022 BOND/TSK LIST				OSCEOLA COUNTY PROPERTY APPRAISER	*	2,023.69	000429
3/09/22	2018547	202203	310-51300-49200					*		
3/09/22	2021	TAX ROLL ADMIN FEE						*		
8/10/21	00028122	202108	320-53800-43200					*		
8/10/21	1000	WESTSIDE BLOCK ODD						*		

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/22		00028122	202109	320-53800-43200			*	4,777.56	
		1000 WESTSIDE BLOCK ODD							
						TOHO WATER AUTHORITY			6,801.25 000428
						TOTAL FOR BANK A		57,131.20	
						TOTAL FOR REGISTER		57,131.20	

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

February 28, 2022



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

February 28, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>					
CASH	\$518,266	\$61,465	---	---	\$579,730
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	---	\$349,122	---	---	\$349,122
<u>INVESTMENTS</u>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$290,443	---	\$290,443
CONSTRUCTION	---	---	---	\$111	\$111
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$835,070	---	\$835,070
CONSTRUCTION	---	---	---	\$45	\$45
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$660,701	---	\$660,701
INTEREST	---	---	\$0	---	\$0
CONSTRUCTION	---	---	---	\$7,153,765	\$7,153,765
TOTAL ASSETS	<u>\$534,266</u>	<u>\$410,587</u>	<u>\$2,738,187</u>	<u>\$7,153,921</u>	<u>\$10,836,960</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$14,566	---	---	---	\$14,566
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$441,343	---	\$441,343
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,285,017	---	\$1,285,017
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$1,011,826	---	\$1,011,826
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$7,153,765	\$7,153,765
UNASSIGNED	\$519,700	\$410,587	---	---	\$930,286
TOTAL LIABILITIES & FUND EQUITY	<u>\$534,266</u>	<u>\$410,587</u>	<u>\$2,738,187</u>	<u>\$7,153,921</u>	<u>\$10,836,960</u>

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$747,005	\$666,344	\$666,344	\$0
ASSESSMENTS - DIRECT BILLED	\$128,370	\$128,370	\$128,370	\$0
TOTAL REVENUES	\$875,375	\$794,714	\$794,714	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$12,000	\$5,000	\$1,200	\$3,800
FICA EXPENSE	\$918	\$383	\$92	\$291
ENGINEERING	\$12,000	\$5,000	\$1,045	\$3,955
ATTORNEY	\$25,000	\$10,417	\$2,926	\$7,491
DISSEMINATION	\$11,000	\$4,583	\$4,583	(\$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	\$8,620	\$8,620	\$0
MANAGEMENT FEES	\$35,000	\$14,583	\$14,583	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$438	\$438	\$0
WEBSITE MAINTENANCE	\$600	\$250	\$250	\$0
TELEPHONE	\$300	\$125	\$0	\$125
POSTAGE	\$1,000	\$417	\$57	\$360
INSURANCE	\$5,950	\$5,950	\$5,570	\$380
PRINTING & BINDING	\$1,000	\$417	\$59	\$358
LEGAL ADVERTISING	\$2,500	\$1,042	\$0	\$1,042
OTHER CURRENT CHARGES	\$1,000	\$417	\$200	\$217
OFFICE SUPPLIES	\$625	\$260	\$1	\$259
PROPERTY APPRAISER	\$350	\$350	\$0	\$350
PROPERTY TAXES	\$0	\$0	\$344	(\$344)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$6,250	\$6,250	\$0
PROPERTY INSURANCE	\$6,050	\$6,050	\$5,658	\$392
ELECTRIC	\$38,580	\$16,075	\$630	\$15,445
STREETLIGHTING	\$71,200	\$29,667	\$29,975	(\$309)
WATER & SEWER	\$75,000	\$31,250	\$29,331	\$1,919
LANDSCAPE MAINTENANCE	\$218,369	\$90,987	\$86,820	\$4,167
LANDSCAPE CONTINGENCY	\$15,000	\$6,250	\$0	\$6,250
IRRIGATION REPAIRS	\$15,000	\$6,250	\$8,530	(\$2,280)
LAKE MAINTENANCE	\$5,000	\$2,083	\$1,925	\$158
MITIGATION MONITORING & MAINTENANCE	\$7,100	\$2,958	\$6,570	(\$3,612)
CONTINGENCY	\$5,000	\$2,083	\$0	\$2,083
REPAIRS & MAINTENANCE	\$10,000	\$4,167	\$0	\$4,167
CAPITAL RESERVE	\$449,017	\$449,017	\$449,017	\$0
TOTAL EXPENDITURES	\$1,065,302	\$716,963	\$670,300	\$46,663
EXCESS REVENUES (EXPENDITURES)	(\$189,927)		\$124,414	
FUND BALANCE - Beginning	\$189,927		\$395,286	
FUND BALANCE - Ending	\$0		\$519,700	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$449,017	\$449,017	\$449,017	\$0
INTEREST	\$0	\$0	\$107	\$107
TOTAL REVENUES	\$449,017	\$449,017	\$449,124	\$107
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$77,075	\$32,115	\$38,538	(\$6,423)
TOTAL EXPENDITURES	\$77,075	\$32,115	\$38,538	(\$6,423)
EXCESS REVENUES (EXPENDITURES)	\$371,942		\$410,587	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$371,942		\$410,587	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$269,604	\$269,604	\$0
INTEREST	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$301,800	\$269,604	\$269,612	\$8
<u>EXPENDITURES:</u>				
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		\$75,312	
FUND BALANCE - Beginning	\$212,908		\$366,032	
FUND BALANCE - Ending	\$217,683		\$441,343	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$899,894	\$802,374	\$802,374	\$0
INTEREST	\$0	\$0	\$19	\$19
TOTAL REVENUES	\$899,894	\$802,374	\$802,393	\$19
EXPENDITURES:				
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)		\$487,174	
FUND BALANCE - Beginning	\$341,611		\$797,843	
FUND BALANCE - Ending	\$341,067		\$1,285,017	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 202 0

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$393,776	\$351,660	\$351,660	\$0
ASSESSMENTS - DIRECT BILLED	\$308,787	\$308,787	\$308,787	\$0
INTEREST	\$0	\$0	\$19	\$19
TOTAL REVENUES	\$702,563	\$660,447	\$660,466	\$19
<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	(\$7)	\$7
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$7)	\$7
EXCESS REVENUES (EXPENDITURES)	\$2,638		\$176,340	
FUND BALANCE - Beginning	\$484,358		\$835,486	
FUND BALANCE - Ending	\$486,996		\$1,011,826	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	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	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	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	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$150	\$150
TOTAL REVENUES	\$0	\$0	\$150	\$150
<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	\$7	\$7
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$7	\$7
EXCESS REVENUES (EXPENDITURES)	\$0		\$157	
FUND BALANCE - Beginning	\$0		\$7,153,607	
FUND BALANCE - Ending	\$0		\$7,153,765	

STONEYBROOK 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	\$53,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,344
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	\$53,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$796,714
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$31	\$31	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$190	\$285	\$0	\$0	\$570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,045
ATTORNEY	\$574	\$904	\$0	\$650	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,926
DISSEMINATION	\$917	\$917	\$917	\$917	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,583
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	\$8,620
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$4	\$8	\$33	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57
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	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
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	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
PROPERTY INSURANCE	\$5,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,658
ELECTRIC	\$123	\$59	\$223	\$64	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630
STREETLIGHTING	\$6,038	\$5,475	\$4,234	\$4,798	\$9,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,975
WATER & SEWER	\$2,379	\$6,785	\$11,173	\$3,579	\$5,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,331
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,820
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,895	\$0	\$2,901	\$2,730	\$1,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,530
LAKE MAINTENANCE	\$385	\$385	\$385	\$385	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,925
MITIGATION MONITORING & MAINTENANCE	\$3,475	\$555	\$555	\$555	\$1,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,570
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	\$42,194	\$491,128	\$35,868	\$46,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670,300
EXCESS REVENUES (EXPENDITURES)	(\$54,541)	\$156,320	\$36,780	(\$20,795)	\$6,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,414

**STONEYBROOK 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

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

		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
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NETAMOUNT RECEIVED		2017		2020		TOTAL			
								GENERAL FUND 31.88%	DEBT SERVICE 12.90%	DEBT SERVICE 38.39%	DEBT SERVICE 16.83%				
11/22/21	ACH	\$ 231,562.78	\$ 9,262.45	\$ 4,446.00	\$ -	\$ 217,854.33		\$ 69,458.00	\$ 28,102.81	\$ 83,637.41	\$ 36,656.11	\$ 217,854.33			
11/26/21	ACH	\$ 2,320.08	\$ 121.81	\$ 43.97	\$ -	\$ 2,154.30		\$ 686.85	\$ 277.90	\$ 827.07	\$ 362.48	\$ 2,154.30			
12/6/21	ACH	\$ 1,654,019.68	\$ 66,160.80	\$ 31,757.18	\$ -	\$ 1,556,101.70		\$ 496,128.37	\$ 200,734.24	\$ 597,409.81	\$ 261,829.28	\$ 1,556,101.70			
12/9/21	ACH	\$ 1,752.22	\$ 26.28	\$ 34.52	\$ -	\$ 1,691.42		\$ 539.27	\$ 218.19	\$ 649.36	\$ 284.60	\$ 1,691.42			
12/22/21	ACH	\$ 103,814.88	\$ 3,830.43	\$ 1,999.69	\$ -	\$ 97,984.76		\$ 31,240.26	\$ 12,639.85	\$ 37,617.76	\$ 16,486.89	\$ 97,984.76			
1/10/22	ACH	\$ 48,752.42	\$ 1,462.57	\$ 945.80	\$ -	\$ 46,344.05		\$ 14,775.77	\$ 5,978.30	\$ 17,792.15	\$ 7,797.84	\$ 46,344.05			
1/10/22	ACH	\$ 981.49	\$ 29.45	\$ 19.04	\$ -	\$ 933.00		\$ 297.47	\$ 120.36	\$ 358.19	\$ 156.99	\$ 933.00			
2/10/22	ACH	\$ 173,874.20	\$ 3,550.51	\$ 3,406.47	\$ -	\$ 166,917.22		\$ 53,217.84	\$ 21,532.01	\$ 64,081.92	\$ 28,085.45	\$ 166,917.22			
3/10/22	ACH	\$ 27,946.37	\$ 310.27	\$ 552.73	\$ -	\$ 27,083.37		\$ 8,634.93	\$ 3,493.70	\$ 10,397.69	\$ 4,557.04	\$ 27,083.37			
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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
2/1/22		Interest		\$ 30.38
2/2/22		Transfer from Reserve		\$ 1.49
TOTAL				\$ 157.29
Acquisition/Construction Fund at 9/30/21				\$ 7,153,607.22
Interest Earned thru 2/28/22				\$ 157.29
Requisitions Paid thru 2/28/22				\$ -
Remaining Acquisition/Construction Fund				\$ 7,153,764.51

SECTION 3

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION 4

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 7, 2022

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Stoneybrook South at ChampionsGate Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896 on November 7, 2022 at 11:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.