

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*December 5, 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

November 28, 2022

Board of Supervisors  
Stoneybrook South at ChampionsGate  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, December 5, 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 November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2022 Landowners' Meeting
4. Ratification of Series 2020 Requisition #8
5. Discussion of RFP for Landscape Maintenance
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, November 7, 2022 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Logan Lantrip	Assistant Secretary
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint: I do need to administer the oath of office to Mr. Morgan who was just reelected. Adam, as a citizen to the State of Florida and of the United States of America, and as an Officer of the Stoneybrook South at ChampionsGate CDD, do you hereby solemnly swear and affirm that you will support the Constitution of the United States and the State of Florida?

Mr. Morgan: I do.

Mr. Flint: Thank you.

**B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of Landowners' Election**

Mr. Flint: Next is Resolution 2023-02 canvassing and certifying the results of the Landowner election. The Board sits as the canvassing Board for purposes of certifying the election results. Just prior to the Board meeting we had the last Landowner election for Stoneybrook South at ChampionsGate. Mr. Morgan was elected with 500 votes and will serve a four-year term. Any questions on the resolution? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-02 Canvassing and Certifying the Results of Landowners' Election, was approved.

**C. Election of Officers**

Mr. Flint: After each election, the statute requires that you elect officers.

**D. Consideration of Resolution 2023-03 Electing Officers**

Mr. Flint: Currently Mr. Morgan is Chairman, Mr. Bonin is Vice Chair, and the other three Board members are Assistant Secretaries. I am Secretary, Jill Burns is Treasurer, and Katie Costa is Assistant Treasurer.

Mr. Morgan: I would like to make it the same, please.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-03 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 3, 2022 Meeting**

Mr. Flint: Next is approval of minutes from the October 3, 2022 meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: It all looks good. I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the October 3, 2022 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2020 Requisition #7  
& Consideration of Series 2020 Requisition #5**

Ms. Trucco: Next is ratification of Series 2020 Requisition #7 and the consideration of the Series 2020 Requisition #5. The Requisition #7 is for Hamilton Engineering and Requisition #5 is to reimburse Lennar Homes, LLC for acquisition of construction. Any questions on #7 or #5?

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Ratifying Series 2020 Requisition #7 & Approving Series 2020 Requisition #5, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger,  
Toombs, Elam, Gaines and Frank to  
Provide Auditing Services for the Fiscal  
Year 2022**

Mr. Flint: Next is the agreement with Berger, Toombs, Elam, Gaines and Frank to perform the District's annual independent audit. They were selected by the Board as the District's independent auditor. This is for the audit for Fiscal Year 2022. It looks like there is a typo in their price. I think it is supposed to be \$3,375.

Mr. Morgan: I will make a motion to approve based on correction of the typo.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines, and Frank to Provide Auditing Services for the Fiscal Year 2022, was approved.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Flint: Next is the Landscape Maintenance Agreement with Down to Earth, as we discussed in the previous meeting, Down to Earth has come forward with a request for a 20% increase in their contract. We would recommend the Board approve this agreement but authorize us to go out to bid for landscape maintenance services.

Mr. Morgan: The same as we have already discussed, Rob. Are you good?

Mr. Bonin: How long have we known about this?

Mr. Flint: A week or two.

Mr. Scheerer: Yes, right before the agendas went out, they sent this to me via email and I sent it right over to George. I had a conversation with the CEO, Tom Lazzaro, and I told him that it would have been best if they had just held their price for at least 12 months because I have let them know that probably next year, we would be bidding them out at all the CDDs: ChampionsGate, Shingle Creek at Bronson, and anywhere else that we had them. Again, they agreed to hold their price for the month of October at the old rate for now.

Mr. Morgan: Basically, the rate prior was around \$200 and now it is \$250? Is that what I am guessing at? \$250 includes the 20%, right?

Mr. Scheerer: Yes, the previous rate was about \$17,364.05 and then they added a 20% on to that.

Mr. Morgan: So, it went up \$3,000 per month?

Mr. Scheerer: Yes.

Mr. Morgan: Okay.

Ms. Barr: Do you think they are trying to get out?

Mr. Flint: No.

Mr. Flint: They are making a bad business decision is what they are doing.

Mr. Scheerer: Yes, really bad. I made it clear in my conversation with them that this was not a good business decision. This is not the way you do work.

Mr. Flint: All you have to do is drive through the community and see their performance.

Mr. Bonin: Do you have the same map?

Mr. Scheerer: Not with me, I don't have any other maps with me.

Mr. Bonin: Can you shoot it to me?

Mr. Scheerer: Yes sir.

Mr. Bonin: What about RFP?

Mr. Scheerer: This is over the bid threshold, so we would have to do a formal advertisement in the paper, like George talked about earlier, 30 days in the paper.

Mr. Bonin: What is the bid threshold?

Mr. Flint: \$200,000. The last time we bid it out we bid it jointly with Lennar for the club, and with the HOAs we did a joint bid. I thought it worked pretty well, that process. I am not sure with the turnover of some of the HOAs and then some of them in the process of turnover. There are different management companies now; there is not just one.

Ms. Barr: Really the country club is all we have to worry about.

Mr. Flint: Okay. If we can get first residential on the country club on Board. I think they have extended to the end of the year. Did you say that they had extended it to the end of the current year?

Mr. Scheerer: Yes, the first service said that they had extended them through the end of the year, December 31, but there is also a new proposal from Down to Earth to extend it beyond that and I guess they have got another company that they received a quote or quotes from that I'm not agreeing to.

Mr. Bonin: What is the rule on the threshold? You don't know you are over \$200,000 until you bid it out, right? \$17,000 a month is \$204,000.

Mr. Flint: If you think that you are going to be over then the safe course of action is to do the formal process because if you end up being over, you are going to have to go back and have to redo it.

Ms. Barr: There are going to be higher bids too, for sure.

Mr. Flint: Yes, the price is going to go up.

Mr. Scheerer: We still have additional areas on X Tract, Fox North, and Westside Boulevard that aren't included in that.

Mr. Bonin: What's the rule? If you bid it out and you get two bids under \$200,000 and four bids over \$200,000, what do you do?

Mr. Flint: If the contract that you enter into is less than \$200,000, then you don't have to do the formal bid. We are not bidding it out solely on the price.

Mr. Bonin: What?

Mr. Flint: We are not bidding it out solely on price and we don't know where they are going to come in. They could all be over \$200,000, some could be below, and some could be above.

Ms. Barr: Will this be based on the current contract price?

Mr. Flint: No, it is on the bid coming in.

Mr. Scheerer: The ideal time when I talked to Down to Earth was next year, but this was before any of this materialized because we would do it in April, right? This way when we adopt our proposed budget in May, we already know what that number is going to be and then the final

budget in August and the contract would start October 1<sup>st</sup>, but this came in about 10 days or 14 days ago. The plan was already to bid them next year.

Mr. Morgan: My recommendation is to approve, so that we don't get the situation where we're in a gap like the other one and then make a motion to approve based on the fact that we are going to issue RFPs.

Mr. Bonin: When will the RFPs be ready to go out?

Mr. Flint: Our goal would be to get them back before the end of the calendar year. We want it on the street 30-days.

Mr. Bonin: Could we get this out to bid in the next two weeks?

Mr. Flint: Yes, if we are bidding it on our own, we can do that. The question would be the other parties, if we are going to do a joint bid, how much that might delay.

Mr. Morgan: At this point, is it wise to keep a joint venture or should we move off on our own?

Mr. Flint: In an ideal world, it would be because we've got a lot of areas that are right next to each other and if you don't have the same cut the same day each week, there are going to be arguments.

Ms. Barr: We can coordinate easily with you guys, that is not a problem.

Mr. Morgan: We can get them on board pretty quick?

Ms. Barr: 100%.

Mr. Flint: We can use the document we used last time, but we would have to modify the maps and the cost tables to add the additional areas.

Mr. Morgan: Let's go for it, Rob.

Mr. Bonin: Bid it out?

Mr. Morgan: We are going to approve this budget based on issuing an RFP.

Mr. Bonin: A public RFP or a non-public RFP?

Mr. Flint: I think we need to do public.

Mr. Bonin: That is what I am saying, can that get out in two weeks?

Mr. Flint: Yes, we have to write a notice in the paper, so there is some lead time on that, but that is a few days. Without the 20% increase, I would be recommending we bid it out because of their performance. You just have to drive through the community, and we have been beating up

on them, meeting with their owners, and it has not resulted in any improvement in their performance.

Mr. Bonin: All of Fox property, Cherry Lake installed that. Is Cherry Lake doing the boulevard, westside?

Mr. Morgan: Yes.

Mr. Flint: It might be an ideal candidate to bid on it, if they think they can handle the size. We could break it up also, if need be. We can structure it so that we can break it up.

Mr. Bichard: I would think that we would need to, like whoever the new company is, we would need to chunk it out to them. Think about how big this place is.

Mr. Bonin: On the HOA side, Michelle, are we getting close from Cherry Lake for maintenance?

Ms. Barr: We have not put it out to bid yet on the HOA side. You mean for the one-year maintenance on the installs?

Mr. Bonin: Yes.

Ms. Barr: No, we haven't started that yet.

Mr. Bichard: We are trying to, whoever the installer is in a new area, take Fox North for instance, Cherry Lake has the contractor install it, then we want Cherry Lake to have the first year to eliminate the warranty gap.

Mr. Scheerer: That makes it easy and then we don't have to include it in the RFP notice.

Mr. Flint: We may end up being below.

Mr. Scheerer: No, we won't be.

Mr. Flint: Okay.

Mr. Scheerer: We are already over \$200,000 right now.

Mr. Flint: Without it?

Mr. Scheerer: Yes, we are \$204,000, like Rob says.

Mr. Bonin: The HOA side, we can do whatever we want.

Mr. Morgan: Alright, I will make a motion to approve based on the issuance of the RFP.

<p>On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Landscape Maintenance Agreement with Down to Earth Landscape, was approved.</p>
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**EIGHTH ORDER OF BUSINESS****Consideration of Conveyance of Real Property and Improvements**

- A. Resolution 2023-04 – from Lennar Homes (Stoneybrook South North Parcel – Phase 5 Plat and Fox North Plat)**
- B. Resolution 2023-05 – from Len-CG South (Stoneybrook South Phase 3 Plat and Tract X Plat)**

Mr. Flint: Conveyance of real property, Kristen?

Ms. Trucco: Absolutely, in your agendas are two resolutions, 2023-04 and 2023-05. I'll introduce these together because the documents attached in the resolutions are identical except for a few differences including that in 2023-04, this is for the conveyance of real property and improvements from Lennar Homes, LLC to the District for Stoneybrook South north parcel Phase 5 plat and for the Fox North plat. For Resolution 2023-05 we have the conveyance of real property improvements from Len-CG South, LLC to the District and that is for Stoneybrook South Phase 3 plat and the Tract X plat. The conveyance documents are attached to the resolutions. Again, they are the same for each, just those differences of the grantor in these specific tracts where we have a special warranty deed that transfers the real property from the developer to the District. Then, we have a bill of sale, which transfers the infrastructure improvements. Following that, we have our agreement regarding taxes and our owner's affidavit, which are certifications from the developer so that there are no outstanding taxes or incumbrances on the real property improvements that would hinder the ability of the District to own and maintain them. Following them, we have the certificate of the District engineer, this is a requirement under the initial bond documents for the District including the Acquisition Agreement and this is just a certification from the District engineer that this conveyance was in accordance with the original development plans for the CDD and including the recorded plat and that all of the improvements have been constructed up to the District's standards for acceptance and ownership of those. If you have any questions, I can take them now. I would say that we are looking for a motion to approve these resolutions in substantially final form since I am still waiting for the District engineer. Once I get that back, I can proceed with recording those.

Mr. Morgan: Can we make a motion to approve both at the same time.

Ms. Trucco: That is fine.

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-04 from Lennar Homes and Resolution 2023-05 from Len-CG South, was approved.

Mr. Morgan: Thank you, Kristen.

**NINTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

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

Ms. Trucco: I think that this wraps it up. I have been emailing with Gary about the remaining tracts that still need to come to the CDD, so I think this is it.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Anything else, Kristen?

Ms. Trucco: That's it from me, thank you.

**B. Engineer**

Mr. Flint: Amanda, anything?

Ms. Udstad: No.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register for the general fund and Board compensation totaling \$29,208. 56. Any questions on the check register?

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 September 30<sup>th</sup>. If there are any questions, we can discuss those.

Mr. Morgan: We have \$9,000 left in the construction fund? Am I reading that right?

Mr. Flint: It says negative \$9,000.

Mr. Morgan: Negative \$9,000?

Mr. Flint: I need to find out why we have a negative \$9,000.

Mr. Morgan: There is no action required on that, right?

Mr. Flint: Yes, and there is no money left.

Mr. Morgan: No money left, okay.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business or Supervisor's request?

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was adjourned.
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On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, rescinding the adjournment, was approved.
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Mr. Flint: We'll reconsider the adjournment of the Stoneybrook South at ChampionsGate Board meeting. We will rescind the motion to adjourn the meeting and we've got a proposal from Alan to repair a miter dam on one of our dry ponds. Barry, if you want to present that.

Mr. Bichard: In the repairs in the Tract K pond, we have a proposal from Cordero Services dated October 26<sup>th</sup> in the amount of \$15,370. It appears to be a complete bid. We are recommending approval to move forward with Cordero.

Mr. Morgan: Did we have any other responses?

Mr. Scheerer: We did, but they were higher.

Mr. Morgan: Barry, you and Alan, do you all think this is the one to go with?

Mr. Scheerer: Yes.

Mr. Bichard: We agree, yes.

Mr. Morgan: Rob, you good?

Mr. Bonin: Yes.

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Cordero Proposal, was approved.
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Mr. Flint: Now is there a motion to adjourn?

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was readjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of health care, where cultural differences can significantly impact patient outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants and the data collection methods. The researchers used a combination of qualitative and quantitative approaches to gather data. This allowed them to explore the cultural beliefs and practices of the participants in depth while also measuring specific variables.

The results of the study are presented in the third part of the paper. They show that there are significant differences in health beliefs and practices between the different cultural groups. These findings have important implications for the development of culturally appropriate health care interventions.

In conclusion, the paper emphasizes the importance of cultural competence in health care. It argues that health care providers must be able to understand and respect the cultural differences of their patients in order to provide the best possible care. The study provides valuable insights into the cultural beliefs and practices of the participants, which can be used to inform the development of culturally appropriate health care interventions.

MINUTES OF MEETING  
STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Stoneybrook South at ChampionsGate Community Development District was held Monday, November 7, 2022 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present were:

Adam Morgan  
George Flint

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Mr. Flint noted that he had been provided with a Landowner proxy naming Adam Morgan as the proxy holder for Len-CG South, LLC. It has been signed by Mark McDonald, an authorized officer of Len-CG South, LLC and represents 606 votes and 85.28 acres.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. Flint called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Mr. Flint was elected as Chairperson to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisor (1)**

Mr. Flint noted that he had been provided a ballot for Mr. Morgan as the proxy holder electing himself with 500 votes. He asked if there were any other nominations. Hearing none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Flint stated that Mr. Morgan cast 500 votes for himself.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots and Announcement of Results**

Mr. Flint noted that Mr. Morgan would serve a four year term.

**SEVENTH ORDER OF BUSINESS**

**Landowner's Questions and Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

## SECTION IV

**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: **8**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:  
**Hamilton Engineering & Surveying, LLC.**
- (D) Amount Payable: **\$975.00**
- (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 #68447 – Review of reimbursement req.#5 to Lennar. – Sept./Oct.22**
- (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: Adam Morgan  
Responsible Officer

Date: 11/17/2022 | 1:38 PM PST

#### 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.

David Reid  
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

November 7, 2022

Project No: 53670.0003

Invoice No: 68447

Project Manager: David Reid

Project 53670.0003 SBS at CG CDD Construction 2020

**Professional Services for the Period: September 25, 2022 to October 29, 2022**

Phase 030B Reports

### Professional Personnel

			Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP						
Reid, David	9/27/2022		1.00	190.00	190.00	
reimbursment review						
Reid, David	10/4/2022		1.00	190.00	190.00	
CR#5 edits						
Reid, David	10/7/2022		2.50	190.00	475.00	
CR#5 final review and edits						
Constr Admin Director						
Udstad, Amanda	10/10/2022		1.00	120.00	120.00	
Requisition #5						
Totals			5.50		975.00	
<b>Total Labor</b>						<b>975.00</b>
<b>Total for this Section:</b>						<b>\$975.00</b>
<b>TOTAL DUE THIS INVOICE:</b>						<b>\$975.00</b>

### Billed-to-Date

	Current	Prior	Total
Labor	975.00	15,205.00	16,180.00
<b>Totals</b>	<b>975.00</b>	<b>15,205.00</b>	<b>16,180.00</b>

## 2:43:55 PM

## SECTION VII

# SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Checks

November 1, 2022 to November 28, 2022

Bank	Date	Check #	Amount
General Fund	11/3/22	503-506	\$ 14,508.28
	11/9/22	507-511	\$ 6,580.26
	11/17/22	512-517	\$ 9,715.92
			<hr/> \$ 30,804.46
Payroll Fund	<u>September/October 2022</u>		
	Barry Richard	50029	\$ 369.40
			<hr/> \$ 369.40
	<u>November 2022</u>		
	Adam Morgan	50030	\$ 184.70
	Barry Richard	50031	\$ 184.70
	Jarred Cornell	50032	\$ 184.70
	Logan Lantrip	50033	\$ 184.70
	Patrick Bonin Jr.	50034	\$ 184.70
			<hr/> \$ 923.50
			<hr/> <b>\$ 32,097.36</b>

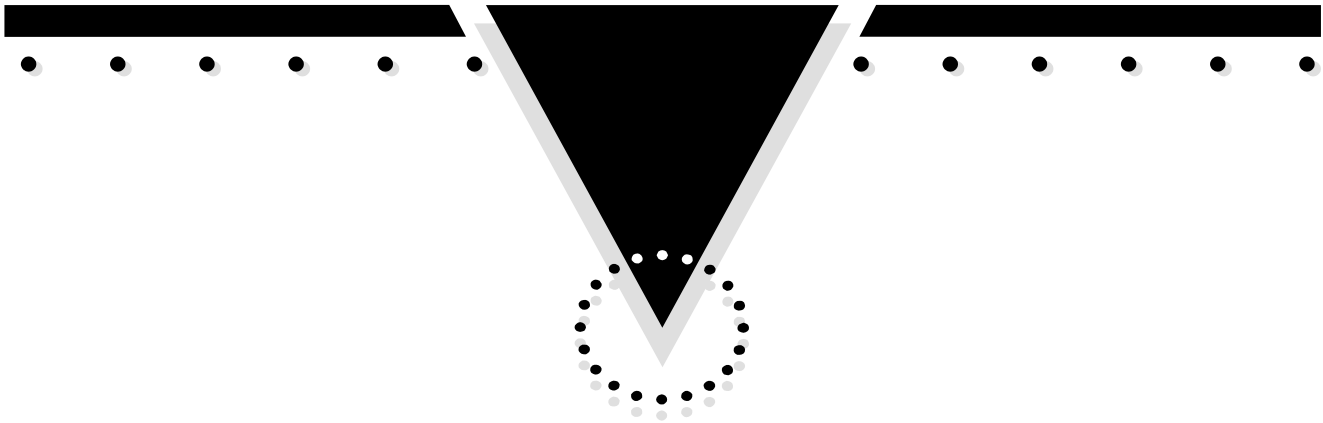
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/03/22	00024	10/24/22 170221	202210 320-53800-47100		*	1,600.00	
			ANNUAL MITIGATION REPORT	BIO-TECH CONSULTING, INC.			1,600.00 000503
11/03/22	00011	11/01/22 11012022	202211 300-20700-10000		*	2,444.53	
			FY22 DEBT SRVCS SER2017	STONEYBROOK SOUTH AT CHAMPIONSGATE			2,444.53 000504
11/03/22	00011	11/01/22 11012022	202211 300-20700-10100		*	7,275.21	
			FY22 DEBT SRVCS SER2019	STONEYBROOK SOUTH AT CHAMPIONSGATE			7,275.21 000505
11/03/22	00011	11/01/22 11012022	202211 300-20700-10200		*	3,188.54	
			FY22 DEBT SRVCS SER2020	STONEYBROOK SOUTH AT CHAMPIONSGATE			3,188.54 000506
11/09/22	00001	11/01/22 144	202211 310-51300-34000		*	3,062.50	
			MANAGEMENT FEES NOV22		*	66.67	
		11/01/22 144	202211 310-51300-35200		*	108.33	
			WEBSITE ADMIN NOV22		*	875.00	
		11/01/22 144	202211 310-51300-35100		*	.33	
			INFORMATION TECH NOV22		*	4.13	
		11/01/22 144	202211 310-51300-31300		*	3.30	
			DISSEMINATION FEE NOV22		*	1,312.50	
		11/01/22 144	202211 310-51300-51000		*		
			OFFICE SUPPLIES		*		
		11/01/22 144	202211 310-51300-42000		*		
			POSTAGE		*		
		11/01/22 144	202211 310-51300-42500		*		
			COPIES		*		
		11/01/22 145	202211 320-53800-12000		*		
			FIELD MANAGEMENT NOV22	GOVERNMENTAL MANAGEMENT SERVICES			5,432.76 000507
11/09/22	00027	11/01/22 20222271	202211 320-53800-47100		*	555.00	
			WATER MGMT TREATMNT NOV22	AMERICAN ECOSYSTEMS, INC.			555.00 000508
11/09/22	00025	11/04/22 R302527-	202211 310-51300-49100		*	1.10	
			PROPERTY TAXES 2022 WC07		*	1.61	
		11/04/22 R302527-	202211 310-51300-49100		*	1.40	
			PROPERTY TAXES 2022 WC10		*	1.18	
		11/04/22 R312527-	202211 310-51300-49100		*		
			PROPERTY TAXES 2022 0000				
		11/04/22 R312527-	202211 310-51300-49100		*		
			PROPERTY TAXES 2022 WC10				

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/04/22	R312527- 202211 310-51300-49100 PROPERTY TAXES 2022 WC20		*	2.35	
		11/04/22	R312527- 202211 310-51300-49100 PROPERTY TAXES 2022 WC30		*	4.87	
		11/04/22	R312527- 202211 310-51300-49100 PROPERTY TAXES 2022 WC40		*	.99	
				BRUCE VICKERS, TAX COLLECTOR			13.50 000509
11/09/22	00006	10/03/22	87247 202210 310-51300-54000 SPECIAL DISTRICT FEE-FY23		*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000510
11/09/22	00022	11/01/22	47309B 202211 320-53800-47000 MTHLY WATER MGMT NOV22		*	404.00	
				THE LAKE DOCTORS, INC.			404.00 000511
11/17/22	00015	10/03/22	68190 202209 310-51300-31100 CREATE MAINT MAPS/CDD MTG		*	328.86	
		11/07/22	68448 202209 310-51300-31100 PREP MAINT MAP/AGENDAS		*	1,540.00	
		11/07/22	68448A 202210 310-51300-31100 MAINT MAPS/CDD MTG/HURRIC		*	1,345.00	
				HAMILTON ENGINEERING & SURVEYING			3,213.86 000512
11/17/22	00002	11/10/22	106663 202210 310-51300-31500 REQ.5 LENNAR/TRACT/PH5PLT		*	2,396.00	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,396.00 000513
11/17/22	00003	10/24/22	62635559 202210 310-51300-48000 NOT.OF LANDOWNER 11/07/22		*	789.52	
				ORLANDO SENTINEL			789.52 000514
11/17/22	00011	11/17/22	11172022 202211 300-20700-10000 FY23 DEBT SRVC SER2017		*	528.87	
				STONEYBROOK SOUTH AT CHAMPIONSGATE			528.87 000515
11/17/22	00011	11/17/22	11172022 202211 300-20700-10100 FY23 DEBT SRVC SER2019		*	1,576.48	
				STONEYBROOK SOUTH AT CHAMPIONSGATE			1,576.48 000516
11/17/22	00011	11/17/22	11172022 202211 300-20700-10200 FY23 DEBT SRVC SER2020		*	1,211.19	
				STONEYBROOK SOUTH AT CHAMPIONSGATE			1,211.19 000517
				TOTAL FOR BANK A		30,804.46	
				SSCG STONEYSCG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						30,804.46	

## SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**October 31, 2022**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

October 31, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<b><u>ASSETS:</u></b>					
CASH	\$241,298	\$19,520	---	---	\$260,818
DEPOSITS	\$16,000	---	---	---	\$16,000
ASSESSMENT RECEIVABLE	\$6,042	---	\$12,908	---	\$18,950
STATE BOARD OF ADMINISTRATION	---	\$352,855	---	---	\$352,855
<b><u>INVESTMENTS</u></b>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$223,127	---	\$223,127
PREPAYMENT	---	---	\$111	---	\$111
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$361,109	---	\$361,109
PREPAYMENT	---	---	\$45	---	\$45
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$502,244	---	\$502,244
CONSTRUCTION	---	---	---	\$7,159,819	\$7,159,819
<b>TOTAL ASSETS</b>	<b>\$263,340</b>	<b>\$372,374</b>	<b>\$2,051,517</b>	<b>\$7,159,819</b>	<b>\$9,847,050</b>
<b><u>LIABILITIES:</u></b>					
ACCOUNTS PAYABLE	\$8,174	---	---	\$7,160,794	\$7,168,968
<b><u>FUND EQUITY:</u></b>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$376,583	---	\$376,583
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$818,377	---	\$818,377
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$856,558	---	\$856,558
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	(\$975)	(\$975)
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$239,166	\$372,374	---	---	\$611,540
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$263,340</b>	<b>\$372,374</b>	<b>\$2,051,517</b>	<b>\$7,159,819</b>	<b>\$9,847,050</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$1,032,243	\$0	\$0	\$0
ASSESSMENTS - DIRECT BILLED	\$7,995	\$7,995	\$7,995	\$0
<b>TOTAL REVENUES</b>	<b>\$1,040,238</b>	<b>\$7,995</b>	<b>\$7,995</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$1,000	\$800	\$200
FICA EXPENSE	\$918	\$77	\$61	\$15
ENGINEERING	\$12,000	\$1,000	\$1,345	(\$345)
ATTORNEY	\$25,000	\$2,083	\$2,396	(\$313)
DISSEMINATION	\$14,000	\$1,167	\$875	\$292
ARBITRAGE	\$1,350	\$0	\$0	\$0
ANNUAL AUDIT	\$5,675	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$17,240	\$0	\$0	\$0
MANAGEMENT FEES	\$36,750	\$3,063	\$3,063	\$0
INFORMATION TECHNOLOGY	\$1,300	\$108	\$108	\$0
WEBSITE MAINTENANCE	\$800	\$67	\$67	(\$0)
TELEPHONE	\$300	\$25	\$0	\$25
POSTAGE	\$1,000	\$83	\$24	\$60
INSURANCE	\$6,700	\$6,700	\$5,988	\$712
PRINTING & BINDING	\$1,000	\$83	\$10	\$73
LEGAL ADVERTISING	\$2,500	\$208	\$790	(\$581)
OTHER CURRENT CHARGES	\$1,000	\$83	\$39	\$44
OFFICE SUPPLIES	\$625	\$52	\$0	\$52
PROPERTY APPRAISER	\$600	\$0	\$0	\$0
PROPERTY TAXES	\$350	\$0	\$0	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,750	\$1,313	\$1,313	\$0
PROPERTY INSURANCE	\$6,800	\$6,800	\$6,619	\$181
ELECTRIC	\$39,600	\$3,300	\$1,779	\$1,522
STREETLIGHTING	\$123,400	\$10,283	\$6,566	\$3,717
WATER & SEWER	\$94,500	\$7,875	\$6,918	\$957
LANDSCAPE MAINTENANCE	\$264,377	\$22,031	\$0	\$22,031
LANDSCAPE CONTINGENCY	\$15,000	\$1,250	\$0	\$1,250
IRRIGATION REPAIRS	\$20,000	\$1,667	\$0	\$1,667
LAKE MAINTENANCE	\$7,020	\$585	\$404	\$181
MITIGATION MONITORING & MAINTENANCE	\$13,760	\$1,147	\$2,155	(\$1,008)
CONTINGENCY	\$5,000	\$417	\$0	\$417
REPAIRS & MAINTENANCE	\$10,000	\$833	\$0	\$833
TRANSFER OUT - CAPITAL RESERVE	\$278,748	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,040,238</b>	<b>\$78,475</b>	<b>\$46,494</b>	<b>\$31,981</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$38,499)</b>	<b>\$0</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$293,665</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$255,166</b>	<b>\$0</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$278,748	\$0	\$0	\$0
INTEREST	\$750	\$63	\$942	\$879
<b>TOTAL REVENUES</b>	<b>\$279,498</b>	<b>\$63</b>	<b>\$942</b>	<b>\$879</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$127,341	\$10,612	\$0	\$10,612
<b>TOTAL EXPENDITURES</b>	<b>\$127,341</b>	<b>\$10,612</b>	<b>\$0</b>	<b>\$10,612</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$152,157</b>		<b>\$942</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$337,632</b>		<b>\$371,433</b>	
<b>FUND BALANCE - Ending</b>	<b>\$489,789</b>		<b>\$372,374</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### DEBT SERVICE FUND

##### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$0	\$0	\$0
INTEREST	\$0	\$0	\$461	\$461
<b>TOTAL REVENUES</b>	<b>\$301,800</b>	<b>\$0</b>	<b>\$461</b>	<b>\$461</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$102,725	\$0	\$0	\$0
PRINCIPAL - 12/15	\$95,000	\$0	\$0	\$0
INTEREST - 6/15	\$101,063	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$298,788</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,013</b>		<b>\$461</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$222,524</b>		<b>\$376,122</b>	
<b>FUND BALANCE - Ending</b>	<b>\$225,537</b>		<b>\$376,583</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$893,432	\$0	\$0	\$0
ASSESSMENTS - DIRECT BILLED	\$6,463	\$6,463	\$6,463	\$0
INTEREST	\$0	\$0	\$991	\$991
<b>TOTAL REVENUES</b>	<b>\$899,894</b>	<b>\$6,463</b>	<b>\$7,453</b>	<b>\$991</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$310,494	\$0	\$0	\$0
PRINCIPAL - 6/15	\$280,000	\$0	\$0	\$0
INTEREST - 6/15	\$310,494	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$900,988</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,094)</b>		<b>\$7,453</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$353,152</b>		<b>\$810,923</b>	
<b>FUND BALANCE - Ending</b>	<b>\$352,059</b>		<b>\$818,377</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

#### DEBT SERVICE FUND

##### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$691,407	\$0	\$0	\$0
ASSESSMENTS - DIRECT BILLED	\$11,156	\$11,156	\$11,156	\$0
INTEREST	\$0	\$0	\$1,038	\$1,038
<b>TOTAL REVENUES</b>	<b>\$702,563</b>	<b>\$11,156</b>	<b>\$12,194</b>	<b>\$1,038</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$215,806	\$0	\$0	\$0
PRINCIPAL - 12/15	\$270,000	\$0	\$0	\$0
INTEREST - 6/15	\$212,431	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$698,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$433)	\$433
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$433)</b>	<b>\$433</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,326</b>		<b>\$11,761</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$490,151</b>		<b>\$844,797</b>	
<b>FUND BALANCE - Ending</b>	<b>\$494,477</b>		<b>\$856,558</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### CAPITAL PROJECTS FUND

### Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$8,822	\$8,822
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,822</b>	<b>\$8,822</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$785	(\$785)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$785</b>	<b>(\$785)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$433	\$433
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$433</b>	<b>\$433</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$8,470</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$9,445)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$975)</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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENTS - DIRECT BILLED	\$7,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,995
<b>TOTAL REVENUES</b>	<b>\$7,995</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,995</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$1,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,345
ATTORNEY	\$2,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,396
DISSEMINATION	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,063
INFORMATION TECHNOLOGY	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108
WEBSITE MAINTENANCE	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
INSURANCE	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
PRINTING & BINDING	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
LEGAL ADVERTISING	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790
OTHER CURRENT CHARGES	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313
PROPERTY INSURANCE	\$6,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,619
ELECTRIC	\$1,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,779
STREETLIGHTING	\$6,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,566
WATER & SEWER	\$6,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,918
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404
MITIGATION MONITORING & MAINTENANCE	\$2,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,155
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$46,494</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,494</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$38,499)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$38,499)</b>

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

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

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

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

**STONEBROOK SOUTH AT CHAMPIONS GATE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2023**

**TAX COLLECTOR**

						GROSS ASSESSMENTS	\$	3,116,741	\$	1,102,521	\$	321,198	\$	957,436	\$	735,586
						NET ASSESSMENTS	\$	2,929,737	\$	1,036,369	\$	301,926	\$	899,990	\$	691,451
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED			GENERAL FUND 35.37%	2017 DEBT SERVICE 10.31%	2019 DEBT SERVICE 30.72%	2020 DEBT SERVICE 23.60%	TOTAL 100.00%			
11/18/22	ACH	\$ 5,533.78	\$ 297.15	\$ 104.73	\$ -	\$ 5,131.90	\$	1,815.37	\$ 528.87	\$ 1,576.48	\$ 1,211.19	\$ 5,131.90				
11/22/22	ACH	\$ 209,281.93	\$ 8,371.34	\$ 4,018.21	\$ -	\$ 196,892.38	\$	69,649.00	\$ 20,290.90	\$ 60,483.63	\$ 46,468.85	\$ 196,892.38				
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**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2020**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2023</b>				
10/13/22	6	Hamilton Engineering & Surveying, LLC	Invoice #67936 - Preparation of reimbursement CR#2	\$ 2,575.00
10/13/22	7	Hamilton Engineering & Surveying, LLC	Invoice #68200 - Preparation of Fox South reimbursement	\$ 2,750.00
<b>TOTAL</b>				<b>\$ 5,325.00</b>
<b>Fiscal Year 2023</b>				
10/3/22		Interest		\$ 8,822.13
10/4/22		Transfer from Reserve		\$ 432.89
<b>TOTAL</b>				<b>\$ 9,255.02</b>
Acquisition/Construction Fund at 9/30/22				\$ 7,155,888.88
Interest Earned thru 10/31/22				\$ 9,255.02
Requisitions Paid thru 10/31/22				\$ (5,325.00)
Remaining Acquisition/Construction Fund				<b>\$ 7,159,818.90</b>