

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*October 3, 2022*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

September 26, 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, October 3, 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 September 12, 2022 Meeting
4. Consideration of Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Lift Station Tract)
5. Consideration of Series 2020 Requisition #6
6. Discussion of Pending Plat Conveyances
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, September 12, 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 (Resigned during meeting)
Rob Bonin	Assistant Secretary (Appointed as Vice Chairman during meeting)
Logan Lantrip	Assistant Secretary (Appointed)
Jarred Cornell	Assistant Secretary (Appointed)
Barry Bichard	Assistant Secretary (Appointed)

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Amanda Udstad	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)**

Mr. Flint: I have a resignation from Dominick English, which I received this morning via email. Is there a motion to accept his resignation?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Accepting the Resignation from Dominick English, was approved.

Mr. Flint: Are there any nominations to fill that seat?

Mr. Morgan: I nominate Logan Lantrip.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Appointing Logan Lantrip to the Board of Supervisors, was approved.

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

Mr. Flint: Logan, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such an officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Lantrip: Yes.

Mr. Flint: If you wouldn't mind signing the oath, I can notarize that for you. We should be able to use your other payroll forms. You only need to file the Form 1 once, but just make sure you write this District on that form. Mr. Chairman, I also believe we have a resignation from Mr. La Rosa.

Mr. Morgan: That's correct. I will make a motion to accept his resignation.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Accepting the Resignation from Daniel La Rosa, was approved.

Mr. Flint: Are there any nominations to fill that vacancy?

Mr. Morgan: I would like to nominate Barry Bichard, please.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Appointing Barry Bichard to the Board of Supervisors, was approved.

Mr. Flint: Barry, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and

a recipient of public funds as such officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Bichard: Yes, I do.

Mr. Flint: If you can sign that, I can notarize it for you. I know you are on another Board, so when they mail out the update of the Form 1 next year, you will just want to make sure you write this District on there as well. Mr. Register, did you intend to resign from the Board.

Mr. Register: I do.

Mr. Flint: Is there a motion to accept Mr. Register’s resignation?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Bichard, with all in favor, Accepting the Resignation from Lane Register, was approved.

Mr. Flint: Any nominations to fill that vacant seat?

Mr. Morgan: I will nominate Jarred Cornell, is that correct?

Mr. Cornell: Yes sir.

On MOTION by Mr. Morgan seconded by Mr. Bichard, with all in favor, Appointing Jarred Cornell to the Board of Supervisors, was approved.

Mr. Flint: Jarred, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Cornell: I do.

Mr. Flint: Thank you. I think Counsel has spoken to you about the financial disclosure form. There is also the W-4 and I-9 form.

**C. Consideration of Resolution 2022-13 Electing Officers**

Mr. Flint: Resolution 2022-13 which elects officer is in your agenda. It names a Chair, Vice Chair, Secretary, Treasurer and Assistant Secretaries and Assistant Treasurer. Currently Adam is the Chair, Lane was the Vice Chair, the other three Board members were Assistant Secretaries, I was the Secretary and Jill Burns Treasurer and Teresa Viscarra Assistant Treasurer.



Mr. Morgan: I would like to have me remain as Chair, I would like to appoint Rob Bonin as Vice Chair and everybody else as Assistant Secretaries.

Mr. Flint: Keep me as Secretary, Jill as Treasurer and Katie Costa as Assistant Treasurer?

Mr. Morgan: Absolutely.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Resolution 2022-13 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 1, 2022 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the August 1, 2022 meeting minutes?

Mr. Morgan: The only thing I had was just to follow up with Kristen really quick because there was a discussion about disclosure for the bonds with FMS. Did we handle that?

Ms. Trucco: Yes, there were no issues.

Mr. Morgan: That was all taken care of?

Ms. Trucco: That is correct.

Mr. Morgan: Okay, I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the August 1, 2022 Meeting, were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Ratification of Temporary Access Easement Agreement**

Mr. Flint: Is this pool construction?

Mr. Scheerer: Yes, this was a resident that requested access through the stormwater easement in between a couple of houses in order to construct a pool. All of the documentation was approved by the ARB. It was forwarded to us for our approval. That was granted and we are just looking for ratification.

Mr. Trucco: I think this was a form from our firm. It has our standard identifications, so if there is ever any issues or damages arising.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Temporary Access Easement Agreement, was ratified.

Ms. Trucco: I will add that the term is only 90 days.

Mr. Morgan: Okay, very good. Thank you, Kristen.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14  
Declaring Vacancies in Certain Seats on  
the Board of Supervisors**

Mr. Flint: There are two seats, seat #3 and seat #4, which are transitioning to general election. Rob is in seat #3 and Dominick is in #4.

Mr. Morgan: Who was in seat #4?

Mr. Flint: Dominick was in seat #4.

Mr. Morgan: It is now Logan in seat #4.

Mr. Flint: We will update the resolution since it's being approved after.

Mr. Morgan: Okay.

Mr. Flint: No one qualified. There were no residents to qualify to run for those seats. What this resolution does is it declares those seats vacant as of the second Tuesday after the election in November. Then the incumbents in these seats can remain in the seats as carry overs until such time as a general elector comes forward to be appointed.

Mr. Morgan: How far in advance do they have to become qualified electors before November 8<sup>th</sup>? Now? Can someone step in a month from now and say they qualified?

Mr. Flint: No, it would have to be after the second Tuesday in November.

Mr. Morgan: Okay.

Mr. Flint: That is the earliest that you would be obligated to appoint a qualified elector to those seats. You could appoint someone before that if you chose to, but that would be up to the person in that seat and whether they wanted to resign.

Mr. Morgan: Okay. What do you need from us on this?

Mr. Flint: I just need a motion to approve the resolution.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-14 Declaring Vacancies in Certain Seats on the Board of Supervisors, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: Any pending plats or conveyances that we need to discuss?

Mr. Morgan: Are we all good? Do we have everything platted?

Mr. Bichard: We will be needing to do the lift station conveyance.

Mr. Morgan: That is ready?

Mr. Bichard: It's platted, it's ready.

Mr. Morgan: Okay.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No updates from me. I will just work on the lift station starting today.

Mr. Morgan: Thank you.

**B. Engineer**

Mr. Flint: Amanda, anything from Engineer?

Ms. Udstad: No.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register through August 31<sup>st</sup> for the General Fund and payroll for \$30,012.70. Are there any questions on the check register? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion to approve.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of July. There is no action required. If the Board has any questions, we can discuss those. There is \$7,153,919 in the construction account for the 2020 bonds.

Mr. Bonin: We got a call with Dave last week. He has a final requisition that had like \$3,000,000 and we went through it and there were a few things he was missing, but it was not

going to get across the goal line. We have to capture the total fees. Mark and I talked with Dave last week.

Mr. Morgan: We are working on it?

Mr. Bonin: Yes.

Ms. Udstad: We should have a rate this afternoon. I was just emailing him about it and there is a couple of more things I have to change and then we should be done this afternoon.

Mr. Morgan: Oh great. Thanks, Amanda, that's awesome.

**NINTH ORDER OF BUISNESS**

**Other Business**

Mr. Flint: Was there anything else the Board wanted to discuss that was not on the agenda?

Mr. Morgan: I will make a motion to close the meeting.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

1

## RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LEN-CG SOUTH, LLC TO THE DISTRICT AND FROM THE DISTRICT TO TOHOPEKALIGA WATER AUTHORITY; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

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

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

**WHEREAS**, Len-CG South, LLC, a Florida limited liability company (hereinafter “Len-CG”), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer, Limited Liability Company Affidavit and Affidavit of Nonforeign Status, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Len-CG to the District, and thereafter from the District to the Tohopekaliga Water Authority, and independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter, “Toho.”); and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the "Board"), as follows:

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in **Exhibit "A,"** to the District and thereafter to Toho., and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

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

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

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

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 3rd day of October, 2022.

**STONEBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

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



**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Warranty Deed between Len-CG South, LLC and the Stoneybrook South at ChampionsGate Community Development District;
2. Warranty Deed between the Stoneybrook South at ChampionsGate Community Development District and the Tohopekaliga Water Authority;
3. Bill of Sale Absolute and Agreement between Len-CG South, LLC and the Stoneybrook South at ChampionsGate Community Development District;
4. Bill of Sale Absolute and Agreement between the Stoneybrook South at ChampionsGate Community Development District and the Tohopekaliga Water Authority;
5. Agreement Regarding Taxes between Len-CG South, LLC and the Stoneybrook South at ChampionsGate Community Development District;
6. Owner's Affidavit of Len-CG South, LLC;
7. Owner's Affidavit of the Stoneybrook South at ChampionsGate Community Development District;
8. Certificate of District Engineer;
9. Limited Liability Company Affidavit; and
10. Affidavit of Non-Foreign Status (FIRPTA) of Stoneybrook South at ChampionsGate Community Development District and Len-CG South, LLC.

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

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine, LLP  
P.O. Box 3353  
Orlando, Florida 32802

Parcel ID No.

**WARRANTY DEED**

**THIS WARRANTY DEED** made as of this \_\_\_\_ day of \_\_\_\_\_, 2022 by **LEN-CG SOUTH, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 6675 Westwood Boulevard, 5<sup>th</sup> Floor, Orlando, Florida 32801, to **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2022 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**NOTE TO RECORDER:** This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

*[SIGNATURES ON FOLLOWING PAGE]*

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

Signed, sealed and delivered in our presence:

**“GRANTOR”**

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, as Vice President of **LEN-CG SOUTH, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**Description of the Property**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

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

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine, LLP  
P.O. Box 3353  
Orlando, Florida 32802

Parcel ID No.

**WARRANTY DEED**

**THIS WARRANTY DEED** is made this \_\_\_ day of \_\_\_\_\_, 2022 between the Stoneybrook South at ChampionsGate Community Development District, a Florida community development district, having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "Grantor"), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter the "Grantee").

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee's successors and assigns forever, the following described property, situate, lying and being in Osceola County, Florida, to-wit (the "Property"): See attached Exhibit "A" incorporated herein by reference.

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

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

**GRANTOR** does hereby covenant with and warrant to Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), and taxes for the year 2022 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other. Grantor hereby releases unto Grantee any automatic reservation and right of entry rights under Section 270.11, *Florida Statutes*.

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

**IN WITNESS WHEREOF**, the said Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

**WITNESSES:**

**By: STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: Chairman  
Adam Morgan

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

STATE OF FLORIDA

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this [ ] day of \_\_\_\_\_, 2022, by Adam Morgan as Chairman of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District and who has acknowledged that he has executed the same on behalf of the Stoneybrook South at ChampionsGate Community Development District. He has [ ] produced [ ] as identification or [ ] is personally known to me.

\_\_\_\_\_  
Notary Public

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

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

(Legal Description)

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of October, 2022, by and between **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LEN-CG SOUTH, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, 5<sup>th</sup> Floor, Orlando, Florida 32821, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, including all pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pumps, equipment and other goods which comprise the lift station, as further described in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any



part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

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

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

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

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

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

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

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

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald as Vice President of **LEN-CG SOUTH, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

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

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

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**

Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

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

ATTEST:

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

By: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA  
COUNTY OF ORANGE**

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

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

**EXHIBIT "A"**

**LOCATION OF IMPROVEMENTS**

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

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**Description of Improvements:**

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

KNOW ALL MEN BY THESE PRESENTS, that the Stoneybrook South at ChampionsGate Community Development District, a Florida community development district having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189 Florida Statutes by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter called the “Grantee”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, following:

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment that comprise the lift station installed on the property described in Exhibit “A” attached hereto and made a part hereof (collectively, the “Improvements”).

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

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

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

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**WITNESSES:**

**By: STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

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

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

Name: Adam Morgan

Title: Chairman

\_\_\_\_\_

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

STATE OF FLORIDA

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

The foregoing instrument was acknowledged before by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by Adam Morgan as Chairman for the Stoneybrook South at ChampionsGate Community Development District and who has acknowledged that he has executed the same on behalf of the Stoneybrook South at ChampionsGate Community Development District. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

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

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

Bill of Sale – Lift Station (Tract X Plat)  
Stoneybrook South at ChampionsGate Community Development District

**AGREEMENT REGARDING TAXES**

Stoneybrook South at ChampionsGate Community Development District –  
Lift Station (Tract X Plat)

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of October, 2022, by and between **LEN-CG SOUTH, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, 5<sup>th</sup> Floor, Orlando, Florida 32821 (the “Developer”), and the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

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

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

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

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

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

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

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

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



2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2021 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2022.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at their address set forth above and via U.S. mail, any correspondence, notice or bill from Osceola County Tax Collector relating to the Property for tax year 2022 that the District actually received in its office.

5. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

**WITNESSES:**

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

X \_\_\_\_\_

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

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

Print: Mark McDonald

Title: Vice President

X \_\_\_\_\_

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

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

**ATTEST**

X \_\_\_\_\_

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

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

**OWNER'S AFFIDAVIT**

Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Len-CG South, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, 5<sup>th</sup> Floor, Orlando, Florida 32801 (the “Owner”), who being first duly sworn on oath says:

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

2. That the Property and Improvements, as described in the Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters reflected in the title insurance commitment issued on [REDACTED], 2022] by Fidelity National Title Insurance Company.

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

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

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

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

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 45-4599963; (v) has a mailing address of 6675 Westwood Boulevard, 5<sup>th</sup> Floor, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, **2022**

Signed, sealed and delivered in our presence:

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, as Vice President of **LEN-CG SOUTH, LLC**, a Florida limited liability company. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

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

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

## OWNER'S AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared **ADAM MORGAN** ("Affiant"), as Chairman of the Stoneybrook South at ChampionsGate Community Development District, being first duly sworn, deposes and says that:

1. Stoneybrook South at ChampionsGate Community Development District is the owner of the property described in **Exhibit "A"** attached hereto (collectively, the "Property").

2. Stoneybrook South at ChampionsGate Community Development District is in sole possession of the Property and no other person, corporation or entity has any right or lawful claim to possession or use of the Property.

3. The Property and any furniture, fixtures, equipment and personal property located in the improvements comprising the Property, if any, are free and clear of all liens, mortgages, unrecorded easements, contracts of sale, taxes, assessments, encumbrances, and claims of every kind, nature and description whatsoever except as reflected in the title insurance commitment issued on [REDACTED], 2022] by Fidelity National Title Insurance Company.

4. No judgments have been rendered and no suits are now pending in any court of record that impairs or involves title to the Property; nor have any writs or execution or attachment issued from any court been levied upon the Property in Osceola County, Florida.

5. There have been no improvements, alterations or repairs to the Property for which the costs thereof remain unpaid; and within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving same that remain unpaid; and there are no construction, mechanics', materialmen's, or laborers' liens against the Property.

6. Affiant knows of no unrecorded easements, liens or assessments against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

7. This Affidavit is given for the purposes of inducing the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, to accept the conveyance of the Property from the Stoneybrook South at ChampionsGate Community Development District.

8. Affiant is not aware of any matters pending against Stoneybrook South at ChampionsGate Community Development District that could give rise to a lien which would attach to the Property between the last title examination and the recording of the WarrantyDeed.

9. Stoneybrook South at ChampionsGate Community Development District shall not execute any instrument nor permit the recording of any instrument that would adversely affect title to the Property from and after this date.

10. Stoneybrook South at ChampionsGate Community Development District or Len-CG South, LLC shall be responsible for all costs related to the conveyance of the Property to the Tohopekaliga Water Authority.

*[Signature page follows.]*



**Stoneybrook South at ChampionsGate  
Community Development District**

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

STATE OF FLORIDA

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

Sworn to (or affirmed) and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this [\_\_\_\_] day of [ \_\_\_\_\_ ] 2022, by Adam Morgan, as Chairman of the Stoneybrook South at ChampionsGate Community Development District. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

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

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

I, **David A. Reid, P.E.**, as a professional engineer of Hamilton Engineering & Surveying, LLC, a Florida limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 29791, with offices located at 431 Horatio Ave., Suite 260, Maitland, Florida 32751 (“Hamilton”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from Len-CG South LLC, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”), and subsequently convey such real property and improvements to the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (“Toho”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

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

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

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

*[Signature page to follow.]*

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**  
Stoneybrook South at ChampionsGate Community Development District – Lift Station  
(Tract X Plat)

**DATED:** \_\_\_\_\_, 2022

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

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

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

State of Florida License No.: 29791

on behalf of the company,

Hamilton Engineering & Surveying, LLC

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

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

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

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

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

(SEAL)

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

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

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

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**  
Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine, LLP  
P.O. Box 3353  
Orlando, Florida 32802

## **LIMITED LIABILITY COMPANY AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared MARK MCDONALD (“Affiant”), who under oath, warrants, represents, deposes and says as follows:

1. Affiant is the Vice President of Len-CG South, LLC, a Florida limited liability company (“Len-CG”).

2. The facts and matters contained and recited in this Affidavit are based upon the personal knowledge of the Affiant and are true and correct as of the date of execution of this Affidavit.

3. Len-CG is a limited liability company organized, existing and in good standing under the laws of the State of Florida.

4. Neither Len-CG nor any member or officer of Len-CG is or has been a debtor in any bankruptcy proceeding since acquiring the Property (as hereinafter defined) and there are no proceedings pending for or with regard to the dissolution, liquidation or bankruptcy of Len-CG.

5. Len-CG owns and holds the fee simple title to the property as described on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”).

6. Len-CG has authorized the execution of a Warranty Deed with respect to the Property in favor of the Stonybrook South at ChampionsGate Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Deed”).

7. Affiant, as the Vice President of Len-CG, is authorized to execute and deliver the Deed and all other documents related thereto, on behalf of Len-CG. Any person, partnership, corporation or other business entity dealing with Len-CG shall be entitled to rely fully on any documents executed in the name of Len-CG provided they are signed by the Affiant as the Vice President of Len-CG in the name of Len-CG.

8. Affiant has read, or heard read to Affiant, and to the best of Affiant’s knowledge believes it is true, correct and complete, and that Affiant is familiar with the nature of an oath with the penalty of perjury as provided by law.

9. This Affidavit is given for the purpose of inducing the Stoneybrook South at ChampionsGate Community Development District to accept the conveyance of the Property.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**



FURTHER AFFIANT SAYETH NAUGHT.

Dated as if the \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Print: Mark McDonald  
Title: Vice President

STATE OF FLORIDA

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

Sworn to (or affirmed) and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, as Vice President of Len-CG South, LLC. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

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

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**Property**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

## AFFIDAVIT OF NONFOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including §1445), the owner of a disregarded entity (which has title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. This affidavit is made to inform TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature (the "Transferee") that withholding of tax by Transferee is not required upon the disposition of a U.S. real property interest by STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (the "District").

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Adam Morgan ("Affiant"), who, being by me first duly sworn, deposes and says:

1. Affiant is the duly authorized and currently serving as Chairman to the District, and as such has the knowledge and authority to make this Affidavit.
2. The District is the owner and holder of title to certain real property located in Osceola County, Florida more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Property").
3. The Property is being transferred by the District to the Transferee.
4. The District is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate as those terms are defined in the Internal Revenue Code and Income Tax Regulations ("Treasury Regulations").
5. The District is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Treasury Regulations.
6. The U.S. Taxpayer Identification Number (Social Security Number) of the District is 81-4550536.
7. The post office address of the District is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.
8. Affiant acknowledges on behalf of the District that this Affidavit is being provided to the Transferee in order to inform Transferee that the transfer of the Property is not subject to the withholding requirement imposed by Section 1445 of the Code.
9. Affiant acknowledges on behalf of the District that this Affidavit may be disclosed to the Internal Revenue Service by the Transferee, and that any false statement contained herein could be punished by fine, imprisonment, or both.
10. Under penalties of perjury Affiant declares that Affiant has examined this Affidavit, and to the best of Affiant's knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

DATED and to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Adam Morgan, Chairman

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Adam Morgan, as Chairman for the Stoneybrook South at ChampionsGate Community Development District and who has acknowledged that he has executed the same on behalf of the Stoneybrook South at ChampionsGate Community Development District, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.

## AFFIDAVIT OF NONFOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including §1445), the owner of a disregarded entity (which has title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. This affidavit is made to inform TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature (the "Transferee") that withholding of tax by Transferee is not required upon the disposition of a U.S. real property interest by LEN-CG SOUTH, LLC ("Len-CG").

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant"), who, being by me first duly sworn, deposes and says:

1. Affiant is the Vice President of Len-CG and as such has the knowledge and authority to make this Affidavit.
2. Len-CG is the owner and holder of title to certain real property located in Osceola County, Florida more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Property").
3. The Property is being transferred by Len-CG to the District and from the District to the Transferee.
4. Len-CG is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate as those terms are defined in the Internal Revenue Code and Income Tax Regulations ("Treasury Regulations").
5. Len-CG is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Treasury Regulations.
6. The U.S. Taxpayer Identification Number (Social Security Number) of Len-CG is 45-4599963.
7. The post office address of Len-CG is 6775 Westwood Boulevard, Suite 500, Orlando, Florida 32821.
8. Affiant acknowledges on behalf of Len-CG that this Affidavit is being provided to the Transferee in order to inform Transferee that the transfer of the Property is not subject to the withholding requirement imposed by Section 1445 of the Code.
9. Affiant acknowledges on behalf of Len-CG that this Affidavit may be disclosed to the Internal Revenue Service by the Transferee, and that any false statement contained herein could be punished by fine, imprisonment, or both.
10. Under penalties of perjury Affiant declares that Affiant has examined this Affidavit, and to the best of Affiant's knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

DATED and to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mark McDonald  
Vice President of Len-CG South, LLC

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, as Vice President of Len-CG South, LLC and who has acknowledged that he has executed the same on behalf of the limited liability company, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description**

Tract LS-1, according to the Tract X plat, as recorded in Plat Book 32, Page 67, Public Records of Osceola County, Florida.



## SECTION V

**STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020  
(FOX SOUTH ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Third Supplemental Trust Indenture dated as of November 1, 2020 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:  
**Hamilton Engineering & Surveying, LLC**
- (D) Amount Payable: **\$2,575.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):  
**Invoice #67936 - Preparation of reimbursement CR#2.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Fox South Project; and
4. each disbursement represents a Cost of the Fox South Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Fox South Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

\_\_\_\_\_  
Consulting Engineer

**Invoice**



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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

Teresa Viscarra  
Stoneybrook South at Championsgate CDD  
1408 Hamlin Ave  
Unit E  
St. Cloud, FL 34771

September 6, 2022  
Project No: 53670.0003  
Invoice No: 67936  
Project Manager: David Reid

Project 53670.0003 SBS at CG CDD Construction 2020

Professional Services for the Period: July 31, 2022 to August 27, 2022

Phase 030B Reports

**Professional Personnel**

		Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP					
Reid, David	7/22/2022	1.00	190.00	190.00	
Fox South Lennar reimbursement #2					
Reid, David	8/4/2022	2.00	190.00	380.00	
review additional pay apps, edit reimbursement report					
Reid, David	8/15/2022	3.00	190.00	570.00	
Lennar Reimbursement #2					
Reid, David	8/16/2022	2.00	190.00	380.00	
Lennar Reimbursement #2					
Reid, David	8/17/2022	.50	190.00	95.00	
Lennar Reimbursement #2					
Constr Admin Director					
Udstad, Amanda	7/21/2022	2.00	120.00	240.00	
Reimbursement assessment/ Payapps					
Udstad, Amanda	8/16/2022	3.00	120.00	360.00	
Fox South Reimbursement 2					
Udstad, Amanda	8/17/2022	3.00	120.00	360.00	
Reimburesment CR#5, plats, proof of payment backup					
Totals		16.50		2,575.00	
<b>Total Labor</b>					<b>2,575.00</b>
			<b>Total for this Section:</b>		<b>\$2,575.00</b>
			<b>TOTAL DUE THIS INVOICE:</b>		<b>\$2,575.00</b>

**Billed-to-Date**

	Current	Prior	Total
Labor	2,575.00	9,880.00	12,455.00
<b>Totals</b>	<b>2,575.00</b>	<b>9,880.00</b>	<b>12,455.00</b>

## **SECTION VII**

# SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate Community Development District

## Summary of Checks

September 1, 2022 to September 26, 2022

Bank	Date	Check #	Amount
General Fund	9/1/22	483-484	\$ 13,011.00
	9/8/22	485-486	\$ 6,321.40
	9/13/22	487	\$ 5,241.09
	9/15/22	488-492	\$ 25,613.80
	9/22/22	493	\$ 4,558.00
Payroll Fund	<u>September 2022</u>		
	Adam Morgan	50020	\$ 184.70
	D. Lane Register	50021	\$ 184.70
	Jarred Cornell	50022	\$ 184.70
	Logan Lantrip	50023	\$ 184.70
	Patrick Bonin Jr.	50024	\$ 184.70
			\$ 923.50
			<b>\$ 55,668.79</b>



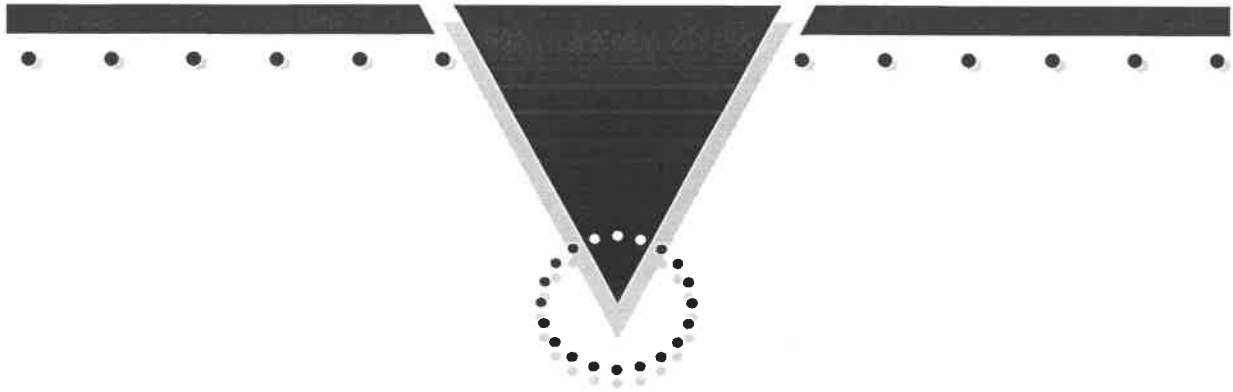
CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/01/22	00004	8/31/22	16503	202209	300	15500	10000			*	5,988.00	
									FY23 GEN.LIAB/PUBLIC OFFC			
9/01/22	00004	8/31/22	16503	202209	300	15500	10000			*	6,619.00	
									FY23 PROPERTY INSURANCE			
									EGIS INSURANCE ADVISORS, LLC			12,607.00 000483
9/01/22	00022	8/18/22	1682484	202208	320	53800	47000			*	404.00	
									MTHLY WATER MGMT AUG22			
9/08/22	00027	9/01/22	20221495	202209	320	53800	47100			*	555.00	
									WATER MGMT TREATMNT SEP22			
									THE LAKE DOCTORS, INC.			404.00 000484
9/08/22	00010	8/24/22	133655	202208	320	53800	46100			*	5,766.40	
									AMERICAN ECOSYSTEMS, INC.			
									DOWN TO EARTH LAWCARE II, INC.			555.00 000485
9/13/22	00001	9/01/22	139	202209	310	51300	34000			*	2,916.67	
									MANAGEMENT FEES SEP22			
9/01/22	139	202209	310	51300	35200				WEBSITE ADMIN SEP22			50.00
9/01/22	139	202209	310	51300	35100				INFORMATION TECH SEP22			87.50
9/01/22	139	202209	310	51300	31300				DISSEMINATION FEE SEP22			916.67
9/01/22	139	202209	310	51300	51000				OFFICE SUPPLIES			.06
9/01/22	139	202209	310	51300	42000				POSTAGE			1.14
9/01/22	139	202209	310	51300	42500				COPIES			19.05
9/01/22	140	202209	320	53800	12000				FIELD MANAGEMENT SEP22			1,250.00
									GOVERNMENTAL MANAGEMENT SERVICES			5,241.09 000487
9/15/22	00001	9/15/22	141	202209	300	15500	10000			*	5,000.00	
									FY23 ASSESSMENT ROLL CERT			
									GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000488
9/15/22	00010	9/01/22	134509	202209	320	53800	46200			*	3,170.00	
									LANDSCAPE-TRAK K-SEP22			
9/01/22	134509	202209	320	53800	46200				LANDSCAPE-WHISTLING STRIPS			5,339.00
9/01/22	134509	202209	320	53800	46200				LANDSCAPE-WESTSIDE BLVD			3,042.70

SSCG STONEYSCG      TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #	
9/01/22	134509	202209	320	53800	46200				*	812.50		
		LANDSCAPE-BAXTER TRACT										
9/01/22	134509	202209	320	53800	46200				*	391.01		
		LANDSCAPE-FOX PROP PH5 P1										
9/01/22	134509	202209	320	53800	46200				*	2,494.78		
		LANDSCAPE-FOX PROP PH5 P2										
9/01/22	134509	202209	320	53800	46200				*	912.11		
		LANDSCAPE-FOX PROP PH5 P4										
9/01/22	134509	202209	320	53800	46200				*	857.88		
		LANDSCAPE-FOX PROP PH5 P6										
9/01/22	134509	202209	320	53800	46200				*	344.07		
		LANDSCAPE-FOX PROP PH5 P7										
		DOWN TO EARTH LAWCARE II, INC.										
9/15/22	00015	6/06/22	67107	202205	310	51300	31100		*	2,190.00	17,364.05 000489	
		STRMPIPE RFR PLN TRCT PK2										
9/06/22	67943	202208	310	51300	31100				*	415.13		
		CDD BD OF SUPERVISOR MTG										
		HAMILTON ENGINEERING & SURVEYING										
9/15/22	00002	9/09/22	105763	202208	310	51300	31500		*	240.62	2,605.13 000490	
		MTG/REAL PROP/IMPROV/MTGS										
		LATHAM, LUNA, EDEN & BEAUDINE, LLP										
9/15/22	00022	9/01/22	31397B	202209	320	53800	47000		*	404.00	240.62 000491	
		MTLHY WATER MGMT SEP22										
		THE LAKE DOCTORS, INC.										
9/22/22	00010	9/12/22	135481	202209	320	53800	46100		*	2,226.00	404.00 000492	
		CUT DOWN 9 DEAD PALMS										
9/14/22	135830	202209	320	53800	46100				*	2,332.00		
		FLSH CUT 4 PALM/FUEL CHRQ										
		DOWN TO EARTH LAWCARE II, INC.										
		TOTAL FOR BANK A										
		TOTAL FOR REGISTER										

SSCG STONEYS CG TVISCARA

# SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting  
August 31, 2022**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

August 31, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<b>ASSETS:</b>					
CASH	\$332,374	\$19,519	---	---	\$351,893
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	---	\$351,159	---	---	\$351,159
<b>INVESTMENTS</b>					
<b>SERIES 2017</b>					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$222,420	---	\$222,420
PREPAYMENT	---	---	\$111	---	\$111
<b>SERIES 2019</b>					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$353,126	---	\$353,126
PREPAYMENT	---	---	\$45	---	\$45
<b>SERIES 2020</b>					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$490,160	---	\$490,160
CONSTRUCTION	---	---	---	\$7,150,941	\$7,150,941
<b>TOTAL ASSETS</b>	<b>\$348,374</b>	<b>\$370,678</b>	<b>\$2,017,835</b>	<b>\$7,150,941</b>	<b>\$9,887,827</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$9,016	---	---	\$2,575	\$11,591
<b>FUND EQUITY:</b>					
<b>FUND BALANCES:</b>					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$373,431	---	\$373,431
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$803,118	---	\$803,118
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$841,285	---	\$841,285
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$7,148,366	\$7,148,366
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$323,357	\$370,678	---	---	\$694,036
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$348,374</b>	<b>\$370,678</b>	<b>\$2,017,835</b>	<b>\$7,150,941</b>	<b>\$9,887,827</b>

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$747,005	\$747,005	\$752,086	\$5,081
ASSESSMENTS - DIRECT BILLED	\$128,370	\$128,370	\$128,370	\$0
<b>TOTAL REVENUES</b>	<b>\$875,375</b>	<b>\$875,375</b>	<b>\$880,456</b>	<b>\$5,081</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$12,000	\$11,000	\$3,000	\$8,000
FICA EXPENSE	\$918	\$842	\$230	\$612
ENGINEERING	\$12,000	\$11,000	\$8,235	\$2,765
ATTORNEY	\$25,000	\$22,917	\$12,342	\$10,575
DISSEMINATION	\$11,000	\$10,083	\$10,083	(\$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	\$32,083	\$32,083	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE MAINTENANCE	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$138	\$779
INSURANCE	\$5,950	\$5,950	\$5,570	\$380
PRINTING & BINDING	\$1,000	\$917	\$295	\$622
LEGAL ADVERTISING	\$2,500	\$2,292	\$2,133	\$159
OTHER CURRENT CHARGES	\$1,000	\$917	\$434	\$483
OFFICE SUPPLIES	\$625	\$573	\$4	\$569
PROPERTY APPRAISER	\$350	\$350	\$576	(\$226)
PROPERTY TAXES	\$0	\$0	\$344	(\$344)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$13,750	\$13,750	\$0
PROPERTY INSURANCE	\$6,050	\$6,050	\$5,658	\$392
ELECTRIC	\$38,580	\$35,365	\$3,828	\$31,537
STREETLIGHTING	\$71,200	\$65,267	\$71,792	(\$6,525)
WATER & SEWER	\$75,000	\$68,750	\$68,282	\$468
LANDSCAPE MAINTENANCE	\$218,369	\$200,172	\$191,005	\$9,167
LANDSCAPE CONTINGENCY	\$15,000	\$13,750	\$8,215	\$5,535
IRRIGATION REPAIRS	\$15,000	\$13,750	\$13,833	(\$83)
LAKE MAINTENANCE	\$5,000	\$4,583	\$4,273	\$310
MITIGATION MONITORING & MAINTENANCE	\$7,100	\$6,508	\$13,525	(\$7,017)
CONTINGENCY	\$5,000	\$4,583	\$576	\$4,007
REPAIRS & MAINTENANCE	\$10,000	\$9,167	\$0	\$9,167
CAPITAL RESERVE	\$449,017	\$449,017	\$449,017	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,065,302</b>	<b>\$1,017,032</b>	<b>\$943,185</b>	<b>\$73,846</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$189,927)</b>		<b>(\$62,730)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$189,927</b>		<b>\$402,087</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$339,357</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$449,017	\$449,017	\$449,017	\$0
INTEREST	\$0	\$0	\$2,146	\$2,146
<b>TOTAL REVENUES</b>	<b>\$449,017</b>	<b>\$449,017</b>	<b>\$451,163</b>	<b>\$2,146</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$77,075	\$70,652	\$80,485	(\$9,833)
<b>TOTAL EXPENDITURES</b>	<b>\$77,075</b>	<b>\$70,652</b>	<b>\$80,485</b>	<b>(\$9,833)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$371,942</b>		<b>\$370,678</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$371,942</b>		<b>\$370,678</b>	



# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$304,295	\$2,495
INTEREST	\$0	\$0	\$19	\$19
<b>TOTAL REVENUES</b>	<b>\$301,800</b>	<b>\$301,800</b>	<b>\$304,313</b>	<b>\$2,513</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$297,025</b>	<b>\$297,025</b>	<b>\$297,025</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$111	\$111
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$111</b>	<b>\$111</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,775</b>		<b>\$7,400</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$212,908</b>		<b>\$366,032</b>	
<b>FUND BALANCE - Ending</b>	<b>\$217,683</b>		<b>\$373,431</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$899,894	\$899,894	\$905,619	\$5,725
INTEREST	\$0	\$0	\$48	\$48
<b>TOTAL REVENUES</b>	<b>\$899,894</b>	<b>\$899,894</b>	<b>\$905,668</b>	<b>\$5,774</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$900,438</b>	<b>\$900,438</b>	<b>\$900,438</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$45	\$45
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45</b>	<b>\$45</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$544)</b>		<b>\$5,275</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$341,611</b>		<b>\$797,843</b>	
<b>FUND BALANCE - Ending</b>	<b>\$341,067</b>		<b>\$803,118</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$393,776	\$393,776	\$396,909	\$3,133
ASSESSMENTS - DIRECT BILLED	\$308,787	\$308,787	\$308,787	\$0
INTEREST	\$0	\$0	\$43	\$43
<b>TOTAL REVENUES</b>	<b>\$702,563</b>	<b>\$702,563</b>	<b>\$705,740</b>	<b>\$3,177</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$699,925</b>	<b>\$699,925</b>	<b>\$699,925</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$16)	\$16
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$16)</b>	<b>\$16</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$2,638</b>		<b>\$5,799</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$484,358</b>		<b>\$835,486</b>	
<b>FUND BALANCE - Ending</b>	<b>\$486,996</b>		<b>\$841,285</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### CAPITAL PROJECTS FUND

### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITUR ES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$111)	\$111
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$111)</b>	<b>\$111</b>
<b>EXCESS REVENUES (EXPENDITUR ES)</b>	<b>\$0</b>		<b>(\$111)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$111</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$0</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$45)	\$45
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$45)</b>	<b>\$45</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$45)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$45</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$0</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$327	\$327
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$327</b>	<b>\$327</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,585	(\$5,585)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,585</b>	<b>(\$5,585)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$16	\$16
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16</b>	<b>\$16</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,242)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,153,607</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,148,366</b>	

## STONEYBROOK SOUTH AT CHAMPIONSGATE

### Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$70,145	\$577,908	\$15,073	\$53,218	\$8,635	\$53,609	\$10,638	\$32,842	\$0	\$17	\$0	\$732,086
ASSESSMENTS - DIRECT BILLED	\$0	\$128,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,570
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$198,715</b>	<b>\$577,908</b>	<b>\$15,073</b>	<b>\$53,218</b>	<b>\$8,635</b>	<b>\$53,609</b>	<b>\$10,638</b>	<b>\$32,842</b>	<b>\$0</b>	<b>\$17</b>	<b>\$0</b>	<b>\$860,656</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$400	\$31	\$0	\$0	\$400	\$400	\$400	\$0	\$0	\$0	\$1,000	\$0	\$3,000
FICA EXPENSE	\$31	\$31	\$0	\$0	\$31	\$31	\$31	\$0	\$0	\$0	\$77	\$0	\$230
ENGINEERING	\$190	\$285	\$0	\$0	\$760	\$285	\$0	\$2,190	\$4,110	\$0	\$415	\$0	\$8,235
ATTORNEY	\$574	\$904	\$0	\$650	\$798	\$2,527	\$1,410	\$7,667	\$17,25	\$636	\$241	\$0	\$12,942
DISSEMINATION	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$0	\$10,083
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	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$865
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
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	\$25	\$0	\$138
INSURANCE	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
PRINTING & BINDING	\$20	\$38	\$0	\$0	\$0	\$11	\$66	\$86	\$4	\$0	\$68	\$0	\$295
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$1,109	\$223	\$223	\$211	\$0	\$590	\$0	\$0	\$2,133
OTHER CURRENT CHARGES	\$40	\$35	\$47	\$39	\$38	\$31	\$39	\$39	\$39	\$47	\$39	\$0	\$434
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$4
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
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$13,750
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	\$1,439	\$142	\$1,185	\$0	\$3,828
STREET LIGHTING	\$6,099	\$5,475	\$4,234	\$4,798	\$9,480	\$7,192	\$6,564	\$6,565	\$8,364	\$6,566	\$6,566	\$0	\$71,792
WATER & SEWER	\$9,180	\$6,785	\$11,173	\$3,579	\$5,416	\$2,372	\$2,372	\$3,658	\$6,227	\$6,791	\$7,681	\$0	\$68,282
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$191,005
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$550	\$6,515	\$0	\$8,215
IRRIGATION REPAIRS	\$1,895	\$0	\$2,901	\$2,730	\$1,003	\$1,663	\$1,481	\$0	\$2,160	\$0	\$0	\$0	\$13,883
LAKE MAINTENANCE	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$404	\$404	\$0	\$4,273
MITIGATION MONITORING & MAINTENANCE	\$3,475	\$555	\$555	\$555	\$1,430	\$1,555	\$1,555	\$1,430	\$555	\$1,430	\$555	\$0	\$13,325
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
<b>TOTAL EXPENDITURES</b>	<b>\$61,342</b>	<b>\$42,194</b>	<b>\$491,128</b>	<b>\$35,868</b>	<b>\$45,729</b>	<b>\$43,783</b>	<b>\$37,272</b>	<b>\$45,307</b>	<b>\$52,222</b>	<b>\$39,946</b>	<b>\$47,365</b>	<b>\$0</b>	<b>\$943,385</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$61,342)</b>	<b>\$156,520</b>	<b>\$86,780</b>	<b>(\$20,795)</b>	<b>\$6,489</b>	<b>(\$35,148)</b>	<b>(\$16,662)</b>	<b>(\$34,666)</b>	<b>(\$19,380)</b>	<b>(\$39,946)</b>	<b>(\$47,348)</b>	<b>\$0</b>	<b>(\$62,730)</b>

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

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

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

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





**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2020**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2022</b>				
8/12/22	3	Hamilton Engineering & Surveying, LLC	Invoice #67109 - Preparation of reimbursement CR#2	\$ 2,010.00
8/12/22	4	Hamilton Engineering & Surveying, LLC	Invoice #67390 - Preparation of reimbursement CR#2	\$ 1,000.00
<b>TOTAL</b>				<b>\$ 3,010.00</b>
<b>Fiscal Year 2022</b>				
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
8/1/22		Interest		\$ 30.38
8/2/22		Transfer from Reserve		\$ 1.49
<b>TOTAL</b>				<b>\$ 343.37</b>
<b>Acquisition/Construction Fund at 9/30/21</b>				<b>\$ 7,153,607.22</b>
<b>Interest Earned thru 8/31/22</b>				<b>\$ 343.37</b>
<b>Requisitions Paid thru 8/31/22</b>				<b>\$ (3,010.00)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 7,150,940.59</b>