

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

May 1, 2023

BOARD OF SUPERVISORS MEETING

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 24, 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, May 1, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4
 - B. Administration of Oaths of Office to Newly Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2023-08 Electing Officers
4. Approval of Minutes of the April 3, 2023 Meeting
5. Appointment of Audit Committee and Chairman
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
8. Supervisor's Requests
9. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period

3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

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

Sincerely,

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2023-08

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 1st day of May, 2023.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, April 3, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Logan Lantrip	Assistant Secretary
Jarred Cornell <i>by phone</i>	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.

Mr. Flint: We have four Board members here and one on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4

Mr. Flint: You did have two seats that transitioned to general election. Currently the incumbents in those seats are serving in a carry-over capacity. I do not have anybody who has come forward who is a general elector that is expressing interest in those seats at this point. I think we will defer action on 3A, B, C&D.

B. Administration of Oaths of Office to Newly Appointed Board Members

C. Election of Officers

D. Consideration of Resolution 2023-08 Electing Officers

Items 3A-D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the March 6,
2023 Board of Supervisors Meeting**

Mr. Flint: Next item is approval of your March 6, 2023 meeting minutes. Did the Board have any comments or corrections?

Mr. Morgan: They all look good.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the March 6, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Mr. Flint: Each year the Board is required to approve what is called a proposed budget and set the date, place, and time of the public hearing for its final consideration. The proposed budget is not binding on the Board and is really the start of the process. You have the resolution in your agenda and we are recommending you hold the public hearing on August 7th at 11:30 a.m. in this location. Attached as exhibit 'A' to the resolution is the proposed budget, again this is not binding. It is pretty consistent with the current year. We are asking for an increase in the management fee and assessment administration in the admin section but overall the administrative expenses have increased by about \$5,000. The operating has stayed about the same, some have gone up and some have gone down. We are in the process of bidding out the landscaping. Our goal is that we will have those bids back in advance of your June 5th meeting then the Board can consider those and we can make any adjustments that we need to make to the proposed budget at that point and amend the proposed budget if needed. The other discussion point, in regards to the budget, is that we have had some conversations with Stoneybrook South CDD and also with representatives of Lennar about the possibility of doing an interlocal agreement between both CDD's and combining the operational expenses and then allocating them back out to the CDD's based on platted lots. That way the per unit assessment ends up being consistent between both CDDs and it is a more equitable way of allocating the expenses. Right now, Stoneybrook South at ChampionsGate has been subsidizing their assessments with cash to keep them where they have been. When the new District

was created, a decision was made to have the same assessments as the original District so there was consistency across both CDD's. At this point, Stoneybrook South if it stays the way it is because their expenses are higher and their units are smaller, they are looking at having to increase assessments. Stoneybrook South at ChampionsGate right now could potentially decrease theirs if you look at the revenue and expenses as they currently stand. One approach would be to combine all of the operating expenses and then allocate them back out based on planned units.

Mr. Bonin: Who is proposing this?

Mr. Flint: I am suggesting it as something that the Board may want to consider. It is really one large community even though it is spread across two CDD's.

Mr. Bonin: Is there precedent for this?

Mr. Flint: Yes, we have done it elsewhere. We do it at Reunion.

Mr. Bonin: You have got multiple Districts that all of the infrastructure really is managed by the CDD but just different technical CDD names for different offerings and all of that.

Mr. Flint: You are combining all of the expenses. You put all of the street lights together, put all of the landscaping together and all of the lake maintenance together and then you have an interlocal agreement basically saying you will prorate those expenses to each CDD based on platted lots.

Mr. Morgan: Once both CDD's are fully resident controlled, then we will combine them and there will be one CDD. We do not want to combine them because we still have too much to do on this one.

Mr. Bonin: Will we combine them before they take control of the second Board?

Mr. Flint: It can be done later or it doesn't have to be done at all.

Mr. Bonin: Who is to say they agree to do that? You are saying that would be the ideal thing.

Mr. Morgan: They would have to decide at that point.

Ms. Trucco: You would have to go to the county to get that done. It would have to be passed by ordinance. If you wanted to combine two CDD's, there are some things involved in that step. I represent Reunion East and West and it works fine with sharing them.

Mr. Bonin: That is the intention, to ultimately combine the Districts so this is really just jump starting the maintenance part of it.

Mr. Flint: That could be down the road, it doesn't have to be done but this can be done regardless of that. This way whether you live South of Bella Citta or North of Bella Citta, you are really using the same roadways that access to the Oasis Club and golf course. It probably makes sense to treat all of those as master expenses and then allocate them to everybody. It is a more equitable way.

Mr. Bonin: What is the mechanism that makes that happen?

Mr. Flint: My suggestion would be today that you approve the proposed budget as we have it which does not include that but then between now and the June 5th meeting, we work with District Counsel and District Counsel of Stoneybrook South to draft an interlocal agreement and we will also be bidding out landscaping. We are doing a joint RFP for that. We will bring those revised costs back, an interlocal agreement, and then amended budgets.

Mr. Bonin: Is the interlocal agreement between the CDD's and not the county?

Mr. Flint: Correct. It is just between the CDD's.

Mr. Bonin: Their CDD Board would have to agree to it.

Mr. Flint: They are obviously in favor of it because they are looking at an increase. I have not run the numbers yet because we just started preparing this last week. It may end up being a revenue neutral situation where there does not have to be any change.

Mr. Morgan: Are you looking for just approval of Resolution 2023-07?

Mr. Flint: Yes, that would be the first action and then I would ask for a second motion directing staff to prepare an interlocal agreement to be brought back to the Board at the June 5th meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 10:00 AM at the Oasis Club at ChampionsGate, was approved.
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Mr. Flint: Is there a motion to direct staff to prepare an interlocal?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Directing Staff to Prepare an Interlocal Agreement, was approved.
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SIXTH ORDER OF BUSINESS

Consideration of Series 2020 Requisition #9

Mr. Flint: This requisition was already transmitted to the Trustee. We are just asking the Board to ratify it for \$190.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2020 Requisition #9, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Water Management Agreement with The Lake Doctors, Inc.

Mr. Flint: This is an agreement with The Lake Doctors for aquatic maintenance.

Mr. Scheerer: The current agreement with Lake Doctors is getting ready to expire so before you is a renewal with Lake Doctors for the seven ponds that they are currently maintaining within the District. This agreement would start April 1st and would expire September 30, 2024. We put this on the Fiscal Year calendar as opposed to this April to May just so when we are getting ready to do our budgets if we need to renew this agreement any changes to their agreement and their services reflected by cost can also be included in the budget and in advance to the budget adoption meeting. They are doing a good job. I think the ponds look great. I can answer any questions that you might have.

Mr. Morgan: When they are out there treating, are they doing trash pickup as well?

Mr. Scheerer: No, that is a separate item for trash but typically the landscaper will take anything around the edge of the pond. They are very reasonable in their pricing for trash collection. We just have to reach out to their branch manager and say we would like you to do trash. They do it for us at another CDD at a really good rate.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Water Management Agreement with The Lake Doctors, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything, Kristen?

Ms. Trucco: No updates for the Board this month.

B. Engineer

Mr. Flint: Anything from the engineer?

Ms. Udstad: No.

Mr. Flint: The Engineer is helping with the landscape maintenance map. We are going to have that done this week and get that RFP out. We had a conference call last Friday and HOA and Mark were also on there.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 28th through March 27th for \$57,175.89. Are there any questions, if not is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of February. There is no action required but if the Board has any questions, we can discuss those.

Mr. Morgan: There is nothing left in the construction account?

Mr. Flint: Correct, this is as of the end of February.

NINTH ORDER OF BUISNESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business, plats, conveyances or permit transfers that we need to talk about?

Mr. Lantrip: Everything is platted. Tract X will be part of the CDD? That is a future conveyance to the CDD.

Mr. Bonin: We talked about this the last time. The lift station has got to be conveyed. We need to start that process.

Mr. Lantrip: We have already started on it but we have got to have the bill of sale once it is complete.

Mr. Bonin: I know that but they need to review everything else. There is no reason not to turn everything in because the conveyance in the meeting is what takes so long. The last thing to do is the lift station startup and then the sewer plants.

Mr. Lantrip: Do we have to have the bill of sale to convey it to the CDD?

Ms. Trucco: The lift station, to Toho?

Mr. Lantrip: It is going to go from us to the CDD then the CDD to Toho.

Ms. Trucco: Alright, we need to get the wheels in motion on that then.

Mr. Bonin: The plats already identified to the CCD where it is assigned. We just need to build the thing and start the deeding transfer part and have Toho reviewing all of that and pretty much sitting on the shelf when we have the startup.

Ms. Trucco: Let's talk about the meeting on where that is. Is it completed?

Ms. Bonin: The lift is under construction but I want to turn in all of the paperwork now, the legal description, the title. I want that in Toho's hands now because Toho will take six months to review it. Do it now while we are finishing up the lift station. It is 60 days away from being finished so I would rather have all of the paperwork and deeding transfer part already reviewed and commented on and just be waiting for the startup.

Ms. Trucco: I think that is part of the 2023 bond issuance too so Lennar can start requisitioning that money now that those bonds have closed, once the construction is complete there.

Mr. Bonin: When does that hit the fund account, those bonds?

Mr. Flint: We have the money. It closed last week on the 24th.

Mr. Bonin: So that is for Fox North and X? Does Dave have a requisition ready to go?

Ms. Udstad: We are working on that. He is reviewing it. I finished that a week ago and it is in his hands now.

Mr. Morgan: Tee it up for the next meeting.

Ms. Trucco: There is construction completed and we can discuss after the meeting the status of that. If it is done, the CDD can take it and it can be requisitioned at the next meeting so that they can requisition it.

Mr. Flint: We can do it before the next meeting.

Mr. Morgan: Fox North is ready.

Mr. Bonin: Fox North is caved out and tract X is 60% done.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

March 28, 2023 to April 24, 2023

Bank	Date	Check #	Amount
General Fund	3/30/23	576-577	\$ 3,872.10
	4/6/23	578-579	\$ 15,925.00
	4/13/23	580-586	\$ 64,337.08
			<hr/> \$ 84,134.18
Capital Reserve Fund	4/13/23	4	\$ 44,101.75
			<hr/> \$ 44,101.75
Payroll Fund	<u>April 2023</u>		
	Adam Morgan	50045	\$ 184.70
	Barry Bichard	50046	\$ 184.70
	Jarred Cornell	50047	\$ 184.70
	Logan Lantrip	50048	\$ 184.70
	Patrick Bonin Jr.	50049	\$ 184.70
			<hr/> \$ 923.50
			<hr/> \$ 129,159.43

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 4/24/23		PAGE 1	
*** CHECK DATES 03/27/2023 - 04/24/2023 ***		GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT	#	
3/30/23	00024	2/04/23 171691	202301 320-53800-47100	QTRLY MNT-MITIGATION JAN		*	875.00				
				BIO-TECH CONSULTING, INC.				875.00	000576		
3/30/23	00010	1/31/23 149064	202212 320-53800-47300	RPR MAINLN/RPLC HD/NOZZLE		*	2,997.10				
				DOWN TO EARTH LAWN CARE II, INC.				2,997.10	000577		
4/06/23	00027	4/01/23 20231362	202304 320-53800-47100	WATER MGMT TREATMNT APR23		*	555.00				
				AMERICAN ECOSYSTEMS, INC.				555.00	000578		
4/06/23	00028	2/20/23 20233251	202303 320-53800-49100	INST.DRT/RPR MES/SDWK/STN		*	15,370.00				
				CORDERO SERVICE ENTERPRISES, INC				15,370.00	000579		
4/13/23	00024	4/03/23 172532	202303 320-53800-47100	SEMI.ANN-MITIGATION MAR23		*	1,000.00				
				BIO-TECH CONSULTING, INC.				1,000.00	000580		
4/13/23	00010	4/01/23 154602	202304 320-53800-46200	LANDSCAPE SERVICES APR23		*	20,836.93				
				DOWN TO EARTH LAWN CARE II, INC.				20,836.93	000581		
4/13/23	00001	4/01/23 155	202304 310-51300-34000	MANAGEMENT FEES APR23		*	3,062.50				
		4/01/23 155	202304 310-51300-35200	WEBSITE ADMIN APR23		*	66.67				
		4/01/23 155	202304 310-51300-35100	INFORMATION TECH APR23		*	108.33				
		4/01/23 155	202304 310-51300-31300	DISSEMINATION FEE APR23		*	875.00				
		4/01/23 155	202304 310-51300-51000	OFFICE SUPPLIES		*	.33				
		4/01/23 155	202304 310-51300-42000	POSTAGE		*	23.64				
		4/01/23 155	202304 310-51300-42500	COPIES		*	73.20				
		4/01/23 156	202304 320-53800-12000	FIELD MANAGEMENT APR23		*	1,312.50				
				GOVERNMENTAL MANAGEMENT SERVICES				5,522.17	000582		
4/13/23	00015	3/31/23 69781	202303 310-51300-31100	REV.MNT.MAP/PERMIT TRNSFR		*	1,692.50				
				HAMILTON ENGINEERING & SURVEYING				1,692.50	000583		
SSCG STONEYS CG TVISCARRA											

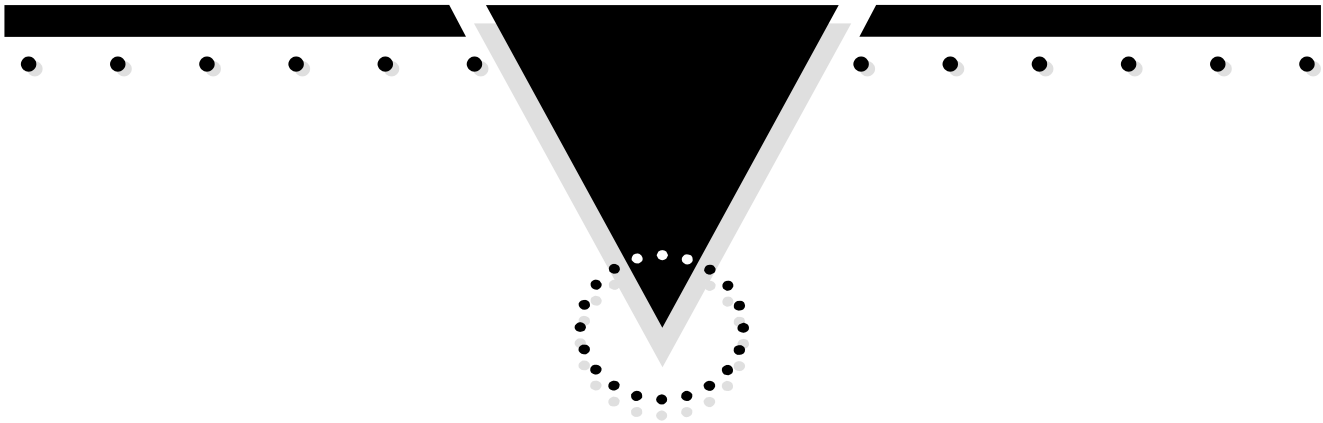
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/13/23	00011	4/11/23 04112023	202304 300-20700-10000 FY23 DEBT SRVC SER2017	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	5,646.08	5,646.08 000584
4/13/23	00011	4/11/23 04112023	202304 300-20700-10100 FY23 DEBT SRVC SER2019	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	16,709.13	16,709.13 000585
4/13/23	00011	4/11/23 04112023	202304 300-20700-10200 FY23 DEBT SRVC SER2020	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	12,930.27	12,930.27 000586
TOTAL FOR BANK A						84,134.18	
TOTAL FOR REGISTER						84,134.18	

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/13/23	00001	4/11/23 04112023	202304 320-53800-60000		*	44,101.75	
		50%DEP-POND#2,4,5	LED KIT	LAKE FOUNTAINS AND AERATION, INC.			44,101.75 000004

						TOTAL FOR BANK B	44,101.75
						TOTAL FOR REGISTER	44,101.75

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

March 31, 2023



Table of Contents

1	Balance Sheet
2	General Fund Income Statement
3	Capital Reserve Fund
4	Series 2017 Debt Service Fund Income Statement
5	Series 2019 Debt Service Fund Income Statement
6	Series 2020 Debt Service Fund Income Statement
7	Series 2020 Capital Projects Income Statement
8	Month to Month
9	Long Term Debt Summary
10	FY23 Assessment Receipt Schedule
11	Series 2020 Construction Schedule

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>					
CASH	\$405,244	\$276,271	---	---	\$681,515
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	\$272,154	\$382,355	---	---	\$654,509
<u>INVESTMENTS</u>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$316,943	---	\$316,943
PREPAYMENT	---	---	\$112	---	\$112
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$912,160	---	\$912,160
PREPAYMENT	---	---	\$46	---	\$46
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$678,387	---	\$678,387
CONSTRUCTION	---	---	---	\$24,173	\$24,173
TOTAL ASSETS	\$693,399	\$658,626	\$2,859,620	\$24,173	\$4,235,818
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$18,938	---	---	---	\$18,938
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$467,955	---	\$467,955
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,362,153	---	\$1,362,153
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$1,029,512	---	\$1,029,512
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$24,173	\$24,173
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$658,461	\$658,626	---	---	\$1,317,087
TOTAL LIABILITIES & FUND EQUITY	\$693,399	\$658,626	\$2,859,620	\$24,173	\$4,235,818

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,032,243	\$975,875	\$975,875	\$0
ASSESSMENTS - DIRECT BILLED	\$7,995	\$7,995	\$7,995	\$0
INTEREST	\$0	\$0	\$2,254	\$2,254
TOTAL REVENUES	\$1,040,238	\$983,870	\$986,125	\$2,254
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$6,000	\$4,200	\$1,800
FICA EXPENSE	\$918	\$459	\$321	\$138
ENGINEERING	\$12,000	\$6,000	\$9,553	(\$3,553)
ATTORNEY	\$25,000	\$12,500	\$10,134	\$2,366
DISSEMINATION	\$14,000	\$7,000	\$5,250	\$1,750
ARBITRAGE	\$1,350	\$450	\$450	\$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	\$18,375	\$18,375	\$0
INFORMATION TECHNOLOGY	\$1,300	\$650	\$650	\$0
WEBSITE MAINTENANCE	\$800	\$400	\$400	(\$0)
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$90	\$410
INSURANCE	\$6,700	\$6,700	\$5,988	\$712
PRINTING & BINDING	\$1,000	\$500	\$45	\$455
LEGAL ADVERTISING	\$2,500	\$1,250	\$790	\$460
OTHER CURRENT CHARGES	\$1,000	\$500	\$271	\$229
OFFICE SUPPLIES	\$625	\$313	\$2	\$310
PROPERTY APPRAISER	\$600	\$600	\$921	(\$321)
PROPERTY TAXES	\$350	\$14	\$14	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,750	\$7,875	\$7,875	\$0
PROPERTY INSURANCE	\$6,800	\$6,800	\$6,619	\$181
ELECTRIC	\$39,600	\$19,800	\$11,447	\$8,353
STREETLIGHTING	\$123,400	\$61,700	\$39,401	\$22,299
WATER & SEWER	\$94,500	\$47,250	\$33,551	\$13,699
LANDSCAPE MAINTENANCE	\$264,377	\$132,189	\$121,549	\$10,640
LANDSCAPE CONTINGENCY	\$15,000	\$7,500	\$1,800	\$5,700
IRRIGATION REPAIRS	\$20,000	\$10,000	\$5,938	\$4,062
LAKE MAINTENANCE	\$7,020	\$3,510	\$2,020	\$1,490
MITIGATION MONITORING & MAINTENANCE	\$13,760	\$6,880	\$8,555	(\$1,675)
CONTINGENCY	\$5,000	\$2,500	\$0	\$2,500
REPAIRS & MAINTENANCE	\$10,000	\$5,000	\$15,370	(\$10,370)
TRANSFER OUT - CAPITAL RESERVE	\$278,748	\$278,748	\$278,748	\$0
TOTAL EXPENDITURES	\$1,040,238	\$665,907	\$604,121	\$61,786
EXCESS REVENUES (EXPENDITURES)	\$0		\$382,004	
FUND BALANCE - Beginning	\$0		\$292,457	
FUND BALANCE - Ending	\$0		\$674,461	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$278,748	\$278,748	\$278,748	\$0
INTEREST	\$750	\$375	\$8,446	\$8,071
TOTAL REVENUES	\$279,498	\$279,123	\$287,194	\$8,071
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$127,341	\$63,671	\$0	\$63,671
TOTAL EXPENDITURES	\$127,341	\$63,671	\$0	\$63,671
EXCESS REVENUES (EXPENDITURES)	\$152,157		\$287,194	
FUND BALANCE - Beginning	\$337,632		\$371,433	
FUND BALANCE - Ending	\$489,789		\$658,626	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$285,439	\$285,439	\$0
INTEREST	\$0	\$0	\$4,119	\$4,119
TOTAL REVENUES	\$301,800	\$285,439	\$289,558	\$4,119
<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		\$91,833	
FUND BALANCE - Beginning	\$222,524		\$376,122	
FUND BALANCE - Ending	\$225,537		\$467,955	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$893,432	\$844,734	\$844,734	\$0
ASSESSMENTS - DIRECT BILLED	\$6,463	\$6,463	\$6,463	\$0
INTEREST	\$0	\$0	\$10,527	\$10,527
TOTAL REVENUES	\$899,894	\$851,197	\$861,724	\$10,527
<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)		\$551,230	
FUND BALANCE - Beginning	\$353,152		\$810,923	
FUND BALANCE - Ending	\$352,059		\$1,362,153	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	PROPOSED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$691,407	\$653,693	\$653,693	\$0
ASSESSMENTS - DIRECT BILLED	\$11,156	\$11,156	\$11,156	\$0
INTEREST	\$0	\$0	\$9,186	\$9,186
TOTAL REVENUES	\$702,563	\$664,849	\$674,035	\$9,186
<u>EXPENDITURES:</u>				
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
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$3,514)	\$3,514
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$3,514)	\$3,514
EXCESS REVENUES (EXPENDITURES)	\$4,326		\$184,715	
FUND BALANCE - Beginning	\$490,151		\$844,797	
FUND BALANCE - Ending	\$494,477		\$1,029,512	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$30,890	\$30,890
TOTAL REVENUES	\$0	\$0	\$30,890	\$30,890
<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	\$3,514	\$3,514
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$3,514	\$3,514
EXCESS REVENUES (EXPENDITURES)	\$0		\$33,618	
FUND BALANCE - Beginning	\$0		(\$9,445)	
FUND BALANCE - Ending	\$0		\$24,173	

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	\$17,854	\$14,827	\$0	\$0	\$0	\$0	\$0	\$0	\$975,875
ASSESSMENTS - DIRECT BILLED	\$7,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,995
INTEREST	\$0	\$0	\$0	\$0	\$392	\$1,863	\$0	\$0	\$0	\$0	\$0	\$0	\$2,254
TOTAL REVENUES	\$7,995	\$71,438	\$855,968	\$15,788	\$18,246	\$16,689	\$0	\$0	\$0	\$0	\$0	\$0	\$986,125
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$1,400	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
FICA EXPENSE	\$61	\$107	\$77	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$321
ENGINEERING	\$1,345	\$1,610	\$4,035	\$0	\$870	\$1,693	\$0	\$0	\$0	\$0	\$0	\$0	\$9,553
ATTORNEY	\$2,396	\$5,394	\$967	\$1,112	\$265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,134
DISSEMINATION	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$4,310	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,620
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$18,375
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$650
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$24	\$4	\$27	\$6	\$16	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$90
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	\$39	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$271
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$921	\$0	\$0	\$0	\$0	\$0	\$0	\$921
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	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$7,875
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	\$2,343	\$2,190	\$0	\$0	\$0	\$0	\$0	\$0	\$11,447
STREETLIGHTING	\$6,566	\$6,566	\$6,188	\$6,634	\$6,724	\$6,723	\$0	\$0	\$0	\$0	\$0	\$0	\$39,401
WATER & SEWER	\$6,918	\$4,772	\$4,168	\$3,191	\$5,319	\$9,183	\$0	\$0	\$0	\$0	\$0	\$0	\$33,551
LANDSCAPE MAINTENANCE	\$17,364	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$0	\$0	\$0	\$0	\$0	\$0	\$121,549
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
IRRIGATION REPAIRS	\$1,826	\$0	\$3,850	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,938
LAKE MAINTENANCE	\$404	\$404	\$0	\$404	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,020
MITIGATION MONITORING & MAINTENANCE	\$2,155	\$1,430	\$555	\$1,430	\$555	\$2,430	\$0	\$0	\$0	\$0	\$0	\$0	\$8,555
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$15,370	\$0	\$0	\$0	\$0	\$0	\$0	\$15,370
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$278,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,748
TOTAL EXPENDITURES	\$65,684	\$53,826	\$49,359	\$47,093	\$322,259	\$65,900	\$0	\$0	\$0	\$0	\$0	\$0	\$604,121
EXCESS REVENUES (EXPENDITURES)	(\$57,689)	\$17,612	\$806,609	(\$31,305)	(\$304,013)	(\$49,210)	\$0	\$0	\$0	\$0	\$0	\$0	\$382,004

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

SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA		
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%	
MATURITY DATE:	12/15/2047	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$150,900	
RESERVE FUND BALANCE	\$150,900	
BONDS OUTSTANDING - 10/30/17		\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18		(\$55,000)
LESS: PRINCIPAL PAYMENT 12/15/19		(\$85,000)
LESS: PRINCIPAL PAYMENT 12/15/20		(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/21		(\$90,000)
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	\$	3,105,477	\$	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	NET AMOUNT RECEIVED				GENERAL FUND 35.36%	2017 DEBT SERVICE 10.34%	2019 DEBT SERVICE 30.61%	2020 DEBT SERVICE 23.69%	TOTAL 100.00%			
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	
3/10/23	ACH	\$ 43,238.96	\$ 453.32	\$ 855.71	\$ -	\$ 41,929.93	\$	14,826.89	\$	4,336.80	\$	12,834.41	\$	9,931.84	\$	41,929.93	
4/11/23	ACH	\$ 50,432.28	\$ -	\$ 1,008.65	\$ -	\$ 49,423.63	\$	17,476.74	\$	5,111.87	\$	15,128.17	\$	11,706.85	\$	49,423.63	
4/11/23	ACH	\$ 5,270.41	\$ -	\$ 105.41	\$ -	\$ 5,165.00	\$	1,826.40	\$	534.21	\$	1,580.96	\$	1,223.42	\$	5,165.00	
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 226.36	\$ 226.36	\$	80.04	\$	23.41	\$	69.29	\$	53.62	\$	226.36	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	
TOTALS		\$ 2,983,860.39	\$ 113,797.55	\$ 57,401.26	\$ 1,895.00	\$ 2,814,556.58	\$	995,258.37	\$	291,108.50	\$	861,512.72	\$	666,676.98	\$	2,814,556.58	

DIRECT BILLED ASSESSMENTS

LEN-CG SOUTH, LLC				\$25,613.38	\$7,994.96	\$6,462.50	\$11,155.92
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019	SERIES 2020
10/20/22	11/1/22	1902741	\$ 12,806.69	\$ 12,806.69	\$ 3,997.48	\$ 3,231.25	\$ 5,577.96
10/20/22	2/1/23	1902741	\$ 6,403.35	\$ 6,403.35	\$ 1,998.74	\$ 1,615.63	\$ 2,788.98
10/20/22	5/1/23	1902741	\$ 6,403.34	\$ 6,403.34	\$ 1,998.74	\$ 1,615.62	\$ 2,788.98
			\$ 25,613.38	\$ 25,613.38	\$ 7,994.96	\$ 6,462.50	\$ 11,155.92

**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
2/1/23		Interest		\$ 45.10
2/2/23		Transfer from Reserve		\$ 697.92
3/1/23		Interest		\$ 42.31
3/2/23		Transfer from Reserve		\$ 632.99
TOTAL				\$ 34,403.29
Acquisition/Construction Fund at 9/30/22				\$ 7,155,888.88
Interest Earned thru 3/31/23				\$ 34,403.29
Requisitions Paid thru 3/31/23				\$ (7,166,118.90)
Remaining Acquisition/Construction Fund				\$ 24,173.27

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2023
Osceola County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, May 31, 2023, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Stoneybrook South at ChampionsGate Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Years 2023, 2024, 2025, 2026 & 2027. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Stoneybrook South at ChampionsGate Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and three debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services - Stoneybrook South at ChampionsGate Community Development District."** Proposals must be received by **Wednesday, May 31, 2023, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager