

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

March 6, 2023

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 27, 2023

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, March 6, 2023 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 December 5, 2022
4. Consideration of Resolution 2023-06 Finalizing the Series 2023 Bonds
5. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Discussion of Proposals from Lake Fountains & Aeration, Inc. for Pond Fountain Installations
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for Series 2020 Bonds
8. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
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,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized, cursive-like script.

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, December 5, 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 <i>joined late</i>	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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2022 Landowners' Meeting

Mr. Flint: Next is approval of minutes from the November 7, 2022 Board of Supervisors Meeting and the November 7, 2022 Landowners' 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 November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2022 Landowners' Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Series 2020 Requisition #8

Mr. Flint: This is for Hamilton Engineering for \$975. Are there any questions on the requisition? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Series 2020 Requisition #8, was ratified.

FIFTH ORDER OF BUSINESS

Discussion of RFP for Landscape Maintenance

Mr. Flint: At the last meeting you approved the agreement with Down To Earth and authorized us to issue an RFP. We've been working on developing the maps and the cost tables for the RFP. We've also been communicating with the other entities that have landscape contracts. It doesn't look like we will be able to do a joint RFP with any of the associations, but the Stoneybrook South CDD did approve, just prior to this meeting, an issuing of an RFP jointly with this District. We will be working on a joint RFP with Stoneybrook South and Stoneybrook South at Championsgate CDDs.

Mr. Morgan: So we will have the same company over both entities.

Mr. Flint: Yes, over both CDDs. The HOAs, we can't really control what they're doing. And the country club HOA has already issued an RFP and are ready to make a selection on who they're going to use. We've got a pretty good handle on the map for Stoneybrook South, and we are working on the Stoneybrook South at Championsgate map. Once we get that map completed, then we can go ahead and get it on the street.

**Mr. Bonin joined the meeting at this time.*

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

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

Ms. Trucco: We just got signature pages back for the Phase 5 conveyances from Lennar, and it is partially from Lennar Homes and partially from Len-CG South. The Board has already approved it, and the Chairman has already signed those. We are just waiting for the District Engineer to sign the certificate, and then those Phase 5 conveyances will be recorded.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: The only other thing that we've been working on is requisition 5 for the Series 2020 bonds in the amount of \$7 million. The conveyances for Phase 5 of Lennar and Len-CG are associated with that requisition. We are just waiting for the District Engineer to sign off on the certificates, and once we get that we will record the documents once they are signed off. That should be in the next few days, it should be done before the next meeting.

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 from November 1st through the 28th for \$32,097.36. Any questions on the check register?

Mr. Morgan: Alan, we are paying the Lake Doctors and American Ecosystems?

Mr. Scheerer: Yes, Lake Doctors does the wet ponds and American Ecosystems does the grass.

Mr. Flint: Is there a motion to approve?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, was approved.
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ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31st. This is the first month in the new Fiscal Year 2023. If there are any questions, we can discuss those.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's request? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH 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 readjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2023 BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

WHEREAS, on April 11, 2022, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2022-08 authorizing, among other things, the issuance of not to exceed \$6,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2023 (the "Series 2023 Bonds") in the amount of \$4,450,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District Supplemental Engineer's Report for Fox North and Parcel B (Collectively the Series 2023 Assessment Area), dated March 7, 2022, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2023 Bonds (the "Series 2023 Assessment Area"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$13,294,304, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the Series 2023 Assessment Area was estimated at \$17,450,00 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for Series 2023 Assessment Area (Series 2023 Project), dated February 6, 2023 (the "Assessment Methodology"), the estimated total costs paid for by the Series 2023 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$4,235,000; and

WHEREAS, on April 11, 2022, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2022-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this

levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Stoneybrook South at ChampionsGate Community Development District:

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

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2023 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2022-07, special assessments securing the Series 2023 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Series 2023 Assessment Area. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2023 Bonds. The assessments levied pursuant to Resolution 2022-07 also correctly reflect the outstanding debt due on the Series 2023 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2022-07, the special assessments on parcels specially benefited by the Series 2023 Assessment Area are hereby finalized in the amount of the outstanding debt due on the Series 2023 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2023 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2022-07, which remains in full force and effect. This Resolution and Resolution 2022-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

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

APPROVED AND ADOPTED this 6th day of March, 2023.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2023-06

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: George S. Flint

Name: Adam Morgan

Title: Secretary

Title: Chairman

Exhibit “A”: Engineer’s Report

Exhibit “B”: Assessment Methodology

EXHIBIT “A”
ENGINEER’S REPORT

[ATTACHED BELOW]



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3409 w. lemon street
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Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for Fox North and Parcel B (Collectively the Series 2023 Assessment Area)

March 7, 2022

Prepared For:

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

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Exhibits 2B-2C	Legal Descriptions
Exhibit 3	Future land Use Map
Exhibit 4	Aerial Map
Exhibit 5	Utilities
Exhibit 6	Fox North Site Plan
Exhibit 6A	Parcel B Site Plan

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for the Series 2023 Assessment Area

1.0 Introduction

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

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

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

The District is intending to issue its Special Assessment Bonds, Series 2023 (the "Bonds"), to partially fund improvements for the Fox North parcel and Parcel B (collectively the "Project") which areas are collectively referred to as the "Series 2023 Assessment Area."

2.0 Purpose

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

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

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

Parcel B comprises 28.70 acres located in Section 19, Township 25 South, Range 27 East. It lies north

of Ocean Course Avenue and east of Westside Boulevard and will access both roadways upon completion of the Parcel B improvements.

Parcel B is being developed by the Master Developer.

3.0 Land Use and Zoning

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

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

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

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

4.0 Existing Conditions

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

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

5.0 Fox North Infrastructure

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

Table 1 – Development Program							
Parcel	Description	Land Use	Areas (acres)	Residential Single Family			Total Units
				40-ft	50-ft	THs	
Fox North	Assessment Area	TC	34.64	81		116	197
Parcel B	Assessment Area	TC	28.70		31	130	161
Totals			63.34	81	31	246	358
TC = Tourist Commercial				THs = Townhomes			

5.1 Site Work and Drainage

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

5.2 Roadway Improvements

Offsite Roadways

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

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

On-Site Private Roadways

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

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

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts, and water and sewer utilities within the roadway rights-of-way or dedicated utility easements.

On-Site Public Roadways

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

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

5.3 Stormwater Management

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

5.4 Utilities

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

Reclaimed water main construction includes reclaimed water mains, fittings, valves, and service tees for irrigation of the landscaping along Westside Boulevard median and easterly buffer tract, Ocean Course Avenue buffers and median, and the Fox North roadways.

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

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

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

5.5 Landscaping and Hardscape

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

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

6.0 Parcel B Infrastructure

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

and acquired and/or constructed by the District (see Exhibit 6A).

6.1 Site Work and Drainage

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

6.2 Roadway Improvements

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

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

6.3 Stormwater Management

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

6.4 Utilities

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

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

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

TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

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

6.5 Landscaping and Hardscape

Landscaping and irrigation include landscaping within the Westside Boulevard right-of-way, the perimeter District boundary buffers, and the Parcel B rights-of-way. Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape Parcels and will be financed by the District with the net proceeds from the Bonds.

7.0 Estimate of Probable Construction Cost

Table 2.0 below summarizes the engineer's opinion of the estimate of the total probable construction

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

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

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

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

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

Table 2.0 Fox North - Estimate of Total Probable Costs

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

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

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

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

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

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

8.0 Ownership and Maintenance Authority

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

Table 3 – Proposed District Infrastructure

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

9.0 Status of Permits and Approvals

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

10.0 Conclusion and Engineer's Opinion

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

The estimate of probable cost of the listed improvements is only an estimate and not a guaranteed maximum price and is only for those District funded portions of the Project. It is not intended as an estimate of the total cost to construct all private and public improvements for the planned project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to the Project. Due to material cost fluctuations and differences in contractor bids at the time the Project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost.

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

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

As long as the development within the Series 2023 Assessment Area remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the Project funded by the District.



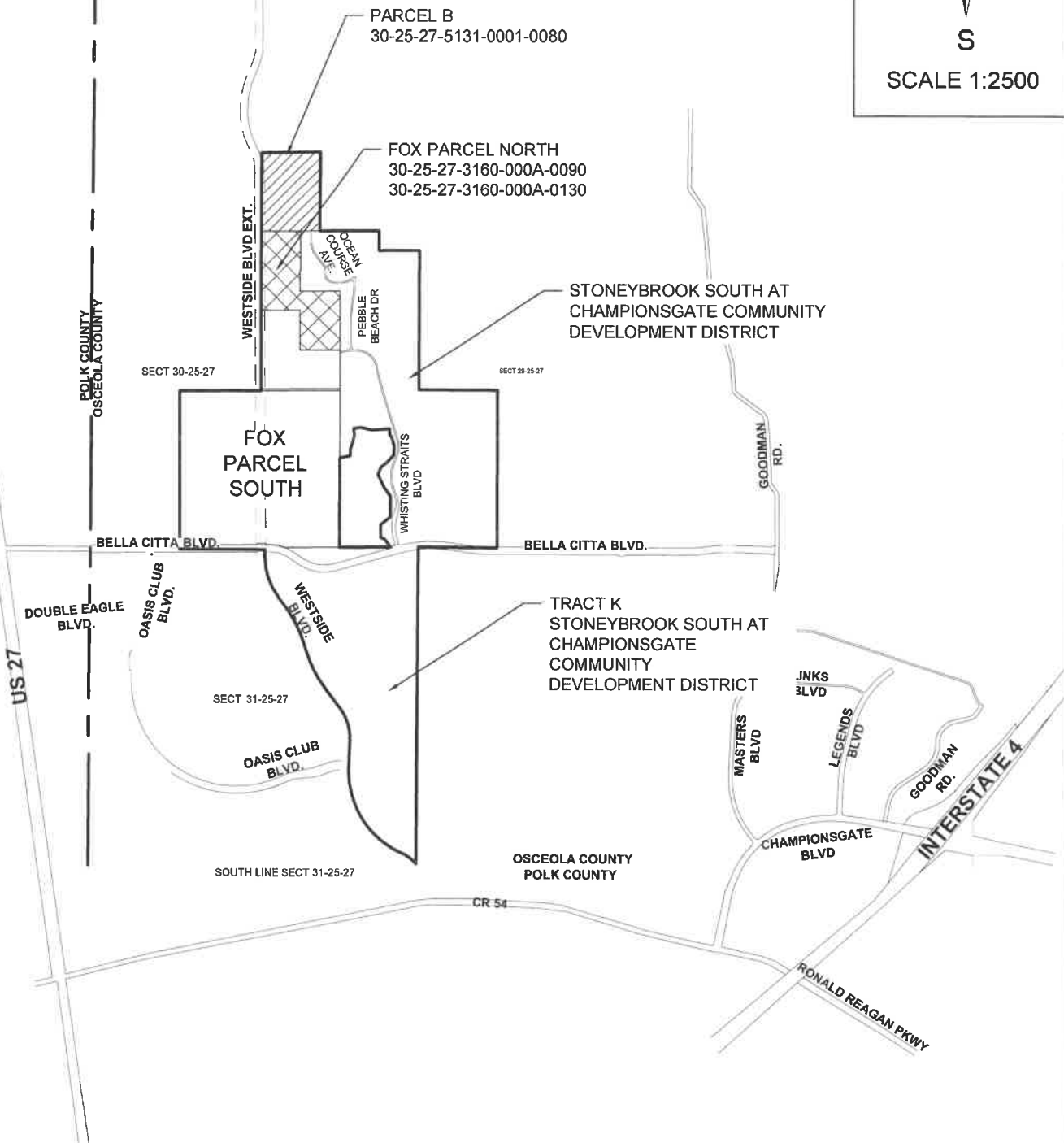
David A. Reid, PE
Florida PE License #38794

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

L:\50000-50000-Orlando Projects\53670 Stoneybrook South CDD\ENGR\1 DWG\1 CDD\HES-Stoneybrook-CDD-20220331 - EXPANSION PETITION.dwg (EXT) jshv Mar 22, 2022 - 2:43pm



SCALE 1:2500



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775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.6909

GENERAL LOCATION MAP

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

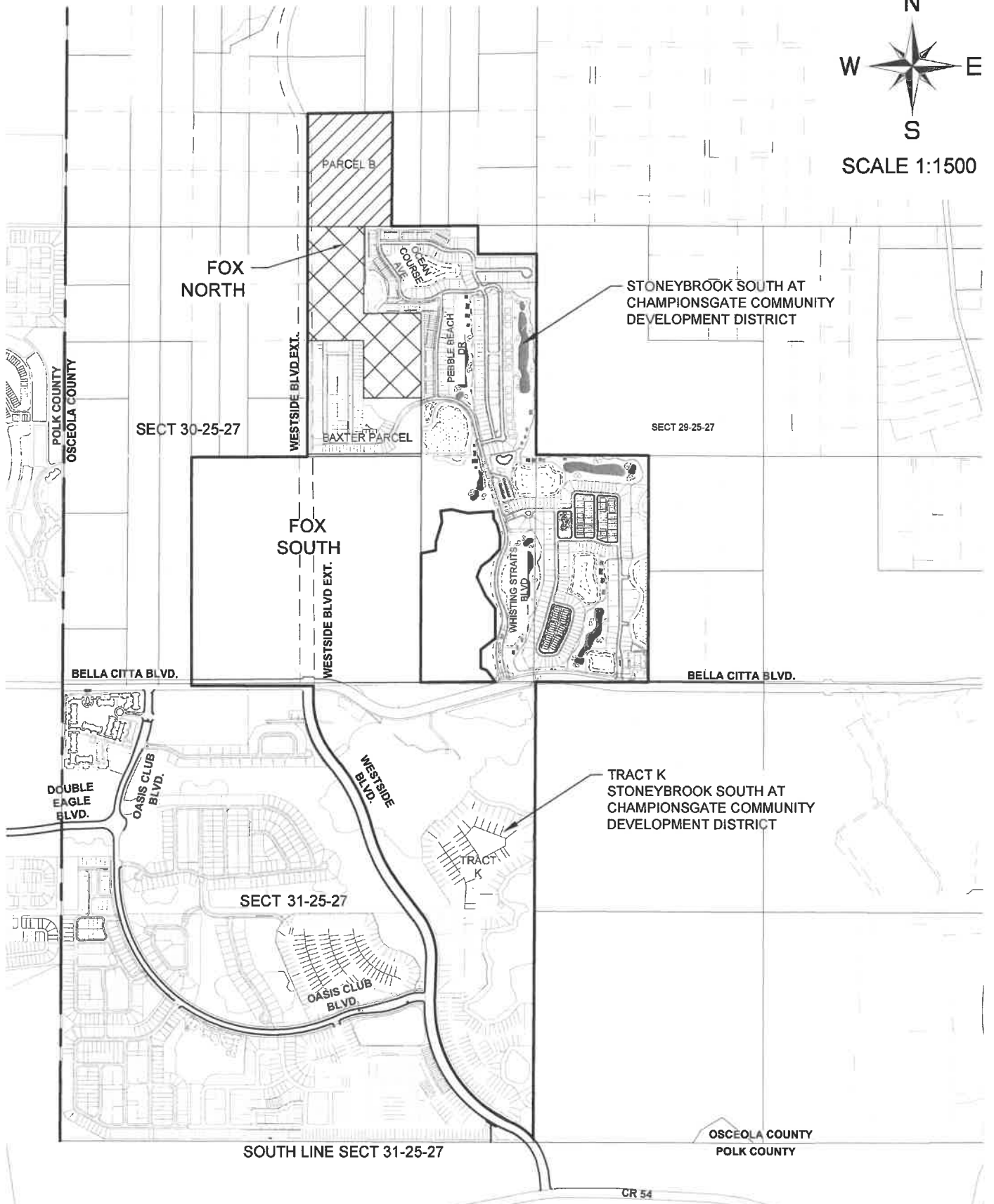
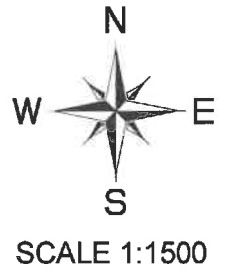
JOB NUMBER
53670.0001

DATE
03/22/22

EXHIBIT

1

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CDD BOUNDARY MAP
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE
29,30,31-255-27E

JOB NUMBER
53670.0001

DATE
03/22/22

EXHIBIT
2

DESCRIPTION FOR FOX NORTH

FOX PARCEL

BEING A REPLAT OF A PORTION OF TRACTS RW-2 AND LA-7 OF STONEYBROOK SOUTH NORTH PARCEL - PHASE 1 AS RECORDED IN PLAT BOOK 26, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 25, RANGE 27 EAST, DESCRIBED AS:

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

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

TRACT RW-2

BEING A REPLAT OF A PORTION OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'18"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY, IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'59"W, A DISTANCE OF 1806.03 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B OF STONEYBROOK SOUTH PHASE 4 AS RECORDED IN PLAT BOOK 25, PAGE 166 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S89°49'59"W CONTINUE ALONG SAID SOUTH BOUNDARY OF TRACT B, A DISTANCE OF 820.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B OF STONEYBROOK SOUTH PHASE 4, THENCE; N00°13'32"E, A DISTANCE OF 26.00 FEET; THENCE N89°49'59"E, A DISTANCE OF 758.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS S67°25'36"E, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.06 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINING 0.48 ACRES OR 20824.34 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY: HAMILTON ENGINEERING & SURVEYING



HAMILTON
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LA 67013 CA 60474

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775 WARNER LANE
ORLANDO, FL 32803
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LEGAL DESCRIPTION

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE

29,30,31 -25S-27E

JOB NUMBER

53670.0001

DATE

03/22/22

EXHIBIT
2A

L:\50000-60000-Orlando Projects\53670 Stoneybrook South CDD\ENGR\DWG\CD\HES-Stoneybrook-CDD-20220321 - EXPANSION PETITION.dwg EX2B jshw Mar 22, 2022 - 2:44pm

LEGAL DESCRIPTION FOR PARCEL B (AKA TRACT X)

A REPLAT OF TRACT B, OF STONEYBROOK SOUTH PHASE 4, AS RECORDED IN PLAT BOOK 25, PAGES 166-168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N 00°13'40" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET; THENCE S 89°49'59" W, A DISTANCE OF 1650.81 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'59" W, A DISTANCE 155.22 TO THE SOUTHEAST CORNER OF TRACT RW-2 OF FOX NORTH AS RECORDED IN PLAT BOOK..., PAGE OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 45°28'50" AND A CHORD WHICH BEARS N 67°25'36" W, A DISTANCE OF 67.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 69.06 FEET; THENCE S 89°49'59" W ALONG THE NORTHERN BOUNDARY OF SAID TRACT RW-2, A DISTANCE OF 758.07 FEET TO THE NORTHWEST CORNER OF TRACT RW-5 OF FOX NORTH; THENCE N 00°13'32" E DEPARTING SAID TRACT RW-5 OF FOX NORTH, A DISTANCE OF 1279.02 FEET; THENCE N 89°46'42" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19-25-27, A DISTANCE OF 971.80 FEET; THENCE S 00°03'46" W, A DISTANCE OF 1305.93 FEET TO THE POINT OF BEGINNING.

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

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ORLANDO, FL 32803
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LEGAL DESCRIPTION

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD





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

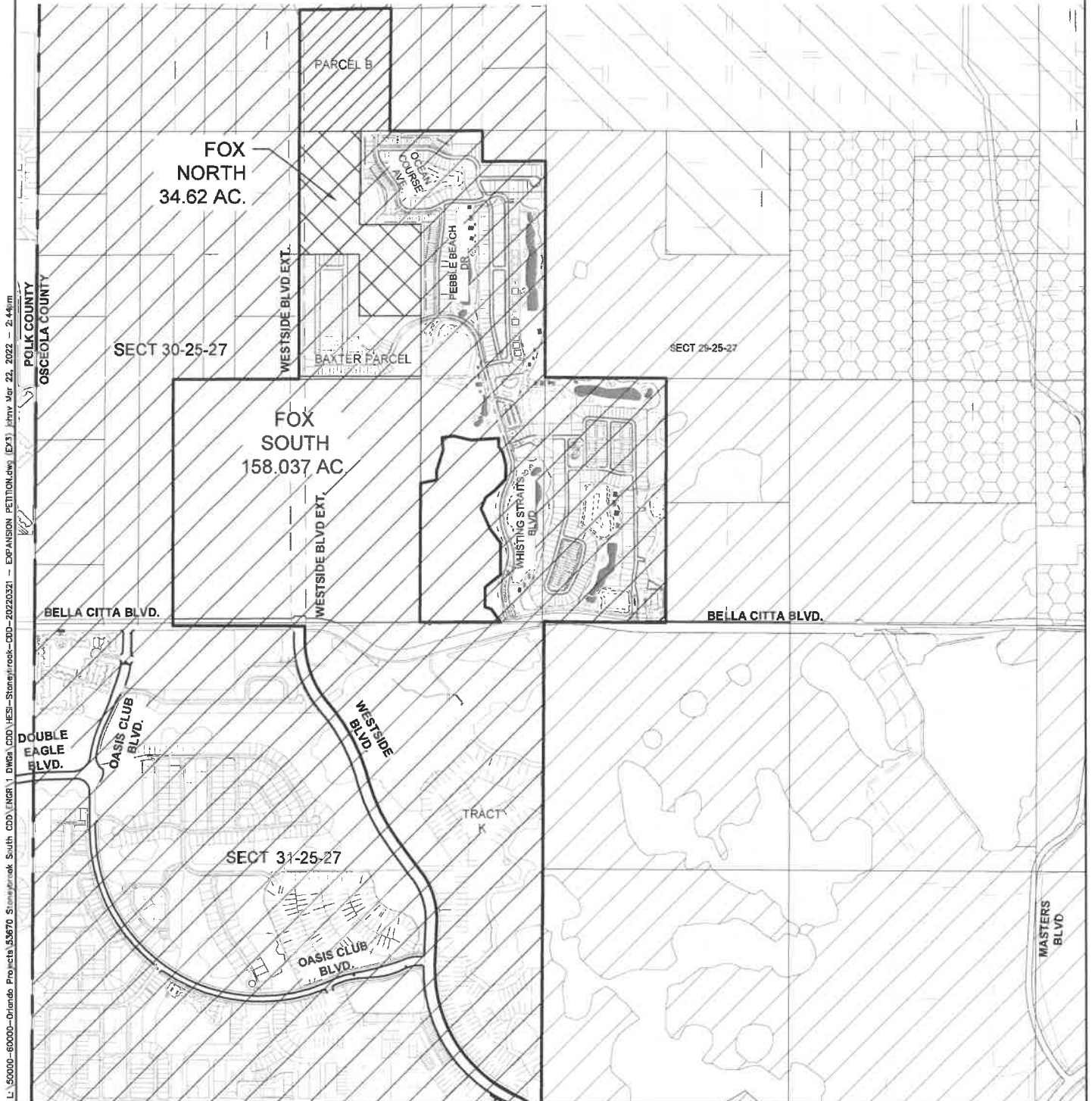
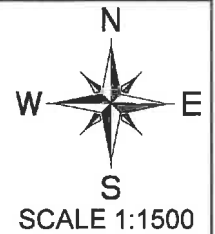
JOB NUMBER
53670.0001

DATE
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EXHIBIT
2B

FUTURE LAND USE LEGEND

	TOURIST COMMERCIAL
	RURAL ENCLAVE
	LOW DENSITY RESIDENTIAL
	CONSERVATION AREA



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FUTURE LAND USE MAP STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

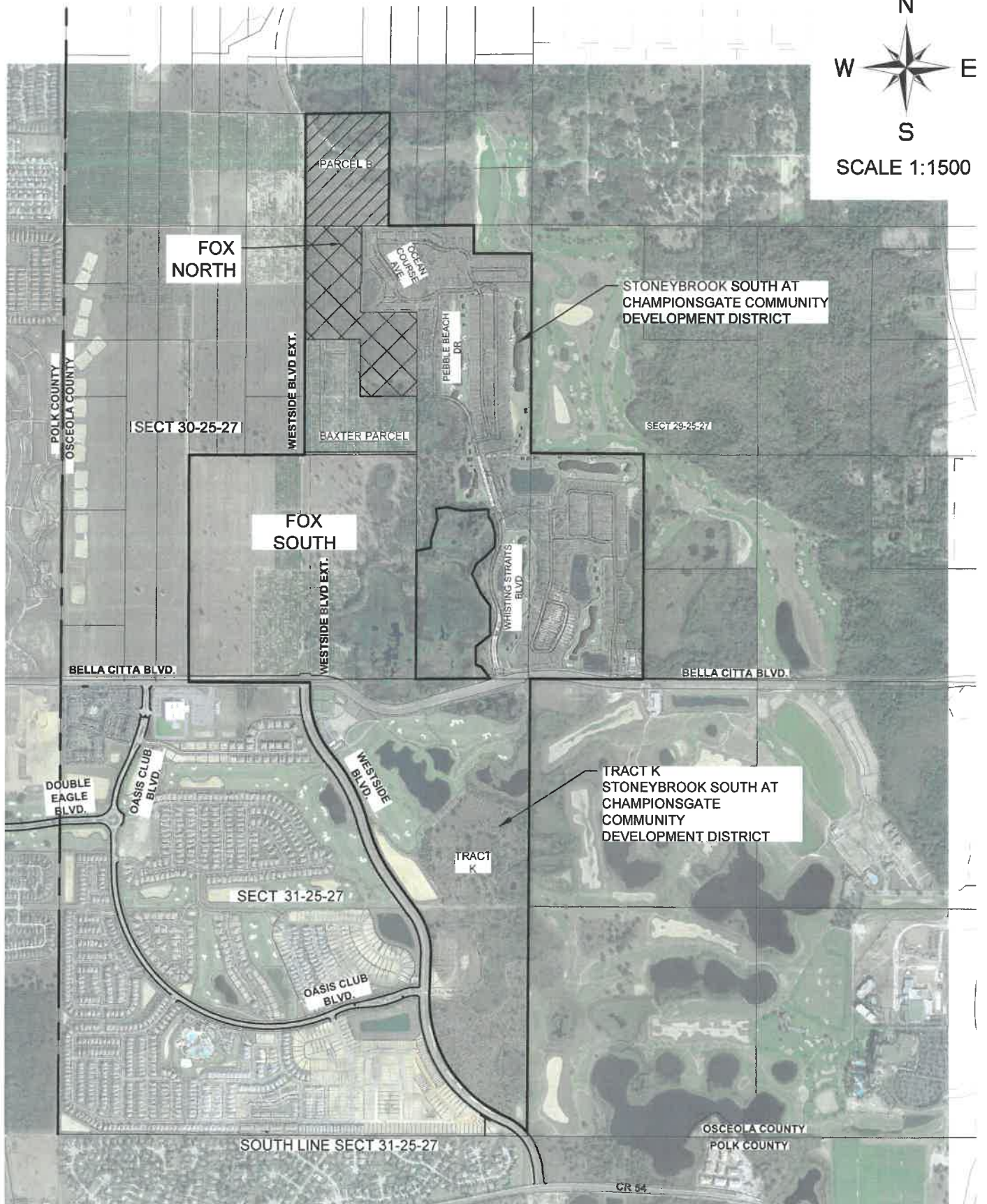
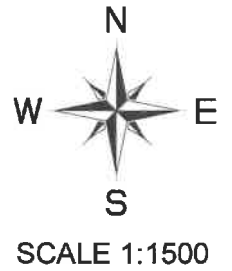
SEC TWP RGE
29,30,31-25S-27E

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53670.0001

DATE
03/22/22

EXHIBIT
3

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18 8013 CA 80474
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ORLANDO, FL 32803
TEL: 407.342.5829

AERIAL MAP

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

EXHIBIT

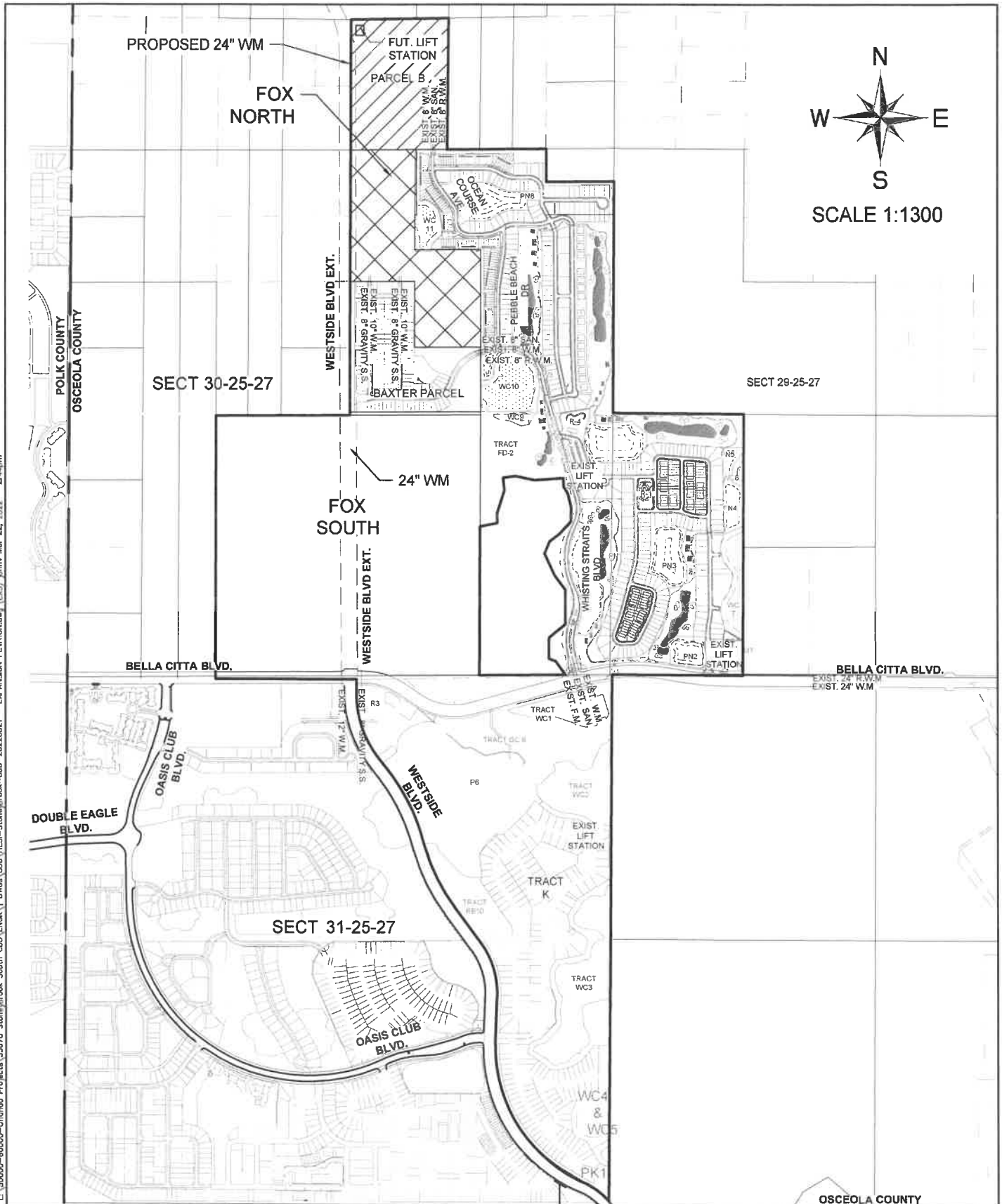
4

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

JOB NUMBER
53670.0001

DATE
03/22/22

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LD 67013 CA 90474 www.hamiltonengineering.us
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UTILITIES
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/22/22

EXHIBIT
5

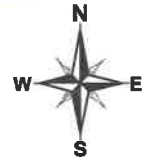
PARCEL	DESCRIPTION	AREA (ACRES)	LAND USE	RESIDENTIAL SINGLE FAMILY			TOTAL UNITS
				40 FT	50 FT	THS	
FOX NORTH	ASSESSMENT AREA	34.64	TC	81		116	197

PUBLIC ROADS

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

KEY CODE / GATE ACCESS

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



0 250'
SCALE 1"=250'

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD

STONEBROOK SOUTH NORTH PARCEL PHASE 1
PLAT BOOK 26, PAGES 147-153
PARCEL ID: 30-25-27-5129-0001-LA05
OWNER: STONEYBROOK SOUTH AT
CHAMPIONSGATE CDD, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

LAND COMPANY
PLAT BOOK B, PAGE 68
O.R.B. 9294, PAGE 272
PARCEL ID: 30-25-27-5129-0001-LA05
OWNER: BELLAVITA AT HARMONY LLC, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

LAND COMPANY
PLAT BOOK B, PAGE 68
O.R.B. 9294, PAGE 272
PARCEL ID: 30-25-27-5129-0001-LA05
OWNER: BELLAVITA AT HARMONY LLC, ET AL
KISSIMMEE, FLORIDA 34747
(NOT INCLUDED)

BOGEY DRIVE

NINE IRON DRIVE

2022 POND AVENUE

MAILBOXES

REC TRACT RC-1

DOUBLE DUMPSTER ENCLOSURE

MULLIGAN ISLAND LANE

STICKLE STREET

DROP SHOT DRIVE

PLAY THROUGH DRIVE

TAKEAWAY WAY

SWEET BRIDGE STREET

PEBBLE BEACH DRIVE

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

BAXTER PARCEL

OWNER: LENNAR HOMES LLC, ET AL
PARCEL ID: 30-25-27-3160-000A-0130

POND PH-1
AREA @ NWL: 1.55 AC

PRIVATE ROADS



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FOX NORTH SITE PLAN

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

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

JOB NUMBER
53670.0001

DATE
03/09/22

EXHIBIT

6

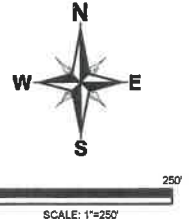
PARCEL	DESCRIPTION	AREA (ACRES)	LAND USE	RESIDENTIAL SINGLE FAMILY			TOTAL UNITS
				40 FT	50 FT	THS	
PARCEL B	ASSESSMENT AREA	28.70	TC		31	130	161

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD

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

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



PUBLIC ROADS

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

PRIVATE ROADS

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

OWNER: STONEYBROOK SOUTH AT CHAMPIONSGATE CDD, ET AL
STONEYBROOK SOUTH NORTH PARCEL PHASE 1
PARCEL ID: 30-25-27-5120-0001-LA06

OWNER: LINNAR EAST
PARCEL ID: 30-25-27-3160-0006-0000

FLORIDA FRUIT & TRUCK
LAND COMPANY
PLAT BOOK B, PAGE 88
CITY OF TAMPA, FL 33609
PARCEL ID: 35-25-27-3160-0008-0040
OWNER: BELLAVIVA AT HARMONY LLC, ET AL
KISSIMEE, FLORIDA 34747
(NOT INCLUDING)



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

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

JOB NUMBER
53670.0001

DATE
03/09/22

EXHIBIT
6A

EXHIBIT “B”

ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR
SERIES 2023 ASSESSMENT AREA
(SERIES 2023 PROJECT)**

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 6, 2023

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



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GMS-CF, LLC does not represent the Stoneybrook South at ChampionsGate Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Stoneybrook South at ChampionsGate Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District plans to issue approximately \$4,235,000 of tax exempt bonds (the “Bonds”) for the purpose of financing infrastructure improvements within an assessment area within the District referred to as “Fox North” and “Parcel B” properties (collectively the “Series 2023 Assessment Area”), more specifically described in the Supplemental Engineer’s Report for Fox North and Parcel B (Collectively Series 2023 Assessment Area) dated March 7, 2022, prepared by Hamilton Engineering & Surveying, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within the Series 2023 Assessment Area within the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for the Series 2023 Assessment Area (the “Supplemental Report”) supplements the Master Assessment Methodology dated March 7, 2022 (the “Master Report” and, together with the Supplemental Report, the “Assessment Report”), provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Series 2023 Assessment Area within the District. This Supplemental Report allocates the debt to properties based on the special benefits each receives from the Fox North and Parcel B Capital Improvement Plans (“Series 2023 Project”). The Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Series 2023 Assessment Area within the District based on the Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Supplemental Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 630.83 acres in Osceola County, Florida. The Series 2023 Assessment Area contains approximately 63.34 acres within the District. The development program, with respect to the Series 2023 Assessment Area, currently includes 358 platted residential units (herein the “Project Development Program”). The proposed Project Development Program is depicted in Table 1. It is

recognized that such land use plan may change, and the Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the Series 2023 Project will provide facilities that benefit certain property within the Series 2023 Assessment Area within the District. The Series 2023 Project is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Series 2023 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Series 2023 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Series 2023 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to assessable property within the Series 2023 Assessment Area, different in kind and degree than general benefits, for properties within its borders but outside the Series 2023 Assessment Area as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the Series 2023 Assessment Area of the District. The implementation of the Series 2023 Project enables properties within the Series 2023 Assessment Area boundaries to be developed. Without the District's Series 2023 Project, there would be no infrastructure to support development of land within the Series 2023 Assessment Area of the District. Without these improvements, development of the property within the Series 2023 Assessment Area within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District and property owners outside of the Series 2023 Assessment Area will benefit from the provision of the District's Series 2023 Project. However, these benefits will be incidental to the District's Series 2023 Project, which is designed solely to meet the needs of property within the Series 2023 Assessment Area of the District. Properties outside the District boundaries and outside the Series 2023 Assessment Area do not depend upon the District's Series 2023 Project. The property owners within the Series 2023 Assessment Area are therefore receiving special benefits not received by those outside the Series 2023 Assessment Area and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Series 2023 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Series 2023 Project that is necessary to support full development of property within the Series 2023 Assessment Area will cost approximately \$13,294,304. The District's Underwriter projects that financing costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of a debt service reserve and capitalized interest, will be approximately \$4,235,000. Additionally, funding required to complete the Series 2023 Project which is not financed with Bonds will be funded by Lennar Homes, LLC (the "Developer"). Without the Series 2023 Project, the property within the Series 2023 Assessment Area would not be able to be developed and occupied by future residents of the community therein.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$4,235,000 in Bonds to fund a portion of the District's Series 2023 Project, provide for capitalized interest, funding a debt service reserve and paying costs of issuance. It is the purpose of this Assessment

Report to allocate the \$4,235,000 in debt to the properties benefiting from the Series 2023 Project.

Table 1 identifies the proposed Project Development Program as provided by the Developer. The Engineer's Report describes the Series 2023 Project needed to support the Project Development Program. The Series 2023 Project is estimated to cost \$13,294,304 and is outlined in Table 2. Based on the estimated costs, the size of the bond issue, under market conditions, needed to generate funds to pay for a portion of the Series 2023 Project and related costs was determined by the District's Underwriter to total approximately \$4,235,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. The Series 2023 Project funded by District Bonds benefits all assessable land within the Series 2023 Assessment Area of the District.

The initial assessments will be levied to all 358 platted residential units within the Series 2023 Assessment Area of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

All residential units within the Series 2023 Assessment Area have been platted and the debt relating to the Bonds will be allocated to the 358 platted residential units within the Series 2023 Assessment Area of the District, which are the beneficiaries of the Series 2023 Project, as depicted in Table 5 and Table 6. If there are changes to the development program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the CDD will recognize a developer contribution equal to \$1,770,000 in eligible infrastructure.

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

2.3 Allocation of Benefit

The Series 2023 Project consists of earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping

and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. There are three residential product types within the planned development. The single-family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Series 2023 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Series 2023 Project will provide several types of systems, facilities and services for its residents. These include earthwork and stormwater management ponds, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping and sod for stormwater ponds, hardscape features, offsite improvements, professional fees, and water and sewer utility connection and impact fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

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

For the provision of the Series 2023 Project, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the Series 2023 Assessment Area is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Series 2023 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Series 2023 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

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

4.0 Assessment Roll

The District will distribute the liens to the 358 platted lots within the Series 2023 Assessment Area within the District boundaries. If the land use plan changes, then the District will update Table 1, 4, 5, 6 & 7 to reflect the changes. As the development

process occurs, the debt will be distributed against the Assigned Property in the manner described in this Supplemental Report. The current assessment roll is depicted in Table 7.

TABLE 1
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

SERIES 2023 Project Capital Improvement Plan ("CIP") (1)	Fox North	Parcel B	Total Cost Estimate
Earthwork/Erosion Control/Stormwater Management Ponds	\$267,850	\$433,800	\$701,650
Roads	\$850,000	\$600,000	\$1,450,000
Storm Drainage	\$500,000	\$370,000	\$870,000
Potable Water	\$336,000	\$225,000	\$561,000
Sanitary Sewer	\$508,000	\$512,000	\$1,020,000
Reclaimed Water	\$110,000	\$80,000	\$190,000
Landscaping and Sod for Stormwater Ponds	\$152,200	\$161,000	\$313,200
Hardscape Features	\$50,000	\$50,000	\$100,000
Offsite Improvements	\$1,977,150	\$2,026,260	\$4,003,410
Professional Fees	\$374,300	\$402,500	\$776,800
Water and Sewer Utility Connection and Impact Fees	\$1,155,405	\$944,265	\$2,099,670
Contingency	\$628,091	\$580,483	\$1,208,574
Total Capital Improvements	\$6,908,996	\$6,385,308	\$13,294,304

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

TABLE 3
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

Description	Total
Construction Funds	\$3,695,738
Debt Service Reserve	\$151,333
Capitalized Interest	\$103,228
Underwriters Discount	\$84,700
Cost of Issuance	\$200,000
Par Amount*	\$4,235,000
Bond Assumptions:	
Average Coupon Rate	5.85%
Amortization	30 years
Capitalized Interest	Thru 6/15/2023
Debt Service Reserve	50% Max Annual D/S
Underwriters Discount	2%

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

TABLE 4
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE PER UNIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

Product Types	No. of Units *	ERU Factor	Total ERUs	Improvements		Potential Allocation		Developer Contributions**		Allocation of Par Debt Per Product Type		Par Debt Per Unit	
				Costs Per	Product Type	of Par Debt Per	Product Type	Contributions**	Product Type	Product Type	Product Type	Per Unit	Per Unit
Townhome (SF)	246	0.75	185	\$ 8,750,621	\$	\$ 3,952,631	\$	(\$1,678,022)	\$ 2,274,610	\$	\$ 9,246	\$	\$ 9,246
Single Family 40'	81	0.80	65	\$ 3,073,389	\$	\$ 1,388,241	\$	(\$1,126)	\$ 1,387,115	\$	\$ 17,125	\$	\$ 17,125
Single Family 50'	31	1.00	31	\$ 1,470,294	\$	\$ 664,128	\$	(\$90,852)	\$ 573,276	\$	\$ 18,493	\$	\$ 18,493
Totals	358		280	13,294,304	\$	6,005,000	\$	(\$1,770,000)	\$ 4,235,000				

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

** In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$1,770,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome (SF)	246	\$2,274,610	\$9,246	\$162,562	\$661	\$703
Single Family 40'	81	\$1,387,115	\$17,125	\$99,134	\$1,224	\$1,302
Single Family 50'	31	\$573,276	\$18,493	\$40,971	\$1,322	\$1,406
Totals	358	\$4,235,000		\$302,667		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
 STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2023 ASSESSMENT AREA (SERIES 2023 PROJECT)

Owner	Property*	Units	Type	Total Par Debt		Net Annual Debt		Gross Annual Debt	
				Allocated	Assessment	Assessment	Allocation	Assessment	Allocation (1)
LEN-CG SOUTH LLC	30-25-27-3524-0001-0010	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0020	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0030	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0040	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0050	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0060	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0070	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0080	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0090	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0100	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0110	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0120	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0130	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0140	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0150	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0160	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0170	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0180	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0190	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0200	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0210	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0220	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0230	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0240	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0250	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0260	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0270	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0280	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0290	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00
LEN-CG SOUTH LLC	30-25-27-3524-0001-0300	1	50'	\$18,492.76	\$1,321.64	\$1,321.64	\$1,321.64	\$1,406.00	\$1,406.00

Owner	Property*	Units	Type	Total Par Debt		Net Annual Debt		Gross Annual Debt	
				Allocated		Assessment	Allocation	Assessment	Allocation (1)
LEN-CG SOUTH LLC	30-25-27-3524-0001-1360	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1370	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1380	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1390	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1400	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1410	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1420	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1430	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1440	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1450	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1460	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1470	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1480	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1490	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1500	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1510	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1520	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1530	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1540	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1550	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1560	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1570	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1580	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1590	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1600	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LEN-CG SOUTH LLC	30-25-27-3524-0001-1610	1	TH	\$9,246.38		\$660.82	\$660.82	\$703.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0010	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0020	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0030	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0040	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0050	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0060	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0070	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0080	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	
LENNAR HOMES LLC	30-25-27-3525-0001-0090	1	40'	\$17,124.88		\$1,223.88	\$1,223.88	\$1,302.00	

Owner	Property*	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	30-25-27-3525-0001-1850	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1860	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1870	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1880	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1890	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1900	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1910	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1920	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1930	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1940	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1950	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1960	1	TH	\$9,246.38	\$660.82	\$703.00
LENNAR HOMES LLC	30-25-27-3525-0001-1970	1	TH	\$9,246.38	\$660.82	\$703.00
Totals		358.00		\$4,235,000	\$302,667	\$321,986

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

Annual Assessment Periods	30
Average Coupon Rate (%)	5.85%
Maximum Annual Debt Service	\$302,667

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION V



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Stoneybrook South at Championsgate CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Stoneybrook South at Championsgate CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Stoneybrook South at Championsgate CDD

Signature: 

Print: George S. Flint

Title: District Manager

Date: 1/4/2023

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VI

Order Number B33956

Order Date 01/27/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
ALAN SCHEERE
ORLANDO, FL 34771
POND 2

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF7500PRP 7.5HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	01/27/23	17995.00 25.000 N	13496.25
150	0	4-4 4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/27/23	0.00 N	0.00
100	0	4-4 4-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT TOTAL	FT	01/27/23	24.95 25.000 N	1871.25
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		01/27/23	6995.00 25.000 N	5246.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/27/23	0.00 N	0.00
100	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT TOTAL	FT	01/27/23	3.89 25.000 N	291.75
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		01/27/23	11800.00 N	11800.00
Approved by: _____ (Date)						
Name _____ (Date)						

Order Number B33956

Order Date 01/27/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
ALAN SCHEERE
ORLANDO, FL 34771
POND 2

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/27/23	400.00 N	400.00
<div>Approved by: _____ (Date)</div> <div>Name _____ (Date)</div>						Non Taxable Subtotal 33105.50 Taxable Subtotal 0.00 Tax 0.00 Total Order 33105.50

Order Number B33957

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 4

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1		0 LF7500PRP 7.5HP, 230V, 1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/CONTROL	EA	01/30/23	17995.00 25.000 N	13496.25
150		0 4-4 4-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00 N	0.00
100		0 4-4 4-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT TOTAL	FT	01/30/23	24.95 25.000 N	1871.25
1		0 LK40-4 4-40 WATT 120V LED LIGHT PKG		01/30/23	6995.00 25.000 N	5246.25
150		0 14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00 N	0.00
100		0 14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT TOTAL	FT	01/30/23	3.89 25.000 N	291.75
1		0 ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	11800.00 N	11800.00
<div> <div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div> </div>						

Order Number B33957

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 4

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.	
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS		
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount %	Tax	
1	0	DELIVERY	EA	01/30/23	400.00		400.00
		INCLUDES POSITIONING FOUNTAIN IN LAKE			N		
Approved by: _____ (Date) _____							Non Taxable Subtotal 33105.50
Name _____ (Date) _____							Taxable Subtotal 0.00
							Tax 0.00
							Total Order 33105.50

Order Number B33958

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 5

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1		0 LF3000PRP 3HP,230V,1PH POD JET/SPRAY RING FOUNTAIN PACKAGE W/ CONTROLS	EA	01/30/23	7895.00 25.000 N	5921.25
150		0 10-4 10-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00 N	0.00
1		0 LK21-3 3-21 WATT LED 120V LED LIGHT PKG		01/30/23	3895.00 25.000 N	2921.25
150		0 14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00 N	0.00
1		0 ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	12800.00 N	12800.00
1		0 DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/30/23	350.00 N	350.00
Approved by: _____ (Date) _____						Non Taxable Subtotal 21992.50
Name _____ (Date) _____						Taxable Subtotal 0.00
						Tax 0.00
						Total Order 21992.50

Order Number B33959

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF5000PRP 5HP,230V,1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	01/30/23	13495.00 25.000 N	10121.25
150	0	6-4 6-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00 N	0.00
100	0	6-4 6-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT TOTAL	FT	01/30/23	17.95 25.000 N	1346.25
1	0	LK4C-4 4-40 WATT 120V LED LIGHT PKG		01/30/23	6995.00 25.000 N	5246.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00 N	0.00
100	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT TOTAL	FT	01/30/23	3.89 25.000 N	291.75
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	11800.00 N	11800.00
<div> <div>Approved by: _____ (Date)</div> <div>Name _____ (Date)</div> </div>						

Order Number B33959

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/30/23	400.00 N	400.00
Approved by: _____ (Date) _____						Non Taxable Subtotal 29205.50
Name _____ (Date) _____						Taxable Subtotal 0.00
						Tax 0.00
						Total Order 29205.50

Order Number B33960-A

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	LF5000PRP 5HP, 230V, 1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	01/30/23	13495.00 25.000 N	10121.25
150	0	8-4 8-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00 N	0.00
50	0	8-4 8-4 SEOWA CABLE ADDITIONAL PUMP CABLE 200FT TOTAL	FT	01/30/23	14.95 25.000 N	560.63
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		01/30/23	6995.00 N	6995.00
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00 N	0.00
50	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 200FT TOTAL	FT	01/30/23	3.89 25.000 N	145.88
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	11800.00 N	11800.00
Approved by: _____ (Date) _____ Name _____ (Date) _____						

Order Number B33960-A

Order Date 01/30/23 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.

1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Required Date	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)			Discount % Tax	
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/30/23	400.00 N	400.00
<div>Approved by: _____ (Date) _____</div> <div>Name _____ (Date) _____</div>						Non Taxable Subtotal 30022.76 Taxable Subtotal 0.00 Tax 0.00 Total Order 30022.76



Lic ER13014447

52 Riley Rd #392

Celebration FL 34747

Tel: 407.739.2779

Email: customlighting@gmail.com

Estimate

ESTIMATE #: N120230125

DATE: 1/25/2023

Prepared for : Lake fountain

Job Name: Golf Course Fountains

Job Address: Champions gate golf club

Champions gate Fl

3,5&7.5 HP locations

Scope requested			
Location # 6 - 5 HP Fountain			
New 100 AMP service for new 5 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx. 250 ft max from proposed power location to new fountain controls (on banks of pond approx. 40 feet from edge) & then to pond	1.00		
2" SCD 40 & SCD 80 PVC from rack to pond & approx. 20 ft into pond - (2 conduits per location)	1.00		
12x12 PVC Junction box approx. 16" OFF grade for 2" conduits moisture transition from pond conduits to rack controls / panels			
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid PER NEC	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Parts + labor for above listed scope	1.00	11800.00	11,800.00
Location # 5 - 3 HP fountain (8827-8831 falling oak)			
New 100 AMP service for new 3 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx. 300 ft max from proposed power location to new fountain controls (on banks of pond approx. 40 feet from edge) & then to pond	1.00		
2" SCD 40 & SCD 80 PVC from rack to pond & approx. 20 ft into pond - (2 conduits per location)	1.00		
12x12 PVC Junction box approx. 16" OFF grade for 2" conduits moisture transition from pond conduits to rack controls / panels	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		

Equipotential bonding grid PER NEC	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Parts + labor for above listed scope	1.00	12800.00	12,800.00
Location # 4 - 7.5 HP fountain (1027-1029 Black wolf run)			
New 100 AMP service for new 7.5 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx. 250 ft max from proposed power location to new fountain controls (on banks of pond approx. 40 feet from edge) & then to pond	1.00		
2" SCD 40 & SCD 80 PVC from rack to pond & approx. 20 ft into pond - (2 conduits per location)	1.00		
12x12 PVC Junction box approx. 16" OFF grade for 2" conduits moisture transition from pond conduits to rack controls / panels	1.00		
Osceola county new address - Required for permit (to be set up by HOA)	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid PER NEC	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed			
Parts + labor for above listed scope	1.00	11800.00	11,800.00
Location # 2 - 7.5 HP fountain (1194-1196 trappers trail)	1.00		
New 100 AMP service for new 5-7 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		
Trench / conduit approx. 250 ft max from proposed power location to new fountain controls (on banks of pond approx. 40 feet from edge) & then to pond	1.00		
2" SCD 40 & SCD 80 PVC from rack to pond & approx. 20 ft into pond - (2 conduits per location)	1.00		
12x12 PVC Junction box approx. 16" OFF grade for 2" conduits moisture transition from pond conduits to rack controls / panels	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed			
Total parts & Labor for above listed scope	1.00	11800.00	11,800.00
Location # 10 - 5 HP fountain (1458 Olympic club drive)	1.00		
New 100 AMP service for new 5 HP -120/240 volt fountain 1PH	1.00		
Build power / meter rack + install & wire up fountain controls	1.00		

Trench / conduit approx. 250 ft max from proposed power location to new fountain controls (on banks of pond approx. 40 feet from edge) & then to pond	1.00		
2" SCD 40 & SCD 80 PVC from rack to pond & approx. 20 ft into pond - (2 conduits per location)	1.00		
12x12 PVC Junction box approx. 16" OFF grade for 2" conduits moisture transition from pond conduits to rack controls / panels	1.00		
Osceola county electrical permit	1.00		
Riser diagram for intended scope - county requirement for permit	1.00		
Duke energy - ped lug & hook up	1.00		
Equipotential bonding grid	1.00		
New Osceola county - inspector requirement - (shunt trip) if needed	1.00		
Total Parts & Labor for above listed scope	1.00	11800.00	11,800.00

Estimate Notes

If any duke upgrades fees is needed it will be direct cost to HOA / management

Quote is based on above listed scope being done in one phase, If broken into separate phases cost per item will be adjusted as needed

If approved all proposed location power will need to be verified prior to contract / start of any permits app etc. if any locations needs to be adjust any cost associated will be passed on

Some Green / Fairway Damage will be made Will backfill & patch with sod remove only - NO NEW - Grounds management to verify final grade

Quote is based on work being done on normal working hours- Management to provide access as needed (Scheduled golfers etc.)

Quote is based on Direct access with Work vehicles closest to site working at

Golf course management to locate all irrigation lines prior to underground work

Management to set up all account with Duke prior & Pay any special fees -

Work not specified in this proposal should not be assumed. Includes items specifically mentioned. No other promises, work, warranty or services are binding unless other written and duly sign agreements are made between contractor & purchaser.

Make all checks payable to Navtek Electrical Corporation

SUBTOTAL	\$60,000.00
TAX RATE	
SALES TAX	
OTHER	
TOTAL	\$60,000.00

TERMS AND CONDITIONS

1. Ordering of parts and fabrication of fountains and aeration systems will not begin until deposit has been received by LAKE FOUNTAINS. Delay in receipt of deposit may void agreed upon delivery date.
2. Equipment sold by LAKE FOUNTAINS, exclusive of electric lamp bulbs, is warranted to be free from defects in materials and workmanship for a period of three years from receipt of equipment by CUSTOMER. Specifically excluded from this 3-year warranty are pumps, motors and light fixtures, which carry a standard 1-year manufacturer's warranty. The liability is limited to the repair or replacement of such items deemed by LAKE FOUNTAINS to be defective and will not include items damaged by misuse, vandalism, acts of God or other causes. Unless equipment was installed by LAKE FOUNTAINS, within Florida, it is understood that purchaser shall deliver such defective items to LAKE FOUNTAINS for repair and bear all shipping costs to and from site. Any repairs, alterations or modifications made by anyone other than an authorized representative of LAKE FOUNTAINS will void the warranty. Warranty work will not be performed or paid for by LAKE FOUNTAINS unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment. **Improper electrical hookup by customer's electrician will completely void this warranty.**
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers and other common maintenance items.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups, including mounting of controls, trenching, conduit and final hookup. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by LAKE FOUNTAINS and CUSTOMER and generally within 25' of less of lake or pool edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER's responsibility to ensure that proposed equipment to be supplied by LAKE FOUNTAINS meets all other governmental standards, including but not limited to; local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, LAKE FOUNTAINS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. LAKE FOUNTAINS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by LAKE FOUNTAINS. Furthermore, LAKE FOUNTAINS assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from LAKE FOUNTAINS and improperly installed, used or maintained by CUSTOMER or others.
7. LAKE FOUNTAINS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of LAKE FOUNTAINS. However, LAKE FOUNTAINS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. LAKE FOUNTAINS, at its expense, shall maintain the following insurance coverages: a) workers' compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by LAKE FOUNTAINS.
11. This Agreement may not be terminated except by mutual written agreement of both parties. Termination will require a charge equal to time and materials expended up to time of cancellation.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of ninety (90) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments are F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by LAKE FOUNTAINS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications. All returns are subject to a restocking fee.
14. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both LAKE FOUNTAINS and CUSTOMER.
15. LAKE FOUNTAINS reserves the right to impose a service charge of 1.5 percent per month on past due balances.
16. Should it become necessary for LAKE FOUNTAINS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by LAKE FOUNTAINS resulting from such collection action.



~~1 - Hole 9 Green~~

2 - Hole 8 Tee Box

~~3 - Hole 3~~

4 - Hole 7 Tee

5 - Hole 6

6- Hole 7/8



- ~~7 Hole 18 tee~~
- ~~8 Hole 18 Fairway~~
- ~~9 Practice Facility~~
- 10 – Additional Track K Pond
(Not shown on map due to construction)

SECTION VII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

November 29, 2022 to February 27, 2023

Bank	Date	Check #	Amount
General Fund	11/29/22	518	\$ 18,571.81
	12/9/22	519-531	\$ 1,675,132.60
	12/14/22	532-534	\$ 11,803.18
	12/21/22	535	\$ 680.00
	1/5/23	536-538	\$ 63,760.11
	1/12/23	539-546	\$ 40,888.87
	1/19/23	547-548	\$ 23,603.63
	1/26/23	549	\$ 184.70
	2/2/23	550-553	\$ 1,953.60
	2/9/23	554-560	\$ 43,348.20
	2/16/23	561-562	\$ 21,286.93
	2/20/23	563-564	\$ 878,748.00
	2/23/23	565	\$ 1,112.20
			<hr/> \$ 2,781,073.83
Payroll Fund	<u>February 2023</u>		
	Adam Morgan	50035	\$ 184.70
	Barry Bichard	50036	\$ 184.70
	Jarred Cornell	50037	\$ 184.70
	Logan Lantrip	50038	\$ 184.70
	Patrick Bonin Jr.	50039	\$ 184.70
			<hr/> \$ 923.50
			<hr/> \$ 2,781,997.33

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										PAGE 2
*** CHECK DATES 11/29/2022 - 02/27/2023 ***										
GENERAL FUND										
BANK A GENERAL FUND										
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
12/09/22	00011	12/08/22	12082022	202212	300-20700-10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	556.12	556.12 000529
					FY23 DEBT SERVICE SER2019					
12/09/22	00011	12/08/22	12082022	202212	300-20700-10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	430.35	430.35 000530
					FY23 DEBT SERVICE SER2020					
12/09/22	00012	11/25/22	24139500	202211	310-51300-32300		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	4,310.00	4,310.00 000531
					FY23 SERIES 2017 FEES					
12/14/22	00001	12/01/22	146	202212	310-51300-34000		USBANK	*	3,062.50	3,062.50
					MANAGEMENT FEES DEC22					
12/01/22	146	202212	310-51300-35200					*	66.67	66.67
					WEBSITE ADMIN DEC22					
12/01/22	146	202212	310-51300-35100					*	108.33	108.33
					INFORMATION TECH DEC22					
12/01/22	146	202212	310-51300-31300					*	875.00	875.00
					DISSEMINATION FEE DEC22					
12/01/22	146	202212	310-51300-51000					*	.45	.45
					OFFICE SUPPLIES					
12/01/22	146	202212	310-51300-42000					*	27.12	27.12
					POSTAGE					
12/01/22	146	202212	310-51300-42500					*	26.85	26.85
					COPIES					
12/01/22	147	202212	320-53800-12000					*	1,312.50	1,312.50
					FIELD MANAGEMENT DEC22					
12/14/22	00015	12/02/22	68729	202211	310-51300-31100		GOVERNMENTAL MANAGEMENT SERVICES	*	930.00	5,479.42 000532
					MTG/MNT MAP/RESEARCH PLAT					
12/14/22	00002	12/09/22	107292	202211	310-51300-31500		HAMILTON ENGINEERING & SURVEYING	*	5,393.76	930.00 000533
					BILL OF SALE/REQ.5/MTG					
12/21/22	00015	12/02/22	68730	202211	310-51300-31100		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	680.00	5,393.76 000534
					MODIFY CDD MAINT MAP					
1/05/23	00011	12/22/22	12222022	202301	300-20700-10000		HAMILTON ENGINEERING & SURVEYING	*	10,202.35	680.00 000535
					FY23 DEBT SRVC SER2017					
					STONEYBROOK SOUTH AT CHAMPIONSGATE					10,202.35 000536

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*** CHECK DATES 11/29/2022 - 02/27/2023 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/05/23	00011	12/22/22	12222022	202301	300-20700-10100 FY23 DEBT SRVC SER2019	*	30,193.04	
STONEBROOK SOUTH AT CHAMPIONSGATE								
1/05/23	00011	12/22/22	12222022	202301	300-20700-10200 FY23 DEBT SRVC SER2020	*	23,364.72	30,193.04 000537
STONEBROOK SOUTH AT CHAMPIONSGATE								
1/12/23	00027	1/01/23	20230267	202301	320-53800-47100 WATER MGMT TREATWNT JAN23	*	555.00	23,364.72 000538
AMERICAN ECOSYSTEMS, INC.								
1/12/23	00010	11/28/22	143861	202210	320-53800-47300 RPR MAINLINE/FITTING/HEAD	*	1,825.64	555.00 000539
		12/20/22	146190	202212	320-53800-47300 RPLC WP.CONNECTR/FIT/HEAD	*	852.45	
DOWN TO EARTH LAWCARE II, INC.								
1/12/23	00001	1/01/23	148	202301	310-51300-34000 MANAGEMENT FEES JAN23	*	3,062.50	2,678.09 000540
		1/01/23	148	202301	310-51300-35200 WEBSITE ADMIN JAN23	*	66.67	
		1/01/23	148	202301	310-51300-35100 INFORMATION TECH JAN23	*	108.33	
		1/01/23	148	202301	310-51300-31300 DISSEMINATION FEE JAN23	*	875.00	
		1/01/23	148	202301	310-51300-51000 OFFICE SUPPLIES	*	.30	
		1/01/23	148	202301	310-51300-42000 POSTAGE	*	5.70	
		1/01/23	148	202301	310-51300-42500 COPIES	*	4.35	
		1/01/23	149	202301	320-53800-12000 FIELD MANAGEMENT JAN23	*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES								
1/12/23	00015	1/05/23	68983	202212	310-51300-31100 MODIFY MAINT MAPS/REVIEW	*	4,035.00	5,435.35 000541
HAMILTON ENGINEERING & SURVEYING								
1/12/23	00022	1/01/23	66291B	202301	320-53800-47000 MTHLY WATER MGMT JAN23	*	404.00	4,035.00 000542
THE LAKE DOCTORS, INC.								
1/12/23	00011	1/10/23	01102023	202301	300-20700-10000 FY23 DEBT SRVC SER2017	*	4,445.35	404.00 000543
STONEBROOK SOUTH AT CHAMPIONSGATE								
								4,445.35 000544

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*** CHECK DATES 11/29/2022 - 02/27/2023 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/12/23	00011	1/10/23 01102023	202301 300-20700-10100		STONEBROOK SOUTH AT CHAMPIONSGATE	*	13,155.65	13,155.65 000545
			FY23 DEBT SRVC SER2019					
1/12/23	00011	1/10/23 01102023	202301 300-20700-10200		STONEBROOK SOUTH AT CHAMPIONSGATE	*	10,180.43	10,180.43 000546
			FY23 DEBT SRVC SER2020					
1/19/23	00010	1/05/23 147493	202301 320-53800-46200		LANDSCAPE SERVICES JAN23	*	20,836.93	
		1/09/23 147901	202301 320-53800-46100		CUT/RMV 3 PALM/1 FALL OAK	*	1,800.00	
					DOWN TO EARTH LAWN CARE II, INC.			22,636.93 000547
1/19/23	00002	1/12/23 107396	202212 310-51300-31500		REQ.5/MTG/TRCT X PLAT/DED	*	966.70	
					LATHAM,LUNA,EDEN & BEAUDINE,LLP			966.70 000548
1/26/23	00029	1/20/23 DR012023	202301 310-51300-11000		REPLACE LOST CHECK#50021	*	184.70	
					DAVID L REGISTER			184.70 000549
2/02/23	00024	1/19/22 170674	202211 320-53800-47100		QTRLY MNT-MITIGATION NOV	*	875.00	
					BIO-TECH CONSULTING, INC.			875.00 000550
2/02/23	00011	2/01/23 02012023	202302 300-20700-10000		FY23 DEBT SRVC SER2017	*	172.59	
					STONEBROOK SOUTH AT CHAMPIONSGATE			172.59 000551
2/02/23	00011	2/01/23 02012023	202302 300-20700-10100		FY23 DEBT SRVC SER2019	*	510.76	
					STONEBROOK SOUTH AT CHAMPIONSGATE			510.76 000552
2/02/23	00011	2/01/23 02012023	202302 300-20700-10200		FY23 DEBT SRVC SER2020	*	395.25	
					STONEBROOK SOUTH AT CHAMPIONSGATE			395.25 000553
2/09/23	00027	2/01/23 20230622	202302 320-53800-47100		WATER MGMT TREATMNT FEB23	*	555.00	
					AMERICAN ECOSYSTEMS, INC.			555.00 000554
2/09/23	00001	2/01/23 150	202302 310-51300-34000		MANAGEMENT FEES FEB23	*	3,062.50	
		2/01/23 150	202302 310-51300-35200		WEBSITE ADMIN FEB23	*	66.67	

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*** CHECK DATES 11/29/2022 - 02/27/2023 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/01/23	150	202302	310-51300-35100	INFORMATION TECH FEB23					*	108.33	
2/01/23	150	202302	310-51300-31300	DISSEMINATION FEE FEB23					*	875.00	
2/01/23	150	202302	310-51300-51000	OFFICE SUPPLIES					*	.45	
2/01/23	150	202302	310-51300-42000	POSTAGE					*	16.39	
2/01/23	151	202302	320-53800-12000	FIELD MANAGEMENT FEB23					*	1,312.50	
2/01/23	151A	202210	310-51300-42000	USPS-941FORM MAILING 2022					*	.39	
GOVERNMENTAL MANAGEMENT SERVICES											
2/09/23	00022	2/01/23	70675B	202302	320-53800-47000				*	404.00	5,442.23 000555
			MTHLY WATER MGMT FEB23								
THE LAKE DOCTORS, INC.											
2/09/23	00011	2/09/23	02092023	202302	300-20700-10000				*	5,222.29	404.00 000556
			FY23 DEBT SRVC SER2017								
STONEBROOK SOUTH AT CHAMPIONSGATE											
2/09/23	00011	2/09/23	02092023	202302	300-20700-10100				*	15,454.95	5,222.29 000557
			FY23 DEBT SRVC SER2019								
STONEBROOK SOUTH AT CHAMPIONSGATE											
2/09/23	00011	2/09/23	02092023	202302	300-20700-10200				*	11,959.73	15,454.95 000558
			FY23 DEBT SRVC SER2020								
STONEBROOK SOUTH AT CHAMPIONSGATE											
2/09/23	00012	1/25/23	6809520	202301	310-51300-32300				*	4,310.00	11,959.73 000559
			FY23 TRUSTEE FEE SER2020								
USBANK											
2/16/23	00021	2/10/23	6672-02-	202302	310-51300-31200				*	450.00	4,310.00 000560
			ARBITRAGE SERIES 2020								
AMERICAN MUNICIPAL TAX-EXEMPT											
2/16/23	00010	2/01/23	149801	202302	320-53800-46200				*	20,836.93	450.00 000561
			LANDSCAPE SERVICES FEB23								
DOWN TO EARTH LAWN CARE II, INC.											
2/20/23	00026	2/20/23	02202023	202302	300-15100-10000				*	600,000.00	20,836.93 000562
			OPEN SBA OPER. RES. ACCT.								
STONEBROOK SOUTH AT CHAMPIONSGATE											
											600,000.00 000563

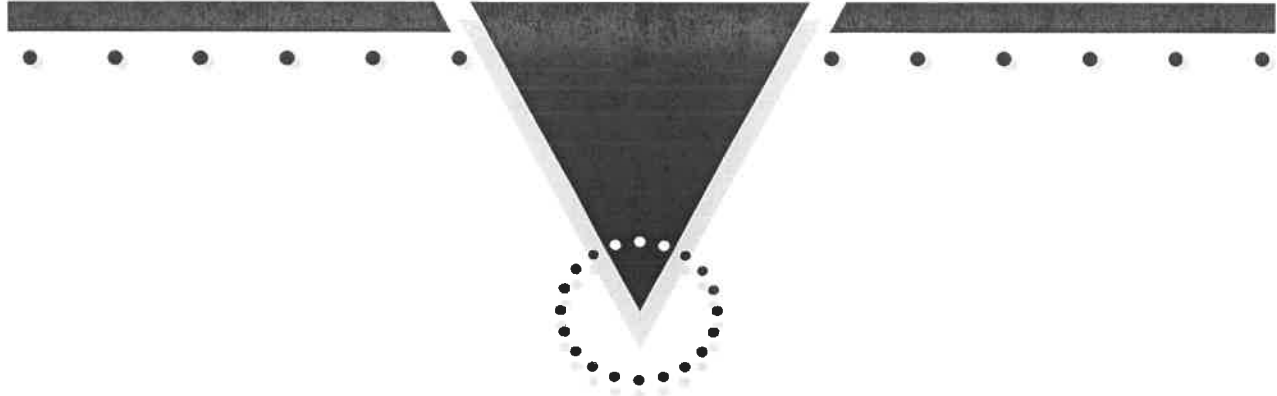
SSCG STONEYSCG TVISCARRA

*** CHECK DATES 11/29/2022 - 02/27/2023 *** GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/20/23	00026	2/20/23 02202023 202302 300-58100-10000 FY23 CAP. RES. BDGT. AMT.			STONEBROOK SOUTH AT CHAMPIONSGATE	*	278,748.00	278,748.00 000564
2/23/23	00002	2/03/23 109520 202301 310-51300-31500 CUSIP NOTICE/REV.EMMA/FIL			LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	1,112.20	1,112.20 000565
TOTAL FOR BANK A							2,781,073.83	
TOTAL FOR REGISTER							2,781,073.83	

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SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

January 31, 2023



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6	<u>Series 2020 Debt Service Fund Income Statement</u>
7	<u>Series 2020 Capital Projects Income Statement</u>
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10	<u>FY23 Assessment Receipt Schedule</u>
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STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

January 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:					
CASH	\$1,022,748	\$19,520	---	---	\$1,042,268
DEPOSITS	\$16,000	---	---	---	\$16,000
ASSESSMENT RECEIVABLE	---	---	\$1,079	---	\$1,079
STATE BOARD OF ADMINISTRATION	---	\$356,664	---	---	\$356,664
INVESTMENTS					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$305,492	---	\$305,492
PREPAYMENT	---	---	\$112	---	\$112
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$878,359	---	\$878,359
PREPAYMENT	---	---	\$46	---	\$46
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$653,649	---	\$653,649
CONSTRUCTION	---	---	---	\$22,755	\$22,755
TOTAL ASSETS	\$1,038,748	\$376,184	\$2,790,708	\$22,755	\$4,228,395
LIABILITIES:					
ACCOUNTS PAYABLE	\$6,298	---	---	---	\$6,298
DUE TO DEBT SERVICE 2017	\$173	---	---	---	\$173
DUE TO DEBT SERVICE 2019	\$511	---	---	---	\$511
DUE TO DEBT SERVICE 2020	\$395	---	---	---	\$395
FUND EQUITY:					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$456,677	---	\$456,677
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,328,862	---	\$1,328,862
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$1,005,169	---	\$1,005,169
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$22,755	\$22,755
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$1,015,372	\$376,184	---	---	\$1,391,556
TOTAL LIABILITIES & FUND EQUITY	\$1,038,748	\$376,184	\$2,790,708	\$22,755	\$4,228,395

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,032,243	\$943,194	\$943,194	\$0
ASSESSMENTS - DIRECT BILLED	\$7,995	\$7,995	\$7,995	\$0
TOTAL REVENUES	\$1,040,238	\$951,189	\$951,189	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$12,000	\$4,000	\$3,385	\$615
FICA EXPENSE	\$918	\$306	\$245	\$61
ENGINEERING	\$12,000	\$4,000	\$6,990	(\$2,990)
ATTORNEY	\$25,000	\$8,333	\$9,869	(\$1,535)
DISSEMINATION	\$14,000	\$4,667	\$3,500	\$1,167
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	\$8,620	\$8,620	\$0
MANAGEMENT FEES	\$36,750	\$12,250	\$12,250	\$0
INFORMATION TECHNOLOGY	\$1,300	\$433	\$433	\$0
WEBSITE MAINTENANCE	\$800	\$267	\$267	(\$0)
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$1,000	\$333	\$61	\$272
INSURANCE	\$6,700	\$6,700	\$5,988	\$712
PRINTING & BINDING	\$1,000	\$333	\$45	\$289
LEGAL ADVERTISING	\$2,500	\$833	\$790	\$44
OTHER CURRENT CHARGES	\$1,000	\$333	\$193	\$140
OFFICE SUPPLIES	\$625	\$208	\$1	\$207
PROPERTY APPRAISER	\$600	\$0	\$0	\$0
PROPERTY TAXES	\$350	\$14	\$14	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,750	\$5,250	\$5,250	\$0
PROPERTY INSURANCE	\$6,800	\$6,800	\$6,619	\$181
ELECTRIC	\$39,600	\$13,200	\$6,914	\$6,286
STREETLIGHTING	\$123,400	\$41,133	\$25,955	\$15,178
WATER & SEWER	\$94,500	\$31,500	\$19,048	\$12,452
LANDSCAPE MAINTENANCE	\$264,377	\$88,126	\$79,875	\$8,251
LANDSCAPE CONTINGENCY	\$15,000	\$5,000	\$1,800	\$3,200
IRRIGATION REPAIRS	\$20,000	\$6,667	\$2,678	\$3,989
LAKE MAINTENANCE	\$7,020	\$2,340	\$1,616	\$724
MITIGATION MONITORING & MAINTENANCE	\$13,760	\$4,587	\$4,695	(\$108)
CONTINGENCY	\$5,000	\$1,667	\$0	\$1,667
REPAIRS & MAINTENANCE	\$10,000	\$3,333	\$0	\$3,333
TRANSFER OUT - CAPITAL RESERVE	\$278,748	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,040,238	\$266,509	\$212,274	\$54,234
EXCESS REVENUES (EXPENDITURES)	\$0		\$738,915	
FUND BALANCE - Beginning	\$0		\$292,457	
FUND BALANCE - Ending	\$0		\$1,031,372	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$278,748	\$0	\$0	\$0
INTEREST	\$750	\$250	\$4,751	\$4,501
TOTAL REVENUES	\$279,498	\$250	\$4,751	\$4,501
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$127,341	\$42,447	\$0	\$42,447
TOTAL EXPENDITURES	\$127,341	\$42,447	\$0	\$42,447
EXCESS REVENUES (EXPENDITURES)	\$152,157		\$4,751	
FUND BALANCE - Beginning	\$337,632		\$371,433	
FUND BALANCE - Ending	\$489,789		\$376,184	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$275,880	\$275,880	\$0
INTEREST	\$0	\$0	\$2,400	\$2,400
TOTAL REVENUES	\$301,800	\$275,880	\$278,280	\$2,400
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$102,725	\$102,725	\$102,725	\$0
PRINCIPAL - 12/15	\$95,000	\$95,000	\$95,000	\$0
INTEREST - 6/15	\$101,063	\$0	\$0	\$0
TOTAL EXPENDITURES	\$298,788	\$197,725	\$197,725	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,013		\$80,555	
FUND BALANCE - Beginning	\$222,524		\$376,122	
FUND BALANCE - Ending	\$225,537		\$456,677	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$893,432	\$816,445	\$816,445	\$0
ASSESSMENTS - DIRECT BILLED	\$6,463	\$6,463	\$6,463	\$0
INTEREST	\$0	\$0	\$5,525	\$5,525
TOTAL REVENUES	\$899,894	\$822,907	\$828,432	\$5,525
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$310,494	\$310,494	\$310,494	\$0
PRINCIPAL - 6/15	\$280,000	\$0	\$0	\$0
INTEREST - 6/15	\$310,494	\$0	\$0	\$0
TOTAL EXPENDITURES	\$900,988	\$310,494	\$310,494	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,094)		\$517,939	
FUND BALANCE - Beginning	\$353,152		\$810,923	
FUND BALANCE - Ending	\$352,059		\$1,328,862	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	PROPOSED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$691,407	\$631,802	\$631,802	\$0
ASSESSMENTS - DIRECT BILLED	\$11,156	\$11,156	\$11,156	\$0
INTEREST	\$0	\$0	\$5,404	\$5,404
TOTAL REVENUES	\$702,563	\$642,957	\$648,362	\$5,404
EXPENDITURES:				
INTEREST - 12/15	\$215,806	\$215,806	\$215,806	\$0
PRINCIPAL - 12/15	\$270,000	\$270,000	\$270,000	\$0
INTEREST - 6/15	\$212,431	\$0	\$0	\$0
TOTAL EXPENDITURES	\$698,238	\$485,806	\$485,806	\$0
OTHER SOURCES/(USES)				
TRANSFER OUT	\$0	\$0	(\$2,183)	\$2,183
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$2,183)	\$2,183
EXCESS REVENUES (EXPENDITURES)	\$4,326		\$160,373	
FUND BALANCE - Beginning	\$490,151		\$844,797	
FUND BALANCE - Ending	\$494,477		\$1,005,169	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$30,802	\$30,802
TOTAL REVENUES	\$0	\$0	\$30,802	\$30,802
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$785	(\$785)
TOTAL EXPENDITURES	\$0	\$0	\$785	(\$785)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$2,183	\$2,183
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$2,183	\$2,183
EXCESS REVENUES (EXPENDITURES)	\$0		\$32,200	
FUND BALANCE - Beginning	\$0		(\$9,445)	
FUND BALANCE - Ending	\$0		\$22,755	

STONEYBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$71,438	\$855,968	\$15,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$943,194
ASSESSMENTS - DIRECT BILLED	\$7,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,995
TOTAL REVENUES	\$7,995	\$71,438	\$855,968	\$15,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$951,189
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$1,400	\$1,000	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,385
FICA EXPENSE	\$61	\$107	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ENGINEERING	\$1,345	\$1,610	\$4,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,990
ATTORNEY	\$2,396	\$5,394	\$967	\$1,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,869
DISSEMINATION	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
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	\$4,310	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,620
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,250
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$24	\$4	\$27	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
INSURANCE	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
PRINTING & BINDING	\$10	\$3	\$27	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
LEGAL ADVERTISING	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790
OTHER CURRENT CHARGES	\$39	\$39	\$40	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
PROPERTY INSURANCE	\$6,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,619
ELECTRIC	\$1,779	\$1,511	\$1,760	\$1,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,914
STREETLIGHTING	\$6,566	\$6,566	\$6,188	\$6,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,955
WATER & SEW R	\$6,918	\$4,772	\$4,168	\$3,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,048
LANDSCAPE MAINTENANCE	\$17,364	\$20,837	\$20,837	\$20,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,875
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
IRRIGATION REPAIRS	\$1,826	\$0	\$852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,678
LAKE MAINTENANCE	\$404	\$404	\$404	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,616
MITIGATION MONITORING & MAINTENANCE	\$2,155	\$1,430	\$555	\$555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,695
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
TOTAL EXPENDITURES	\$65,684	\$53,826	\$46,562	\$46,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,274
EXCESS REVENUES (EXPENDITURES)	(\$57,689)	\$17,612	\$809,606	(\$30,615)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$738,915

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)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$95,000)
CURRENT BONDS OUTSTANDING	\$4,295,000

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

SERIES 2020, SPECIAL ASSESSMENT BONDS	
FOX SOUTH ASSESSMENT AREA	
INTEREST RATES:	2.500%, 3.000%, 3.500%, 3.750%
MATURITY DATE:	12/15/2050
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$351,125
RESERVE FUND BALANCE	\$351,125
BONDS OUTSTANDING - 12/16/20	\$12,730,000
LESS: PRINCIPAL PAYMENT 12/15/21	(\$265,000)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$270,000)
CURRENT BONDS OUTSTANDING	\$12,195,000

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

		GROSS ASSESSMENTS \$ 3,305,477						\$ 1,098,131	\$ 321,198	\$ 950,561	\$ 735,586
		NET ASSESSMENTS \$ 2,919,148						\$ 1,032,243	\$ 301,926	\$ 893,527	\$ 691,451
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NETAMOUNT RECEIVED	GENERAL	2017	2019	2020	TOTAL 100.00%
							FUND 35.36%	DEBT SERVICE 10.34%	DEBT SERVICE 30.61%	DEBT SERVICE 23.69%	
11/18/22	ACH	\$ 5,533.78	\$ 297.15	\$ 104.73	\$ -	\$ 5,131.90	\$ 1,814.70	\$ 530.79	\$ 1,570.83	\$ 1,215.58	\$ 5,131.90
11/22/22	ACH	\$ 209,281.93	\$ 8,371.34	\$ 4,018.21	\$ -	\$ 196,892.38	\$ 69,623.33	\$ 20,364.50	\$ 60,267.15	\$ 46,637.41	\$ 196,892.38
12/9/22	ACH	\$ 2,466,188.24	\$ 98,646.61	\$ 47,350.85	\$ -	\$ 2,320,190.78	\$ 820,445.15	\$ 239,976.44	\$ 710,191.40	\$ 549,577.79	\$ 2,320,190.78
12/9/22	ACH	\$ 1,876.27	\$ 22.36	\$ 37.07	\$ -	\$ 1,816.84	\$ 642.45	\$ 187.92	\$ 556.12	\$ 430.35	\$ 1,816.84
12/22/22	ACH	\$ 104,217.48	\$ 3,563.95	\$ 2,013.06	\$ -	\$ 98,640.47	\$ 34,880.36	\$ 10,202.35	\$ 30,193.04	\$ 23,364.72	\$ 98,640.47
1/10/23	ACH	\$ 39,430.67	\$ 1,182.96	\$ 764.95	\$ -	\$ 37,482.76	\$ 13,254.32	\$ 3,876.83	\$ 11,473.17	\$ 8,878.45	\$ 37,482.76
1/10/23	ACH	\$ 5,766.95	\$ 158.10	\$ 112.19	\$ -	\$ 5,496.66	\$ 1,943.68	\$ 568.52	\$ 1,682.48	\$ 1,301.98	\$ 5,496.66
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 1,668.64	\$ 1,668.64	\$ 590.05	\$ 172.59	\$ 510.76	\$ 395.25	\$ 1,668.64
2/9/23	ACH	\$ 52,623.42	\$ 1,101.76	\$ 1,030.43	\$ -	\$ 50,491.23	\$ 17,854.26	\$ 5,222.29	\$ 15,454.95	\$ 11,959.73	\$ 50,491.23
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**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
11/30/22	5	Lennar Homes LLC	Reimbursement #2 Infrastructure for Phase 1	\$ 7,159,818.90
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
11/18/22	8	Hamilton Engineering & Surveying, LLC	Invoice #68447 - Review of reimbursement CR#5	\$ 975.00
TOTAL				\$ 7,166,118.90
Fiscal Year 2023				
10/3/22		Interest		\$ 8,822.13
10/4/22		Transfer from Reserve		\$ 432.89
11/1/22		Interest		\$ 10,829.85
11/2/22		Transfer from Reserve		\$ 531.02
12/1/22		Interest		\$ 11,109.74
12/2/22		Transfer from Reserve		\$ 562.76
1/3/23		Interest		\$ 40.51
1/4/23		Transfer from Reserve		\$ 656.07
TOTAL				\$ 32,984.97
Acquisition/Construction Fund at 9/30/22				\$ 7,155,888.88
Interest Earned thru 1/31/23				\$ 32,984.97
Requisitions Paid thru 1/31/23				\$ (7,166,118.90)
Remaining Acquisition/Construction Fund				\$ 22,754.95

SECTION 3

REBATE REPORT

\$12,730,000

Stoneybrook South at Championsgate Community Development District

(Osceola County, Florida)

**Special Assessment Bonds, Series 2020
(Fox South Assessment Area)**

**Dated: December 16, 2020
Delivered: December 16, 2020**

**Rebate Report to the Computation Date
December 16, 2025
Reflecting Activity To
December 31, 2022**



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
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www.amteccorp.com

February 10, 2023

Stoneybrook South at Championsgate
Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: \$12,730,000 Stoneybrook South at Championsgate Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2020 (Fox South Assessment Area)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Stoneybrook South at Championsgate Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of December 31, 2023. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 16, 2025 Computation Date
Reflecting Activity from December 16, 2020 through December 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.230807%	36,183.12	(604,622.39)
Reserve Account	0.340033%	2,442.84	(26,646.91)
Cost of Issuance Account	0.006026%	0.01	(7.05)
Totals	0.235590%	\$38,625.97	\$(631,276.35)
Bond Yield	3.592127%		
Rebate Computation Credits			(4,088.71)
Net Rebatable Arbitrage			\$(635,365.06)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 16, 2020, the date of the closing, to December 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2020 and December 31, 2022, the District made periodic payments into the Revenue, Interest, Sinking and Prepayment Funds (collectively, the "Debt Service Funds") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

December 16, 2025.

7. Computation Period

The period beginning on December 16, 2020, the date of the closing, and ending on December 31, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Account	Account Number
Revenue	227587000
Interest	227587001
Sinking	227587002
Reserve	227587003
Prepayment	227587004
Acquisition & Construction	227587005
Cost of Issuance	227587006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2025, is the Rebatable Arbitrage.

\$12,730,000
Stoneybrook South at Championsgate
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(Fox South Assessment Area)
Delivered: December 16, 2020

Sources of Funds

Par Amount	\$12,730,000.00
Total	\$12,730,000.00

Uses of Funds

Acquisition & Construction Account	\$11,927,322.50
Reserve Account	351,125.00
Cost of Issuance Account	196,952.50
Underwriter's Discount	254,600.00
Total	\$12,730,000.00

PROOF OF ARBITRAGE YIELD

\$12,730,000
 Stoneybrook South at Championsgate
 Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (Fox South Assessment Area)

Date	Debt Service	Present Value to 12/16/2020 @ 3.5921268936%
06/15/2021	217,901.42	214,077.99
12/15/2021	484,118.75	467,232.33
06/15/2022	215,806.25	204,603.95
12/15/2022	485,806.25	452,462.00
06/15/2023	212,431.25	194,359.80
12/15/2023	487,431.25	438,097.14
06/15/2024	208,993.75	184,526.76
12/15/2024	488,993.75	424,129.41
06/15/2025	205,493.75	175,090.55
12/15/2025	495,493.75	414,735.58
06/15/2026	201,868.75	165,985.91
12/15/2026	496,868.75	401,340.35
06/15/2027	197,443.75	156,669.17
12/15/2027	502,443.75	391,648.64
06/15/2028	192,868.75	147,686.25
12/15/2028	507,868.75	382,031.08
06/15/2029	188,143.75	139,029.20
12/15/2029	513,143.75	372,498.29
06/15/2030	183,268.75	130,690.10
12/15/2030	518,268.75	363,059.91
06/15/2031	178,243.75	122,661.03
12/15/2031	523,243.75	353,724.68
06/15/2032	172,206.25	114,361.34
12/15/2032	527,206.25	343,937.79
06/15/2033	165,993.75	106,380.03
12/15/2033	535,993.75	337,440.42
06/15/2034	159,518.75	98,654.78
12/15/2034	539,518.75	327,779.62
06/15/2035	152,868.75	91,235.35
12/15/2035	547,868.75	321,210.67
06/15/2036	145,956.25	84,063.05
12/15/2036	555,956.25	314,551.74
06/15/2037	138,781.25	77,134.96
12/15/2037	558,781.25	305,092.36
06/15/2038	131,431.25	70,494.81
12/15/2038	566,431.25	298,452.17
06/15/2039	123,818.75	64,088.92
12/15/2039	573,818.75	291,769.78
06/15/2040	115,943.75	57,913.78
12/15/2040	585,943.75	287,514.35
06/15/2041	107,718.75	51,923.50
12/15/2041	592,718.75	280,666.32
06/15/2042	98,625.00	45,877.28
12/15/2042	603,625.00	275,833.42
06/15/2043	89,156.25	40,022.16
12/15/2043	609,156.25	268,624.98
06/15/2044	79,406.25	34,398.65
12/15/2044	619,406.25	263,591.45
06/15/2045	69,281.25	28,962.79
12/15/2045	629,281.25	258,427.40
06/15/2046	58,781.25	23,713.82
12/15/2046	638,781.25	253,153.51
06/15/2047	47,906.25	18,650.61
12/15/2047	652,906.25	249,701.21
06/15/2048	36,562.50	13,736.46
12/15/2048	661,562.50	244,162.37

PROOF OF ARBITRAGE YIELD

\$12,730,000
 Stoneybrook South at Championsgate
 Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (Fox South Assessment Area)

Date	Debt Service	Present Value to 12/16/2020 @ 3.5921268936%
06/15/2049	24,843.75	9,007.29
12/15/2049	674,843.75	240,352.77
06/15/2050	12,656.25	4,428.13
12/15/2050	687,656.25	236,349.84
	20,999,057.67	12,730,000.00

Proceeds Summary

Delivery date	12/16/2020
Par Value	12,730,000.00
Target for yield calculation	12,730,000.00

BOND DEBT SERVICE

\$12,730,000
 Stoneybrook South at Championsgate
 Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (Fox South Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/16/2020					
06/15/2021			217,901.42	217,901.42	
12/15/2021	265,000	2.500%	219,118.75	484,118.75	702,020.17
06/15/2022			215,806.25	215,806.25	
12/15/2022	270,000	2.500%	215,806.25	485,806.25	701,612.50
06/15/2023			212,431.25	212,431.25	
12/15/2023	275,000	2.500%	212,431.25	487,431.25	699,862.50
06/15/2024			208,993.75	208,993.75	
12/15/2024	280,000	2.500%	208,993.75	488,993.75	697,987.50
06/15/2025			205,493.75	205,493.75	
12/15/2025	290,000	2.500%	205,493.75	495,493.75	700,987.50
06/15/2026			201,868.75	201,868.75	
12/15/2026	295,000	3.000%	201,868.75	496,868.75	698,737.50
06/15/2027			197,443.75	197,443.75	
12/15/2027	305,000	3.000%	197,443.75	502,443.75	699,887.50
06/15/2028			192,868.75	192,868.75	
12/15/2028	315,000	3.000%	192,868.75	507,868.75	700,737.50
06/15/2029			188,143.75	188,143.75	
12/15/2029	325,000	3.000%	188,143.75	513,143.75	701,287.50
06/15/2030			183,268.75	183,268.75	
12/15/2030	335,000	3.000%	183,268.75	518,268.75	701,537.50
06/15/2031			178,243.75	178,243.75	
12/15/2031	345,000	3.500%	178,243.75	523,243.75	701,487.50
06/15/2032			172,206.25	172,206.25	
12/15/2032	355,000	3.500%	172,206.25	527,206.25	699,412.50
06/15/2033			165,993.75	165,993.75	
12/15/2033	370,000	3.500%	165,993.75	535,993.75	701,987.50
06/15/2034			159,518.75	159,518.75	
12/15/2034	380,000	3.500%	159,518.75	539,518.75	699,037.50
06/15/2035			152,868.75	152,868.75	
12/15/2035	395,000	3.500%	152,868.75	547,868.75	700,737.50
06/15/2036			145,956.25	145,956.25	
12/15/2036	410,000	3.500%	145,956.25	555,956.25	701,912.50
06/15/2037			138,781.25	138,781.25	
12/15/2037	420,000	3.500%	138,781.25	558,781.25	697,562.50
06/15/2038			131,431.25	131,431.25	
12/15/2038	435,000	3.500%	131,431.25	566,431.25	697,862.50
06/15/2039			123,818.75	123,818.75	
12/15/2039	450,000	3.500%	123,818.75	573,818.75	697,637.50
06/15/2040			115,943.75	115,943.75	
12/15/2040	470,000	3.500%	115,943.75	585,943.75	701,887.50
06/15/2041			107,718.75	107,718.75	
12/15/2041	485,000	3.750%	107,718.75	592,718.75	700,437.50
06/15/2042			98,625.00	98,625.00	
12/15/2042	505,000	3.750%	98,625.00	603,625.00	702,250.00
06/15/2043			89,156.25	89,156.25	
12/15/2043	520,000	3.750%	89,156.25	609,156.25	698,312.50
06/15/2044			79,406.25	79,406.25	
12/15/2044	540,000	3.750%	79,406.25	619,406.25	698,812.50
06/15/2045			69,281.25	69,281.25	
12/15/2045	560,000	3.750%	69,281.25	629,281.25	698,562.50
06/15/2046			58,781.25	58,781.25	
12/15/2046	580,000	3.750%	58,781.25	638,781.25	697,562.50
06/15/2047			47,906.25	47,906.25	
12/15/2047	605,000	3.750%	47,906.25	652,906.25	700,812.50
06/15/2048			36,562.50	36,562.50	
12/15/2048	625,000	3.750%	36,562.50	661,562.50	698,125.00

BOND DEBT SERVICE

\$12,730,000
 Stoneybrook South at Championsgate
 Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (Fox South Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2049			24,843.75	24,843.75	
12/15/2049	650,000	3.750%	24,843.75	674,843.75	699,687.50
06/15/2050			12,656.25	12,656.25	
12/15/2050	675,000	3.750%	12,656.25	687,656.25	700,312.50
	12,730,000		8,269,057.67	20,999,057.67	20,999,057.67

\$12,730,000
Stoneybrook South at Championsgate
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(Fox South Assessment Area)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-11,927,322.50	-14,251,244.78
01/05/21		-0.77	-0.92
03/02/21		-1.49	-1.77
03/02/21		-1.35	-1.60
04/02/21		-1.49	-1.76
04/21/21		4,767,193.90	5,626,054.25
05/04/21		-1.44	-1.70
05/26/21		6,870.00	8,079.69
06/02/21		-1.49	-1.75
07/02/21		-1.44	-1.69
08/03/21		-1.49	-1.74
09/02/21		-1.49	-1.74
10/04/21		-1.44	-1.67
11/02/21		-1.49	-1.73
12/02/21		-1.44	-1.66
01/04/22		-1.49	-1.71
02/02/22		-1.49	-1.71
03/02/22		-1.35	-1.54
04/04/22		-1.49	-1.70
05/03/22		-1.44	-1.64
06/02/22		-1.49	-1.69
07/05/22		-1.44	-1.63
08/02/22		-1.49	-1.68
08/12/22		2,010.00	2,264.16
08/12/22		1,000.00	1,126.45
09/02/22		-231.60	-260.37
10/04/22		-432.89	-485.13
10/13/22		2,575.00	2,883.16
10/13/22		2,750.00	3,079.10
11/02/22		-531.02	-593.45
11/18/22		975.00	1,087.91
11/30/22		7,159,818.90	7,979,490.07
12/02/22		-562.76	-627.06
12/31/22	ACF Balance	22,058.37	24,510.83
12/31/22	ACF Accrual	41.22	45.80

12/16/25	TOTALS:	36,183.12	-604,622.39

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-604,622.39
COMP DATE:	12/16/25	NET INCOME:	36,183.12
BOND YIELD:	3.592127%	TAX INV YIELD:	0.230807%

\$12,730,000
Stoneybrook South at Championsgate
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(Fox South Assessment Area)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-351,125.00	-419,538.28
01/05/21		0.77	0.92
02/02/21		1.49	1.77
03/02/21		1.35	1.60
04/02/21		1.49	1.76
05/04/21		1.44	1.70
06/02/21		1.49	1.75
07/02/21		1.44	1.69
08/03/21		1.49	1.74
09/02/21		1.49	1.74
10/04/21		1.44	1.67
11/02/21		1.49	1.73
12/02/21		1.44	1.66
01/04/22		1.49	1.71
02/02/22		1.49	1.71
03/02/22		1.35	1.54
04/04/22		1.49	1.70
05/03/22		1.44	1.64
06/02/22		1.49	1.69
07/05/22		1.44	1.63
08/02/22		1.49	1.68
09/02/22		231.60	260.37
10/04/22		432.89	485.13
11/02/22		531.02	593.45
12/01/22		562.76	627.12
12/31/22	DSRF Balance	351,125.00	390,163.25
12/31/22	DSRF Accrual	656.07	729.01

12/16/25	TOTALS:	2,442.84	-26,646.91

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-26,646.91
COMP DATE:	12/16/25	NET INCOME:	2,442.84
BOND YIELD:	3.592127%	TAX INV YIELD:	0.340033%

\$12,730,000
Stoneybrook South at Championsgate
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(Fox South Assessment Area)
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-196,952.50	-235,326.77
12/16/20		49,000.00	58,547.17
12/16/20		49,000.00	58,547.17
12/16/20		6,000.00	7,169.04
12/16/20		31,000.00	37,040.05
12/16/20		50,000.00	59,742.01
12/17/20		1,500.00	1,792.08
12/21/20		4,477.50	5,347.25
12/22/20		5,975.00	7,134.94
06/22/21		0.01	0.01

12/16/25	TOTALS:	0.01	-7.05

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-7.05
COMP DATE:	12/16/25	NET INCOME:	0.01
BOND YIELD:	3.592127%	TAX INV YIELD:	0.006026%

\$12,730,000
 Stoneybrook South at Championsgate
 Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (Fox South Assessment Area)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/21		-1,780.00	-2,052.43
12/16/22		-1,830.00	-2,036.28

12/16/25	TOTALS:	-3,610.00	-4,088.71

ISSUE DATE: 12/16/20 REBATABLE ARBITRAGE: -4,088.71
 COMP DATE: 12/16/25
 BOND YIELD: 3.592127%