

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

September 12, 2022

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 5, 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, September 12, 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. Organizational Matters
 - A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)
 - B. Administration of Oath of Office to Newly Appointed Board Member(s)
 - C. Consideration of Resolution 2022-13 Electing Officers
4. Approval of Minutes of the August 1, 2022 Meeting
5. Ratification of Temporary Access Easement Agreement
6. Consideration of Resolution 2022-14 Declaring Vacancies in Certain Seats on the Board of Supervisors
7. Discussion of Pending Plat Conveyances
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of September, 2022.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, August 1, 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
Amanda Udstad	Hamilton Engineering & Surveying

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 just have Board members and staff present. I did dial into the public comment line and there was no one on the line.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 11, 2022 Meeting

Mr. Flint: We will move on to the approval of the minutes from April 11, 2022. Did the Board have any comments or corrections to those minutes?

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the April 11, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of G-17 Disclosure for Series 2022 Bonds

Mr. Flint: Item four is the G-17 disclosure from FMS bonds as well as their proposal for the Series 2022 bond issue. This is a requirement under the MSRB guidelines that they make certain disclosures and then they also provide a separate engagement letter for each bond issue. This is their standard engagement letter as well as disclosure.

Ms. Trucco: This requires the issuer to acknowledge that there is no conflict of interest for this bond series with this Underwriter. We recommend approval.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the G-17 Disclosure for Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint: Each year the Board is required to have an annual independent audit performed. The Board selected Berger, Toombs, Elam, Gaines & Frank as your independent auditor. The report was required to be filed by June 30th. This has been filed with the state. We are asking the Board to accept the report and ratify its transmittal. If you refer to page 32, you will see that there were no findings or recommendations in the current or prior year, and it is a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2022-11 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is the public hearing to consider adoption of the Fiscal Year 2023 budget and impose the assessments related to that. Resolution 2022-11 approves the proposed budget and the budget is attached as Exhibit 'A.' The assessments are proposed to remain the same, the per unit amounts. We are proposing a portion will be on roll and a portion will be direct billed.

Mr. Morgan: We don't have any funds in here from the 21 or 20. Just the 17, 19, and 20 on page 61.

Mr. Flint: Yeah, that's not really going to change, but after you adopt the budgets, we fill those blanks in.

Mr. Morgan: That's not going to include any of the labor bond issuance budgets?

Mr. Flint: No, because they haven't issued the 2022 bonds yet. If we issue before September 30, the budget will be amended at some point to include it, but we can't do it now.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-11 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

Mr. Morgan: For the record, there are no members of the public here to provide comment.

B. Consideration of Resolution 2022-12 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is Resolution 2022-12 which includes the budget you just approved as Exhibit 'A' and the assessment roll as Exhibit 'B.'

Mr. Morgan: You said none of the assessments are changing.

Mr. Flint: No, the per units remain the same and the per units in Stoneybrook South at ChampionsGate are still the same as the per units in the original.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-12 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: I will close the public hearing at this time.

SEVENTH ORDER OF BUSINESS

**Consideration of Series 2020 Requisitions
#3 – #4**

Mr. Flint: Item seven is consideration of Requisitions #3 and #4 for the Series 2020 bonds. Requisition #3 is for Hamilton Engineering for services related to preparing the requisition. Requisition four is for Hamilton Engineering also relating to preparing the requisition.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Series 2020 Requisitions #3 - #4, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Next is the discussion of any pending plats or conveyances. Anything?

Mr. Register: Construction fund account.

Mr. Flint: Yeah, there is \$7,151,000 in that construction account. Look on the balance sheet under the capital projects column. The Series 2020 capital project account.

Mr. Morgan: That's for Fox South?

Mr. Flint: Yes.

Mr. Register: We are done with that.

Mr. Bonin: We've got to submit this.

Ms. Trucco: Dave, can you send me an email with any improvements that you are planning on transferring with that requisition.

Mr. Bonin: Yes. I will do a cover letter.

Ms. Trucco: Okay. We can always get it and can process the requisition and get it ratified at the next meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: We were contacted by the attorney for the country club who is asking us to take a closer look at the tracts conveyed to the country club in the plat. They want to double check, some specific tracts are being conveyed in a consistent manner. We have spoken to the developer who is also going to take a look into it and then circle back with us. We will keep the Board updated, but as of now we are not conveying anything else right now.

B. Engineer

Mr. Flint: Dave, anything?

Mr. Reid: With me today is Amanda Udstad. She did all the annual and stormwater reports for this District. She might show up at some of these meetings in the future.

Mr. Morgan: Very good. Welcome aboard.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: You have the approval of the check register April 1 through July 25 for the general fund, capital reserve fund, and payroll. Total is \$333,379.69. If there are any questions we can discuss those, if not I would ask for a motion to approve.

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 June 30. You have the combined balance sheet and then the statement of revenue and expenditures for each of the funds as well as a month-to-month summary for the General Fund assessment receive schedule and you've got the Series 2020 construction schedule. Rob, the last page of those financials, there is a schedule just related to the Series 2020 bonds that shows the balance in the account.

Mr. Bonin: What page number?

Mr. Morgan: Page 120.

iii. Presentation of Number of Registered Voters – 572

Mr. Flint: Item three is announcing the number of registered voters as of April 15th. There are 572 registered voters. The District did trigger the criteria for the seats transitioning to General Election. The District was created in 2016 and you've triggered the 250 registered voters. There were two seats that transitioned to General Election, but no one has qualified to run for those two seats.

Mr. Morgan: That is my term.

Mr. Flint: Your term is this November.

Mr. Morgan: It ends November 2022?

Mr. Flint: Yes. This fall there will be one landowner elected seat and two general election seats. No one has qualified for the General Election seats. It will have to be someone who resides within the District and are a registered voter using that address.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint: The January meeting is the day after New Year's, so we recommend you cancel that one. July conflicts with Fourth of July. In September, the meeting date is a week later because of Labor Day.

Mr. Morgan: Same as the previous schedule. I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved, as amended.

v. Presentation of Arbitrage Rebate Calculation Report for the Series 2019 Bonds

Mr. Flint: This is an IRS requirement, and the report indicates that we have a negative rebatable arbitrage of \$469,000 so that there is no arbitrage issue with the Series 2019 bonds. Is there a motion to accept the report?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2019 Bonds, was accepted.

vi. 2021 Form 1 Filing Reminder – Deadline September 1, 2022

Mr. Flint: A reminder that the Form 1 was due by July 1st. There is a grace period through September 1st after which there would be fines imposed.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's request? If not, is there a motion to adjourn?

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STONEYBROOK SOUTH AT CHAMPIONS GATE COMMUNITY
DEVELOPMENT DISTRICT AND ADAM RAYMOND ORTENZIO AND LAURA
ORTENZIO

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 5th day of August, 2022, by and between:

Stoneybrook South at Champions Gate Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola, County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

Adam Raymond Ortenzio and Laura Ortenzio, whose mailing address is 8954 Fluffy Lie Ct Davenport, FL 33896 (the “Homeowners”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by an ordinance of the Osceola County, Florida, County Commission, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as STONEYBROOK SOUTH NORTH PARCEL PH 5 PB 28 PGS 176-183 TRACT P4 STORMWATER as recorded in the Records of Osceola County, Florida, (Parcel ID 302527509300010P40) (the “District Property”); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 8954 Fluffy Lie Ct Davenport, FL 33896, with a legal description of STONEYBROOK SOUTH NORTH PARCEL PH 5 PB 28 PGS 176-183 LOT 444 as recorded in the Records of Osceola County, Florida (Parcel ID 302527509300014440) (the “Homeowners’ Property”); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners’ Property for the construction of a swimming pool in the rear yard at Homeowners’ Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the “Easement Property”) is requested is shown on **Exhibit A**, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
 - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).
 - b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. DAMAGE. In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:	Adam Raymond Ortenzio and Laura Ortenzio 8954 Fluffy Lie Ct Davenport, FL 33896
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To the District:	Stoneybrook South at ChampionsGate Community Development District 219 E. Livingston St. Orlando, Florida 32801 Attn: District Manager
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With a copy to:

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this

Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Adam Morgan

Print name: Adam Morgan
Chairperson/Vice Chairman

Date: 8/8/2022

HOMEOWNERS

Adam Ortiz

dotloop verified
08/05/22 3:17 PM EDT
NCQE-NZUM-ZENR-3NLU

Adam Raymond

Ortenzio

Laura Ortenzio

dotloop verified
08/05/22 3:15 PM EDT
KS49-IXC1-ZZUJ-B6R2

Laura Ortenzio

Date: 8/6/2022

EXHIBIT A Easement Property & Access Area

Area highlighted in blue illustrates permitted easement access for the purpose of this project.



SECTION VI

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #3 AND #4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on Tuesday, November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period only no Qualified Elector qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats (Seats #3 & #4) vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the two seats available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #3 (currently held by Rob Bonin)

Seat #4 (currently held by Dominick English)

EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

2. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson/Vice Chairperson

SECTION VIII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

July 25, 2022 to August 31, 2022

Bank	Date	Check #	Amount
General Fund	7/27/22	472-473	\$ 2,770.00
	8/8/22	474	\$ 5,314.07
	8/10/22	475-476	\$ 1,145.00
	8/25/22	477-482	\$ 19,860.13
			<hr/> \$ 29,089.20
Payroll Fund	<u>August 2022</u>		
	Adam Morgan	50017	\$ 184.70
	Patrick Bonin Jr.	50018	\$ 184.70
	Lane Register	50019	\$ 554.10 *
			<hr/> \$ 923.50
			<hr/> \$ 30,012.70

*Includes payment for 10/4/21 & 3/7/22 meetings

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/27/22	00027	4/01/22	20220633	202204	320-53800-47100						*	555.00	
				WATER MGMT TREATMNT APR22									
5/01/22		20220720	202205	320-53800-47100							*	555.00	
				WATER MGMT TREATMNT MAY22									
6/01/22		12312290	202206	320-53800-47100							*	555.00	
				WATER MGMT TREATMNT JUN22									
7/01/22		20220769	202207	320-53800-47100							*	555.00	
				WATER MGMT TREATMNT JUL22									
				AMERICAN ECOSYSTEMS, INC.								2,220.00	000472
7/27/22	00010	7/11/22	130523	202207	320-53800-46100						*	550.00	
				FLUSHOUT DECLINE PALM ENT									
				DOWN TO EARTH LAWCARE II, INC.								550.00	000473
8/08/22	00001	8/01/22	137	202208	310-51300-34000						*	2,916.67	
				MANAGEMENT FEES AUG22									
8/01/22		137	202208	310-51300-35200							*	50.00	
				WEBSITE ADMIN AUG22									
8/01/22		137	202208	310-51300-35100							*	87.50	
				INFORMATION TECH AUG22									
8/01/22		137	202208	310-51300-31300							*	916.67	
				DISSEMINATION FEE AUG22									
8/01/22		137	202208	310-51300-51000							*	.27	
				OFFICE SUPPLIES									
8/01/22		137	202208	310-51300-42000							*	25.01	
				POSTAGE									
8/01/22		137	202208	310-51300-42500							*	67.95	
				COPIES									
8/01/22		138	202208	320-53800-12000							*	1,250.00	
				FIELD MANAGEMENT AUG22									
				GOVERNMENTAL MANAGEMENT SERVICES								5,314.07	000474
8/10/22	00027	8/01/22	20221135	202208	320-53800-47100						*	555.00	
				WATER MGMT TREATMENT AUG									
				AMERICAN ECOSYSTEMS, INC.								555.00	000475
8/10/22	00003	7/18/22	57618381	202207	310-51300-48000						*	590.00	
				NOT.FY23 BDGT/MTG 8/01/22									
				ORLANDO SENTINEL								590.00	000476
8/25/22	00024	8/14/22	169205	202207	320-53800-47100						*	875.00	
				QTRLY MNT-MITIGATION-JUL									
				BIO-TECH CONSULTING, INC.								875.00	000477
8/25/22	00010	8/01/22	132223	202208	320-53800-46200						*	3,170.00	
				LANDSCAPE-TRAK-K-AUG22									

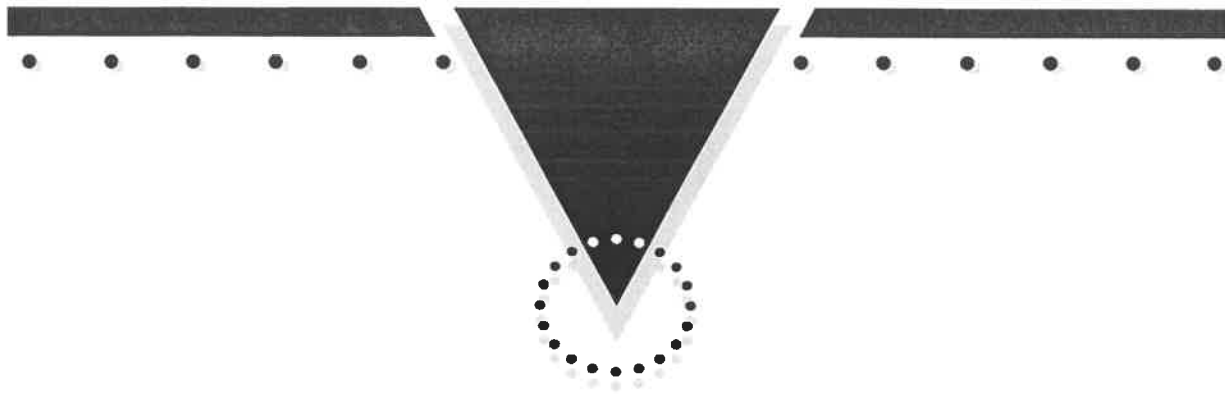
SSCG STONEYS CG TVISCARRA

GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-WHISTLING STRIS	*	5,339.00	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-WESTSIDE BLVD	*	3,042.70	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-BAXTER TRACT	*	812.50	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-FOX PROP PH5 P1	*	391.01	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-FOX PROP PH5 P2	*	2,494.78	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-FOX PROP PH5 P4	*	912.11	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-FOX PROP PH5 P6	*	857.88	
8/01/22	132223	202208 320-53800-46200	8/01/22	132223	202208	320	53800	46200		LANDSCAPE-FOX PROP PH5 P7	*	344.07	
8/08/22	132687	202208 320-53800-46100	8/08/22	132687	202208	320	53800	46100		TRNSPLNT 3 DRAKE ELM TREE	*	748.51	
DOWN TO EARTH LAWCARE II, INC.													
8/25/22	00002	7/20/22 105364	8/25/22	105364	202207	310	51300	31500		POND/BLKHD MNT/LA6/7 TRCT	*	835.50	18,112.56 000478
LATHAM,LUNA,EDEN & BEAUDINE,LLP													
8/25/22	00011	8/18/22 08182022	8/25/22	08182022	202208	300	20700	10000		FY22 DEBT SRVCS SER2017	*	7.02	835.50 000479
STONEBROOK SOUTH AT CHAMPIONS GATE													
8/25/22	00011	8/18/22 08182022	8/25/22	08182022	202208	300	20700	10100		FY22 DEBT SRVCS SER2019	*	20.89	7.02 000480
STONEBROOK SOUTH AT CHAMPIONS GATE													
8/25/22	00011	8/18/22 08182022	8/25/22	08182022	202208	300	20700	10200		FY22 DEBT SRVCS SER2020	*	9.16	20.89 000481
STONEBROOK SOUTH AT CHAMPIONS GATE													
TOTAL FOR BANK A													
												29,089.20	
TOTAL FOR REGISTER													
												29,089.20	

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

July 31, 2022



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

July 31, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>					
CASH	\$375,195	\$19,519	---	---	\$394,715
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	---	\$350,485	---	---	\$350,485
<u>INVESTMENTS</u>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$222,411	---	\$222,411
PREPAYMENT	---	---	\$111	---	\$111
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$353,102	---	\$353,102
PREPAYMENT	---	---	\$45	---	\$45
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$490,149	---	\$490,149
CONSTRUCTION	---	---	---	\$7,153,919	\$7,153,919
TOTAL ASSETS	\$391,195	\$370,004	\$2,017,790	\$7,153,919	\$9,932,909
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$2,301	---	---	\$3,010	\$5,311
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$373,422	---	\$373,422
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$803,094	---	\$803,094
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$841,274	---	\$841,274
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$7,150,909	\$7,150,909
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$372,895	\$370,004	---	---	\$742,899
TOTAL LIABILITIES & FUND EQUITY	\$391,195	\$370,004	\$2,017,790	\$7,153,919	\$9,932,909

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$747,005	\$747,005	\$752,068	\$5,063
ASSESSMENTS - DIRECT BILLED	\$128,370	\$128,370	\$128,370	\$0
TOTAL REVENUES	\$875,375	\$875,375	\$880,438	\$5,063
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$12,000	\$10,000	\$2,000	\$8,000
FICA EXPENSE	\$918	\$765	\$153	\$612
ENGINEERING	\$12,000	\$10,000	\$5,630	\$4,370
ATTORNEY	\$25,000	\$20,833	\$12,101	\$8,732
DISSEMINATION	\$11,000	\$9,167	\$9,167	(\$0)
ARBITRAGE	\$900	\$900	\$900	\$0
ANNUAL AUDIT	\$5,118	\$5,118	\$3,450	\$1,668
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$13,500	\$13,500	\$12,930	\$570
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$875	\$875	\$0
WEBSITE MAINTENANCE	\$600	\$500	\$500	\$0
TELEPHONE	\$300	\$250	\$0	\$250
POSTAGE	\$1,000	\$833	\$113	\$721
INSURANCE	\$5,950	\$5,950	\$5,570	\$380
PRINTING & BINDING	\$1,000	\$833	\$227	\$607
LEGAL ADVERTISING	\$2,500	\$2,083	\$2,133	(\$49)
OTHER CURRENT CHARGES	\$1,000	\$833	\$395	\$438
OFFICE SUPPLIES	\$625	\$521	\$3	\$518
PROPERTY APPRAISER	\$350	\$350	\$576	(\$226)
PROPERTY TAXES	\$0	\$0	\$344	(\$344)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$12,500	\$12,500	\$0
PROPERTY INSURANCE	\$6,050	\$6,050	\$5,658	\$392
ELECTRIC	\$38,580	\$32,150	\$2,643	\$29,507
STREETLIGHTING	\$71,200	\$59,333	\$65,226	(\$5,892)
WATER & SEWER	\$75,000	\$62,500	\$60,591	\$1,909
LANDSCAPE MAINTENANCE	\$218,369	\$181,974	\$173,641	\$8,334
LANDSCAPE CONTINGENCY	\$15,000	\$12,500	\$1,700	\$10,800
IRRIGATION REPAIRS	\$15,000	\$12,500	\$13,833	(\$1,333)
LAKE MAINTENANCE	\$5,000	\$4,167	\$3,869	\$298
MITIGATION MONITORING & MAINTENANCE	\$7,100	\$5,917	\$12,970	(\$7,053)
CONTINGENCY	\$5,000	\$4,167	\$576	\$3,591
REPAIRS & MAINTENANCE	\$10,000	\$8,333	\$0	\$8,333
CAPITAL RESERVE	\$449,017	\$449,017	\$449,017	\$0
TOTAL EXPENDITURES	\$1,065,302	\$968,762	\$893,630	\$75,131
EXCESS REVENUES (EXPENDITURES)	(\$189,927)		(\$13,192)	
FUND BALANCE - Beginning	\$189,927		\$402,087	
FUND BALANCE - Ending	\$0		\$388,895	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$449,017	\$449,017	\$449,017	\$0
INTEREST	\$0	\$0	\$1,472	\$1,472
TOTAL REVENUES	\$449,017	\$449,017	\$450,489	\$1,472
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$77,075	\$64,229	\$80,485	(\$16,256)
TOTAL EXPENDITURES	\$77,075	\$64,229	\$80,485	(\$16,256)
EXCESS REVENUES (EXPENDITURES)	\$371,942		\$370,004	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$371,942		\$370,004	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$304,288	\$2,488
INTEREST	\$0	\$0	\$17	\$17
TOTAL REVENUES	\$301,800	\$301,800	\$304,305	\$2,505
<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	\$102,725	\$102,725	\$0
TOTAL EXPENDITURES	\$297,025	\$297,025	\$297,025	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$111	\$111
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$111	\$111
EXCESS REVENUES (EXPENDITURES)	\$4,775		\$7,391	
FUND BALANCE - Beginning	\$212,908		\$366,032	
FUND BALANCE - Ending	\$217,683		\$373,422	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$899,894	\$899,894	\$905,598	\$5,704
INTEREST	\$0	\$0	\$45	\$45
TOTAL REVENUES	\$899,894	\$899,894	\$905,643	\$5,749
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$315,219	\$315,219	\$315,219	\$0
PRINCIPAL - 6/15	\$270,000	\$270,000	\$270,000	\$0
INTEREST - 6/15	\$315,219	\$315,219	\$315,219	\$0
TOTAL EXPENDITURES	\$900,438	\$900,438	\$900,438	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$45	\$45
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$45	\$45
EXCESS REVENUES (EXPENDITURES)	(\$544)		\$5,251	
FUND BALANCE - Beginning	\$341,611		\$797,843	
FUND BALANCE - Ending	\$341,067		\$803,094	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$393,776	\$393,776	\$396,900	\$3,124
ASSESSMENTS - DIRECT BILLED	\$308,787	\$308,787	\$308,787	\$0
INTEREST	\$0	\$0	\$40	\$40
TOTAL REVENUES	\$702,563	\$702,563	\$705,727	\$3,164
EXPENDITURES:				
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	\$215,806	\$215,806	\$0
TOTAL EXPENDITURES	\$699,925	\$699,925	\$699,925	\$0
OTHER SOURCES/(USES)				
TRANSFER OUT	\$0	\$0	(\$15)	\$15
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$15)	\$15
EXCESS REVENUES (EXPENDITURES)	\$2,638		\$5,788	
FUND BALANCE - Beginning	\$484,358		\$835,486	
FUND BALANCE - Ending	\$486,996		\$841,274	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$111)	\$111
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$111)	\$111
EXCESS REVENUES (EXPENDITURES)	\$0		(\$111)	
FUND BALANCE - Beginning	\$0		\$111	
FUND BALANCE - Ending	\$0		\$0	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$45)	\$45
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$45)	\$45
EXCESS REVENUES (EXPENDITURES)	\$0		(\$45)	
FUND BALANCE - Beginning	\$0		\$45	
FUND BALANCE - Ending	\$0		\$0	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$297	\$297
TOTAL REVENUES	\$0	\$0	\$297	\$297
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,010	(\$3,010)
TOTAL EXPENDITURES	\$0	\$0	\$3,010	(\$3,010)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$15	\$15
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$15	\$15
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,699)	
FUND BALANCE - Beginning	\$0		\$7,153,607	
FUND BALANCE - Ending	\$0		\$7,150,909	

STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$70,145	\$527,908	\$15,073	\$53,218	\$8,635	\$33,609	\$10,638	\$32,842	\$0	\$0	\$0	\$752,068
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	\$8,635	\$33,609	\$10,638	\$32,842	\$0	\$0	\$0	\$880,438
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$400	\$0	\$0	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA EXPENSE	\$31	\$31	\$0	\$0	\$31	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$153
ENGINEERING	\$150	\$285	\$0	\$0	\$760	\$285	\$0	\$0	\$4,110	\$0	\$0	\$0	\$5,630
ATTORNEY	\$574	\$904	\$0	\$650	\$799	\$2,527	\$1,410	\$2,667	\$1,735	\$836	\$0	\$0	\$12,101
DISSEMINATION	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$0	\$0	\$9,167
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$900
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450	\$0	\$0	\$0	\$3,450
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$4,310	\$0	\$0	\$4,310	\$0	\$0	\$4,310	\$0	\$0	\$0	\$0	\$12,930
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$875
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$4	\$8	\$33	\$10	\$5	\$16	\$11	\$19	\$5	\$0	\$0	\$113
INSURANCE	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
PRINTING & BINDING	\$20	\$39	\$0	\$0	\$0	\$11	\$66	\$86	\$4	\$0	\$0	\$0	\$227
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$1,109	\$223	\$211	\$0	\$590	\$0	\$0	\$2,133
OTHER CURRENT CHARGES	\$40	\$35	\$47	\$39	\$38	\$31	\$39	\$39	\$39	\$47	\$0	\$0	\$395
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$3
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$576	\$0	\$0	\$0	\$0	\$0	\$0	\$576
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	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
PROPERTY INSURANCE	\$5,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,658
ELECTRIC	\$123	\$59	\$223	\$64	\$162	\$144	\$145	\$144	\$149	\$142	\$0	\$0	\$2,643
STREETLIGHTING	\$6,039	\$5,475	\$4,234	\$4,798	\$9,430	\$7,192	\$6,564	\$6,565	\$8,364	\$6,566	\$0	\$0	\$65,226
WATER & SEWER	\$9,180	\$6,785	\$11,173	\$3,579	\$5,416	\$5,410	\$2,372	\$3,658	\$6,227	\$6,791	\$0	\$0	\$60,991
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$0	\$173,641
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$550	\$0	\$0	\$1,700
IRRIGATION REPAIRS	\$1,895	\$0	\$2,501	\$2,730	\$1,003	\$1,663	\$1,481	\$0	\$2,160	\$0	\$0	\$0	\$13,833
LAKE MAINTENANCE	\$385	\$985	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$404	\$0	\$0	\$3,869
MITIGATION MONITORING & MAINTENANCE	\$3,475	\$555	\$555	\$555	\$1,430	\$1,430	\$1,555	\$1,430	\$555	\$1,430	\$0	\$0	\$12,370
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576	\$0	\$0	\$0	\$0	\$576
CAPITAL RESERVE	\$0	\$0	\$449,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,017
TOTAL EXPENDITURES	\$61,342	\$42,194	\$491,128	\$35,868	\$46,759	\$43,783	\$37,272	\$43,117	\$52,222	\$39,946	\$0	\$0	\$893,180
EXCESS REVENUES (EXPENDITURES)	(\$61,342)	\$156,320	\$36,780	(\$20,795)	\$6,469	(\$5,148)	(\$3,662)	(\$32,478)	(\$19,380)	(\$39,946)	\$0	\$0	(\$13,192)

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

SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA	
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%
MATURITY DATE:	12/15/2047
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$150,900
RESERVE FUND BALANCE	\$150,900
BONDS OUTSTANDING - 10/30/17	\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18	(\$55,000)
LESS: PRINCIPAL PAYMENT 12/15/19	(\$85,000)
LESS: PRINCIPAL PAYMENT 12/15/20	(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/21	(\$90,000)
CURRENT BONDS OUTSTANDING	\$4,390,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	3.500%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$449,947
RESERVE FUND BALANCE	\$449,947
BONDS OUTSTANDING - 4/29/19	\$14,735,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$255,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$260,000)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$270,000)
CURRENT BONDS OUTSTANDING	\$13,950,000

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

SPECIAL ASSESSMENT RECEIPTS - FY2022

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

DIRECT BILLED ASSESSMENTS

\$308,787.18

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2020
11/22/21	11/1/21	1713164	\$ 218,578.59	\$ 218,578.59	\$ 64,185.01	\$ 154,393.58
11/22/21	2/1/22	1713164	\$ 109,289.30	\$ 109,289.30	\$ 32,092.50	\$ 77,196.80
11/22/21	5/1/22	1713164	\$ 109,289.30	\$ 109,289.30	\$ 32,092.50	\$ 77,196.80
			\$ 437,157.19	\$ 437,157.19	\$ 128,370.01	\$ 308,787.18

**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
3/1/22		Interest		\$ 27.44
3/2/22		Transfer from Reserve		\$ 1.35
4/1/22		Interest		\$ 30.38
4/4/22		Transfer from Reserve		\$ 1.49
5/2/22		Interest		\$ 29.40
5/3/22		Transfer from Reserve		\$ 1.44
6/1/22		Interest		\$ 30.38
6/2/22		Transfer from Reserve		\$ 1.49
7/1/22		Interest		\$ 29.40
7/5/22		Transfer from Reserve		\$ 1.44
TOTAL				\$ 311.50
Acquisition/Construction Fund at 9/30/21				\$ 7,153,607.22
Interest Earned thru 7/31/22				\$ 311.50
Requisitions Paid thru 7/31/22				\$ -
Remaining Acquisition/Construction Fund				\$ 7,153,918.72