Stoneybrook South at ChampionsGate Community Development District

Agenda

October 2, 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 25, 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, October 2, 2023 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. PLEASE NOTE THE TIME OF THE MEETING.**

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 2024-01 Electing Officers
4. Approval of Minutes of the September 11, 2023 Meeting
5. Consideration of Addendum to Landscape Maintenance Agreement with Floralawn, Inc.
6. Consideration of Water Management Agreement with The Lake Doctors, Inc. for Additional Ponds
7. Ratification of Series 2023 Requisitions #2, #3 & #5
8. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
9. Other Business
    A. Discussion of Pending Plat Conveyances
    B. Status of Permit Transfers
10. Supervisor's Requests
11. 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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2024-01

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

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

PASSED AND ADOPTED this 2nd day of October, 2023.

ATTEST:

STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

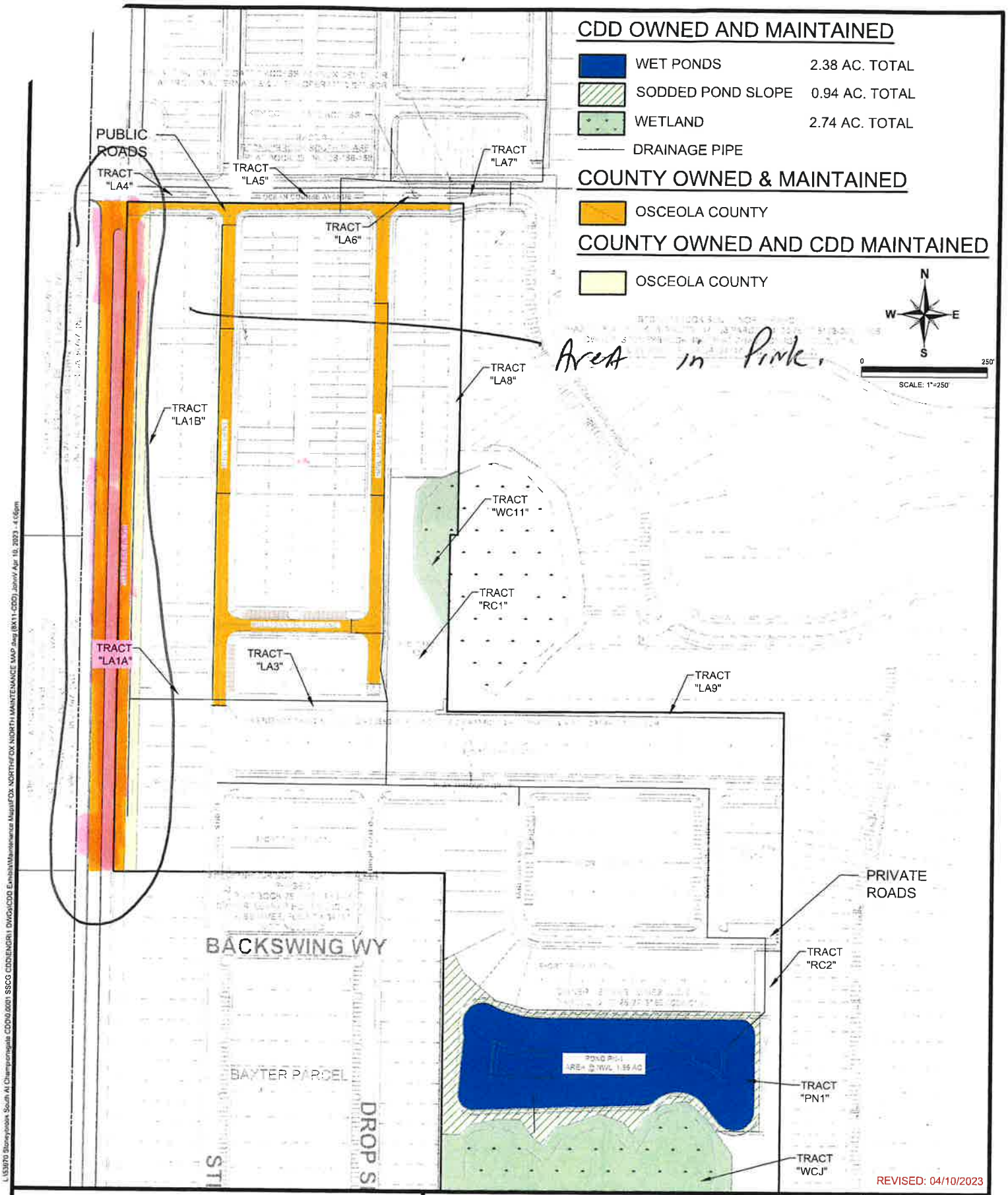
_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

MINUTES

This item will be provided under separate cover

SECTION V



HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

FOX NORTH MAINTENANCE MAP-CDD
STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	04/10/23

EXHIBIT X

CDD OWNED AND MAINTAINED

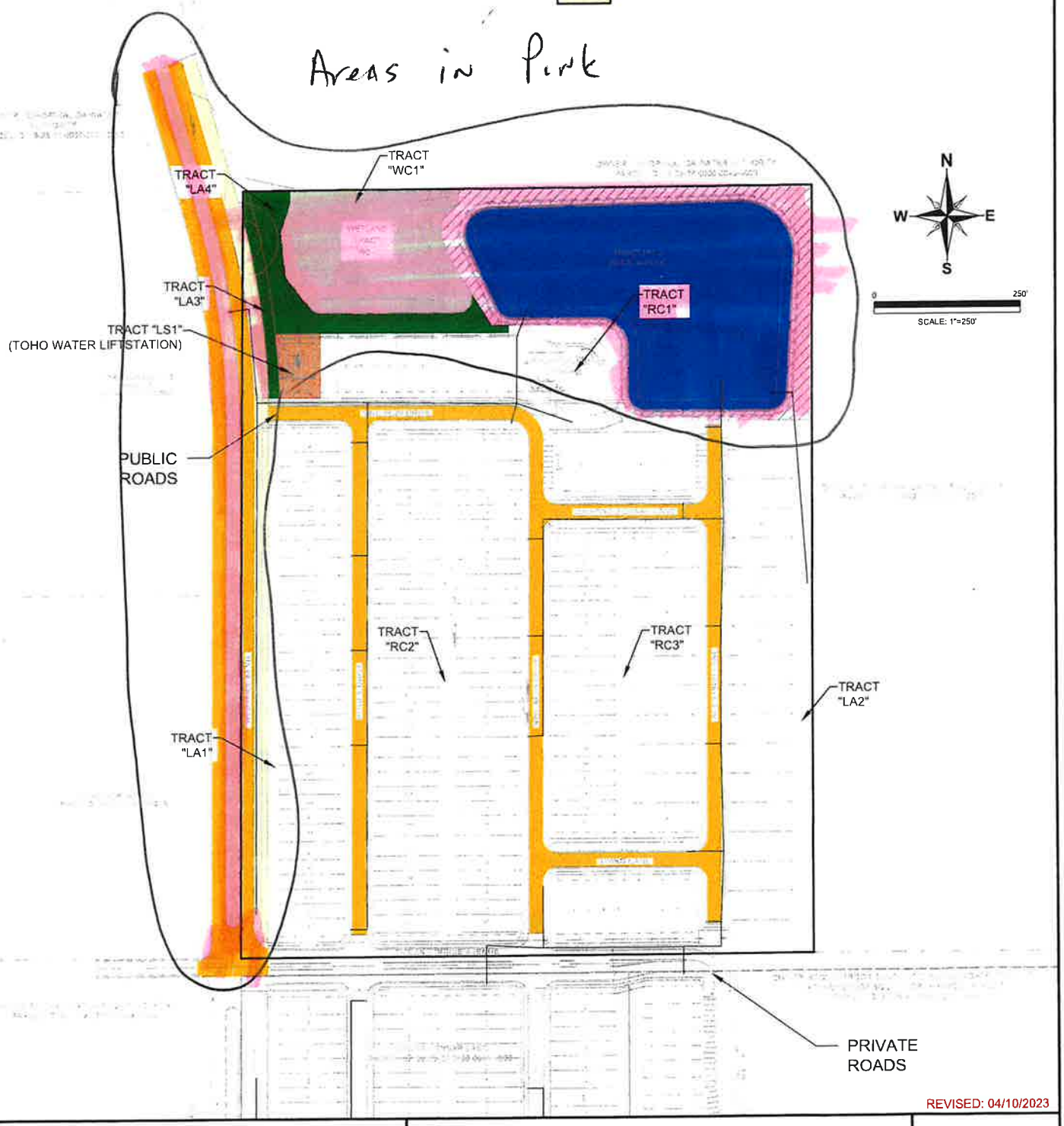
WET PONDS	3.36 AC. TOTAL
SODDED POND SLOPE	1.08 AC. TOTAL
LANDSCPAPE/SOD	0.69 AC. TOTAL
WETLAND	1.36 AC. TOTAL
DRAINAGE PIPE	

COUNTY OWNED AND MAINTAINED

- OSCEOLA COUNTY
- LIFT STATION (TWA)

COUNTY OWNED AND CDD MAINTAINED

- OSCEOLA COUNTY



REVISED: 04/10/2023

L:\53670 Stoneybrook South At Championsgate CDD\0.0001 SSCG CDD\ENGR\1 DWG\CDD Exhibits\Maintenance Maps\TRACT X\TRACT X SITE PLAN-MAINT.dwg (8X11-CDD) JohnV Apr 10, 2023 - 4:11pm

HAMILTON ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535 | LB #7013 CA #8474 www.HamiltonEngineering.US | 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

PARCEL B (TRACT X) MAINTENANCE MAP-CDD

STONEYBROOK SOUTH AT CHAMPIONSGATE CDD

SEC TWP RGE	JOB NUMBER	DATE
29,30,31-25S-27E	53670.0001	04/10/23

EXHIBIT X

Stoneybrook South At Champions Gate Cdd Addendum 2023

Contractor: Floralawn Inc.

Address: 734 S Combee Rd.

Phone: 863-668-0494
Fax:
Contact: Bryan Boyett
Email: bryan.boyett@floralawn.com

Property: Stoneybrook South At Championsgate CDD

Address: 219 E. Livingston St.

Orlando,
Florida, 32801
Phone: 407-841-5524

Contact: Gorge Flint
Email: gflint@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Compnent A) - Discing	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	$18,900
TURF CARE (Component B) Bahia/St Augustine/Zoysia	218	218	218	218	218	218	218	218	218	218	218	218	$2,616
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	56	56	56	56	56	56	56	56	56	56	56	56	$672
IRRIGATION MAINT. (Component D)	160	160	160	160	160	160	160	160	160	160	160	160	$1,920
ANNUAL CHANGES - *None at this time* (Component E.1) *Per Annual Pricing:*	*Count:*			*Count:*			*Count:*			*Count:*			$0
BED DRESSING - Estimate mulch yds (Component E.2) *34 Yards*	156	156	156	156	156	156	156	156	156	156	156 *34 Mulch Yds*	156	$1,872
PALM TRIMMING (Component E.3) *Per Palm Price: $60* *6 Palm counts:*	30	30	30	30	30	30	30	30	30	30	30	30	$360
TOTAL FEE PER MONTH:	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$26,340

Flat Fee Schedule	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$2,195	$26,340
Discing: Monthly of CDD Dry Ponds													

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	$26,340

Extra Services Annual Changes, Palm Pruning, Mulch Bush Hog	

TOTAL	$26,340.00

Initials_____ _____

SECTION VI

The Lake Doctors, Inc.
Aquatic Management Services ®

3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

Remit to: The Lake Doctors Inc.
PO BOX 20122
Tampa, FL 33622-0122

JAB/719736

This Agreement, made this _____ day of _____ 20___ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*)_____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____

EMAIL ADDRESS _____**EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER" **REQUESTED START DATE:** _____
PURCHASE ORDER #:_____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Eight (8) ponds associated with **Stoneybrook South at Championsgate Cdd,** Orlando, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	$	**525.00 Monthly**
2.	Shoreline Grass and Brush Control Program	$	INCLUDED
3.	Free Callback Service	$	INCLUDED
4.	Monthly Written Service Reports	$	INCLUDED
5.	Additional Treatments, if required	$	INCLUDED
	Total of Services Accepted	$	**525.00 Monthly**

$525.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **$525.00** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 7, 2023.**

F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Jonathan Bandy SALES MANAGER

CUSTOMER

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
   a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
   b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
   c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
   d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
   e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
   f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
   g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
   h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.

2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.

3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.

4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.

5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.

6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.

7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.

8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.

9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.

10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.

11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.

12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.

13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.

14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.

15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.

16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.

17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.


Stoneybrook South
Write a description for your map
Legend
Westside Blvd & Whistling Straits Blvd
Google Earth
2000 ft

SECTION VII

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **2**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Latham, Luna, Eden & Beaudine

(D) Amount Payable: **$2,756.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #119812 – Preparation of conveyance documentation of Tract LS-1 & Tract X. – July 2023

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: DocuSigned by: Adam Morgan D8E17F6DF603436...
Responsible Officer

Date: 9/2/2023

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

August 4, 2023

Invoice #: 119812
Federal ID #:59-3366512

Stoneybrook South at ChampionsGate CDD
c/o GMS-CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

Matter ID: 7192-007 Conveyances/Requisitions

For Professional Services Rendered:

7/11/2023	KET	Email correspondence with Lennar regarding items needed for the conveyance of lift station Tract LS-1 of Phase 1 from Lennar to the District and from the District to Tohopekaliga Water Authority.	0.30	$79.50
7/12/2023	KET	Email correspondence with the Developer regarding survey for Tract LS-1 of the Tract X plat for the lift station conveyance to Tohopekaliga Water Authority and sent response to same. Email correspondence to the District Engineer regarding cost estimate needed for the Tract LS-1 conveyance.	0.40	$106.00
7/17/2023	KET	Sent follow-up email correspondence to the District Engineer regarding the cost certificate for the Tract X plat's lift station conveyance to Tohopekaliga Water Authority. Receipt and review of cost estimate from the District Engineer and responded to the District Engineer and Developer regarding next steps. Incorporated cost estimate into the conveyance documents and requested signature on same.	1.80	$477.00
7/18/2023	KET	Preparation of revised closing statement for the conveyance of lift station Tract LS-1 of the Tract X plat to Tohopekaliga Water Authority to incorporate the title premium amount and other updates. Updated the Engineer's Certification for the conveyance of Tract LS-1 to Tohopekaliga Water Authority to incorporate the Engineer's comments on same. Updated Owner's Affidavits of Len-CG South, LLC and the District to reflect updated title commitment date. Marked title commitment per Tohopekaliga Water Authority's comments. Review of exception documents in title commitment and email correspondence to Tohopekaliga Water Authority regarding same.	3.40	$901.00
7/19/2023	KET	Assisted in calculating the documentary stamp tax for the conveyance of lift station Tract LS-1 of the Tract X plat to Tohopekaliga Water Authority.	0.20	$53.00
7/20/2023	KET	Updated closing statement for Tract X plat's lift station conveyance from Len-CG South, LLC to the District and from the District to Tohopekaliga Water Authority to reflect documentary stamp tax and sent check request to the District Manager for closing costs related to the conveyance. Review of Survey for the Tract X lift station.	0.50	$132.50
7/24/2023	KET	Review of comments from Tohopekaliga Water Authority on conveyance documents, closing statement and commitment related to the conveyance of lift station tract LS-1 of the Tract X plat from the Developer to the District and from the District to Tohopekaliga Water Authority. Incorporated comments in conveyance documents related to same. Emailed responses to Tohopekaliga Water Authority on comments and email correspondence to Fidelity regarding commitment requirements related to this conveyance.	1.40	$371.00
7/25/2023	KET	Review of response from Fidelity regarding title commitment exceptions for the conveyance of the Tract X plat's lift station conveyance from Len-CG South, LLC to the District and from the District to Tohopekaliga Water Authority and email correspondence to Tohopekaliga Water Authority regarding same. Finalized marked-up commitment and closing statement for such conveyance. Compiled final version of conveyance documents for same. Responded to additional email correspondence from Tohopekaliga Water Authority regarding edits to the survey and emailed the District Engineer regarding same.	1.40	$371.00

7/27/2023	KET	Email correspondence with the District Engineer regarding survey revisions to the Tract X plat's lift station conveyance to Tohopekaliga Water Authority. Sent follow-up email correspondence to the District Engineer regarding revised survey for the conveyance of lift station Tract LS-1 of Phase 1 to Tohopekaliga Water Authority. Finalized marked-commitment and closing statement and sent email to Tohopekaliga Water Authority regarding recording deeds for the Tract LS-1 conveyance.	0.80	$212.00
7/28/2023	KET	Email correspondence with Tohopekaliga Water Authority regarding closing statement and Fidelity premium cost for the conveyance of lift station Tract LS-1 of Phase 1.	0.20	$53.00
Total Professional Services:			**10.40**	**$2,756.00**

Total	$2,756.00
Previous Balance	$0.00
Total Due	**$2,756.00**

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **3**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Madden, Moorhead & Stokes, LLC

(D) Amount Payable: **$351.80**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #023071.000-1 – Cost estimate for lift station conveyance & survey revisions. – July 2023

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 9/15/23

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____ 9.14.23
Consulting Engineer

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Madden, Moorhead & Stokes, LLC
431 East Horatio Avenue
Suite 260
Maitland, Fl. 32751

August 31, 2023
Invoice No: 023071.000 - 1

SBS at CG CDD
Governmental Management Services- Central FL, LLC
ATTN: George S. Flint, VP
219 East Livingston Street
Orlando, FL 32801

Project 023071.000 SBS at CG CDD Construction Series 2023
Basis of Billing: Per letter of agreement signed on 6/03/2019.
Invoice Period: July 30, 2023 - August 26, 2023

Billing Phase	Contract Amount	Percent Complete	Billed To Date	Previous Fee Billing	Current Billed
Administration	2,000.00	17.50	350.00	0.00	350.00
Construction Reimbursements	18,000.00	0.00	0.00	0.00	0.00
Reimburse Expense	0.00	0.00	1.80	0.00	1.80
Total Fee	20,000.00		351.80	0.00	351.80

Total Fee **351.80**

Total this Invoice **$351.80**

Authorized By:

DAVID REID

Unbilled Detail

Monday, August 28, 2023
10:41:02 AM

Madden, Moorhead, & Stokes, LLC

As of 8/26/2023

Billing Status	Date	Labor Code /Account	Employee/ Reference	Description	Hours/ Units	Billing Rate	Billing Amount
Project Number: 023071.000 SBS at CG CDD Construction Series 2022							
Phase Number: 1 Admimistration							
Principal: DAVID REID		Total Compensation:		Rev Type: B	JTD Billed:		
Project Manager:			Client Name:	Governmental Management Services- Central FL, LLC			
Labor:							
	7/1/2023	16510	25	PORPORA, AMANDA	1.50	100.00	150.00
	cost estimate for lift station conveyance/ water clearance						
	7/1/2023	16510	25	PORPORA, AMANDA	1.00	100.00	100.00
	cost estimate for lift station convevance						
	~~7/1/2023~~	~~16510~~	25	PORPORA, AMANDA	~~.50~~	~~100.00~~	~~50.00~~ W/C
	OAC meeting						
	7/29/2023	16551	25	PORPORA, AMANDA	1.00	100.00	100.00
	survey revisions – LS						
				Total Held Labor	**4.00**		**400.00**
				Total Labor	**4.00**		**400.00**
				Total for 1	**4.00**		**400.00**
Phase Number: 99 Reimburse Expenses							350
Principal: DAVID REID		Total Compensation:		Rev Type: B	JTD Billed:		
Project Manager:			Client Name:	Governmental Management Services- Central FL, LLC			
Units:							
B	8/26/2023	0001	0000027	B/W COPIES 8TH PERIOD 2023	2.00	.15	.30
B	8/26/2023	0002	0000027	COLOR COPIES 8TH PERIOD 2023	4.00	.30	1.20
				Total Billable Units	**6.00**		**1.50**
				Total Units	**6.00**		**1.50**
				Total for 99	**6.00**		**1.50**
				Total for 023071.000	**10.00**		**401.50**
Final Totals					**10.00**		**401.50**

write off

Report Summary (Billing):

	Hours	Labor	Consultants:	Expenses:	Units:
Billable					**1.50**
Held	**4.00**	**400.00**			
Total	**4.00**	**400.00**			**1.50**

Billing Backup

Wednesday, September 6, 2023

Madden, Moorhead, & Stokes, LLC Invoice 1 Dated 8/31/2023 3:48:58 PM

Project 023071.000 SBS at CG CDD Construction Series 2022

Professional Personnel

			Hours
	Construction Administration		
25	16510 - 16 - PORPORA, AMANDA	7/1/2023	1.50
	cost estimate for lift station conveyance/ water clearance		
25	16510 - 16 - PORPORA, AMANDA	7/1/2023	1.00
	cost estimate for lift station conveyance		
25	16551 - 16 - PORPORA, AMANDA	7/29/2023	1.00
	survey revisions		
	Totals		3.50
	Total Labor		

Total this Project

Total this Report

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **5**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Latham, Luna, Eden & Beaudine

(D) Amount Payable: **$450.50**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #120660 – Services for lift station tract conveyance to TWA from Tract X plat. – August 2023

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 9/15/23

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____ 9.14.23
Consulting Engineer

LATHAM, LUNA,
EDEN & BEAUDINE

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

September 5, 2023

Invoice #: 120660
Federal ID #:59-3366512

Stoneybrook South at ChampionsGate CDD
c/o GMS-CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

Matter ID: 7192-007 Conveyances/Requisitions

For Professional Services Rendered:

8/2/2023	KET	Email correspondence to TWA regarding documentary stamp exemption related to the lift station tract conveyance to TWA from the Tract X plat. Review of email correspondence from TWA regarding same.	0.30	$79.50
8/7/2023	KET	Email correspondence with Fidelity regarding survey endorsement for the title policy related to Tract X plat's lift station conveyance to Tohopekaliga Water Authority. Email correspondence with Tohopekaliga Water Authority regarding recorded documents and final title policy related to Tract X plat's lift station conveyance.	0.30	$79.50
8/9/2023	KET	Review of email correspondence from Lennar regarding conveyance to the Country Club related to the seventh tee and Tract PN-6 of the Stoneybrook South North Parcel Phase 1 plat. Review of records related to same. Sent email correspondence to Lennar and the District Engineer regarding same.	1.10	$291.50
Total Professional Services:			**1.70**	**$450.50**

Total	$450.50
Previous Balance	$2,756.00
Total Due	**$3,206.50**

SECTION VIII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate
Community Development District

Summary of Checks

September 1, 2023 to September 26, 2023

Bank	Date	Check #		Amount
General Fund	9/7/23	631	$	585.00
	9/13/23	632-633	$	7,789.99
	9/20/23	634-638	$	50,039.64
			$	58,414.63
Payroll Fund	September 2023			
	Adam Morgan	50065	$	184.70
	Barry Bichard	50066	$	184.70
	Jarred Cornell	50067	$	184.70
	Logan Lantrip	50068	$	184.70
	Patrick Bonin Jr.	50069	$	184.70
			$	923.50
			$	**59,338.13**

*** CHECK DATES 09/01/2023 - 09/26/2023 *** GENERAL FUND
BANK A GENERAL FUND

```
 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
  DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

 9/07/23 00027   9/01/23 20233092 202309 320-53800-47100                                      *              585.00
                         WATER MGMT TREATMNT SEP23
                                                        AMERICAN ECOSYSTEMS, INC.                                     585.00 000631
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/13/23 00001   9/01/23 165      202309 310-51300-34000                                      *            3,062.50
                         MANAGEMENT FEES SEP23
                 9/01/23 165      202309 310-51300-35200                                      *               66.67
                         WEBSITE ADMIN SEP23
                 9/01/23 165      202309 310-51300-35100                                      *              108.33
                         INFORMATION TECH SEP23
                 9/01/23 165      202309 310-51300-31300                                      *            1,166.67
                         DISSEMINATION FEE SEP23
                 9/01/23 165      202309 310-51300-51000                                      *                 .27
                         OFFICE SUPPLIES
                 9/01/23 165      202309 310-51300-42000                                      *                5.67
                         POSTAGE
                 9/01/23 165      202309 310-51300-42500                                      *               76.80
                         COPIES
                 9/01/23 166      202309 320-53800-12000                                      *            1,312.50
                         FIELD MANAGEMENT SEP23
                 9/01/23 166A     202308 310-51300-42000                                      *                 .58
                         USPS-941 FORMS TO IRS
                                                        GOVERNMENTAL MANAGEMENT SERVICES                            5,799.99 000632
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/13/23 00030   8/31/23 023070.0 202308 310-51300-31100                                      *            1,990.00
                         MTG/TRACT X LS COST/REPRT
                                                        MADDEN MOORHEAD & STOKES LLC                                1,990.00 000633
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/20/23 99999   9/20/23 VOID     202309 000-00000-00000                                      C                 .00
                         VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                                .00 000634
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/20/23 99999   9/20/23 VOID     202309 000-00000-00000                                      C                 .00
                         VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                                .00 000635
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/20/23 99999   9/20/23 VOID     202309 000-00000-00000                                      C                 .00
                         VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                                .00 000636
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/20/23 99999   9/20/23 VOID     202309 000-00000-00000                                      C                 .00
                         VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                                .00 000637
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 9/20/23 00031   9/18/23 091823   202209 320-53800-43100                                      *            1,160.41
                         DUKE#9100 8521 4704 DEC20
```

*** CHECK DATES 09/01/2023 - 09/26/2023 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/18/23	091823	202209	320-53800-43100		*	566.98	
			DUKE#9100 8521 4952 DEC20						
		9/18/23	091823	202209	320-53800-43100		*	1,160.41	
			DUKE#9100 8521 4704 JAN21						
		9/18/23	091823	202209	320-53800-43100		*	564.52	
			DUKE#9100 8521 4952 JAN21						
		9/18/23	091823	202209	320-53800-43100		*	1,160.38	
			DUKE#9100 8521 4704 FEB21						
		9/18/23	091823	202209	320-53800-43100		*	566.27	
			DUKE#9100 8521 4952 FEB21						
		9/18/23	091823	202209	320-53800-43100		*	1,160.64	
			DUKE#9100 8521 4704 MAR21						
		9/18/23	091823	202209	320-53800-43100		*	566.41	
			DUKE#9100 8521 4952 MAR21						
		9/18/23	091823	202209	320-53800-43100		*	1,160.64	
			DUKE#9100 8521 4704 APR21						
		9/18/23	091823	202209	320-53800-43100		*	566.41	
			DUKE#9100 8521 4952 APR21						
		9/18/23	091823	202209	320-53800-43100		*	1,160.64	
			DUKE#9100 8521 4704 MAY21						
		9/18/23	091823	202209	320-53800-43100		*	566.41	
			DUKE#9100 8521 4952 MAY21						
		9/18/23	091823	202209	320-53800-43100		*	1,160.64	
			DUKE#9100 8521 4704 JUN21						
		9/18/23	091823	202209	320-53800-43100		*	566.41	
			DUKE#9100 8521 4952 JUN21						
		9/18/23	091823	202209	320-53800-43100		*	1,161.01	
			DUKE#9100 8521 4704 JUL21						
		9/18/23	091823	202209	320-53800-43100		*	566.59	
			DUKE#9100 8521 4952 JUL21						
		9/18/23	091823	202209	320-53800-43100		*	1,163.99	
			DUKE#9100 8521 4704 AUG21						
		9/18/23	091823	202209	320-53800-43100		*	568.04	
			DUKE#9100 8521 4952 AUG21						
		9/18/23	091823	202209	320-53800-43100		*	1,163.99	
			DUKE#9100 8521 4704 SEP21						
		9/18/23	091823	202209	320-53800-43100		*	568.04	
			DUKE#9100 8521 4952 SEP21						
		9/18/23	091823	202209	320-53800-43100		*	1,163.97	
			DUKE#9100 8521 4704 OCT21						
		9/18/23	091823	202209	320-53800-43100		*	568.03	
			DUKE#9100 8521 4952 OCT21						
		9/18/23	091823	202209	320-53800-43100		*	1,163.97	
			DUKE#9100 8521 4704 NOV21						
		9/18/23	091823	202209	320-53800-43100		*	568.03	
			DUKE#9100 8521 4952 NOV21						

*** CHECK DATES 09/01/2023 - 09/26/2023 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/18/23	091823	202209	320-53800-43100		*	1,126.68	
			DUKE#9100 8521 4704 DEC21						
		9/18/23	091823	202209	320-53800-43100		*	549.89	
			DUKE#9100 8521 4952 DEC21						
		9/18/23	091823	202209	320-53800-43100		*	1,126.68	
			DUKE#9100 8521 4704 JAN22						
		9/18/23	091823	202209	320-53800-43100		*	549.89	
			DUKE#9100 8521 4952 JAN22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.40	
			DUKE#9100 8521 4704 FEB22						
		9/18/23	091823	202209	320-53800-43100		*	552.67	
			DUKE#9100 8521 4952 FEB22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.40	
			DUKE#9100 8521 4704 MAR22						
		9/18/23	091823	202209	320-53800-43100		*	552.67	
			DUKE#9100 8521 4952 MAR22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.56	
			DUKE#9100 8521 4704 APR22						
		9/18/23	091823	202209	320-53800-43100		*	552.74	
			DUKE#9100 8521 4952 APR22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.56	
			DUKE#9100 8521 4704 MAY22						
		9/18/23	091823	202209	320-53800-43100		*	552.74	
			DUKE#9100 8521 4952 MAY22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.56	
			DUKE#9100 8521 4704 JUN22						
		9/18/23	091823	202209	320-53800-43100		*	552.74	
			DUKE#9100 8521 4952 JUN22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.56	
			DUKE#9100 8521 4704 JUL22						
		9/18/23	091823	202209	320-53800-43100		*	552.74	
			DUKE#9100 8521 4952 JUL22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.59	
			DUKE#9100 8521 4704 AUG22						
		9/18/23	091823	202209	320-53800-43100		*	552.75	
			DUKE#9100 8521 4952 AUG22						
		9/18/23	091823	202209	320-53800-43100		*	1,132.59	
			DUKE#9100 8521 4704 SEP22						
		9/18/23	091823	202209	320-53800-43100		*	552.75	
			DUKE#9100 8521 4952 SEP22						
		9/18/23	091823A	202210	320-53800-43100		*	1,132.59	
			DUKE#9100 8521 4704 OCT22						
		9/18/23	091823A	202210	320-53800-43100		*	552.75	
			DUKE#9100 8521 4952 OCT22						
		9/18/23	091823B	202211	320-53800-43100		*	1,132.59	
			DUKE#9100 8521 4704 NOV22						

*** CHECK DATES 09/01/2023 - 09/26/2023 ***
GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/18/23	091823B	202211	320-53800-43100			*	552.75		
			DUKE#9100 8521 4952 NOV22								
		9/18/23	091823C	202212	320-53800-43100			*	1,144.51		
			DUKE#9100 8521 4704 DEC22								
		9/18/23	091823C	202212	320-53800-43100			*	558.58		
			DUKE#9100 8521 4952 DEC22								
		9/18/23	091823D	202301	320-53800-43100			*	1,144.51		
			DUKE#9100 8521 4704 JAN23								
		9/18/23	091823D	202301	320-53800-43100			*	558.58		
			DUKE#9100 8521 4952 JAN23								
		9/18/23	091823E	202302	320-53800-43100			*	1,144.36		
			DUKE#9100 8521 4704 FEB23								
		9/18/23	091823E	202302	320-53800-43100			*	558.51		
			DUKE#9100 8521 4952 FEB23								
		9/18/23	091823F	202303	320-53800-43100			*	1,149.14		
			DUKE#9100 8521 4704 MAR23								
		9/18/23	091823F	202303	320-53800-43100			*	560.84		
			DUKE#9100 8521 4952 MAR23								
		9/18/23	091823G	202304	320-53800-43100			*	1,149.14		
			DUKE#9100 8521 4704 APR23								
		9/18/23	091823G	202304	320-53800-43100			*	560.84		
			DUKE#9100 8521 4952 APR23								
							COUNTRY CLUB AT CHAMPIONSGATE			49,477.68	000638
9/20/23	00002	9/05/23	120659	202308	310-51300-31500			*	561.96		
			MTG/7TH TEE ACCESS EASE								
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			561.96	000639

TOTAL FOR BANK A 58,414.63

TOTAL FOR REGISTER 58,414.63

SECTION 2

Stoneybrook South at ChampionsGate

Community Development District

Unaudited Financial Reporting

August 31, 2023

GMS
Governmental Management Services

Table of Contents

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:					
CASH	$202,382	$188,047	---	---	$390,429
DEPOSITS	$16,000	---	---	---	$16,000
STATE BOARD OF ADMINISTRATION	$278,278	$390,958	---	---	$669,236
INVESTMENTS					
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	**$496,660**	**$579,005**	**$2,256,825**	**$3,980,274**	**$7,312,764**
LIABILITIES:					
ACCOUNTS PAYABLE	$52,030	---	---	---	$52,030
FUND EQUITY:					
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	$428,630	$579,005	---	---	$1,007,635
TOTAL LIABILITIES & FUND EQUITY	**$496,660**	**$579,005**	**$2,256,825**	**$3,980,274**	**$7,312,764**

STONEYBROOK 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
REVENUES:				
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
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	$12,000	$11,000	$8,200	$2,800
FICA EXPENSE	$918	$842	$627	$214
ENGINEERING	$12,000	$11,000	$13,363	($2,363)
ATTORNEY	$25,000	$22,917	$19,333	$3,584
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	$167	$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
FIELD:				
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	$88,299	$24,818
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	$865,382	$109,959
EXCESS REVENUES (EXPENDITURES)	$0		$189,751	
FUND BALANCE - Beginning	$0		$254,879	
FUND BALANCE - Ending	$0		$444,630	

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
REVENUES:				
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
EXPENDITURES:				
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	

STONEYBROOK 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
REVENUES:				
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
EXPENDITURES:				
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
OTHER SOURCES/(USES)				
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
REVENUES:				
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
EXPENDITURES:				
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
OTHER SOURCES/(USES)				
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
REVENUES:				
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
EXPENDITURES:				
INTEREST - 12/15	$215,806	$215,806	$215,806	$0
PRINCIPAL - 12/15	$270,000	$270,000	$270,000	$0
INTEREST - 6/15	$212,431	$212,431	$212,431	$0
TOTAL EXPENDITURES	$698,238	$698,238	$698,238	$0
OTHER SOURCES/(USES)				
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	

STONEYBROOK 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
REVENUES:				
BONDS PROCEEDS	$0	$0	$205,238	$205,238
INTEREST	$0	$0	$2,514	$2,514
TOTAL REVENUES	$0	$0	$207,752	$207,752
EXPENDITURES:				
INTEREST - 6/15	$0	$0	$54,113	($54,113)
TOTAL EXPENDITURES	$0	$0	$54,113	($54,113)
OTHER SOURCES/(USES)				
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	

STONEYBROOK 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
REVENUES:				
INTEREST	$0	$0	$31,296	$31,296
TOTAL REVENUES	$0	$0	$31,296	$31,296
EXPENDITURES:				
CAPITAL OUTLAY - CONSTRUCTION	$0	$0	$785	($785)
TOTAL EXPENDITURES	$0	$0	$785	($785)
OTHER SOURCES/(USES)				
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	

STONEYBROOK 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
REVENUES:				
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
EXPENDITURES:				
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)
OTHER SOURCES/(USES)				
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	$1,990	$0	$13,363
ATTORNEY	$2,396	$5,394	$967	$1,112	$265	$442	$2,004	$954	$4,392	$846	$562	$0	$19,333
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	$16	$0	$167
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	$8,252	$8,252	$7,891	$8,337	$8,426	$8,433	$8,455	$6,777	$6,777	$6,777	$9,922	$0	$88,299
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
TRANFER OUT - CAPITAL RESERVE	$0	$0	$0	$0	$278,748	$0	$0	$0	$0	$0	$0	$0	$278,748
TOTAL EXPENDITURES	$67,369	$55,511	$51,062	$48,796	$323,962	$68,456	$53,009	$53,254	$44,124	$52,556	$47,283	$0	$865,382
EXCESS REVENUES (EXPENDITURES)	($59,374)	$15,927	$804,906	($33,008)	($305,716)	($51,766)	($32,493)	($39,007)	($12,507)	($51,240)	($45,970)	$0	$189,751

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**

STONEYBROOK 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	**$ 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**