

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

September 11, 2023

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 4, 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, September 11, 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. 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 2023-13 Electing Officers
4. Approval of Minutes of the August 7, 2023 Board of Supervisors Meeting and Acceptance of Minutes of the August 7, 2023 Audit Committee Meeting
5. Consideration of Quit Claim Deed and Temporary Access & Construction Easement Related to Country Club at ChampionsGate Community Association's Construction of 7th Tee Box
6. Consideration of Quit Claim Deed Related to Conveyance of Common Areas to the Country Club at ChampionsGate Community Association, Inc.
7. Consideration of Resolution 2023-11 Approving Conveyance of Real Property and Improvements from Lennar Homes, LLC
8. Consideration of Resolution 2023-12 Designating Assistant Secretary of the District
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Other Business

- A. Discussion of Pending Plat Conveyances
- B. Status of Permit Transfers
- 11. Supervisor's Requests
- 12. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2023-13

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 11th day of September, 2023.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, August 7, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Jeremy LeBrun	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

Mr. Flint: Let the record reflect all five members of the Board are present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. Flint: You do have two seats that transition to general election. You have carryover Board members in those seats at this point. I am not aware of any general electors that have expressed an interest in serving in those seats. Is the Board aware of any at this point? Okay. We will continue to operate with the carryover. We'll end up reaching out and seeing if we can find some people who are willing to serve, but at this point, the folks that are currently in those seats

can continue to serve until such time as we have a resident interested. So, we will defer action on organizational matters.

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

C. Election of Officers

D. Consideration of Resolution 2023-09 Electing Officers

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

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 5, 2023 Meeting

Mr. Flint: We have approval of the minutes of your June 5th meeting. Were there any comments or corrections to those?

Mr. Morgan: They all look accurate to me. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Minutes of the June 5, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Is there a motion to open the public hearing to consider adoption of the budget and imposing assessments?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Public Hearing was opened.

Mr. Flint: Alright. We are opening the public hearing. It's the first for the budget and the second for assessments. There are no members of the public here or on the phone to provide comment or testimony, so we will close the public input portion. We'll bring it back to the Board.

A. Consideration of Resolution 2023-09 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: You have Resolution 2023-09, which adopts the budget in your agenda. If you recall at the meeting where you approved the proposed budget, we discussed reorganizing how the budget was structured where we would combine all the operational expenses for both Stoneybrook South and Stoneybrook South at ChampionsGate and then allocate those back out based on platted lots. The budget that's in your agenda is structured that way and you can see the table on page two

shows the operating expenses and those total \$1,500,000. Stoneybrook South would pay 47% and Stoneybrook South at ChampionsGate 53% and that's based on platted lots in each CDD.

Mr. Morgan: So, we'll pay almost exactly \$100,000 more per year?

Mr. Flint: Yes.

Mr. Morgan: That's fine.

Mr. Flint: It doesn't impact your per unit assessments. You're still able to fund that and continue to contribute about \$95,000 into your capital reserve. The goal here is that the assessments are level between both Stoneybrook South and Stoneybrook South at ChampionsGate. This not only equitably distributes the costs across both, but it also allows the assessments to remain the same for both. Any questions on the resolution or the budget? If not, is there a motion to approve it?

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-09 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint: Next is the public hearing to impose the assessments. Annually you have to reimpose your O&M assessments. For the record, there are no members of the public here to provide comment or testimony.

B. Consideration of Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: You have Resolution 2023-10. You have the budget that you just approved attached as an exhibit as well as the assessment roll.

Mr. Morgan: And the assessment did not increase.

Mr. Flint: The assessments remained the same.

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

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

Mr. Morgan: I will make it so.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS**Consideration of Landscape Maintenance Agreement with Stoneybrook South CDD & Floralawn, Inc.**

Mr. Flint: Item six is the Landscape Maintenance Agreement between the District and Floralawn. It's actually a three-party agreement now that we have structured it where we're combining all the operating expenses. This agreement is actually a three-party agreement, Stoneybrook South, Stoneybrook South at ChampionsGate and Floralawn. This is the result of bidding out landscape maintenance services. Both CDDs, the Master Association, the Estates, Condos, and Lennar with the Oasis Club all did a combined bid process and selected Floralawn. So, these services will start on September 1. Any questions on the agreement? Is there a motion to approve it?

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Landscape Maintenance Agreement with Stoneybrook South CDD & Floralawn, Inc., was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Transfer of Environmental Resource Permit**

Mr. Flint: Next is ratification of the transfer of the ERP permit to the operating entity. This request for transfer was signed by Rob on behalf of Lennar and by myself on behalf of the CDD transferring the operations and maintenance to the CDD as the operating entity. We are just asking the Board to ratify this.

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Transfer of Environmental Resource Permit, was ratified.

EIGHTH ORDER OF BUSINESS**Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2023**

Mr. Flint: Item eight is acceptance of the Audit Committees recommendations. The Board sat as the Audit Committee before the Board meeting. You reviewed and ranked the two responses.

You ranked Grau & Associates #1. Is there a motion to accept the Audit Committee's rankings and authorizing an agreement with Grau & Associates?

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

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, Accepting the Audit Committee's Rankings and Authorizing an Agreement with Grau & Associates, was approved.

NINTH ORDER OF BUISNESS

Staff Reports

A. Attorney

i. Memorandum Regarding Ethics Training and Other Legislative Updates

Mr. Flint: Staff reports.

Ms. Trucco: Alright. My only update is the memorandum that's included in your agenda. I will try to go through it as quickly as I know how. Some of you have heard me go through this before. So, like I said, there is a memorandum in your agenda. It goes through legislative updates that apply to CDDs and CDD Board of Supervisors. The first and most important is a to Section 112 regarding your ethics requirements. Each CDD Board of Supervisor is required now to complete four hours of ethics training each calendar year. This obligation will start on January 1st of 2024. You will be required to self-certify that you've completed it on your Form 1, which is due in July. We are recommending that you complete the requirement by July 1st. The Florida's Commission on Ethics has released a statement that you can complete it in 50-minute increment videos that are available for free on their website. I've included a URL for their website here in this memo. It has to be on specific things like the code of ethics, public records law, sunshine law, and other elements of Florida constitution that apply to government officials through the state. There is more information here at this website, but again you're going to need to complete this by July 1st. There will be a little box on your Form 1's that you're going to check off certifying that you have completed the requirement. On the second page, there is other legislative updates. There has been an update to the conceal carry law in Florida, but we still wanted to remind our Board of Supervisors that there is a separate statute section that prohibits the carrying of firearms to CDD Board of Supervisor meetings. The second bullet point there, technology transparency, there is another revision to the Chapter on Ethics Section 112.23. This prohibits any Board of Supervisor from contacting the social media platform, like Facebook, to request or enter into an agreement for the social media platform to remove content or any type of conversation about content

moderation is now going to be prohibit. There are exceptions to that including you were trying to stop the commission of a crime or violation of public records law, etc. Exceptions that are just generally speaking. This would apply, for example, if a Board member tries to contact Facebook and pays them \$500 to remove negative comments about them before an upcoming election. This is something to keep in mind of what you're not allowed to do. The last one there is Board of Supervisors are prohibited from requesting documents or considering a vendor's social, political or ideological beliefs and then giving preference to a potential vendor or current vendor based on those things. If you have any questions on these, feel free to reach out to myself or George. My only other update is that I've just been working on the Tract X plats lift station conveyance to TWA, which was recorded on Friday. That one is done.

Mr. Morgan: Great. Thank you.

B. Engineer

i. Presentation of Annual Report

Mr. Flint: Alright, Dave?

Mr. Reid: I got two items here in your package. You have the presentation of the annual report. We submitted that for review. We had no major issues.

ii. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead, & Stokes, LLC

Mr. Reid: The second item is approval of assignment of our District Engineering Agreement to Madden, Moorhead, & Stokes, LLC. Our Hamilton Orlando office was closed, and we merged with Madden in Maitland. We will continue to be the District Engineer, but both Hamilton and Tampa and Madden and Orlando are owned by the same umbrella company. It's really the same company with a different name. So, it requests your approval of the transfer.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Assignment and Assumption of District Engineering Agreement with Madden, Moorhead, & Stokes, LLC, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from May 30th through July 31st for \$193,976.45. Any questions on the register? If not, is there a motion to approve it?

Mr. Morgan: The bulk of that is what, payments on the debt?

Mr. Flint: Yes. Anywhere it says Stoneybrook South at ChampionsGate. Those are moving debt service.

Mr. Morgan: Oh, there it is. I see it now. Okay. I will make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th. If there are any questions, we can discuss those. There is no action required. We are a little over 100% collected on our on-roll assessments. Our actual expenses are under our prorated budget.

iii. Discussion and Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: Annual meeting schedule, we're recommending this meeting be at 11:00 a.m. on the first Monday of the month. We've prepared a proposed notice to that affect.

Mr. Morgan: This would be every other month?

Mr. Flint: This would be every other month, October, December, February, April, June and August, instead of every month.

Mr. Morgan: That's just because we are kind of winding down on what we need to accomplish.

Mr. Flint: Right. You have two seats that are residents. You are going to have two more in November of 2024. We probably don't need to meet monthly, so it's better to scale it back. You can always schedule a special meeting, if you need to meet more often than six times.

Mr. Morgan: Rob, you good? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

Mr. Flint: The time is changing to 11:00 a.m. and it's switching to every other month.

TENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Alright. Any pending plats conveyances or permits? We did the ERP on the agenda earlier. Anything else?

Mr. Bonin: The Tract X lift stations been conveyed, but it's being held by the CDD versus transferred to Toho?

Ms. Trucco: It's transferred to Toho.

Mr. Bonin: It is transferred to Toho?

Ms. Trucco: There is two deeds that were recorded to the CDD and then CDD to Toho, so it's in Toho's name. I am not aware of anything else that needs to be transferred.

Mr. Bonin: Okay. That's all I had. I didn't know if that got mentioned before.

Mr. Flint: Sounds good.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there is nothing else, is there a motion to adjourn?

Mr. Morgan: I will make a motion.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Stoneybrook South at ChampionsGate Community Development District was held Monday, August 7, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present for the Audit Committee were:

Adam Morgan	Chairman
Rob Bonin	
Logan Lantrip	
Jarred Cornell	
Barry Bichard	
George Flint	
Kristen Trucco	
Amanda Udstad	
Alan Scheerer	

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 we have a quorum.

**Jarred Cornell joined the meeting at this time.*

Mr. Flint: We have all five Board members here. This is the Audit Committee meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 1, 2023 Meeting

Mr. Flint: You have the minutes from the May 1, 2023 Audit Committee meeting. Are there any changes to those?

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the May 1, 2023 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Members Rankings and Selection of an Auditor

Mr. Flint: The Board met as the Audit Committee previously. You approved the form of the notice, the selection criteria and the RFP. We issued that. We received in response two responses. One from Berger, Toombs, Elam, Gaines & Frank and one from Grau & Associates. The evaluation criteria include ability of personnel, their experience, their understanding of scope, ability to provide the service, and price. Each one of those is evenly weighted at 20 points for a total of 100. In your agenda, you see the ranking sheet and under the price we've included the price for each of the five years we asked them to provide.

Mr. Morgan: You'll see that Berger, Toombs, Elam, Gaines & Frank is slightly less expensive, but this past year, they were late on every single audit.

Mr. Flint: Not every single one, but a number of them.

Mr. Morgan: Well, every single one for us, weren't they? For Lennar.

Mr. Flint: A number of them, yes.

Mr. Morgan: It would be my recommendation that we dock them 10 points on the ability to furnish the required services and give Grau & Associates the full 20 points, but then dock Grau & Associates five points on pricing because Berger, Toombs, Elam, Gaines & Frank is slightly less expensive, which would give the total points to Berger, Toombs, Elam, Gaines & Frank of 90 and the total points of Grau & Associates 95. If everybody is in agreement with that, we can do a consensus ranking or if everybody wants to fill out their own. Whatever the Board chooses.

Mr. Cornell: Do you use Grau & Associates in the other communities?

Mr. Morgan: Yes.

Mr. Cornell: And how do they perform?

Mr. Morgan: On time, every time. We submit the information sometime around November, correct?

Mr. Flint: Yes, October/November.

Mr. Morgan: And they usually have it turned around way before the June deadline.

Mr. Bonin: I think that is most important as well.

Mr. Morgan: Yes. It just makes us look bad when we submit our audits late. Alright then, let's do a consensus.

Mr. Flint: Is there a motion to approve Adam's rankings as the consensus of the Audit Committee?

On MOTION by Mr. Bichard, seconded by Mr. Cornell, with all in favor, Selecting Grau & Associates as #1 Ranked Auditor, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn the Audit Committee?

Mr. Morgan: I will make a motion.

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

SECTION V

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

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

Parcel ID: 30-25-27-5119-0001-PN60

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of this ____ day of _____, 2023 by **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“Grantor”), to **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida corporation, whose mailing address is 8977 Dove Valley Way, ChampionsGate, Florida 33896 (“Grantee”) (whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the “Property”):

[PORTION OF Tract PN-6], STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, as described and recorded in Plat Book 26, Page 147, of the Official Records of Osceola County, Florida.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

This Quit Claim Deed has been prepared without reference to any title work such as a title insurance commitment, title insurance policy or survey.

[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

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

WITNESSES:

Signed, sealed and delivered in the
presence of:

By: _____
Print Name: _____
Title: Chairman

Print Name: _____
Address: _____

Print Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2023, by _____, as the Chairman of the Stoneybrook South at ChampionsGate Community Development District, a Florida community development district, on behalf of said entity. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

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

This instrument prepared by and return to:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
Post Office Box 3353
Orlando, Florida 32802

Property Appraisers Parcel ID Number: 30-25-27-5119-0001-PN60

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

This **TEMPORARY ACCESS AND CONSTRUCTION EASEMENT** (this “**Easement Agreement**”) is dated as of this ____ day of September, 2023 (the “**Effective Date**”) by and between **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**Grantor**” or “**District**”), and **COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC.**, a Florida corporation, whose mailing address is 8977 Dove Valley Way, ChampionsGate, Florida 33896 (the “**Grantee**”), the foregoing sometimes being individually referred to herein as a “**Party**” or collectively as the “**Parties**.”

RECITALS

A. Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended.

B. Grantor owns the following real property:

Tract PN-6, STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, as described and recorded in Plat Book 26, Page 147, of the Official Records of Osceola County, Florida.

(hereinafter referred to as the “**Easement Area**”).

C. Grantee intends to construct and maintain a tee box in a portion of the Easement Area that Grantor intends to convey in fee simple to the Grantee (the “**Work**” or “**Grantee’s Project**”).

D. The Parties have agreed that Grantor shall grant Grantee a temporary access and construction easement upon, over and through the Easement Area for the purpose of constructing and maintaining Grantee’s Project, subject to and upon the terms, conditions and limitations hereinafter set forth below (the “**Easement**”).

AGREEMENT

NOW THEREFORE, for an in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Effective Date; Term.** This Easement Agreement will take effect on the Effective Date and shall continue for a period of three months, or until the subject portion of the Easement Area is deeded to the Grantee or until this Easement Agreement is terminated by either Party providing 30 day written notice of termination.

3. **Grant of Temporary Access and Construction Easement.** Grantor hereby gives, grants, bargains and releases unto Grantee, a temporary easement for the purpose of providing temporary ingress and egress by Grantee over and across the Easement Area and to perform all such necessary acts for the Grantee's Project, which shall be conducted with commercially reasonable construction practices. The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across the Easement Area. Grantee shall perform all Work between the hours of 8:00 a.m. and 6:00 p.m. to avoid inconvenience to neighboring properties. No equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

4. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement Agreement, except such loss or damage as may result from the willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement.

5. **Pre-Use and Post-Use Inspections and Restoration of the Easement Area.** Grantee agrees to participate in the Grantor's pre-use and post-use inspections in order to ensure complete restoration of the Easement Area to its original condition. Grantee agrees to restore the Easement Area to its original condition (as such is determined by the District in the District's sole discretion) and at Grantee's sole cost and expense, following any damage to the District's Easement Area within 30 days of such damage, or within 30 days of completion of the Work or termination of this Easement Agreement. Notwithstanding the foregoing, Grantee shall be permitted to construct a permanent tee box on the Easement Area; such tee box area will not be required to be restored to its original condition. In the event the Grantee does not fully restore the Easement Area within the 30 day period specified herein, the Grantee hereby consents to the District restoring it at the sole cost and expense of the Grantee, including interest at the highest

rate permitted by law, fees for administration, interest charges; such costs may be a lien on property owned by the Grantee enforceable by Grantor.

6. **Compliance with Laws, Regulations, Rules and Policies.** At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental laws. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Work described herein as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the Work, at Grantee's sole cost and expense.

7. **Limitation of Rights.** This Easement Agreement creates a non-exclusive temporary easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto. Furthermore, except as for the Work, no new facilities shall be constructed which impact the Easement Area without the prior written consent of Grantor.

8. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and for the Work. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor prior to the mitigation of any Work. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to District whatsoever.

Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Two Million Dollars (\$2,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's permitted users' hereunder or from or out of any act or omission of Grantee and/or Grantee's permitted users' and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the

binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

9. **Public Records.** Grantee acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

10. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements or representations, express or implied, concerning the matters contemplated by this Easement Agreement.

11. **No Warranty and Amendments.** Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement, the Easement Area. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee's Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area.

12. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement, except in writing and signed by the Parties hereto.

13. **Governing Law and Jurisdiction.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be exclusively submitted before any court sitting in Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court. THE PARTIES EXPRESSLY AND VOLUNTARILY WAIVE ALL RIGHTS TO TRIAL BY JURY WITH RESPECT TO ANY MATTERS ARISING UNDER AND/OR IN CONNECTION WITH THIS EASEMENT AGREEMENT, THE EASEMENT, AND/OR THE EASEMENT AREA.

IN WITNESS WHEREOF, the Parties have caused this Easement Agreement to be duly executed under seal and delivered by its respective authorized representative on the day and year first above written.

SIGNATURE PAGES TO FOLLOW

**CO-SIGNATURE PAGE TO THE
TEMPORARY ACCESS AND CONSTRUCTION EASEMENT**

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**, a
community development district formed
pursuant to Chapter 190, *Florida Statutes*

By: _____
Name: _____
Chairman/Vice-Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023 by _____, as the _____ of STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district, who is ☐ personally known to me or has produced _____ as identification.

Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

**CO-SIGNATURE PAGE TO THE
TEMPORARY ACCESS AND CONSTRUCTION EASEMENT**

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

**COUNTRY CLUB AT
CHAMPIONSGATE COMMUNITY
ASSOCIATION, INC.,** a Florida corporation

Signature: _____
Name: _____
Title: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023 by _____, as _____ of COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is ☐ personally known to me or has produced _____ as identification.

Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

Click to identify a parcel.
Double-click to identify and zoom.

51-19-4

TRACT PN-6

TRACT GC-4

VAC PW OF 16
1307 11
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SECTION VI

This Instrument Prepared By:

Gregg I. Strock, Esq.
Shutts & Bowen LLP
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131

Grantee's Tax Identification No.:

Property Appraiser's Folio No.:

NOTE TO RECORDING CLERK: THIS IS A CONVEYANCE OF COMMON AREAS TO A HOMEOWNERS' ASSOCIATION FOR NOMINAL CONSIDERATION AND, AS SUCH, ONLY MINIMAL DOCUMENTARY STAMP TAXES ARE DUE HEREON.

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "**Deed**") is made effective as of the ____ day of _____, 20____, by and between Stoneybrook South at ChampionsGate Community Development District, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes ("**Grantor**"), with an address at _____, and COUNTRY CLUB AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("**Grantee**"), whose address is 8977 Dove Valley Way, Orlando, FL 32821.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto the Grantee, and the Grantee's successors and assigns forever, all the right, title, interest, claim and demand that the Grantor has in and to the following described real property located and situated in the County of Osceola, State of Florida, to wit:

Tracts LA-12, LA-13 and LA-14 of STONEYBROOK SOUTH NORTH PARCEL – PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Page 147, of the Public Records of Osceola County, Florida (the "**North Phase 1 Property**"), and together with the South Phase 1 Property, the "**Property**").

THIS CONVEYANCE is subject to the following:

- A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, including, but not limited to, the Master Declaration for ChampionsGate, recorded in Official Records Book 4420, Page 2244, of the Public Records of Osceola County, Florida and all amendments and supplements thereto (the "**Declaration**"); but this provision shall not operate to reimpose the same.
- B. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.
- C. Real estate, ad valorem and non-ad valorem taxes and/or assessments, for this and subsequent years not yet due and payable.

The Grantor hereby reserves to itself, its successors and assigns, perpetual nonexclusive easements of ingress and egress for pedestrian and vehicular traffic; for installation, repair maintenance and replacement of utilities, drainage and telecommunication facilities; and for landscaping over and through the Property, including the right to construct and maintain, at Grantor's cost and expense, roadways, pathways, lift stations, generators, transformers and other

equipment, lights, paving, curbing, walkways, landscaping, water drainage, retention and management facilities, storm sewers, sanitary sewers, electric, gas, telephone and other utility, pipes, wires, conduits, poles and other facilities and improvements incidental thereto and any other artificially created condition or appurtenance located on the Property, and the right to connect to and use any facilities and improvements constructed by the Grantee, its successors and assigns, in, under and through the Property. The easements reserved herein shall run with the land in favor of Grantor, its successors and/or assigns, its employees, representatives, agents, licensees, guests and invitees and shall be in addition to and shall not supersede or nullify any easements or other rights granted to or reserved by the Grantor in the Declaration.

THIS CONVEYANCE is made "as is, where is," without any recourse, representation or warranty, express or implied, with respect to the Property or any improvements thereon, including, without limitation, any warranties or representations as to habitability, merchantability or fitness for a particular purpose.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use, benefit and behalf of the Grantee forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

"GRANTOR"

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT, a Florida
limited liability company

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

STATE OF FLORIDA)

)

COUNTY OF _____)

The foregoing instrument was sworn to, subscribed and acknowledged before me this _____ day of _____, 2023 by _____, as _____ of STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT. He appeared before me by means of: [] online notarization, or [] physical presence and is [] personally known to me, or [] has produced _____ as identification.

(Signature of Notary Public)

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____



Katrina S. Scarborough
Osceola County Property Appraiser

Search: • Address Owner PIN

Clear Results

Search

Home Base Maps Layers Sales Identify Tools Print



SECTION VII

RESOLUTION 2023-11

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

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

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

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

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District;

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 11th day of September, 2023.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner’s Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

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

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of September, 2023, by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Description of the Property

Tracts D-1 and D-2, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 6 plat, as recorded in Plat Book 30, Page 12, Official Records of Osceola County, Florida.

Tract LA-4, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 5 plat, as recorded in Plat Book 28, Page 176, Official Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Stoneybrook South at ChampionsGate Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of September, 2023, by and between **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126; and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

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

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

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

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

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

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Mark McDonald

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2023, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

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

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Stoneybrook South at ChampionsGate Community Development District

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of September, 2023, by Adam Morgan, as Chairman of the Board of Supervisors of the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

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

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Professional Fees – Surveys, Plats and Plans

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

Tracts D-1 and D-2, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 6 plat, as recorded in Plat Book 30, Page 12, Official Records of Osceola County, Florida.

Tract LA-4, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 5 plat, as recorded in Plat Book 28, Page 176, Official Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Stoneybrook South at ChampionsGate Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the "Owner"), who being first duly sworn on oath says:

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Stoneybrook South North Parcel – Phase 5, as recorded in Plat Book 28, Page 176, of the Official Records of Osceola County, Florida, and in the plat of Stoneybrook South North Parcel – Phase 6, as recorded in Plat Book 30, Page 12, of the Official Records of Osceola County, Florida (collectively the "Plat").

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

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

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

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

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2023**

Signed, sealed and delivered in our presence:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

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

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D-1 and D-2, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 6 plat, as recorded in Plat Book 30, Page 12, Official Records of Osceola County, Florida.

Tract LA-4, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 5 plat, as recorded in Plat Book 28, Page 176, Official Records of Osceola County, Florida.

IMPROVEMENTS

1. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Stoneybrook South at ChampionsGate Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of September, 2023, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

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

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Stoneybrook South at ChampionsGate Community Development District

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Stoneybrook South at ChampionsGate Community Development District

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

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D-1 and D-2, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 6 plat, as recorded in Plat Book 30, Page 12, Official Records of Osceola County, Florida.

Tract LA-4, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 5 plat, as recorded in Plat Book 28, Page 176, Official Records of Osceola County, Florida.

IMPROVEMENTS

1. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER

Stoneybrook South at ChampionsGate Community Development District

I, **David A. Reid, P.E.**, as a professional engineer of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 431 Horatio Ave., Suite 260, Maitland, Florida 32751 (“Madden”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and land within the boundaries of the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Stoneybrook South at ChampionsGate Community Development District

DATED: _____, 2023

Witness: _____

Print: _____

David Reid, P.E.

State of Florida License No.: 38794

on behalf of the company,

Madden, Moorhead & Stokes, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of September, 2023 by **DAVID REID** of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company authorized to transact business in Florida, on behalf of said company. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D-1 and D-2, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 6 plat, as recorded in Plat Book 30, Page 12, Official Records of Osceola County, Florida.

Tract LA-4, according to the STONEYBROOK SOUTH NORTH PARCEL – PHASE 5 plat, as recorded in Plat Book 28, Page 176, Official Records of Osceola County, Florida.

IMPROVEMENTS

1. Professional Fees – Surveys, Plats and Plans

SECTION VIII

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Jeremy LeBrun is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September 11, 2023.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

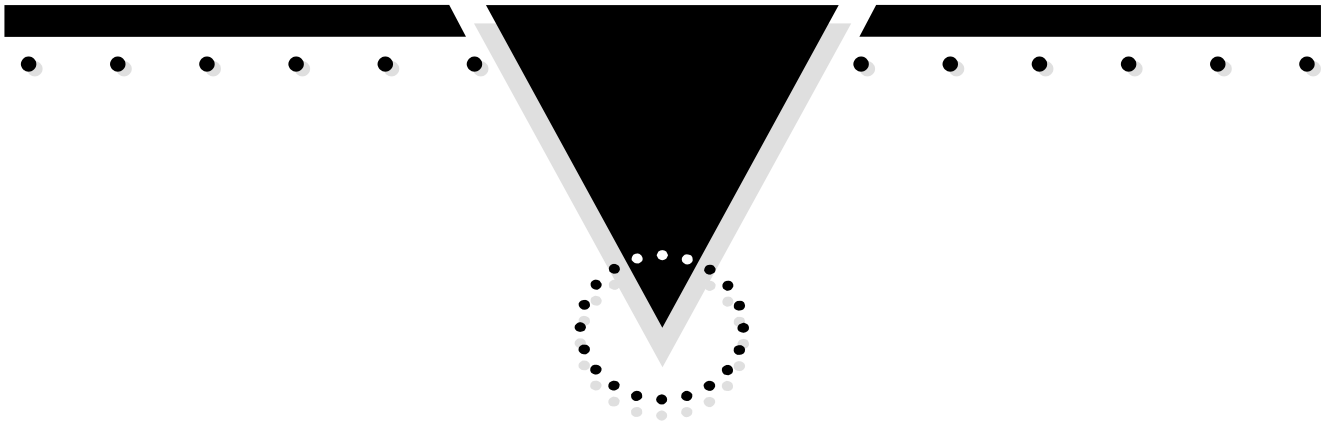
Summary of Checks

August 1, 2023 to August 31, 2023

Bank	Date	Check #	Amount
General Fund	8/2/23	620-621	\$ 23,127.71
	8/9/23	622-623	\$ 6,287.16
	8/16/23	624	\$ 1,750.00
	8/23/23	625-627	\$ 98.38
	8/31/23	628-630	\$ 1,910.00
			<hr/> \$ 33,173.25
Payroll Fund	<u>August 2023</u>		
	Adam Morgan	50060	\$ 184.70
	Barry Bichard	50061	\$ 184.70
	Jarred Cornell	50062	\$ 184.70
	Logan Lantrip	50063	\$ 184.70
	Patrick Bonin Jr.	50064	\$ 184.70
			<hr/> \$ 923.50
			<hr/> \$ 34,096.75

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/23/23	00011	8/22/23 08222023	202308 300-20700-10200 FY23 DEBT SRVC SER2020	STONEBROOK SOUTH AT CHAMPIONSGATE	*	36.05	36.05 000627
8/31/23	00002	8/04/23 119811	202307 310-51300-31500 TRIPARTY AGR/INTERLOC AGR	LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	845.50	845.50 000628
8/31/23	00022	8/25/23 1790618	202308 320-53800-47000 MTHLY WATER MGMT AUG23	THE LAKE DOCTORS, INC.	*	425.00	425.00 000629
8/31/23	00003	7/24/23 77028974	202307 310-51300-48000 NOT.FY24 BGT/MTG 08/07/23	ORLANDO SENTINEL	*	639.50	639.50 000630
TOTAL FOR BANK A						33,173.25	
TOTAL FOR REGISTER						33,173.25	

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

August 31, 2023



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Reserve Fund</u>
4	<u>Series 2017 Debt Service Fund Income Statement</u>
5	<u>Series 2019 Debt Service Fund Income Statement</u>
6	<u>Series 2020 Debt Service Fund Income Statement</u>
7	<u>Series 2023 Debt Service Fund Income Statement</u>
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9	<u>Series 2023 Capital Projects Income Statement</u>
10	<u>Month to Month</u>
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13	<u>Series 2020 Construction Schedule</u>
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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>					
CASH	\$202,382	\$188,047	---	---	\$390,429
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	\$278,278	\$390,958	---	---	\$669,236
<u>INVESTMENTS</u>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$241,079	---	\$241,079
PREPAYMENT	---	---	\$114	---	\$114
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$394,347	---	\$394,347
PREPAYMENT	---	---	\$47	---	\$47
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$517,687	---	\$517,687
CONSTRUCTION	---	---	---	\$29,978	\$29,978
SERIES 2023					
RESERVE	---	---	\$151,125	---	\$151,125
REVENUE	---	---	\$454	---	\$454
CONSTRUCTION	---	---	---	\$3,950,296	\$3,950,296
COST OF ISSUANCE	---	---	---	\$0	\$0
TOTAL ASSETS	<u>\$496,660</u>	<u>\$579,005</u>	<u>\$2,256,825</u>	<u>\$3,980,274</u>	<u>\$7,312,764</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	---	---	---	---	\$0
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$392,093	---	\$392,093
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$844,340	---	\$844,340
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$868,812	---	\$868,812
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$151,579	---	\$151,579
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$29,978	\$29,978
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$3,950,296	\$3,950,296
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$480,660	\$579,005	---	---	\$1,059,665
TOTAL LIABILITIES & FUND EQUITY	<u>\$496,660</u>	<u>\$579,005</u>	<u>\$2,256,825</u>	<u>\$3,980,274</u>	<u>\$7,312,764</u>

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,032,243	\$1,032,243	\$1,038,760	\$6,517
ASSESSMENTS - DIRECT BILLED	\$7,995	\$7,995	\$7,995	\$0
INTEREST	\$0	\$0	\$8,378	\$8,378
TOTAL REVENUES	\$1,040,238	\$1,040,238	\$1,055,133	\$14,895
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$11,000	\$8,200	\$2,800
FICA EXPENSE	\$918	\$842	\$627	\$214
ENGINEERING	\$12,000	\$11,000	\$11,373	(\$373)
ATTORNEY	\$25,000	\$22,917	\$18,771	\$4,146
DISSEMINATION	\$14,000	\$12,833	\$11,083	\$1,750
ARBITRAGE	\$1,350	\$900	\$900	\$0
ANNUAL AUDIT	\$5,675	\$5,675	\$0	\$5,675
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$17,240	\$12,930	\$12,930	\$0
MANAGEMENT FEES	\$36,750	\$33,688	\$33,688	\$0
INFORMATION TECHNOLOGY	\$1,300	\$1,192	\$1,192	\$0
WEBSITE MAINTENANCE	\$800	\$733	\$733	(\$0)
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$166	\$750
INSURANCE	\$6,700	\$6,700	\$5,988	\$712
PRINTING & BINDING	\$1,000	\$917	\$135	\$782
LEGAL ADVERTISING	\$2,500	\$2,292	\$1,842	\$450
OTHER CURRENT CHARGES	\$1,000	\$917	\$4,192	(\$3,275)
OFFICE SUPPLIES	\$625	\$573	\$4	\$569
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	\$14,438	\$14,438	\$0
PROPERTY INSURANCE	\$6,800	\$6,800	\$6,619	\$181
ELECTRIC	\$39,600	\$36,300	\$19,828	\$16,472
STREETLIGHTING	\$123,400	\$113,117	\$76,399	\$36,718
WATER & SEWER	\$94,500	\$86,625	\$65,456	\$21,169
LANDSCAPE MAINTENANCE	\$264,377	\$242,346	\$225,733	\$16,612
LANDSCAPE CONTINGENCY	\$15,000	\$13,750	\$5,734	\$8,016
IRRIGATION REPAIRS	\$20,000	\$18,333	\$7,064	\$11,270
LAKE MAINTENANCE	\$7,020	\$6,435	\$4,528	\$1,907
MITIGATION MONITORING & MAINTENANCE	\$13,760	\$12,613	\$13,080	(\$467)
CONTINGENCY	\$5,000	\$4,583	\$0	\$4,583
REPAIRS & MAINTENANCE	\$10,000	\$9,167	\$15,370	(\$6,203)
TRANSFER OUT - CAPITAL RESERVE	\$278,748	\$278,748	\$278,748	\$0
TOTAL EXPENDITURES	\$1,040,238	\$975,342	\$850,930	\$124,411
EXCESS REVENUES (EXPENDITURES)	\$0		\$204,203	
FUND BALANCE - Beginning	\$0		\$292,457	
FUND BALANCE - Ending	\$0		\$496,660	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$278,748	\$278,748	\$278,748	\$0
INTEREST	\$750	\$688	\$17,058	\$16,370
TOTAL REVENUES	\$279,498	\$279,436	\$295,806	\$16,370
<u>EXPENDITURES:</u>				
BANK FEES	\$0	\$0	\$30	(\$30)
CAPITAL OUTLAY	\$127,341	\$116,729	\$88,204	\$28,526
TOTAL EXPENDITURES	\$127,341	\$116,729	\$88,234	\$28,496
EXCESS REVENUES (EXPENDITURES)	\$152,157		\$207,572	
FUND BALANCE - Beginning	\$337,632		\$371,433	
FUND BALANCE - Ending	\$489,789		\$579,005	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$301,800	\$303,833	\$2,033
INTEREST	\$0	\$0	\$10,926	\$10,926
TOTAL REVENUES	\$301,800	\$301,800	\$314,759	\$12,959
<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	\$101,063	\$101,063	\$0
TOTAL EXPENDITURES	\$298,788	\$298,788	\$298,788	\$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		\$15,971	
FUND BALANCE - Beginning	\$222,524		\$376,122	
FUND BALANCE - Ending	\$225,537		\$392,093	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$893,432	\$893,432	\$899,169	\$5,737
ASSESSMENTS - DIRECT BILLED	\$6,463	\$6,463	\$6,463	\$0
INTEREST	\$0	\$0	\$28,773	\$28,773
TOTAL REVENUES	\$899,894	\$899,894	\$934,404	\$34,510
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$310,494	\$310,494	\$310,494	\$0
PRINCIPAL - 6/15	\$280,000	\$280,000	\$280,000	\$0
INTEREST - 6/15	\$310,494	\$310,494	\$310,494	\$0
TOTAL EXPENDITURES	\$900,988	\$900,988	\$900,988	\$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)		\$33,417	
FUND BALANCE - Beginning	\$353,152		\$810,923	
FUND BALANCE - Ending	\$352,059		\$844,340	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	PROPOSED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$691,407	\$691,407	\$695,817	\$4,410
ASSESSMENTS - DIRECT BILLED	\$11,156	\$11,156	\$11,156	\$0
INTEREST	\$0	\$0	\$24,192	\$24,192
TOTAL REVENUES	\$702,563	\$702,563	\$731,165	\$28,602
<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	\$212,431	\$212,431	\$0
TOTAL EXPENDITURES	\$698,238	\$698,238	\$698,238	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$8,912)	\$8,912
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$8,912)	\$8,912
EXCESS REVENUES (EXPENDITURES)	\$4,326		\$24,015	
FUND BALANCE - Beginning	\$490,151		\$844,797	
FUND BALANCE - Ending	\$494,477		\$868,812	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	PROPOSED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
BONDS PROCEEDS	\$0	\$0	\$205,238	\$205,238
INTEREST	\$0	\$0	\$2,514	\$2,514
TOTAL REVENUES	\$0	\$0	\$207,752	\$207,752
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$54,113	(\$54,113)
TOTAL EXPENDITURES	\$0	\$0	\$54,113	(\$54,113)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$2,060)	\$2,060
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$2,060)	\$2,060
EXCESS REVENUES (EXPENDITURES)	\$0		\$151,579	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$151,579	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$31,296	\$31,296
TOTAL REVENUES	\$0	\$0	\$31,296	\$31,296
<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	\$8,912	\$8,912
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$8,912	\$8,912
EXCESS REVENUES (EXPENDITURES)	\$0		\$39,423	
FUND BALANCE - Beginning	\$0		(\$9,445)	
FUND BALANCE - Ending	\$0		\$29,978	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$4,244,762	\$4,244,762
INTEREST	\$0	\$0	\$53,425	\$53,425
TOTAL REVENUES	\$0	\$0	\$4,298,187	\$4,298,187
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$12,975	(\$12,975)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$286,975	(\$286,975)
TOTAL EXPENDITURES	\$0	\$0	\$299,950	(\$299,950)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$2,060	\$2,060
BOND DISCOUNTS	\$0	\$0	(\$50,000)	(\$50,000)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$47,940)	(\$47,940)
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,950,296	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$3,950,296	

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	\$19,383	\$13,033	\$30,415	\$54	\$0	\$0	\$1,038,760
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	\$1,132	\$1,214	\$1,202	\$1,263	\$1,312	\$0	\$8,378
TOTAL REVENUES	\$7,995	\$71,438	\$855,968	\$15,788	\$18,246	\$16,689	\$20,515	\$14,247	\$31,617	\$1,317	\$1,312	\$0	\$1,055,133
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$1,400	\$1,000	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$0	\$8,200
FICA EXPENSE	\$61	\$107	\$77	\$0	\$0	\$77	\$77	\$77	\$77	\$0	\$77	\$0	\$627
ENGINEERING	\$1,345	\$1,610	\$4,035	\$0	\$870	\$1,693	\$1,820	\$0	\$0	\$0	\$0	\$0	\$11,373
ATTORNEY	\$2,396	\$5,394	\$967	\$1,112	\$265	\$442	\$2,004	\$954	\$4,392	\$846	\$0	\$0	\$18,771
DISSEMINATION	\$875	\$875	\$875	\$875	\$875	\$875	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$11,083
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$900
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	\$4,310	\$0	\$0	\$0	\$0	\$12,930
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$33,688
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$1,192
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$733
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$24	\$4	\$27	\$6	\$16	\$13	\$25	\$9	\$17	\$11	\$15	\$0	\$166
INSURANCE	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
PRINTING & BINDING	\$10	\$3	\$27	\$4	\$0	\$0	\$73	\$3	\$11	\$3	\$0	\$0	\$135
LEGAL ADVERTISING	\$790	\$0	\$0	\$0	\$0	\$0	\$175	\$238	\$0	\$640	\$0	\$0	\$1,842
OTHER CURRENT CHARGES	\$39	\$39	\$40	\$75	\$39	\$39	\$69	\$39	\$40	\$3,734	\$38	\$0	\$4,192
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$4
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	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$14,438
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	\$2,267	\$2,224	\$2,205	\$175	\$1,510	\$0	\$19,828
STREETLIGHTING	\$6,566	\$6,566	\$6,188	\$6,634	\$6,724	\$6,723	\$6,745	\$6,777	\$6,777	\$6,777	\$9,922	\$0	\$76,399
WATER & SEWER	\$6,918	\$4,772	\$4,168	\$3,191	\$5,319	\$9,183	\$8,730	\$6,372	\$2,072	\$10,096	\$4,635	\$0	\$65,456
LANDSCAPE MAINTENANCE	\$17,364	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$20,837	\$0	\$225,733
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$1,800	\$0	\$0	\$0	\$2,275	\$0	\$1,659	\$0	\$0	\$5,734
IRRIGATION REPAIRS	\$1,826	\$0	\$3,850	\$0	\$263	\$0	\$801	\$117	\$0	\$207	\$0	\$0	\$7,064
LAKE MAINTENANCE	\$404	\$404	\$404	\$404	\$404	\$404	\$404	\$425	\$425	\$425	\$425	\$0	\$4,528
MITIGATION MONITORING & MAINTENANCE	\$2,155	\$1,430	\$555	\$1,430	\$555	\$2,430	\$555	\$1,430	\$555	\$1,430	\$555	\$0	\$13,080
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	\$66,746	\$51,299	\$53,254	\$44,124	\$52,556	\$44,730	\$0	\$850,930
EXCESS REVENUES (EXPENDITURES)	(\$57,689)	\$17,612	\$806,609	(\$31,305)	(\$304,013)	(\$50,056)	(\$30,783)	(\$39,007)	(\$12,507)	(\$51,240)	(\$43,418)	\$0	\$204,203

**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)
LESS: PRINCIPAL PAYMENT 6/15/23	(\$280,000)
CURRENT BONDS OUTSTANDING	\$13,670,000

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

SERIES 2023, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.500%, 5.375%, 5.500%
MATURITY DATE:	6/15/2053
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$151,125
RESERVE FUND BALANCE	\$151,125
BONDS OUTSTANDING - 3/23/23	\$4,450,000
CURRENT BONDS OUTSTANDING	\$4,450,000

**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	
5/10/23	ACH	\$ 37,610.08	\$ -	\$ 752.20	\$ -	\$ 36,857.88	\$	13,033.35	\$	3,812.20	\$	11,281.90	\$	8,730.43	\$	36,857.88	
6/12/23	ACH	\$ 8,177.17	\$ -	\$ 163.54	\$ -	\$ 8,013.63	\$	2,833.71	\$	828.85	\$	2,452.91	\$	1,898.17	\$	8,013.63	
6/12/23	ACH	\$ 1,482.86	\$ -	\$ 29.66	\$ -	\$ 1,453.20	\$	513.87	\$	150.30	\$	444.81	\$	344.22	\$	1,453.20	
6/16/23	ACH	\$ 78,106.80	\$ -	\$ 1,562.14	\$ -	\$ 76,544.66	\$	27,067.04	\$	7,916.98	\$	23,429.69	\$	18,130.94	\$	76,544.66	
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 152.20	\$ 152.20	\$	53.82	\$	15.74	\$	46.59	\$	36.05	\$	152.20	
TOTALS		\$ 3,109,237.30	\$ 113,797.55	\$ 59,908.80	\$ 2,047.20	\$ 2,937,578.15	\$	1,038,760.16	\$	303,832.58	\$	899,168.62	\$	695,816.79	\$	2,937,578.15	

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	\$ 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
4/3/23		Interest		\$ 58.77
4/4/23		Transfer from Reserve		\$ 854.25
5/1/23		Interest		\$ 75.88
5/2/23		Transfer from Reserve		\$ 1,065.88
6/1/23		Interest		\$ 82.31
6/2/23		Transfer from Reserve		\$ 1,103.40
7/3/23		Interest		\$ 85.50
7/5/23		Transfer from Reserve		\$ 1,096.66
8/1/23		Interest		\$ 103.59
8/2/23		Transfer from Reserve		\$ 1,278.00
TOTAL				\$ 40,207.53
Acquisition/Construction Fund at 9/30/22				\$ 7,155,888.88
Interest Earned thru 8/31/23				\$ 40,207.53
Requisitions Paid thru 8/31/23				\$ (7,166,118.90)
Remaining Acquisition/Construction Fund				\$ 29,977.51

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
5/2/23	1	Hamilton Engineering & Surveying	Invoices #67138, 69216 & 69782 - Lennar Reimbursement	\$ 12,975.00
TOTAL				\$ 12,975.00
Fiscal Year 2023				
4/3/23		Interest		\$ 2,697.98
4/4/23		Transfer from Reserve		\$ 104.34
5/1/23		Interest		\$ 11,870.21
5/2/23		Transfer from Reserve		\$ 458.76
6/1/23		Interest		\$ 12,286.93
6/2/23		Transfer from Reserve		\$ 474.91
7/3/23		Interest		\$ 12,250.41
7/5/23		Transfer from Reserve		\$ 472.01
8/1/23		Interest		\$ 14,318.58
8/2/23		Transfer from Reserve		\$ 550.05
TOTAL				\$ 55,484.18
Acquisition/Construction Fund at 3/23/23				\$ 3,907,786.87
Interest Earned thru 8/31/23				\$ 55,484.18
Requisitions Paid thru 8/31/23				\$ (12,975.00)
Remaining Acquisition/Construction Fund				\$ 3,950,296.05