

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

June 3, 2024

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 27, 2024

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, June 3, 2024 at 11:00 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. Letter(s) of Interest/Resume(s) for Vacant Seat
 - B. Appointment of Individuals to Fulfill Vacancy in Seat #3
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Election of Officers
 - E. Consideration of Resolution 2024-05 Electing Officers
4. Approval of Minutes of the April 1, 2024 Meeting
5. Ranking of Proposals for District Engineering Services and Selection of District Engineer
6. Public Hearing
 - A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Draft Permanent Easements with Osceola County, Florida
8. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - B. Engineer

- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 564
 - iv. General Election Qualifying Period and Procedure
- 9. Other Business
- 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 E

RESOLUTION 2024-05

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 3rd day of June, 2024.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, April 1, 2024, at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin <i>by phone</i>	Vice Chairman
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary
John Lambert	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Bryan Claiborne	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. For the Record, Mr. John Lambert the Board's newest member, was sworn into office prior to the meeting. Four Supervisors were present in person and one joined via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: For the record, there are no members of the public present in person. We have the public call-in line, and there are no members of the public on the call-in line. So, we just have Board and staff present.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Letter(s) of Interest/Resume(s) for Vacant Seats**
- B. Appointment of Individuals to Fulfill Vacancies in Seat #3**
- C. Administration of Oaths of Office to Newly Appointed Board Members**
- D. Election of Officers**

E. Consideration of Resolution 2024-03 Electing Officers

Mr. LeBrun: That brings us down to organizational matters. Similar to the last previous meetings, we are still looking for a person to fulfill seat number three. John took the other seat that we had available. We haven't been made aware of any new interested applicants for that seat, so we'll continue to reach out. If anyone becomes known to the Board, we can move forward with looking at that seat as well.

Mr. Morgan: If you find anybody that you feel are qualified, John, feel welcome to bring them on.

Mr. Lambert: I'll start searching.

Mr. LeBrun: Alright, so we'll continue to table that until we find a suitable candidate for that role.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 5, 2024 Meeting

Mr. LeBrun: That brings us down to item number four which is approval of the minutes from the February 5, 2024 meeting. Happy to take any comments or corrections on those.

Mr. Morgan: They all look correct to me unless any other Board members have comments, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Minutes of the February 5, 2024 meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. LeBrun: That brings us down to item number five, which is a consideration of Resolution 2024-02, approving the proposed Fiscal Year 2025 budget and setting a public hearing. This resolution starts on page 18 of your electronic agendas. Similar to previous years the Board looks at a proposed budget and then they set a public hearing at which they formally adopt the budget. This resolution is setting that hearing for June 3, 2024, which is your regularly scheduled June meeting at 11:00 a.m. at the current location, Oasis Club. Behind that you'll see the proposed 2025 budget. I'll note there's no assessment increases for property owners. There's no anticipation of any increase in assessment, which is always a good thing when the Board are able to do that. So that's detailed there. If you look at page 22, this is a similar budget that you've seen in previous years, and then your financials, you have your general fund there starting on page 22 where it

details your revenues there at the top. I'll note our interest is higher than projected and that's due to favorable interest rates on cash reserves. That's good news for the Board. Below that, you'll see your administrative expenses. So those are the costs, the administrative cost to operate the CDD and the various line items are detailed there.

Mr. Morgan: It looks like everything is pretty much in line with last years. Streetlights look about the same. Landscape maintenance looks about the same. We do have that new agreement with the other CDD that is cost sharing.

Mr. LeBrun: Yes, those two will work in tandem for those proposed costs, and the Board did that in efforts to kind of scale and provide the discount when the two Boards are working together.

Mr. Morgan: Unless any other Board members see anything, everything else looks to be in line with pretty much what was last year.

Mr. LeBrun: And this is just a proposed budget, you are just setting the hearing and then you guys will officially adopt the budget at that June public hearing. I am happy to take any questions or comments.

Mr. Morgan: So, we are looking at about the same for landscape?

Mr. Lebrun: And we are forecasting through September of 2025. So, there are some inflation costs that we try to adjust for. If there is change in scale of work, you know, we are looking at those types of things, anticipating those, and also using the actuals through the current period.

Mr. Morgan: Alan, remind me, how much of our landscape contingency did we use lase year compared to what was in the budget?

Mr. Scheerer: We didn't use a whole lot last year.

Mr. Morgan: I didn't think so.

Mr. Scheerer: Most of the contingency is because Stoneybrook South at Championsgate is still relatively new. We have had some minor plant replacements. But most of that expense is being to right here. We've had a lot of pine beetles. We've lost pine trees. We've had fusarium wilt; a lot of trees went down. This Board on this Stoneybrook South CDD did a lot of landscape enhancements. But right now, because everything is still relatively new at the Stoneybrook South at Championsgate CDD we haven't really had a lot of plant replacement.

Mr. Morgan: So, you feel comfortable with this contingency money that is in here for landscaping?

Mr. Scheerer: I do.

Mr. Morgan: Okay.

Mr. Scheerer: And remember, it is cost split too.

Mr. LeBrun: I am happy to take any questions or comments on this proposed budget. Like I said, this just sets the ceiling for those assessment levels. You can always make changes up through that hearing. And after receiving input from any members of the public. I'm happy to take any questions on that. If not, we just look for a motion to approve Resolution 2024-02, setting that public hearing.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing, was approved.
--

Mr. LeBrun: We will advertise that hearing per the Florida statute, and we will set that hearing and then we will look at it with the Board at the next meeting.

SIXTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to staff reports. We will start with District Counsel.

Ms. Trucco: Good morning, Board. Today I just passed out a special warranty deed in Exhibit A. You'll see some additional tracts have been added to this deed. This was part of a prior resolution that the Board approved. For background, right now we're going through all of the plats that have been recorded within the CDD's boundary and any of the tracks that are shown as to be owned and maintained by the CDD, we are making sure that there's an actual deed transferring that tract over to the CDD with a bill of sale for any improvement. We noted that there were three additional tracts that we don't have a deed for, so we've added those to this special warranty deed. And then I'll be sending my list to district engineer to get his sign off and blessing that he doesn't see any other tracks that need to come over to the CDD. But I just want to make you aware of these few changes to this deed.

Mr. Morgan: So, these are the last three we think? We are pretty sure?

Ms. Trucco: I think this is it. But, like I said, we do have some time until full transition. We're trying to get ahead of this. I will run it past Dave too to make sure he doesn't have any additional plats that he's aware of or tracts that still need to come to the CDD. But I wanted to make you aware of this change and we'll bring the inventory once it's all finalized back to your future meeting.

Mr. Morgan: We already approved this, so we don't need to prove it again. Or do we need to?

Ms. Trucco: You approved it in substantially final form subject to District counsel and District engineer signoff. But if you don't mind doing a motion to approve these changes to the deed to incorporate these three tracts and the improvements on them, I think that's probably best practice.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Adding Three Tracts to the Warranty Deed, was approved.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. LeBrun: That brings us down to our District engineer. We have Dave in person today, and there are two items, the discussion of pending plat conveyances and status and permit transfers. Those are those standing monthly, and it just gives the Board a chance to discuss any of those items.

Mr. Reid: I don't have any engineering items, and I'll work with Kristen on those. I wanted to let you know that I'll be resigning from the CDD Board in the next few months. I'll work through the annual reports that are due in June, but I want to transition out as soon as I can after that, give it time to find another engineer. I'll be resigning from most of my CDDs. Knightsbridge I'll stay on because there's still a reimbursement to do. We'll finish out that bond.

Mr. Morgan: Did we burn you out?

Mr. Reid: Yeah. I got too many of them now. I'm getting new ones. We're starting up new ones, and I don't have Amanda or somebody else who wants to take over and do this stuff.

Mr. Morgan: Well, darn it.

Mr. Reid: It's just too much. I've got to cycle out because I'm too old. I'm writing reports on new ones, on new projects, and things like that.

Mr. Morgan: Understood.

Mr. Reid: A lot of things change, but it's a company thing, too. We're all busy doing other things. CDD's are kind of a specialty thing. I grew up with this project here for 20 years, so I've kind of learned this and Shingle Creek. But unless you do that, it's hard to step in and just pick it up. I did all the hard work. Now there's nothing to do anymore, right? That's all I got.

Mr. Morgan: Thanks, Dave.

Ms. Trucco: The RFP process for that, we may want to starting getting the wheels in motion for whoever is going to fill that role.

Mr. Morgan: I'll make a motion for that, absolutely.

Mr. LeBrun: Motion to have staff start working towards a transition to a new District Engineer.

On MOTION by Mr. Bichard, seconded by Mr. Morgan, with all in favor, Authorizing Staff to Start the RFQ Process for Engineering Services, was approved.

Mr. LeBrun: Any further discussion of pending plat conveyances status of permit transfers under the Engineer?

Ms. Trucco: Dave, are you aware of any outstanding permit transfers that need to come over to the CDD?

Mr. Reid: I have to look through that. Some of the South Florida ones were dragging on for kind of crazy things, and it's hard to get a response from them. I have to check and make sure that they're all okay because we need to redo some of the certifications and the names on the transfer forms.

Ms. Trucco: Okay.

Mr. Reid: And I'll check on those.

Mr. Morgan: So, you're not the only one having trouble communicating with South Florida these days. It's like pulling teeth.

Mr. Reid: And they're asking crazy things sometimes. Before, it was never a big deal when they had questions with all that stuff.

Mr. Morgan: It's like we're retraining them all again.

Mr. LeBrun: Any further questions for District engineer? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings us down to our District Manager's Report. A couple items under this. If you go to page 44 in your electronic agenda, you'll see there the check register. This is from January 31, 2024, through March 25th. In your General Fund, you have checks 698 through 723. Capital Reserve check number six. And then from payroll, you have checks 5080 through 5084. Total for the check register is \$190,774.48. Behind that, you have your detailed check register. I'm happy to take any questions on those. If not, just look for a motion to approve the check register.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you have your balance sheet, income statement. This is your unhailed financials through February 29, 2024. No action required on the Board's part. Just there for your review for the financials.

Mr. Morgan: So, we really have \$40,000 left in the Construction Fund? I thought we had worked to zero that out.

Mr. LeBrun: I'll have to check. If anything has been approved since February 29th it won't be reflected in this.

Mr. Morgan Okay.

Mr. LeBrun: But I can make a note to check on the current status.

Mr. Morgan: Yeah, make sure that's right, because I thought we had zeroed that out. So, that must. Must be interest or something.

Mr. LeBrun: I'll double check and see what is listed in there still. Any further questions on those unaudited financials?

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2020 Bonds

Mr. LeBrun: The last item I have is the presentation of the arbitrage rebate calculation report for the series 2020 bonds. The Board has seen this previously, essentially, you're not able to earn more interest than you're paying on the series bonds. If you look on page 72. Amtech is the firm that the Board contracted with to perform these calculations. If you look at page 72, it says that there's no rebate liability, which is good news. That means there's no money that's due back.

So, this is something, though, that staff is keeping an eye on. Now, with the increase in interest rates, last 20 years has not been an issue. But we're monitoring this to make sure that there is no rebate liability going forward. So, this indicates that for this series, there is no arbitrage rebate required for that. I'm happy to answer any questions on that, if not we are looking for a motion to approve that rebate calculation.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2020 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: That brings us down to other business. Any Supervisors have other business to discuss?

Mr. Scheerer: Hey, Jeremy, if I may. I just want to introduce Bryan Claiborne. He's our account manager with Floralawn. As you know, we switched landscape providers as of September of last year, Damon Smith was our original one. Damon moved to North Carolina and maybe have the landscape business altogether. Bryan and his team have done a great job. I just wanted to introduce him. He showed the earlier meeting. We introduced him to that Board as well. Any landscape concerns or anything? Bryan's the guy to go to. And like I said, they've been very responsive and always available whenever we need them, so. Just wanted to.

Mr. Morgan: Yeah. We skipped the field manager's report.

Mr. Scheerer: There wasn't one on this one.

Mr. Morgan: Oh, okay.

Mr. Scherer: But if you want one, we've approved the final two fountains which you saw the expenses in the capital fund. We got the last two fountains; I believe it's ponds six and ten. One is on Blackwolf on the wet pond in the back and the other one is on Parcel K across the street here. Those are the last two fountain that are going in. So we're moving right along.

Mr. Morgan: Very good.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LeBrun: That brings us down to Supervisor's request. Do any Supervisors have any special requests?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES

Stoneybrook South at ChampionsGate Community Development District

MAY 28, 2024



SUBMITTED BY

Dewberry Engineers Inc.
800 North Magnolia Avenue,
Suite 1000
Orlando, Florida 32803

SUBMITTED TO

Governmental Management Services -
Central Florida, LLC
ATTN: Mr. George S. Flint
(District Manager's Office)
219 E. Livingston Street,
Orlando, Florida 32801

May 28, 2024

Stoneybrook South at ChampionsGate Community Development District
ATTN: George S. Flint
District Manager's Office c/o Governmental
Management Services-Central Florida, LLC
219 E Livingston St., Orlando, FL 32801

RE: Request for Qualifications for Engineering Services for the Stoneybrook South at ChampionsGate Community Development District

Dear Mr. George S. Flint,

Our firm has put together a strong, focused, and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, which allows us to provide Stoneybrook South at ChampionsGate with the unique experience, familiarity, and understanding of the type of services that will be requested.

Our team of technical experts are qualified to meet engineering needs in all anticipated scope areas. **Dewberry is also authorized to do business in the state of Florida in accordance of Florida law.** This team will be led by District Engineer, Rey Malavé, PE who will be Stoneybrook South at ChampionsGate's primary point of contact throughout the life of this contract. Rey has 39 years of experience serving various CDDs throughout Florida, many of which have long term contracts with Dewberry. Rey will be supported by Assistant District Engineer, Joey Duncan, PE. Joey previously served as the Director of Public Works for the City of Jacksonville, and has experience in being the District Engineer on various CDDs, as well as meeting the level of service necessary for Stoneybrook South at ChampionsGate CDD.


Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 15 office locations and over 350 employees in Florida, allowing us to bring expertise, qualifications, and resources to clients throughout the state. Dewberry's depth of professional resources and expertise touches every aspect of the District's ongoing needs. **Whether the District requires 200 acres or 10,000 acres, we can offer the District a solid team built on past experience to efficiently address the associated scope of work, as well as the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.**

Dewberry currently has no conflicts with any home builder within the Stoneybrook South at ChampionsGate CDD. Although our past history with numerous CDDs speaks for itself, we are committed to proving ourselves as a valuable partner to provide engineering services to the District.

It would be our privilege to serve as the District Engineer for Stoneybrook South at ChampionsGate. We appreciate this opportunity to provide information about our capabilities and welcome the possibility to personally expand upon them.



Rey Malavé, PE
Associate Vice President
321.354.9656 | rmalave@dewberry.com



Joey Duncan, PE
Principal Engineer
904.423.4935 | jduncan@dewberry.com



SECTION 1: Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Request for Qualifications for Engineering Services for the Stoneybrook South at ChampionsGate CDD
(Osceola County, FL)

2. PUBLIC NOTICE DATE

May 2024

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Rey Malavé, PE

5. NAME OF FIRM

Dewberry Engineers Inc.

6. TELEPHONE NUMBER

321.354.9656

7. FAX NUMBER

N/A

8. EMAIL ADDRESS

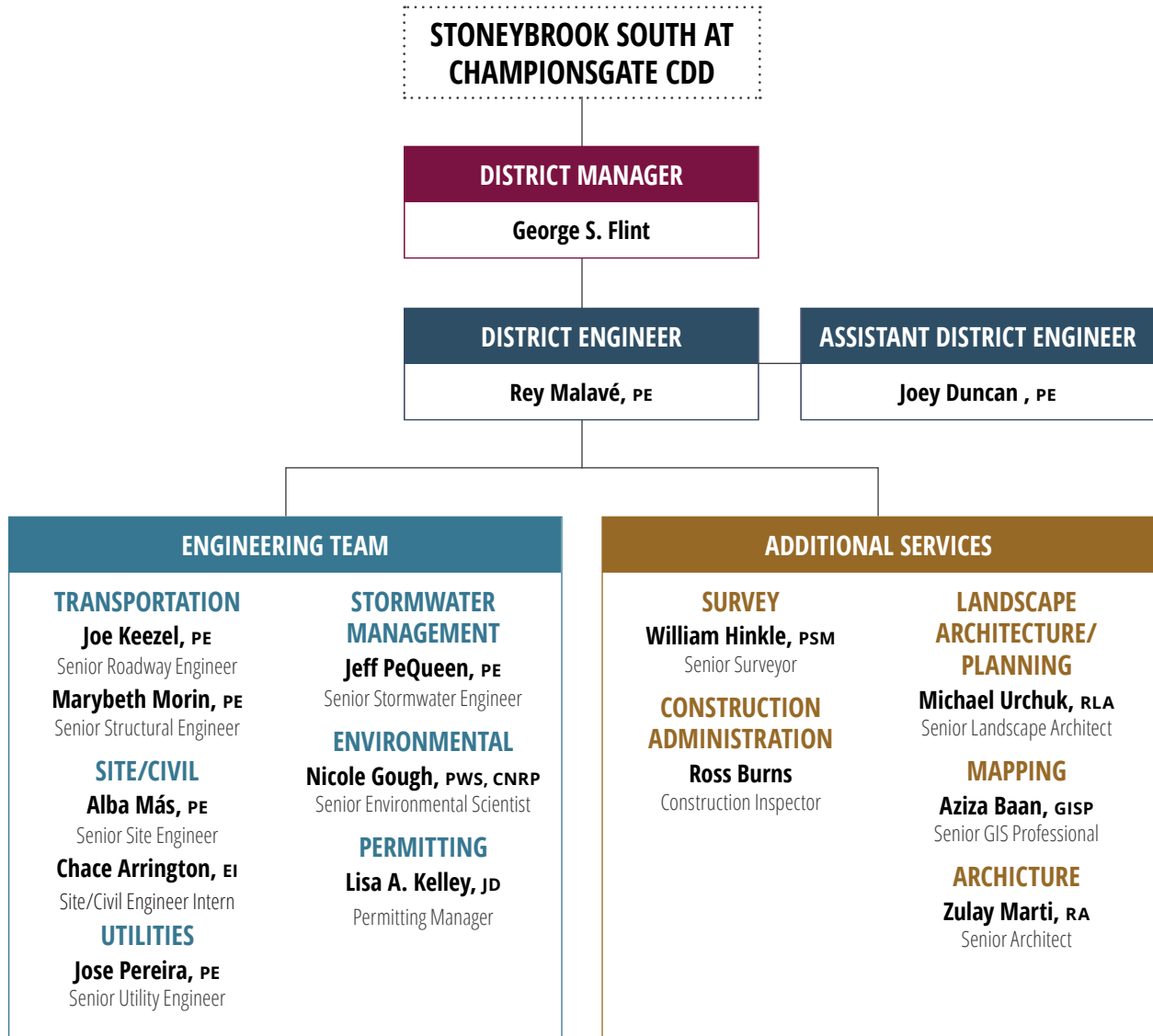
rmalave@dewberry.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			Dewberry Engineers Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	<ul style="list-style-type: none"> • District Engineer • Senior Roadway Engineer • Senior Structural Engineer • Senior Environmental Scientist • Site/Civil Engineer Intern • Senior Surveyor • Senior Landscape Architect • Senior Architect • Permitting
b.	<input checked="" type="checkbox"/>			Dewberry Engineers Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	200 West Forsyth Street, Suite 1100 Jacksonville, FL 32202	<ul style="list-style-type: none"> • Assistant District Engineer • Client Manager • Construction Inspector
c.	<input checked="" type="checkbox"/>			Dewberry Engineers Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	1479 Town Center Drive Suite D214 Lakeland, FL 33803	<ul style="list-style-type: none"> • Senior Site Engineer • Senior Stormwater Engineer • Senior GIS Professional
d.	<input checked="" type="checkbox"/>			Dewberry Engineers Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	203 Aberdeen Parkway Panama City, FL 32405	<ul style="list-style-type: none"> • Senior Utility Engineer
e.	<input checked="" type="checkbox"/>			Dewberry Engineers Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2610 Wycliff Road, Suite 410 Raleigh, NC 27607	<ul style="list-style-type: none"> • Senior Landscape Architect

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Rey Malavé, PE	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 45	b. WITH CURRENT FIRM 44
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) MBA/Business Administration; BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Rey Malavé has 45 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise include stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and other local agencies.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Dowden West CDD (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.		
b.	Westside Haines City CDD (Winter Haven, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.		
c.	Deer Run CDD (Bunnell, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors. Specific assignments include planning, preparing reports and plans, surveying designs, and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities, and street lighting.		
d.	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joey Duncan, PE	13. ROLE IN THIS CONTRACT Assistant District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 42	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Jacksonville, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> MS/Engineering Management; BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States. In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion. In 2008, he guided the launch of the Jacksonville Stormwater Utility, which effectively created a new operating division with its own capital improvement plan and \$30 million in revenue. He has also served in varying management roles at JEA, Jacksonville’s utility authority, where he notably led the planning, design, and construction of the \$630 million Northside Generating Station Repowering Project, recognized by Power magazine as the 2002 Plant of the Year.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Baymeadows Improvement District (ID) (Duval County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
District Engineer. Baymeadows Improvement Districts an incorporated 580-acre master planned community located on Florida’s First Coast in the City of Jacksonville, Florida. As the CDD Engineer for the Improvement District, Dewberry’s services include engineering, surveying, permitting, owner coordination with the City’s review, and approval of construction activities. Dewberry’s services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.			
b.	National Marine Center Drainage Design, Department of Homeland Security (DHS) Customs & Border Control (CBP) (St. Augustine, FL)	2023	2024
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Engineer of Record. The project consists of a design-build effort to improve the drainage condition for the government buildings within the existing facility. Project includes topographic survey of approximately 10 acres surrounding the facility to ascertain current drainage conditions, demolition, erosion and sediment control plan, site layout plan, civil construction plans and specifications.			
c.	Reuse and Stormwater Improvements (City of Jacksonville Beach, FL)	2023	2021
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
QA/QC and Field Engineer. Project is to increase volume of reuse water used for irrigation from the Jacksonville Beach and minimize/eliminate use of ground water for irrigation. Project includes increase storage volume on several golf course ponds, new irrigation system/layout (golf course) and piping to extend irrigation to other parks.			
d.	Governor’s Park Water Treatment Plant, Clay County Utility Authority (CCUA) (Clay County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
CEI QA/QC. This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joe Keezel, PE	13. ROLE IN THIS CONTRACT Senior Roadway Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Environmental Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Joe Keezel has more than 27 years of experience designing major transportation systems and thoroughfares, working primarily on FDOT projects. He has managed several major highway projects, including a capacity project that widened a rural four-lane state highway to an urban six-lane section, replaced twin bridges, and updated drainage, signing, pavement markings, and signals. He was Project Manager for two districtwide contracts and prepared construction documents for more than 10 resurfacing, restoration, and rehabilitation projects ranging from two-lane rural to multi-lane urban. Joe also prepared several designs with limited surveys using as-built plans, right-of-way (ROW) maps and SLD's, and prepared several projects with SMART plans and letter sets, all of which have been constructed with no claims.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Roadway Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	West Villages ID (Sarasota County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Roadway Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	Continuing Engineering Services, Roadway Design, FDOT District Five (Multiple Counties, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager. Through our continuing services contract with District Five, Dewberry's task work orders included intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services included signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	General Engineering Consultant, Central Florida Expressway Authority (CFX) (Multiple Counties, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Roadway Engineer. Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's \$3.2 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	Continuing Engineering Services (Volusia County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Transportation Project Manager. Under our continuing services contracts, our services include site/civil engineering, roadway design, trail design, construction administration, environmental/permitting, landscape architecture, signal design, and surveying and mapping.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Marybeth Morin, PE	13. ROLE IN THIS CONTRACT Senior Structural Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 25
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Marybeth Morin has 27 years of experience in the structural design of transportation structures. She is responsible for the design and plan production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings, and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units, and steel I-girders. She also has experience in alternatives development, design-build work, and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise buffer and retaining wall, box culvert, and strain pole foundation design. Marybeth is responsible for project design, coordination, and plan production.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	2019	N/A
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Structural Engineer. Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses the existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single-span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run-off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high-level aesthetic result.		
	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)	Ongoing	Ongoing
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Structural Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		
	Wekiva Parkway, Central Florida Expressway (CFX) (Orange County, FL)	Ongoing	Ongoing
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Structural Engineer. The Wekiva Parkway (SR 429) is an alignment, high-speed, limited access alignment in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project included bridge structures over the Lake Victor floodplain, a future access road, and Kelly Park Road. A partial cloverleaf interchange was provided at Kelly Park Road. The project included modifications to several local arterials and off-site stormwater management facilities.		
	Suncoast Parkway 2, Section 2, FDOT Florida Turnpike Enterprise (Citrus County, FL)	2023	Ongoing
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Structural Engineer. This section of the Suncoast Parkway 2 Project was for the design of a new roadway located from south of Grover Cleveland Boulevard to north of CR 486, a distance of approximately 8.5 miles. This alignment project included a major intersection and several county road crossings traversing through heavily wooded areas, borrow pits, and subdivisions. Marybeth was responsible for bridge design and plans production.		
	Big Bend Road at I-75 Interchange Design-Build (Hillsborough County, FL)	2021	2022
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Structural Engineer. Teamed with Skanska on this \$81M design-build project, which involved the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop, realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Alba Más, PE	13. ROLE IN THIS CONTRACT Senior Site Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 38	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Civil Engineering; BA/Landscape Architecture		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Professional Engineer/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Alba has worked in Florida with the public and private sectors on stormwater, water supply, land planning, and development projects. She has significant experience in permitting, design, and project management. Alba worked for 30 years at SWFWMD in the regulatory division starting in the ERP program and culminating as the Division Director for all the District Regulatory Programs. In these roles, she worked on resolution of complex permitting issues and rule development for the ERP and CUP programs as well as reducing review time frames.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	McIntosh Park Integrated Water, SWFWMD (Plant City, FL)	2023	CONSTRUCTION <i>(If applicable)</i> Est. 2026
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Executive Engineer. The McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.		
b.	Lake Annie Hydrological Restoration Feasibility Study, Polk Co. Parks & Natural Resources (Polk County, FL)	2021-Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Executive Engineer. The Dewberry team performed a watershed management study of the Peace Creek Canal. One of the alternatives identified in this report was to divert high flows from the Peace Creek Canal through a series of previously excavated areas to Lake Annie. These excavations could be constructed as created flow-through wetlands to improve habitat and provide water quality treatment while also providing other project benefits, including water storage and increased water levels in Lake Annie to meet the MFL. This project requires land acquisition or conservation easements to allow piped or channelized flow to reach the created wetlands and Lake Annie.		
c.	Saddle Creek, Polk County Parks and Natural Resources/SWFWMD (Polk County, FL)	2020	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Executive Engineer. Dewberry conducted a feasibility study as part of a cooperatively funded project to update Saddle Creek conceptual alternatives based on more recent data and assess potential water quality improvements that can be achieved by developing offline water treatment best management practices (BMPs) within the floodplain. Based on direction from the County, the development of conceptual alternatives needed to rely on gravity and could not contain any mechanical pumping or chemical treatment, two common engineering and scientific approaches to maximizing treatment efficiencies to reduce pollutant loadings.		
d.	Turnpike Wastewater Treatment Facility Wastewater Capacity Study & Expansion Design, City of Leesburg (Lake County, FL)	2023	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Executive Engineer. Dewberry provided services to determine the capacity needed for the next twenty years and designed the upgrades needed to accommodate the new capacity. Ms. Más was the lead engineer on the civil design and coordination with the Florida Department of Environmental Protection to obtain an Environmental Resource Permit for the existing and proposed future upgrades.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Chace Arrington, EI	13. ROLE IN THIS CONTRACT Site/Civil Engineer Intern	14. YEARS EXPERIENCE	
		a. TOTAL 1	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Computer Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Registered Engineer Intern/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Chace specializes in utility engineering with a focus on water and wastewater. He also holds expertise in both civil and electrical work. Prior to joining Dewberry's Utility Management Team, he held positions in computer engineering.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Westside Haines City CDD (Winter Haven, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Site/Civil Engineer Intern. The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.			
b.	Highland Meadows CDD (Davenport, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Site/Civil Engineer Intern. Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.			
c.	Deer Run CDD (Bunnell County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Site/Civil Engineer Intern. Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.			
d.	Dowden West CDD (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Site/Civil Engineer Intern. Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.			
e.	VillaSol CDD (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Site/Civil Engineer Intern. As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jose Pereira, PE	13. ROLE IN THIS CONTRACT Senior Utility Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 35	b. WITH CURRENT FIRM 31
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Panama City, FL)			
16. EDUCATION (Degree and Specialization) MS/Environmental Engineering; BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Jose Pereira has 35 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping, and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new developments, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72-inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with the City/County, and approval of all development and construction activities.		
	West Villages ID (Sarasota County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		
	Highway 390 Water/Wastewater Relocation (Panama City Beach, FL)	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. The Panama City Water and Wastewater System Relocation Project included the relocation of the city-owned utilities that conflicted with the proposed improvements to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate its water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 linear feet (LF) of 12-, 8-, 6- and 2-inch water mains, fire hydrants, valves, fittings, and new potable water services.		
	Wastewater Improvements (Parker, FL)	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) Ongoing
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. Dewberry worked with the City of Parker to inspect the city's existing wastewater system's condition and identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeff PeQueen, PE, CFM	13. ROLE IN THIS CONTRACT Senior Stormwater Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> MS/Biomedical Engineering; MEE/Environmental Engineering; BS/Physics		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer/FL/AL/GA/MD/PA; Certified Floodplain Manager/FL; Certified Professional Stormwater Quality/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

As a senior professional engineer, Jeff has more than 32 years of experience in site and civil engineering. His extensive experience includes stormwater analysis and design of commercial, industrial, and residential sites including both retrofits and original design and development. His project experience ranges from individual storm sewer design to regional watershed studies. Jeff has provided on-call services for both Polk County Parks and Natural Resource and Roads & Drainage Departments, as well as a long history servicing the City of Lakeland. He has managed jointly funded projects between SWFWMD, municipalities, and surrounding counties. Further experience includes engineering and production services for assessing existing structures, proposed road improvements, proposed drainage improvements, permitting support, construction support, and as-built services for the right-of-way improvements.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	McIntosh Park Integrated Water, Detailed Design Plans, SWFWMD (Plant City, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Engineer. Provided technical assistance on the McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	Cypress Creek, Conceptual Enterprise Resource Planning (ERP), Tampa Bay Water Authority (Pasco County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Engineer. Provided technical assistance on this project which included Water Management Plan, and the Development of a Master Drainage Plan, including a detailed existing and proposed conditions model, to obtain a comprehensive for the 62-acre facility.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	American Recovery Plan (ARPA) Lake Annie, Polk County Parks and Natural Resources (Polk County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, improve and restore a former peat mining property into a high quality wetland providing water quality and wildlife benefits. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	ARPA Lake Hamilton, Polk County Parks and Natural Resources (Polk County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, and improve approximately 86 acres on the west shore of Lake Hamilton. The project is near to the headwater of the Peace Creek Canal and will include environmental enhancement, wetland creation, water quality improvement and habitat creation on two currently undeveloped parcels. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.		<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Nicole Gough, PWS, CNRP	13. ROLE IN THIS CONTRACT Senior Environmental Scientist	14. YEARS EXPERIENCE	
		a. TOTAL 26	b. WITH CURRENT FIRM 8
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Wetland Scientist/FL; Certified Prescribed Burn Manager/FL; Certified Pesticide Applicator/FL; Certified Stormwater Management Inspector; Railroad Worker's Safety Certified; Federal Red Card		

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Nicole Gough has 26 years of experience in project management related to ecological evaluation, planning, permitting, and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the SFWMD and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including the National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision (LOMR)/Conditional Letter of Map Revision (CLOMR), GIS data collection and mapping, preparation of technical specifications and contract documents, and stakeholder coordination/facilitation.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Narcoossee CDD (Orlando, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Environmental Scientist. The Narcoossee CDD is located in Orlando, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres and will construct, operate, and maintain infrastructure to support all of its communities. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.		
b.	Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Environmental Scientist. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
c.	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Environmental Scientist. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	Walton Development, Ridgewood Lakes (Polk County, FL)	2013	2017
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Senior Environmental Scientist. Ridgewood Lakes is a proposed community of over 3,200 acres located in northeast Polk County, Florida, off US 27 and Interstate 4 and within the District's boundaries. The development plan was designed based on careful analysis of natural site features, including soils, topography, vegetation, and hydrology, with special consideration for wetlands and the preservation of existing ecosystems.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Lisa A. Kelley, JD	13. ROLE IN THIS CONTRACT Permitting Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) JD/Barry University School of Law; BS/University of West Florida Environmental Resources Management and Planning		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Attorney State Bar/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Lisa is a subject matter expert in regulatory compliance and environmental policy. She serves as a Department Manager at Dewberry where she is responsible for efforts related to business development, policy and legislation, project funding, environmental permitting, and natural systems restoration. Lisa has worked on environmental projects in Florida for almost 30 years and is experienced in leading state and federal regulatory compliance programs, including Florida's Lead and Copper program. Her experience also includes serving as the Assistant Executive Director of the SJRWMD and the Assistant District Director for the Central District of the FDEP. During this time, she developed a deep understanding of the unique parameters and challenges presented by regulatory requirements.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	Cascades at Groveland CDD (Groveland, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Permitting Manager. Dewberry is the CDD engineer for the Cascades at Groveland, a 752-acre master planned, residential community located in Groveland in Lake County. In addition to aiding the CDD with engineering expertise as required, our services under ongoing general engineering contracts have included a utilities master plan, obtaining entitlements and approvals for infrastructure, mass grading, design and permitting of water and sanitary sewer lines, securing bonds for the drainage system, design and construction of new roadways, and improvements to existing roadways.		
b.	Highland Meadows CDD (Davenport, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Permitting Manager. Highland Meadows is a 263.5-acre master planned, residential community. The development is approved as a planned development for 222 single-family unit community. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community. Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.		
c.	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Permitting Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. There is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	Narcoossee CDD (Orlando, FL)	2013	CONSTRUCTION (If applicable) 2017
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Permitting Manager. The Narcoossee CDD is located in Orlando, Florida and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME William Hinkle, PSM	13. ROLE IN THIS CONTRACT Senior Surveyor	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> N/A		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Surveyor and Mapper/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 43 years in various types of surveying and mapping, including over 19 years with FDOT in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, and horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Dowden West CDD (Orlando, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Survey Manager. Dowden West is a 736-acre master planned residential community consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		
b.	Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Survey Manager. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master up-sizing agreements, and construction administration.		
c.	Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Survey Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	West Villages ID (Sarasota County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Survey Manager. The West Villages Improvement District is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ross Burns	13. ROLE IN THIS CONTRACT Construction Inspector	14. YEARS EXPERIENCE	
		a. TOTAL 3	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Jacksonville, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Environmental Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Ross has three years of experience in planning and design of site engineering for industrial parks, commercial, municipal, and residential developments. Specializes in water and wastewater design from inception to construction. Duties include the preparation of construction plans, specifications, construction cost estimates, and construction administration/observation. Responsible for the preparation and submittal of construction and operating permit applications to state and federal regulatory agencies.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Water Transmission (Gulf County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Project Engineer. This project is to provide potable water supply to serve the Gulf County area. The project includes design and construction of 18-inch and 12-inch transmissions mains, a 1.0 million gallon pre-stressed ground storage tank, a chemical feed system, and a high service distribution pump station. This includes design of the ground storage, high service pumping, flow metering, and disinfection.			
b.	Governor's Park Water Treatment Plant, Clay County Utility Authority (CCUA) (Clay County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Project Engineer/Construction Inspector. This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection.			
c.	Regulatory Compliance Surface Water Discharge Elimination (City of Jacksonville Beach, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Project Engineer/Construction Inspector. This scope of services updates the existing reuse master plan and identifies beneficial reuse alternatives for the City to achieve compliance with Florida's Senate Bill 64, which requires the elimination of non-beneficial surface water discharges from domestic wastewater facilities by 2032.			
d.	COJB PCP Permit Renewal (City of Jacksonville Beach, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Construction Inspector. Conducted a field site visit to evaluate the physical condition of the the facility. Evaluated treatment efficiencies and identified performance trends. Evaluated the Operations and Maintenance program and identified problems, treatment deficiencies and corrective actions. Produced an Operation and Maintenance Performance Report to submit with the permit renewal application.			
e.	CDBG-DR Mitigation Engineering (City of Bristol, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Project Engineer. Served as project engineer for the development of construction drawings and technical specifications for 1,640 LF of 6" water main, including isolations valves and fire hydrants. Design of approximately 1,640 LF of 6" PVC AAWA C900, DR 18 water main and associated isolations valves, fire hydrants to replace existing 2" galvanized steel pipe. The new 6" water line will improve water supply and reliable pressure to existing customers and as well as future users along Clay Street 900 watermain. The plans were completed in September 2023 and FDEP permit obtained soon after.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael Urchuk, RLA	13. ROLE IN THIS CONTRACT Senior Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Raleigh, NC)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Landscape Architecture		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Landscape Architect/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Michael Urchuk has 33 years of experience and has a varied background in landscape architecture and planning. As a Project Manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team, and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels including shop drawings and RFI reviews, field reports, final punch lists, and on-site project coordination meetings.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
<p>Landscape Architect. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.</p>			
b.	VillaSol CDD (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
<p>Landscape Architect. As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.</p>			
c.	Narcoossee CDD (Orlando, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
<p>Landscape Architect. The Narcoossee CDD is located in Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. Michael worked on the expanding of existing decorative walls along Dowden Roadway, as well as landscaping review.</p>			
d.	Lancaster Park East (St. Cloud, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
<p>Landscape Architect. This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, Federal Emergency Management Agency (FEMA), CLOMR, and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.</p>			
e.	Roadway Operations Facility, CFX (Orlando, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
<p>Landscape Architect. As the General Engineering Consultant to CFX, Dewberry has provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 square foot office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 square feet, and a laydown yard.</p>			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Aziza Baan, GISP	13. ROLE IN THIS CONTRACT Senior GIS Professional	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Environmental Science		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Geographic Information Systems Professional/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Aziza serves as a GIS lead and a water resources geospatial scientist with 16 years of experience. She manages GIS tasks and is proficient in working with GIS in environmental, water resources, and civil disciplines. She specializes in stream and wetland restoration planning and design, watershed modeling, geospatial database design, mobile applications, floodplain mapping, mining reclamation, land use planning, environmental permitting, environmental risk assessments, terrain processing, and spatial and volumetric analysis. Her software proficiency includes ArcGIS Advanced, ArcGIS PRO, ArcHydro, ArcGIS Collector, ArcGIS Online, Survey123, Trimble GPS, X-Tools, ET Geowizards, CrossView, Feature Analyst, Microsoft Access, Sigma Plot, and MIKE 11 GIS. Aziza has also provided GIS training staff of various GIS experience levels.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Continuing Services (Volusia County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. Under our continuing services contract, Dewberry provides site/civil engineering, roadway design, trail design, coastal design services, construction administration, environmental/permitting service, landscape architecture, signal design, and surveying and mapping.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	Lakewood Ranch, Stewardship District (Sarasota and Manatee County, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. Dewberry is currently performing engineering services for the Lakewood Ranch Stewardship District. Our services include engineering, surveying, and construction administration. These services include the design, permitting, and construction administration of over two miles of roadway.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	Cypress Creek Master Drainage Plan, Tampa Bay Water Authority (Wesley Chapel, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. Development of a master drainage plan including a detailed existing and proposed conditions model, to obtain a comprehensive ERP for the 62-acre facility.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	NeoCity Property Development (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. This ±540-acre institutional and commercial development serves as a regionally significant surface water reservoir system for water detention, treatment, and re-use to service the surrounding urbanized area. Dewberry is responsible for leading the permitting of the development from pre-design surveys through securing permits including authorization to impact over 225 acres of USACE jurisdictional wetlands, and an additional 4 acres previously utilized for USACE wetland mitigation. Protected Species coordination involved snail kite, wood stork, indigo snake, Audubon's crested caracara and gopher tortoise.		<input checked="" type="checkbox"/> Check if project performed with current firm
e.	West Villages Improvement District (Sarasota County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.		<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Zulay Marti, RA	13. ROLE IN THIS CONTRACT Senior Architect	14. YEARS EXPERIENCE	
		a. TOTAL 18	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BArch/Architecture; MA/Special Education, Assessment and Curriculum		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Architect/FL, GA, MD, VA	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Zulay is an experienced Senior Architect and Project Manager with extensive knowledge in building design, space planning, construction drawings, and construction administration. Throughout her 16-year architectural career, she has gained extensive experience in the coordination of simultaneous projects, direct client interaction, team scheduling, quality control, on-time project delivery, and construction administration. She approaches each project with a focus on aesthetics, functionality, cost and engineering as a whole. Zulay is a design professional experienced in Criminal Justice, Federal and State project building typologies in both secure and non-secure environments. Other areas of specialization include: Transportation: Executive Airport Hangars; Retail: Shopping Centers; Dining: Fast food services, ice cream parlors, restaurants with commercial kitchens; and, Wellness: Gyms.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	A/E Term Contract for Vertical Construction Projects (Volusia County, FL)	Ongoing	2024
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager. Continuous contract providing professional architectural and engineering task assignments for vertical construction projects. Contract #RSQ No. 20SQ-78SR. Professional disciplines include architecture, engineering, landscape architecture, and scope includes the preparation of schematic design, design documents, construction documents, construction administration, bid documents and project close out. Currently building dorms designed for the correctional facility which will be done at the end of 2024 (VCBJ West Wing Dorms).		
b.	Public Safety Facility (Casselberry, FL)	Ongoing	2023
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager. Dewberry is providing architecture, interior design, landscape, and civil design, permitting, and construction administration services for the development of the Casselberry Public Safety Facility. The 25,900 SF, hurricane-hardened public safety command center will feature staff sleep quarters, fitness room and lockers, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms. The design team was asked to develop an overall master plan the City's future Police Station with future expansion capabilities along with the future Seminole County Fire Station on the same project site. The master plan was developed to include phased construction, shared vehicular circulation, and other site amenities including garbage enclosures, stormwater retention, and monument signage.		
c.	Headquarters Safe Room, Gulf Coast Electrical Cooperative (Gulf County, FL)	2022-Ongoing	Est. 2024
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Manager. Dewberry is providing architecture and civil engineering for the hurricane safe room for Gulf County Electrical Cooperative in the Panhandle. The facility will feature a command center for field personnel to be deployed after a storm event. It will also incorporate an incident command center for Gulf County that will act as a remote emergency operation center. Redundancy will be built into HVAC potable water and electrical systems. The facility is designed to withstand a Category 4 hurricane.		
d.	West Villages Improvement District (Sarasota County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE GIS Lead. Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION *(City and State)*

Dowden West CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dowden West is a 736.28-acre master planned residential community with 1,446 residential units located in the City of Orlando. The development is 10 villages within the approved planned development for Starwood, which encompasses approximately 2,558 acres and is entitled to 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems, in addition to master stormwater modeling for an approximately 6,500-acre watershed for the Dowden West CDD. This modeling was used for both stormwater management design and FEMA floodplain determination.

Other services include landscape architecture design for the common open spaces and community parks, the design of community roads that also include the extension of the four-lane Dowden Road through the community, boundary surveys, topographic surveys, tree surveys, and other additional surveys, as needed.

- **CONSULTANT FEES TO DATE**
\$500,000
- **SERVICES**
 - Boundary Surveys
 - Environmental/Permitting
 - Landscape Architecture
 - Roadway Design/Improvements
 - Stormwater Management
 - Topographic Surveys
 - Tree Surveys
 - Utility Design



NATURE TRAIL S/W VILLAGE N-1A.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

Lakewood Ranch CDD (1, 2, 4, 5, & 6) (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION *(If applicable)*
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Lakewood Ranch CDD

b. POINT OF CONTACT NAME

Steve Zielinski, Director of Finance

c. POINT OF CONTACT TELEPHONE NUMBER

941.907.0202 x 229

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Lakewood Ranch is an unincorporated 31,000-acre master planned community located on Florida's Gulf Coast in Sarasota and Manatee Counties, established in 1995. The five CDDs we serve cover an 8,500-acre community within the larger Lakewood Ranch Development. The overall development contains A-rated schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, aquatics, and lighted tennis courts.

As the CDD Engineer for the five CDDs, Dewberry's services include engineering, surveying, permitting, owner coordination with the County's review, and approval of construction activities. Dewberry's services also include rehabilitation on landscaping, water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

- **CONSULTANT FEES TO DATE**
\$906,730
- **SERVICES**
 - Civil Engineering
 - Compliance Monitoring
 - Construction Estimates and Administration
 - Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies
 - Design Evaluations and Analysis
 - Drainage/Stormwater Management
 - Monthly Board Meeting Attendance
 - Permitting
 - Planning
 - Surveying
 - Utilities



OVERVIEW OF LAKEWOOD RANCH ADMINISTRATION BUILDING AND COMMUNITY FACILITY.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION *(City and State)*

Narcoossee CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jason Showe, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Narcoossee CDD is located within the City of Orlando in Orange County, Florida and consists of approximately 416 acres. The project has been developed with 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres. We provide services as needed for the operation and maintenance of the infrastructure of the District as well as any construction activities relating to improvements and/or repairs. Our efforts include the providing of evaluation of the yearly stormwater management systems, landscaping facilities, such as walls and plantings, roadway evaluations for maintenance, and restoration within the community and district.

Dewberry is the CDD Engineer for this project. Our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities within the district. We also provide input as needed within the budgeting process for any repairs and maintenance issues.

- **CONSULTANT FEES TO DATE**
\$475,000
- **SERVICES**
 - Civil Engineering
 - Construction Administration
 - Development Planning
 - Infrastructure Review Reports
 - Landscape Architecture
 - Permitting
 - Stormwater Monitoring and Permit Compliance Reports
 - Surveying



VIEW OF RESIDENTIAL STREET.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION *(City and State)*

Deer Run CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Darrin Mossing, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

Specific assignments include planning, preparing reports and plans, surveying designs and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, and other community infrastructure provided by the District, as authorized in Chapter 190 F.S. Affiliated projects are to include engineering contract management and inspection services during construction.

Dewberry completed an irrigation system analysis to evaluate the system's hydraulic ability to provide additional irrigation zones. Also, on behalf of the CDD, Dewberry was able to address and resolve compliance coordination with the St. John's River Water Management District. Additionally, Dewberry prepared a planting plan and a vegetation management plan for conservation easement maintenance and restoration.

- **CONSULTANT FEES TO DATE**
\$120,000
- **SERVICES**
 - Community Infrastructure
 - Construction Administration
 - Cost Estimates
 - Landscaping
 - Planning
 - Recreational Facilities
 - Reports and Plans
 - Roadway Design
 - Street Lighting
 - Surveying Designs
 - Water Management Systems and Facilities
 - Water and Sewer Systems



COMMUNITY NATURE TRAIL BY THE COMMUNITY CENTER.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION (City and State)

West Villages Improvement District (Sarasota County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

William Crosley, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

941.244.2805

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The overall ID contains schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, and aquatics.

As the District Engineer for the ID, Dewberry's services include engineering, surveying, permitting, owner coordination with the District's development review, and approval of construction activities. Dewberry's services also include design of all district owned irrigation improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County and or FDOT officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Additional engineering services may include attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring District projects; overseeing construction and acquisition activities; preparation of certifications, documents, and engineer's reports in furtherance of District engineering activities; and providing other engineering services as may be authorized by the Board.

- **CONSULTANT FEES TO DATE**
\$1,058,231.97
- **SERVICES**
 - Water and Sewer Facilities and Infrastructure
 - Stormwater Management and Drainage Facilities and Infrastructure
 - Roadways
 - Signalization improvements
 - Recreational Facilities
 - Park improvements
 - Governmental Facility Improvements
 - Landscape/Hardscape Design
 - Signage
 - Environmental Services



ENTRANCE MONUMENT SIGN ALONG WEST VILLAGES BOULEVARD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION *(City and State)*

VillaSol CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Governmental Management Services

b. POINT OF CONTACT NAME

Jason Showe, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 105

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

VillaSol CDD is located in Osceola County which is just minutes from the Orlando International Airport, area attractions, and theme parks, and offers amenities like no other community in the area.

Nestled along Boggy Creek, residents have access to a boat dock where they can travel down to East Lake Toho. Resort-style amenities include a tennis court, basketball court, clubhouse, pool, and soft gate with a guard house.

Some of Dewberry's specific assignments for this project include planning, preparing reports and plans, designs and specifications for water management systems and facilities, as well as, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, other community infrastructure provided by the District, as authorized in Chapter 190 F.S., and affiliated projects to include engineering contract management and inspection services during construction.

Dewberry completed the design an implementation of a new guard house which included architecture, landscape architecture, structural analysis, and civil engineering design. Also, Dewberry is implementing a CDD inspection and rehabilitation program of the stormwater system to identify and repair defects in the stormwater conveyance system. Additionally, Dewberry conducted a pavement evaluation study to prioritize and assist the CDD in financial planning for resurfacing needs.

- **COST** \$375,000 (Consultant Fees to Date)
- **SERVICES**
 - Community Infrastructure
 - Construction Administration
 - Cost Estimates
 - District Board Meetings
 - Landscape Architecture
 - Planning
 - Recreational Facilities Design
 - Reports and Plans
 - Roadway Design
 - Street Lighting Design
 - Surveying
 - Water Management Systems and Facilities
 - Water and Sewer Systems



TOWNHOMES WITHIN THE COMMUNITY.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)

Baymeadows Improvement District (Duval County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta Company

b. POINT OF CONTACT NAME

Lesley Gallagher, Agent's Custodian of Public Records

c. POINT OF CONTACT TELEPHONE NUMBER

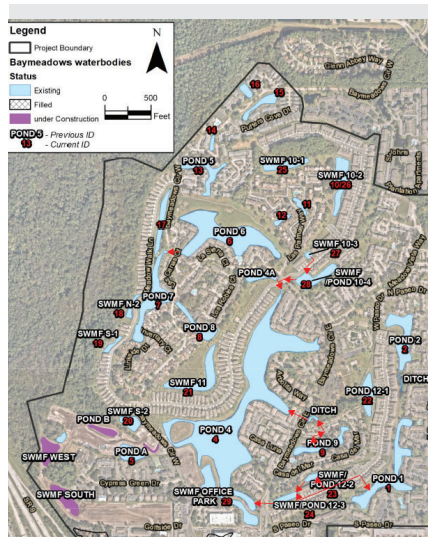
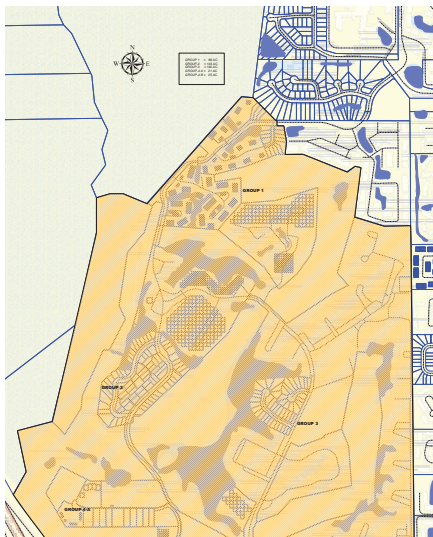
904.436.6237

Baymeadows ID an incorporated 580-acre master planned community located in Jacksonville. The Improvement District we serve covers an existing neighborhood that was developed in 1968 as a golf course community. Those golf courses are now gone; however, the community still provides maintenance and improvement services for its existing roadways, stormwater systems, and facilities. The overall development contains commercial areas, business parks, old golf courses, and residential communities.

As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Dewberry's first task was to work with Baymeadows Board's stormwater committee to map the community's stormwater system (ponds, collection & out falls), and prepare a maintenance and repair budget (Operations and Capital). This involved engineering field work, GIS services, and estimating services. Dewberry has also has attended board meetings (at the request of the committee) to give engineering opinions on various issues such as acceptance of a developer's turnover of ownership of additional stormwater systems.

- **CONSULTANT FEES TO DATE**
\$10,000
- **SERVICES**
Civil Engineering
Compliance Monitoring Construction
Estimates and Administration
Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies Design Evaluations and Analysis Drainage/Stormwater Management Monthly Board Meeting Attendance Permitting Planning
Surveying
Utilities



SERVICES FOR BAYMEADOWS ID INCLUDED THE DEVELOPMENT OF PLANS AND GIS MAPS.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Jacksonville, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION (City and State)

Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Governmental Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. A 42,000+ square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' ROW is master planned to be a four lane divided major collector road in the future.

We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main, along with five sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree ROW.

- **CONSULTANT FEES TO DATE**
\$2.1 million

- **SERVICES**
Assistance with the City Master Upsizing Agreements
Civil Engineering
Construction Administration
Entitlements
Environmental/Permitting
Landscape/Hardscape Design
Maintenance of Traffic Planning
Planning
Signal Design
Surveying



RESIDENTIAL VIEW OF LIVE OAK LAKE CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

Westside Haines City CDD (Winter Haven, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida. The District currently contains approximately 613.43 acres and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permits, recreational facilities, and infrastructure review reports.

- **CONSULTANT FEES TO DATE**
\$44,500
- **SERVICES**
 - Civil Engineering
 - Permitting
 - Roadway Design
 - Stormwater Monitoring and Permit
 - Recreational Facilities
 - Infrastructure Review Reports



HOMES WITHIN THE WESTSIDE HAINES CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION *(City and State)*

Highland Meadows CDD (Polk County, Davenport, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Tricia Adams, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

Highland Meadows is a 263.5-acre master planned residential community located in the city of Davenport. The development is approved as a planned development for a 222 single-family unit community. The CDD is located on the south side of County Road 547 - Holly Hill Road and the north side of Olsen Road. The community consists of CDD owned roadways, stormwater ponds, and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

- **CONSULTANT FEES TO DATE**

Engineering Fee: \$120,000
Estimated Construction Cost: To be determined. Gov't is evaluating alternatives.

- **SERVICES**

- Civil Engineering
- Construction Estimates and Administration
- Coordination of Environmental Jurisdictional Lines and Permitting
- Due Diligence
- Permitting
- Planning
- Landscaping Plans
- Surveying



VIEW OF THE RESIDENTIAL AREA IN HIGHLAND MEADOWS CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Rey Malavé, PE	District Engineer	●	●	●	●	●	●	●	●	●	●
Joey Duncan, PE	Assistant District Engineer							●			
Joe Keezel, PE	Sr. Roadway Engineer		●			●					
Marybeth Morin, PE	Sr. Structural Engineer		●						●		
Alba Más, PE	Sr. Site Engineer				●	●					
Chace Arrington, EI	Site/Civil Engineer Intern	●			●	●	●			●	●
Jose Pereira, PE	Sr. Utility Engineer		●			●					
Jeff PeQueen, PE, CFM	Sr. Stormwater Engineer										
Nicole Gough, PWS, CNRP	Sr. Environmental Scientist Survey Manager		●	●	●	●	●		●	●	
Lisa A. Kelley, JD	Permitting Manager		●	●		●			●	●	●
William Hinkle, PSM	Senior Surveyor	●	●			●			●		
Ross Burns	Construction Inspector										
Michael Urchuk, RLA	Sr. Landscape Architect			●	●	●	●	●	●		
Aziza Baan, GISP	Sr. GIS Professional	●	●			●		●			
Zulay Marti, RA	Sr. Architect										

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Dowden West CDD	6	VillaSol CDD
2	Lakewood Ranch CDD	7	Baymeadows ID
3	Narcoossee CDD	8	Live Oak Lakes CDD
4	Deer Run CDD	9	Westside Haines CDD
5	West Villages ID	10	Highland Meadows CDD

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 60 locations and over 2,500+ professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry's local Orlando office includes 120 people, with 15 office locations and over 350 employees across Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Mechanical, electrical, and plumbing services
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

Relevant Experience

The absolute best predictor of future success is past performance, and we have a lot of experience in all areas required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

Our local leadership team has planned, funded, constructed, and maintained projects in the Orlando area for over 40 years.

Serving as District Engineer is Rey Malavé, PE. Rey has 41 years of experience in civil engineering and a diversified background in the design and permitting of infrastructure systems, including public facilities, utility systems, office buildings, commercial developments, recreational facilities, and industrial developments. He has extensive experience with permitting agencies, including FDEP, FDOT, Florida Water Management Districts, and other local agencies. **He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.**

Serving as Assistant District Engineer is Joey Duncan, PE.

Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. Joey will collaborate with the District Manager, attorneys, and board of directors to identify the needs of the District, provide expert technical information to facilitate problem solving and decision making by the DM and BOD. Technical and professional tasks will be clearly stated, schedule and budget finalized, and any risks to project cost or schedule will be communicated expediently to solicit feedback and ensure clear communication and quality deliverables. **He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States.** In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion.

DEWBERRY HAS SERVED OVER 50 CDDS IN FLORIDA.

The following CDD projects are representative of our relevant project experience:

- Baymeadows ID, Duval County
- Baytree CDD, Brevard County
- Cascades at Groveland CDD, Lake County
- Country Greens CDD, Lake County
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- Greater Lakes – Sawgrass Bay CDD, Lake Wales
- Highland Meadows CDD, Polk County
- Lake Emma CDD, Groveland
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Sarasota and Manatee County
- Lakewood Ranch Stewardship, Sarasota and Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County
- On-Top-of-the-World CDDs, Marion County
- Chandler Hills East CDD, Marion County
- Indigo East CDD, Marion County
- Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County
- Reedy Creek Improvement District, Osceola County

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County
- West Villages Improvement District, Sarasota County

Project Approach

We have prepared an organizational approach to fit the specific categories of the organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Stoneybrook South at ChampionsGate CDD's policies and procedures.

Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the District in coordination with MS4 support, total maximum daily loads, numeric nutrient criteria support, drainage, erosion and sediment control, stormwater basin modeling, assessment and evaluation drainage systems, design and construction plans for stormwater management systems, and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction, and even lead to possible litigation against the District. We are experienced in identifying, analyzing, and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria, and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the District. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the District's Maintenance Engineer to discuss any concerns regarding the project area.

Water/Wastewater Services

Our team can provide utility analyses of existing master systems, preparation and updates to master plans, as well as preparation of utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force mains, reuse water, and potable water systems. We have also

designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 30 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents, and post design services for roadways, bridges, and associated systems provides Stoneybrook South at ChampionsGate with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies. We have extensive experience in these phases of the project, and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles, and foundations for signs, signal poles, and lighting. We have an experienced in-house staff to provide these services.

Survey and Mapping Services

Dewberry has provided continuing surveying services for many counties and municipalities throughout the State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando and Jacksonville office, are well-versed in the rigors of on-call assignments and the immediate response time they require. We utilize state-of-the-art equipment to provide cost effective surveying, ROW mapping, utility designation, and subsurface utility engineering (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys, and underground utility mapping. Our survey team has a dedicated staff of photogrammetrists who specialize in aerial photogrammetry, fixed and aerial LiDAR, and GIS mapping.

Our services for surveying and mapping may include as-built surveys, boundary surveys, eminent domain surveys, GIS, legal description preparation, plat preparation, property sketches, ROW mapping, SUE, topographic surveys, and utility surveys.

SUE technology combines geophysics, surveying, and civil engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3D laser scanning equipment allows our survey crews to accurately collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Environmental/Permitting Services

From determining wetland lines to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with various local, state, and federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies, and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the District informed of the progress of all permits, and respond promptly to all requests for additional information.

As part of our efforts for the Stoneybrook South at ChampionsGate CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Army Corps of Engineers (USACE), and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Our planning services to Stoneybrook South at ChampionsGate CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the District for the understanding of technical issues, proposed developments, projected roadway designs, possible ROW changes, and to provide a professional and expert opinion on issues that may be needed by the District. Dewberry can assist the District with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS, and mapping services
- Transportation planning
- Revitalization/redevelopment planning

Public Involvement and Outreach

Open and effective communication is essential to the successful completion of any project. It's important to develop and maintain a sense of trust and understanding with the public. This is best accomplished by developing a plan tailored to the surrounding community potentially impacted and depending on the nature and extent of the project. Outreach may include a Community Awareness Plan, which would detail the specific methods proposed and list the targeted stakeholders within a specific corridor or project study area. Other public outreach activities could include the management of a project hotline and/or stakeholder database and distributing information through a variety of notifications to local residents, property owners, schools, businesses, local officials, and other stakeholders. We have found that evaluation of all potential improvements and design concepts and sharing the results of extensive data

collection early in the study process creates a level of comfort with the public in two respects:

- There is an open exchange of information; and
- A technically sound approach is being used to serve the best interests of the public.

Coordination with City staff and others will be strengthened by our team's diverse project experience and previous involvement with a variety of stakeholders. Our team is adept at planning and coordinating public workshops, and smaller homeowner associations, and group workshops.

Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, our team must monitor the project budget and keep the District consistently informed. We have worked with many cities and counties on providing all construction services, including assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review, and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to District staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our construction administration staff is prepared to support the District in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Construction Inspection
- Shop Drawing Review
- Pay Application Verification
- Construction Scheduling
- Utility Company Coordination
- Final Regulatory Acceptance
- Record Drawings
- Project Value Engineering
- Bid Document Preparation
- Bid Summarization and Analysis
- Contract Preparation

Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve data gathering and scope development.

Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required), and developing a detailed scope of services. This phase will begin once the District has identified a specific task or project. Once identified, we will coordinate with the District to obtain all existing information. This data collection effort is very important because it provides valuable information before developing the scope of services.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

If applicable or desired, an on-site field review meeting will be held jointly with the District and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the project's background, scope requirements, constraints, and other relevant issues will be held to understand the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the District prior to developing a scope of services.

Scope Development

A detailed scope of services, fee estimate, and schedule for each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

Other Considerations

COST CONTROL

We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions, not merely based how things have always been done.

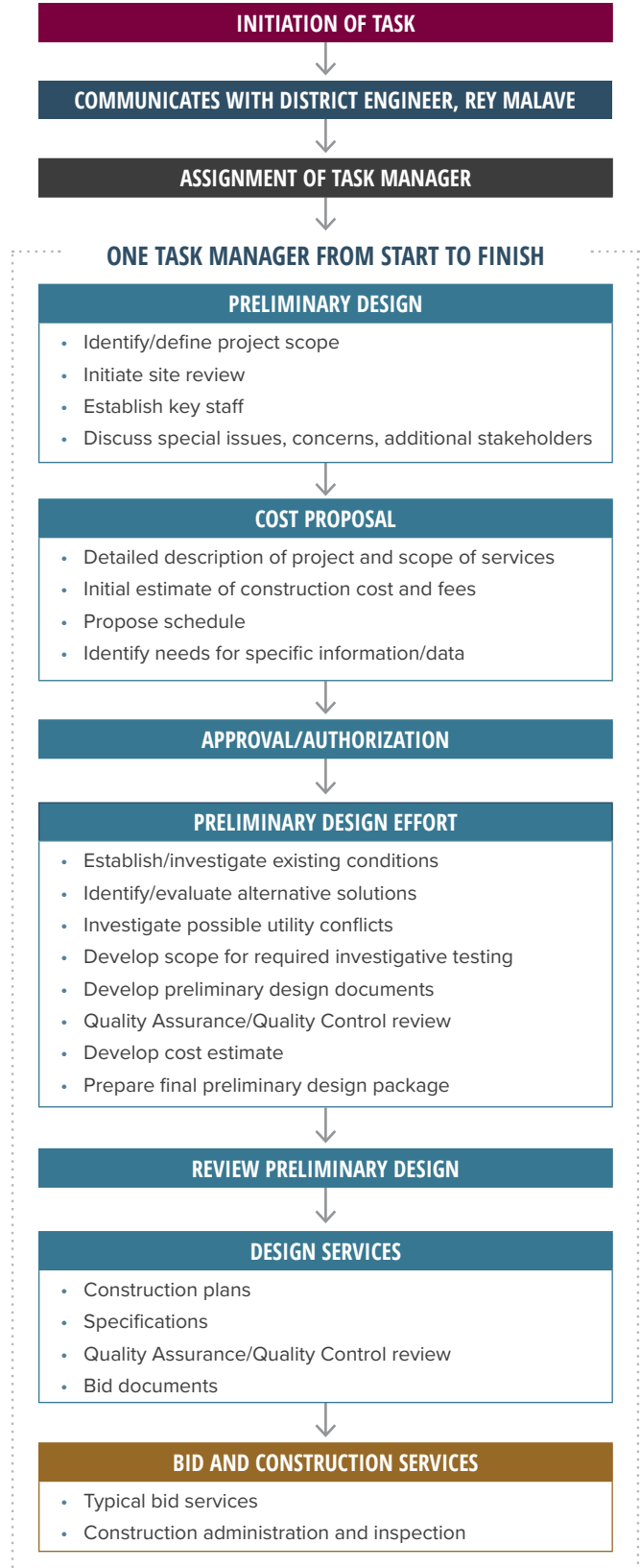
PROJECT COSTS

We understand the financial constraints that clients face due to budget cuts and rising construction and ROW costs. We will review all designs prepared by Dewberry or others for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and ROW impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored and provides the District with opportunities to adjust budgets as needed.

PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Stoneybrook South at ChampionsGate will be limited. We will maintain an overall schedule of projects to help with internal and external coordination. We fully understand what is required to keep a project on schedule. Our team will use the following proven actions to control the project schedule:

- **Experienced Client Manager:** Our District Engineer, Rey Malavé, routinely manages multi-discipline projects where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between disciplines, enabling us to direct our staffing resources.
- **Weekly Team Meetings:** Coordination will be ensured



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

through weekly team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.

- **Monthly Progress Reports:** Monthly progress reports will be supplied to Stoneybrook South at ChampionsGate. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule issues.
- **Being Proactive:** We will be proactive (vs. reactive) on all tasks while managing the schedule. Emphasis will be placed on the activity start dates to ensure timely completion.

NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff to assist the CDD in updates, compliance questions, and recommendations as needed in the ongoing program.

INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. Dewberry's established Quality Management Program requires the review to be performed by senior-level staff not directly involved in the project to make sure quality standards are met on every submittal.

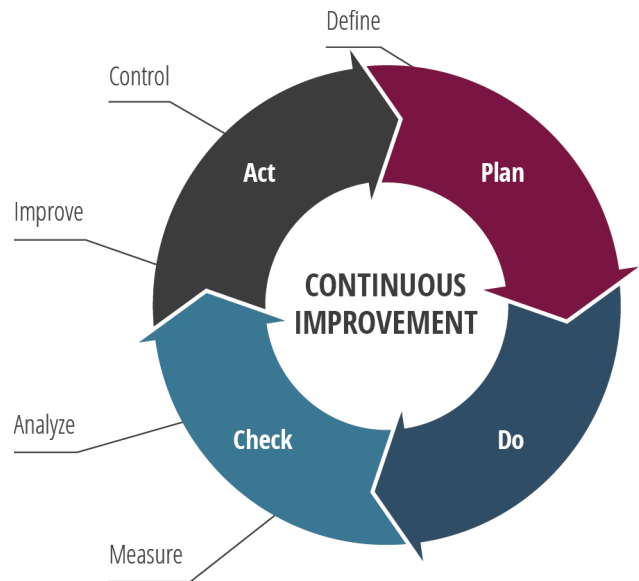
CONSTRUCTABILITY/BID-ABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bid-ability review. This review will be performed by our in-house construction administrators, who are experienced in CDD requirements.

Quality Assurance/Quality Control

Dewberry understands the value of repeat business. Our District Engineer, Rey Malavé, PE, has 28 years of experience servicing a variety of CDDs across Florida. Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence, and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that include:

- **Plan:** Quality is controlled by adequate planning, coordination, supervision, technical direction, proper definition of job requirements and procedures, and the involvement of experienced professionals.
- **Do:** Quality is achieved by individuals performing work functions carefully and "doing it right the first time."
- **Check:** Quality is verified through checking, reviewing, and supervising work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act:** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of the work and the procedures used in performing the work.



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

[Handwritten signature]

32. DATE

5.27.2024

33. NAME AND TITLE

Rey Malave, Associate Vice President

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (IF ANY)	
PART II – GENERAL QUALIFICATIONS				N/A	
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (or Branch Office) NAME		Dewberry		3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Dewberry Engineers Inc. (Orlando branch office)				2013	K3WDSCEDY1V5
2b. STREET			5. OWNERSHIP		
800 North Magnolia Avenue, Suite 1000					
2c. CITY	2d. STATE	2e. ZIP CODE	a. TYPE		
Orlando	FL	32803-3251	Corporation		
6a. POINT OF CONTACT NAME AND TITLE			b. SMALL BUSINESS STATUS		
Kevin E. Knudsen, PE, Vice President			No		
6b. TELEPHONE NUMBER	6c. EMAIL ADDRESS		7. NAME OF FIRM (If block 2a is a branch office)		
321.354.9646	kknudsen@dewberry.com		The Dewberry Companies Inc.		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER	
Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			Dewberry Engineers Inc.: 2012	DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	232	9	B02	Bridges	1
08	CADD Technician	80	8	C16	Construction Surveying	2
12	Civil Engineer	329	12	E03	Electrical Studies and Design	2
15	Construction Inspector	121	1	E11	Environmental Planning	1
16	Construction Manager	66	1	L02	Land Surveying	4
20	Economists/Financial Analysts	47	4	L10	Land Development, Residential	6
21	Electrical Engineer	66	1	L11	Land Development, Commercial	4
24	Environmental Scientist	64	9	L12	Land Development, Industrial	2
30	Geologist	9	1	L13	Land Development, Public	4
38	Land Surveyor	211	27	R07	Remote Sensing	1
39	Landscape Architect	38	4	R11	Rivers; Canals; Waterways; Flood Control	1
47	Planner: Urban/Regional	37	2	S10	Surveying; Platting; Mapping; Flood Plain Studies	6
48	Program Analyst/Program Manager	31	3	S13	Storm Water Handling & Facilities	1
56	Technical/Specification Writer	53	2	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	2
57	Structural Engineer	145	6	T02	Testing & Inspection Services	1
58	Technician/Analyst	3	1	T03	Traffic & Transportation Engineering	8
60	Transportation Engineer	174	28	T04	Topographic Surveying and Mapping	5
62	Water Resources Engineer	117	3	T05	Towers (Self-Supporting & Guyed Systems)	3
	Water/Wastewater Engineer	101	6	W02	Water Resources; Hydrology; Ground Water	1
	Other Employees	520		W03	Water Supply; Treatment and Distribution	7
Total		2444	128			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	8	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE	
The foregoing is a statement of facts.	
a. SIGNATURE	b. DATE
	March 28, 2024
c. NAME AND TITLE	
Donald E. Stone, Jr., Director/Executive Vice President	

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ARCHITECT – ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER <i>(IF ANY)</i>	
PART II – GENERAL QUALIFICATIONS					
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (or Branch Office) NAME Dewberry Engineers Inc. (Raleigh branch office)			Dewberry		3. YEAR ESTABLISHED 2013
2b. STREET 2610 Wycliff Road, Suite 410			4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5		
2c. CITY Raleigh	2d. STATE NC	2e. ZIP CODE 27607-3073	5. OWNERSHIP Corporation		
6a. POINT OF CONTACT NAME AND TITLE Matthew B. West, PE, LEED AP, Vice President			b. SMALL BUSINESS STATUS No		
6b. TELEPHONE NUMBER 919.424.3770		6c. EMAIL ADDRESS mwest@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.	
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O’Dea, Inc.; Goodkind & O’Dea of New York, Inc.; Goodkind & O’Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012		8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM’S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	276	18	C11	Community Facilities	3
05	Archeologist	9	1	C12	Communications Systems; TV; Microwave	4
07	Biologist	10	2	C15	Construction Management	2
08	CADD Technician	83	4	E02	Educational Facilities; Classrooms	6
12	Civil Engineer	340	19	E03	Electrical Studies and Design	3
15	Construction Inspector	128	2	E11	Environmental Planning	2
16	Construction Manager	62	1	H04	Heating; Ventilating; Air Conditioning	5
21	Electrical Engineer	68	32	H05	Health Systems Planning	2
24	Environmental Scientist	54	3	H09	Hospital & Medical Facilities	7
29	Geographic Information System Specialist	113	2	I03	Industrial Waste Treatment	4
38	Land Surveyor	194	15	L01	Laboratories; Medical Research Facilities	3
39	Landscape Architect	37	6	L11	Land Development, Commercial	3
42	Mechanical Engineer	153	55	M05	Military Design Standards	4
47	Planner: Urban/Regional	40	2	O01	Office Buildings; Industrial Parks	2
48	Program Analyst/Program Manager	30	3	P12	Power Generation, Transmission, Distribution	4
49	Remote Sensing Specialist	16	1	R04	Recreation Facilities (Parks, Marinas, Etc.)	2
56	Technical/Specification Writer	55	8	S04	Sewage Collection, Treatment and Disposal	3
57	Structural Engineer	140	10	S09	Structural Des; Special Struct	3
60	Transportation Engineer	180	12	S10	Surveying; Platting; Mapping; Flood Plain Studies	5
62	Water Resources Engineer	132	4	S13	Storm Water Handling & Fac	2
	QA/QC Specialists	4	1	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	4
	Site Acquisition Specialist	12	8	T02	Testing & Inspection Services	2
	Water/Wastewater Engineer	102	13	T03	Traffic & Transportation Engineering	5
	Other Employees	280		W02	Water Resources; Hydrology; Ground Water	4
	Total	2518	222	W03	Water Supply; Treatment and Distribution	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	9	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE	
The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE April 9, 2024
c. NAME AND TITLE Donald E. Stone, Jr., Director/Executive Vice President	

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



SECTION 2: Firm Licenses

FIRM LICENSES

State Licenses

State of Florida Department of State

I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.


The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 9, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of January, 2024*




Secretary of State

Tracking Number: 5028516753CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING SERVICES

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.

The screenshot shows the Florida DBPR ONLINE portal interface. The top left features the DBPR logo and a 'Log On' button. A navigation menu on the left includes links for 'Search for a Licensee', 'Apply for a License', 'View Application Status', 'Find Exam Information', 'File a Complaint', 'AB&T Delinquent Invoice & Activity List Search', and 'List Search'. The main content area is titled 'Licensee Details' and contains the following information:

Licensee Information	
Name:	DEWBERRY ENGINEERS INC. (Primary Name)
Main Address:	8401 ARLINGTON BLVD. FAIRFAX Virginia 22031
County:	OUT OF STATE
License Mailing:	
LicenseLocation:	

License Information	
License Type:	Registry
Rank:	Registry
License Number:	8794
Status:	Current
Licensure Date:	02/09/2001
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

The screenshot shows the Florida DBPR ONLINE portal interface with a different licensee search result. The top left features the DBPR logo and 'Department of Business & Professional Regulation'. Navigation links for 'HOME', 'CONTACT US', and 'MY ACCOUNT' are visible. The main content area is titled 'LICENSEE DETAILS' and includes a timestamp '10:22:10 AM 1/19/2024'. The licensee information is as follows:

Licensee Information	
Name:	BEIGHT, JAMES L. (Primary Name)
Main Address:	DEWBERRY ARCHITECTS INC (DBA Name) 8401 ARLINGTON BLVD FAIRFAX Virginia 22031-4666
County:	OUT OF STATE

License Information	
License Type:	Architect
Rank:	Architect
License Number:	AR0012022
Status:	Current,Active
Licensure Date:	12/07/1987
Expires:	02/28/2025

Special Qualifications	Qualification Effective

Alternate Names



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LB8011**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

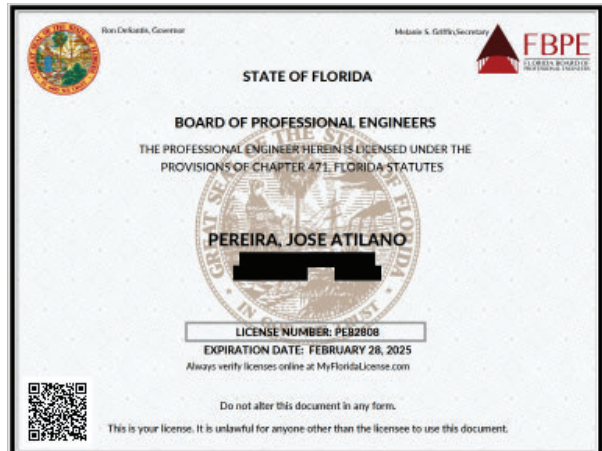
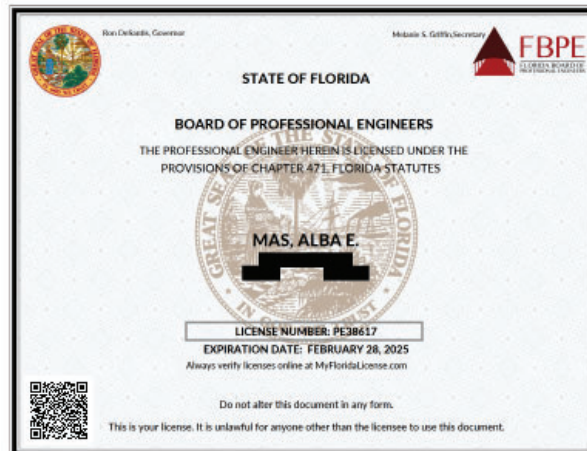
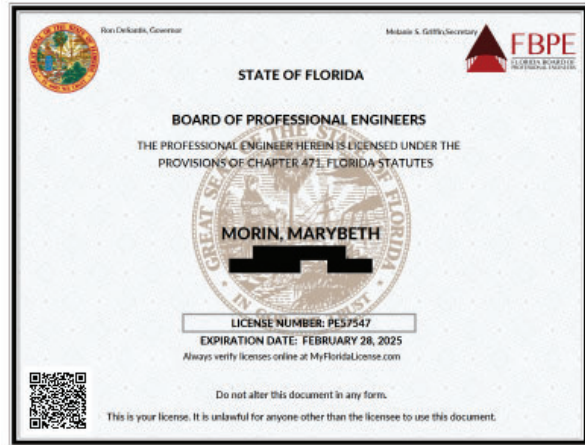
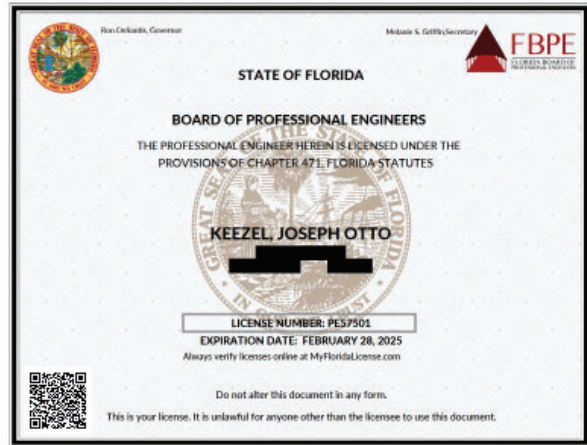
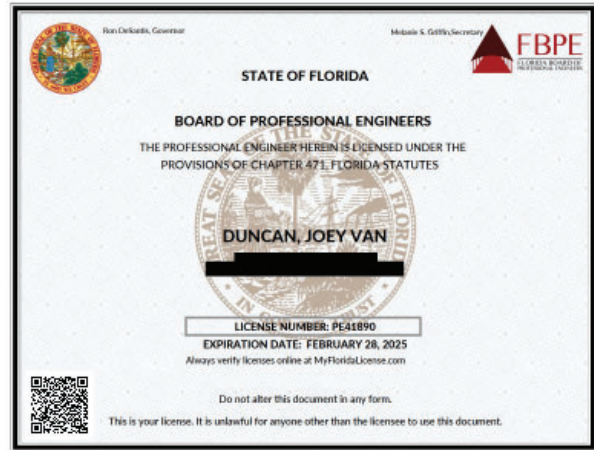
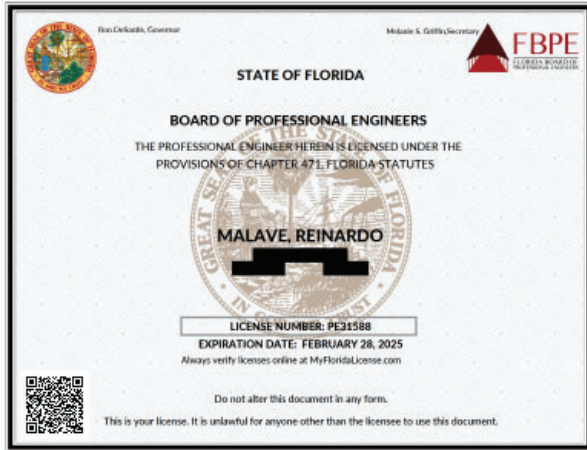
DEWBERRY ENGINEERS INC.
800 N MAGNOLIA AVE STE 1000
ORLANDO, FL 32803-3251

A handwritten signature in black ink, appearing to read "Wilton Simpson", written over a horizontal line.

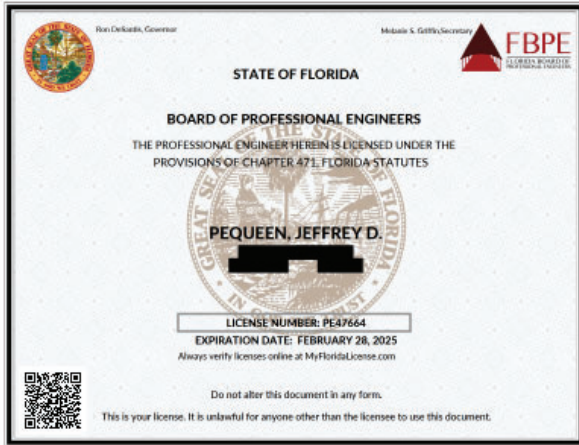
WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Personnel Licenses



STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING SERVICES





SECTION 3: Qualifications and Experience

QUALIFICATIONS AND EXPERIENCE

Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a wide array of experience, disciplines, and resources available to provide the required services to the Stoneybrook South at ChampionsGate CDD. Our team can provide engineering design, planning management, technical, and administrative services as requested and will make a commitment to prioritize the CDD's needs.



Rey Malavé, PE
DISTRICT ENGINEER

Our **District Engineer, Rey Malavé, PE**, has 45 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the FDEP, FDOT, SWFWMD, and other local agencies. He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.



Joey Duncan, PE
ASSISTANT DISTRICT ENGINEER

Serving as **Assistant District Engineer is Joey Duncan, PE**. He has 42 years of experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. **Previously, Joey Duncan served**

WHY DEWBERRY?



OUR ORLANDO OFFICE IS LOCATED APPROXIMATELY 30 MILES FROM STONEYBROOK SOUTH AT CHAMPIONSGATE CDD



LOCAL, EXPERIENCED DISTRICT ENGINEER READY TO WORK FOR YOU



COMPREHENSIVE UNDERSTANDING OF CDD'S INFRASTRUCTURE AND OPERATIONAL NEEDS



350+ EMPLOYEES IN 15 OFFICES WITHIN FLORIDA, COLLABORATING TO SERVE OVER 50 CDDs IN FLORIDA



COHESIVE GROUP OF PROFESSIONALS INTEGRATED ACROSS SERVICE AREAS TO LEVERAGE SUCCESS FOR OUR CLIENTS



60+ YEARS HELPING CLIENTS BUILD AND SHAPE COMMUNITIES

the City of Jacksonville for over five years as Director of Public Works. Under his leadership, the team has provided a range of experts that meet each of the needs under this contract. This experience included infrastructure review, floodplain mapping, SWMM Modeling, FEMA coordination, resiliency, water quality, and CIP development.

Joey has a proven track record for meeting budgets and schedules on complex and short time frame design projects. He is known for his ability to quickly adapt to changing schedules, design parameters, and client needs. Joey's diversified background in engineering design includes all aspects of land development engineering including master drainage, stormwater management design, site grading, water and reclaim distribution, sewer collection/transmission systems, and project reviews for permitting agencies.



WE BUILD strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, “Dewberry at Work.”

.....

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are well versed in addressing their particular specialty area and have associates working under their direction to tackle any assignment from Stoneybrook South at ChampionsGate CDD efficiently. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to design and manage all tasks effectively and efficiently. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to client requests and provide all technical support under one roof.

Certified Minority Business

Dewberry Engineers Inc. is not a certified minority business.

Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client's budget. Over 85% of our work is from repeat clients, a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- **Experienced Staff:** The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry's Project Team has these attributes.
- **Construction Budget Controls:** We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to verify that the most current unit prices are being used for the construction cost estimates.
- **Project Schedule:** One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project's budget.

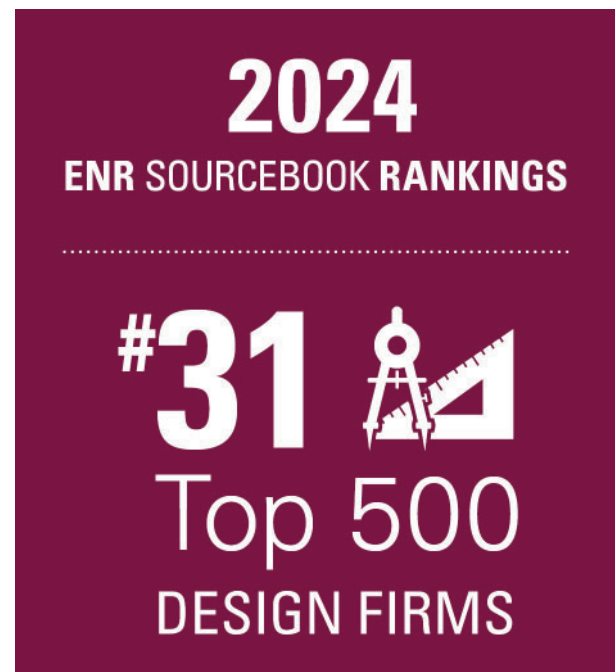
Past Experience and Performance

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with deep subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 50 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to operations.

Our clients benefit from our local experience and presence and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision possibilities to enrich communities, restore environments, and manage positive change.

The table shown on the following page demonstrates our CDD experience throughout Florida.



STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING SERVICES

CDD, LOCATION	DISTRICT ENGINEER								
	PLANNING	DUE DILIGENCE	CIVIL ENGINEERING	ROADWAY DESIGN	STORMWATER DESIGN	ENVIRONMENTAL/ PERMITTING	LANDSCAPE ARCHITECTURE	SURVEY	CONSTRUCTION ADMIN
Baytree CDD, Brevard County, FL	●	●	●	●	●	●	●	●	●
Cascades at Groveland CDD, Groveland, FL	●	●	●	●	●	●	●	●	●
Country Greens CDD (Sorrento Springs CDD), Lake County, FL	●	●	●	●	●	●	●	●	●
Covington Park CDD, Hillsborough County, FL	●	●	●	●	●	●	●	●	●
Deer Run CDD, City of Bushnell, FL	●	●	●	●	●	●	●	●	●
Dowden West CDD, Orange County, FL	●	●	●	●	●	●	●	●	●
East Park CDD, Orange County, FL	●	●	●	●	●	●	●	●	●
Greater Lakes - Sawgrass Bay CDD, Lake Wales, FL	●	●	●	●	●	●	●	●	●
Highland Meadows CDD, Polk County, FL	●	●	●	●	●	●	●	●	●
Lake Emma CDD, Groveland, FL	●	●	●	●	●	●	●	●	●
Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County, FL	●	●	●	●	●	●	●	●	●
Lakewood Ranch Stewardship, Manatee County, FL	●	●	●	●	●	●	●	●	●
Live Oak Lake (Twin Lakes Development) CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●
Montecito CDD, Brevard County, FL	●	●	●	●	●	●	●	●	●
Narcoossee CDD, Orange County, FL	●	●	●	●	●	●	●	●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●	●	●	●	●	●	●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●	●	●	●	●	●	●	●
Reunion Resort CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●
East 547 CDD, Polk County, FL	●	●	●	●	●	●	●	●	●
Eden Hills CDD, Polk County, FL	●	●	●	●	●	●	●	●	●
VillaSol CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●

Recent, Current, and Projected Workloads

Dewberry has an excellent track record of meeting time and budget requirements on the projects we highlighted in this response and are committed to meeting the goals of the Stoneybrook South at ChampionsGate CDD.

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel. As such, Dewberry has the capacity to address all of the District's needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit our dedicated team members for these important projects. Our proposed District Engineer has 40% availability.

Volume of Work

We have not worked with the Stoneybrook South at ChampionsGate CDD, but Dewberry has extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 50 CDDs in Florida, which allows us to provide Stoneybrook South at ChampionsGate with the unique experience, familiarity, and understanding of the type of services that will be requested.



SWEETBAY COMMUNITY DEVELOPMENT DISTRICT.



www.dewberry.com

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been used in a number of studies (3). The WHOQOL is a 26-item scale that measures quality of life in terms of physical, psychological, social, and spiritual domains. The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

An aerial photograph of a residential development, showing streets, houses, and trees. The image is overlaid with a semi-transparent blue graphic that features a large, stylized number '4' shape. The text is positioned in the upper left quadrant of the image.

ENGINEERING SERVICES
for the **Stoneybrook South**
at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

A photograph of a row of modern, two-story houses with grey siding and white trim. The houses have gabled roofs and multiple windows. The image is partially obscured by the blue graphic overlay.

Kimley»» Horn



May 28, 2024

George Flint
GMS – Central Florida, LLC.
219 East Livingston Street
Orlando, FL 32801

Re: Request for Qualifications (RFQ) for Engineering Services for the Stoneybrook South at ChampionsGate Community Development District (CDD)

Dear Mr. George Flint and Members of the Selection Committee:

Kimley-Horn understands that you require a consultant team that can address the responsibilities of this contract with a proactive partner who understands the local area. Kimley-Horn's experience with Community Development Districts (CDDs) and other clients in Osceola County guarantees unmatched service, responsiveness, and local knowledge. Kimley-Horn is best suited to serve you for the following reasons:

Dedicated team. As project manager, I will be your first point of contact. My experience includes multidisciplinary engineering projects for both public- and private-sector clients. These projects have given me the opportunity to extensively interact with a wide range of groups and individuals, including local citizens, city staff, and members of various permitting agencies. I understand that a strong commitment to client satisfaction must be the foundation of our service to you and I am personally dedicated to serving the District.

Local team, local resources. Our Lakeland-based team is readily available to attend project meetings, make site visits, and perform other activities to advance and complete the work as needed. The professionals who make up our core team have a long history of successful collaboration to deliver projects on time and within budget—and we pledge the same on your projects.

Unparalleled knowledge of Community Development Districts. Kimley-Horn understands the special challenges involved with providing engineering services for residential developments. With our track record of successfully executing projects for over 45 Community Development Districts throughout Florida, Kimley-Horn has the in-depth knowledge and experience to meet your needs.

Integrated services. With more than 1,200 staff members in Florida, our team is supported by a responsive and diverse group of engineers, landscape architects, planners, environmental experts, and support staff. Our depth of resources and ability to provide a full range of services allows us to act as a one-stop shop, providing seamless interaction and an unlimited resource pool. We will ensure the necessary in-house resources are available to meet the needs of the District on this contract.

Commitment. Kimley-Horn's continuity of staff and 57+ years of experience, combined with our vast resources, will be invaluable to the successful execution of assignments under this contract. We look forward to the opportunity to serve as your trusted consultant.

Very truly yours,

Kimley»»Horn



Jason Alligood, PE
Associate



Mark Wilson, PE
Principal





TABLE OF CONTENTS

A

Ability and Adequacy of Professional Personnel 2

B

Consultant's Past Performance 5

C

Geographic Location 8

D

Willingness to Meet Time and Budget Requirements 9

E

Certified Minority Business Enterprise 10

F

Recent, Current and Projected Workloads 11

G

Volume of Work Previously Awarded to Consultant by District 12

H

Applicable Professional Licenses 13

I

Standard Form 330 16

A

Ability and Adequacy of Professional Personnel

The District needs a consultant team that can navigate the responsibilities and challenges presented in this contract with a clear, visionary approach, as well as a proactive partner who is familiar with the area. Kimley-Horn's experience with Community Development Districts (CDDs) and other clients in Osceola County ensures you receive unmatched service, responsiveness, and essential local knowledge. The following pages highlight the qualifications of our key project team members.



Jason Alligood, PE

Project Manager



Certification: Professional Engineer in Florida, Georgia, and Colorado



Education: Master of Engineering, Environmental Engineering, University of Florida; Bachelor of Science, Civil Engineering, Florida State University



Affiliations/Memberships: American Society of Civil Engineers (ASCE)

Jason has more than 22 years of multidisciplinary engineering experience working for both municipal and private-sector clients in the areas of civil engineering, geotechnical engineering, and environmental engineering. His project experience includes project management, design, permitting services, and construction services for residential developments, commercial developments, water distribution and wastewater collection, industrial developments, streetscape projects, parks, and landfills. Jason is familiar with all aspects of the site development process—from the earliest stages of due diligence and entitlements to inspection and final punch lists. He will be the main point of contact for the District, handling District meetings, construction services, and other engineering tasks.



Mark Wilson, PE

Quality Assurance/Quality Control (QA/QC)



Certification: Professional Engineer in Florida



Education: Bachelor of Science, Engineering, University of Central Florida



Affiliations/Memberships: Florida Engineering Society (FES)

Mark has more than 36 years of experience in land development and civil engineering. He is familiar with all aspects of the site development process—from the earliest stages of due diligence and entitlements to construction bidding, inspection, and final punch lists. His experience includes institutional, civic, commercial retail, and residential land development projects throughout Florida. Specifically, Mark has designed stormwater improvements, utility line extensions, sanitary sewer pump stations and associated modeling, roadway improvements relating to private developments, and he has developed master plan designs for mixed-use developments.



Jennifer Daoulas, PLA

Landscape Architect and Irrigation



Certification: Professional Landscape Architect in Florida



Education: Master of Natural Resources, Virginia Tech; Bachelor of Landscape Architecture, Clemson University



Affiliations/Memberships: American Society of Landscape Architects (ASLA), Society of American Military Engineers (SAME), and Urban Land Institute (ULI)

Jennifer has more than 14 years of professional landscape architectural experience, providing support with construction documentation, specifications, and graphic presentations. She has a passion for sustainable land development design and creating cost effective and constructable solutions for clients' specific project needs. Her project experience includes landscape design, hardscape and amenity design, streetscape design improvements, and Complete Street elements. Jennifer has provided professional landscape architectural services for municipal parks, private and public institutions, retail, and residential projects.



Logan Norris, PE

Stormwater



Certification: Professional Engineer in Florida



Education: Bachelor of Science, Environmental Engineering, University of Central Florida



Affiliations/Memberships: N/A

Logan has more than six years of experience as an Engineer, specializing in hydrology/hydraulics, surface water, water/wastewater, utilities, and permitting services. His project experience includes the preparation of estimated quantities, costs, and bid documents. His software experience includes Interconnected Channel and Pound Routing Model 3 (ICPR3), ICPR4, AutoCAD, geographic information systems (GIS), and Hydrologic Engineering Center's River Analysis System (HEC-RAS).



Jamison Tondreault, PE

Utilities



Certification: Professional Engineer in Florida



Education: Bachelor of Science, Civil and Environmental Engineering, University of South Florida



Affiliations/Memberships: Water Environment Federation (WEF)

Jamison is an integrated water engineer with more than 13 years of experience involving water and wastewater utility projects. His technical experience includes planning, design, permitting services, and the construction of water and wastewater collection, transmission, treatment, and disposal systems. His experience also includes grant funding, trenchless design, hydraulic modeling, wastewater master planning, and industrial pretreatment programs. Last year, the Florida Water Environment Association (FWEA) recognized Jamison's contributions by awarding him the Golden Manhole Award.

Individual resumes for each of our key staff members can be found in Part I, Section E of the Standard Form 330 at the end of this qualifications package.



B

Consultant's Past Performance



OSCEOLA COUNTY EXPERIENCE

Kimley-Horn has remained steadfast in upholding the core values that have defined our firm for the past 57 years. We know the value and importance of staying true to our roots, focusing on our local municipal clients, and delivering the personalized and responsive service they deserve. Having served Osceola County for more than two decades, we are familiar with the standards of County staff and know what it takes to achieve approvals, easing the burden on your time. Our local team is accessible for staff meetings and work sessions on short notice and offer extensive knowledge of local conditions.

Past Performance for Community Development Districts

Kimley-Horn provides urban and development planning and landscape architectural services for a wide variety of public and private clients throughout Florida and the United States. Throughout our 57-year history, we have served numerous local governments in Florida and are proud of the role we play in shaping the development, and in many cases, the redevelopment of Florida's communities. A hallmark of our services to clients is our ability to provide a full range of services for a multitude of urban and transportation planning and public infrastructure improvements. Our multi-disciplined teams can take your projects from inception through implementation—all while keeping your initial goals for your projects at the forefront of each step of the process.

A few examples of our project successes include:

- **Helping two new communities develop their first comprehensive plan**
- **Assisting several communities with their evaluation and appraisal reports and related comprehensive plan amendments**
- **Helping initiate regional activity centers and transportation concurrency exception areas**
- **Teaming with developers and communities to develop design guidelines for specific projects**
- **Site plan review, traffic, and other concurrency reviews**
- **Engaging the public in design, visioning, and transportation workshops and charrettes for several communities**
- **Performing traffic studies and transportation planning including a transit-oriented design feasibility study, transportation master plans, transportation concurrency management database, and multiple parking and downtown parking garage studies**

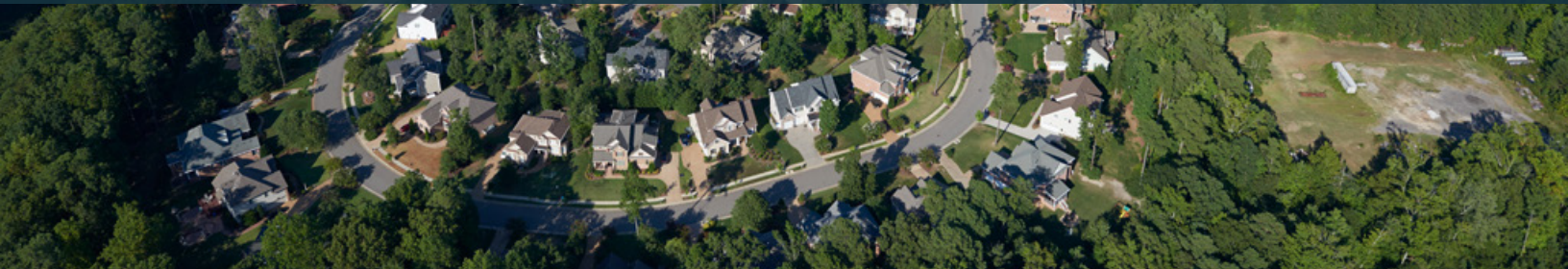
Community Development Districts Kimley-Horn has served in Florida:

- Westridge CDD – Polk County, FL
- Victor Posner City Center CDD – Polk County, FL
- Oakmont Grove CDD – Polk County, FL
- Hawthorne Mill CDD – Lakeland, FL
- Fox Branch Ranch CDD – Lakeland, FL
- Boca Royale CDD – Sarasota, FL
- Lakewood Ranch CDD – Sarasota, FL
- Blackburn CDD – Sarasota, FL
- Central Parc CDD – Sarasota, FL
- Coastal Lake CDD – Walton, FL
- Grove Resort CDD – Winter Garden, FL
- Miami Worldcenter CDD – Miami, FL
- Sumter Landing CDD – The Villages, FL
- Premium Point CDD – St. Augustine, FL
- Reserve CDD – Port St. Lucie, FL
- Rivington CDD – Debarry, FL
- The District CDD – Jacksonville, FL
- Mills Park CDD – Orlando, FL
- Bonnet Creek CDD – Winter Park, FL
- Bayi CDD – Ocala, FL
- Bay Laurel Center CDD – Ocala, FL
- Coastal Lake CDD – Panama City Beach, FL
- The Villages CDD – The Villages, FL
- Village Center CDD – The Villages, FL
- Midtown Miami CDD – Miami, FL
- Sumter Landing CDD – The Villages, FL
- Mayfair CDD – Lake Wales, FL
- Kenmare at Lake Annie CDD – Dundee, FL
- Greyhawk Landing CDD – Manatee County, FL
- Waterlefe CDD – Sarasota, FL
- Venetian CDD – Sarasota, FL
- Blackburn Creek CDD – Sarasota, FL
- Highlands CDD – Hillsborough County, FL
- Mills & Nebraska CDD – Orlando, FL
- Cottages Silver Oaks CDD – Zephyrhills, FL
- Boynton Village CDD – Boynton Beach, FL
- Sarasota National CDD – Sarasota, FL
- Stoneybrook at Venice CDD – Sarasota, FL
- Tara CDD – Bradenton, FL
- Legends Bay CDD – Sarasota, FL
- Beacon Lakes CDD – Miami, FL
- Manatee River CDD – Bradenton, FL
- Arbor Greene CDD – Tampa, FL
- Cross Creek CDD – Bradenton, FL
- Veranda CDD – Port St. Lucie, FL
- Parkland Preserve CDD – St. Augustine, FL
- River Road at Center Road CDD – Sarasota, FL





Geographic Location



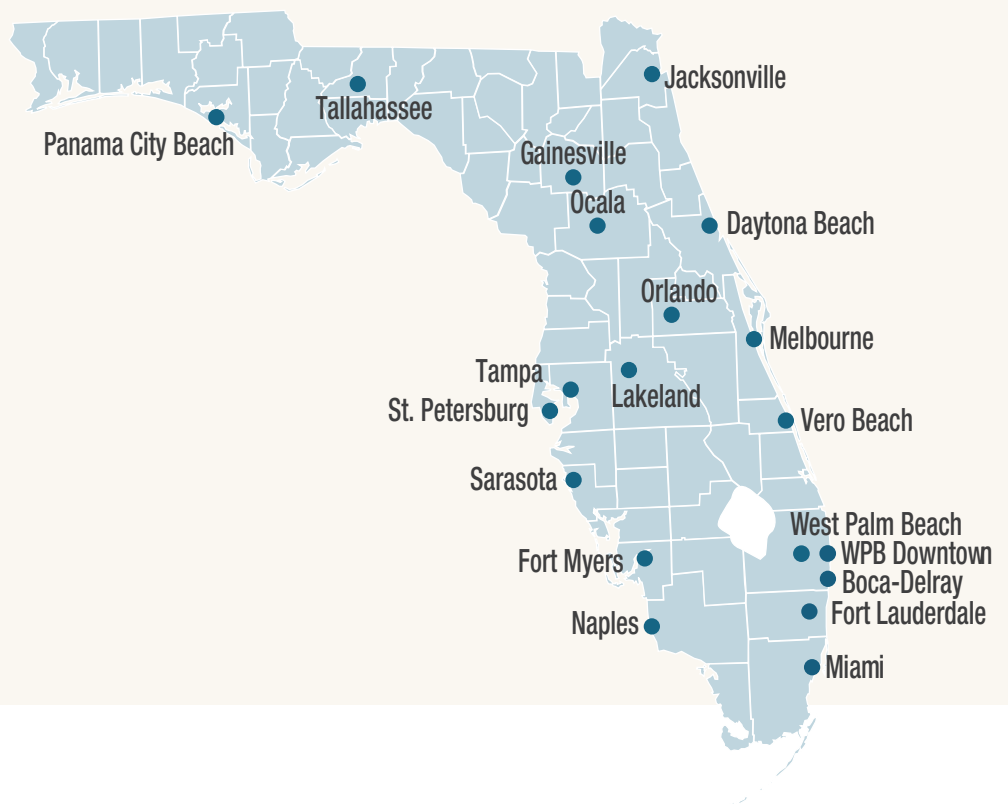
Kimley-Horn's Lakeland office will serve as the primary office responsible for overseeing the work related this project. In addition, we have the ability to call upon our nationwide partners for assistance, offering the resources of a large, nationally ranked firm with the personal attention and response of a dedicated, local professional team.

Our Lakeland office is located at:

109 South Kentucky Avenue
Lakeland, FL 33801
863.701.8702

Kimley-Horn's corporate headquarters are located at:

One Bank of America Plaza
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
919.677.2000



D

Willingness to Meet Time and Budget Requirements

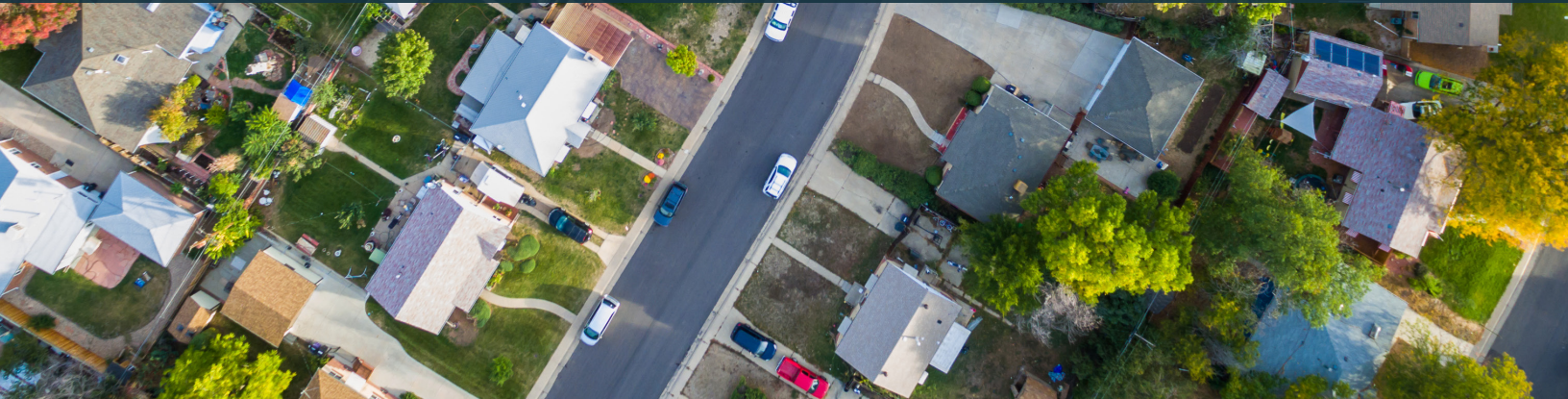
Kimley-Horn has a proven record of performing on time and within budget. The key to our success is managing the right resources at the right time. We emphasize project management using bi-monthly effort reports that give our project managers up-to-date staffing and expense information related to their projects. This information enables them to continuously monitor the status of project cost, cost control effectiveness, and schedule.

Frequent communication and a clear definition of the responsibilities of team members are critical elements in maintaining schedules. With that in mind, our project-specific work plan identifies critical project milestones and deliverable dates. We then actively manage our team resources to meet the agreed-upon schedules and keep your project on track.

Our project manager, Jason Alligood, PE, will have the authority to allocate resources and troubleshoot difficulties. We pledge to view the project from your perspective, examine issues in a strategic context, and provide you with tactical solutions.

E

Certified Minority Business Enterprise



Although Kimley-Horn is not a certified minority business, we have company policy of meeting or exceeding our clients' minority business participation goals. Through corporate policies and philosophy, our firm actively seeks to encourage and promote the use of MBE/WBE/SDVOSB firms. We provide interested minority firms/women owned firms/service-disabled veteran-owned small businesses with the opportunity to serve as subconsultants on our teams and we actively seek to increase our large database of qualified MBE/WBE firms for use on future projects. Our aggressive MBE/WBE/SDVOSB utilization policy ensures that Kimley-Horn is consistently furthering the positive economic development momentum advocated by the state of Florida using minority/women-owned/service-disabled veteran-owned businesses.

Our performance in using minority firms over the past 5 years is as follows:

Year	Total Paid
2023	\$93.9 million
2022	\$71.1 million
2021	\$54.6 million
2020	\$54.5 million
2019	\$41.5 million

F

Recent, Current and Projected Workloads

Kimley-Horn is very progressive when it comes to understanding its current and projected workload and has a long history of achieving successful project completion through a combination of effective project management and technical expertise. Consequently, Kimley-Horn is committed to providing the District with the highest quality staff and service to meet your project schedule and budget requirements. The members of our project team were selected using two criteria: (1) their experience with similar projects and (2) their availability to assume major technical responsibilities.

Based on a review of our workload forecasting program called “cast-aheads,” we can assure you that the staff members selected for this team are available to serve you and are in an excellent position to handle the workload of this assignment. When work is assigned to us, our cast-ahead system will ensure staff availability to successfully complete our assignments. Many staff assigned to this project will not be needed full time but when they are required, they will be focused on this project 100% of their time.



G

Volume of Work Previously Awarded to Consultant by District

The District has not awarded Kimley-Horn any work prior to this submission of qualifications. We sincerely hope to grow our professional relationship with the District by serving as District Engineer as part of this advertised contract.

H

Applicable Professional Licenses



State of Florida Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

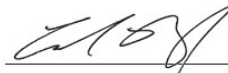
The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on April 3, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of April,
2024*





Secretary of State

Tracking Number: 2703192226CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

 Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

7:08:33 AM 1/23/2024

ONLINE SERVICES	LICENSEE DETAILS
Apply for a License	Licensee Information
Verify a Licensee	Name: MINGONET, MILTON SCOTT (Primary Name)
View Food & Lodging Inspections	Main Address: KIMLEY-HORN AND ASSOCIATES INC (DBA Name) 200 SOUTH ORANGE AVENUE SUITE 600 ORLANDO Florida 32801
File a Complaint	County: ORANGE
Continuing Education Course Search	License Information
View Application Status	License Type: Registered Landscape Architect
Find Exam Information	Rank: Landscape Arc
Unlicensed Activity Search	License Number: LA0001428
AB&T Delinquent Invoice & Activity List Search	Status: Current Active
	Licenseure Date: 10/14/1991
	Expires: 11/30/2025

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

5:09:13 PM 5/2/2024

ONLINE SERVICES **LICENSEE DETAILS**

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

Licensee Information

Name: ALLIGOOD, JASON ALONZO (Primary Name)
Main Address: 5444 HIGHLANDS VUE LANE
LAKELAND Florida 33812
County: POLK

License Information

License Type: Professional Engineer
Rank: Prof Engineer
License Number: 71103
Status: Current,Active
Licensure Date: 03/22/2010
Expires: 02/28/2025

Special Qualifications **Qualification Effective**

Civil 03/22/2010
7th Edition, Florida Building Code 02/27/2023
8th Edition, Florida Building Code 12/07/2023

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

DAOULAS, JENNIFER LYNN
200 CENTRAL AVENUE
SUITE 600
ST. PETERSBURG FL 33701

LICENSE NUMBER: LA6667369
EXPIRATION DATE: NOVEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com
ISSUED: 10/18/2023
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

2:21:45AM 5/28/2024

ONLINE SERVICES **LICENSEE DETAILS**

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

Licensee Information

Name: TONDREAU, JAMISON RICHARD (Primary Name)
Main Address: 5113 LAKE IN THE WOODS BLVD
LAKELAND Florida 33813
County: POLK

License Information

License Type: Professional Engineer
Rank: Prof Engineer
License Number: 84396
Status: Current,Active
Licensure Date: 12/21/2017
Expires: 02/28/2025

Special Qualifications **Qualification Effective**

Civil 08/21/2017
Advanced Building Code Course Credit 03/01/2019
7th Edition, Florida Building Code 02/05/2021
8th Edition, Florida Building Code 12/28/2023

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

WILSON, MARK E.
773 HANOVER WAY
LAKELAND FL 33813

LICENSE NUMBER: PE47615
EXPIRATION DATE: FEBRUARY 28, 2025





Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Board of Professional Engineers

Logan Henry Norris has shown competency and fitness to practice Professional Engineering and has complied with all requirements of the Board of Professional Engineers; therefore by virtue of the powers vested in said Board by the State of Florida, the Florida Board of Professional Engineers hereby issues this certificate of licensure numbered 95300 in practice Professional Engineering in the State of Florida as provided by the laws of the state and subject to the powers as vested in said Board.

In Testimony Whereof, Witness the signature of the Chair and Vice Chair under the seal of the Board this 18th day of November, 2022.

Scott Davis, PE Chair
Diane Alford, PE Vice Chair



Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*
Engineering Services for the Stoneybrook South at ChampionsGate Community Development District (CDD), Osceola County, FL

2. PUBLIC NOTICE DATE 05/09/2024	3. SOLICITATION OR PROJECT NUMBER N.A.
--	--

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Jason Alligood, PE, Associate

5. NAME OF FIRM
Kimley-Horn and Associates, Inc.

6. TELEPHONE NUMBER 863.701.8702	7. FAX NUMBER N.A.	8. E-MAIL ADDRESS Jason.Alligood@kimley-horn.com
--	------------------------------	--

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	SUBCON-			
a.	<input checked="" type="checkbox"/>			Kimley-Horn and Associates, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	109 South Kentucky Avenue Lakeland, FL 33801	Quality Assurance/Quality Control, Stormwater Management, and Utilities
b.	<input checked="" type="checkbox"/>			Kimley-Horn and Associates, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	100 Second Avenue South, Suite 105N St. Petersburg, FL 33701	Landscape Architecture and Irrigation
c.				CHECK IF BRANCH OFFICE		
d.				CHECK IF BRANCH OFFICE		
e.				CHECK IF BRANCH OFFICE		
f.				CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] *(Attached)*



Project Manager
**JASON
ALLIGOOD, PE**



Quality Assurance/Quality
Control (QA/QC)
**MARK
WILSON, PE**



Landscape Architecture
and Irrigation
**JENNIFER
DAOULAS, PLA**



Stormwater
**LOGAN
NORRIS, PE**



Utilities
**JAMISON
TONDREAULT, PE**



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jason Alligood, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Master of Engineering, Environmental Engineering, University of Florida; Bachelor of Science, Civil Engineering, Florida State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer in Florida, Georgia, South Carolina, and Colorado	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Solivita, Kissimmee, FL	2019	2023
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Kimley-Horn provided professional engineering services for multiple phases of the overall Solivita development located in Kissimmee, FL. This gated community offers a unique place to call home, featuring exclusive amenities, dining options, events, and single-family homes. Located just outside Orlando, Solivita offers easy access to many activities in Central Florida. For this development, Kimley-Horn provided professional engineering services, South Florida Water Management District (SFWMD) permitting modifications, and Federal Emergency Management Agency (FEMA) map revisions for multiple phases of the overall development of this community.		X Check if project performed with current firm
b.	McKnight Property Haines City, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project manager. Kimley-Horn is providing professional civil engineering services for this 116-acre property located east of U.S. Highway 27 and north of Forest Lake Drive in Polk County. The project includes a proposed residential development with single-family houses mixed between 40-, 50-, and 60-foot lots and an amenity area of 3.76 acres. Our services includes site plan design; civil engineering analysis, design and permit documentation preparation; lift station design; stormwater management; landscape architecture and irrigation; gopher tortoise surveying, permitting, and relocation with the Florida Fish and Wildlife Conservation Commission (FWC); sand skink cover board surveying; traffic impact analysis (TIA); permitting with Polk County Land Development, Haines City, the Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), Southwest Florida Water Management District (SWFWMD), and the Department of Health in Polk County; and construction phase services.		X Check if project performed with current firm
c.	Austin Tindall Regional Park Expansion Kissimmee, FL	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project manager and Engineer of Record (EOR). Prior to joining Kimley-Horn, Mr. Alligood served as the project manager and Engineer of Record (EOR) for the Austin Tindall Sports Complex expansion project. The project included the addition of four new multi-purpose sports fields, increased parking, stormwater infrastructure, and turn lane modifications. One of the fields included stadium style bleacher seating as it is used primarily for larger championship events. The fields are FIFA standard, so the venue can be used by semi-professional and professional events. The project required strategic planning around environmentally sensitive lands and strong team coordination for the many disciplines involved in the design and construction.		Check if project performed with current firm
d.	PK Avenue Complete Streets and Stormwater Improvements Auburndale, FL	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project manager and Engineer of Record (EOR). Prior to joining Kimley-Horn, Mr. Alligood served as project manager and Engineer of Record (EOR) for a complete streets roadway project in Auburndale. The project extends along a portion of residential area that transitions to downtown Auburndale. The project consisted of rehabilitation of an existing four lane, 3,500-linear-foot, paved roadway that had no drainage infrastructure, causing chronic flooding and poor water quality runoff. The design included reducing the pavement width down to two lanes, with turn lanes, and implementation of bio-swales to reduce and improve stormwater quality. The design also included permeable paver on-street parking in the downtown area. This project won the 2019 ACEC-Florida Grand Award in the stormwater category and included significant cooperative funding support from the Southwest Florida Water Management District (SWFWMD).		Check if project performed with current firm
e.	Scott Lake Health Assisted Living Facility Lakeland, FL	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project manager and Engineer of Record (EOR). Prior to joining Kimley-Horn, Mr. Alligood served as the project manager and Engineer of Record (EOR) for this 76,000-square-foot skilled nursing facility in Lakeland. The project site was formerly mined land that included difficult soil conditions as well as encumbrances which required strategic site planning and design. The design included site grading, drainage, stormwater management system, potable and fire water supply, and sanitary sewer. Permitting was required through multiple agencies as well as with Duke Energy.		Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mark Wilson, PE	13. ROLE IN THIS CONTRACT Quality Assurance/Quality Control (QA/QC)	14. YEARS EXPERIENCE a. TOTAL 36 b. WITH CURRENT FIRM 22	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	North Lake Mirror Community Redevelopment Agency (CRA) Master Plan Lakeland, FL	2016	N.A.
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE X Check if project performed with current firm Project engineer. Kimley-Horn provided master planning services for the redevelopment of North Lakeland. The goal of this master plan was to create open spaces, enhance Lakeland's downtown, and create more residential and mixed-use developments. In addition to master planning, Kimley-Horn held a City Staff Workshop and Stakeholder Workshop for development feedback and provided a market analysis.		
b.	Polk State College Center for Public Safety Polk County, FL	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE X Check if project performed with current firm Project engineer. Kimley-Horn is providing engineering, transportation, and ecological services for the joint-use Polk State College and Polk County Sheriff's Office training facility and school. The 10-acre project and associated improvements will include a 100,000-square-foot building for 450 students.		
c.	Community Development District Engineer Polk County, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE X Check if project performed with current firm Principal-in-charge. Kimley-Horn has served as District Engineer for a number of Community Development Districts, including Posner City Center, Westridge, Oakmont, and Kenmare at Lake Annie. We provide professional engineering services on a continuing basis for planning and preparing reports and plans; surveying designs and specifications; construction administration for water management facilities; water, wastewater, and irrigation facilities; bridges and/or culverts; roadways, landscaping, conservation, and mitigation areas; and other public improvements and community facilities.		
d.	Burnham McCall Training Center (aka Polk County Sheriff's Office Training Facility) Bartow, FL	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE X Check if project performed with current firm Project engineer. Kimley-Horn provided civil engineering and master site planning, including construction plans, for improvements at the 72-acre, Polk County-owned Sheriff's Training Facility off of Old Bartow-Eagle Lake Road. The site contained a number of existing improvements, including portable buildings, a concrete sidewalk network, paved parking, shooting ranges, and storage areas. Kimley-Horn provided long-term master planning and design documents that consisted of a new tactical area with an earth berm for safety, a driving pad that is more than four acres in size, a one-mile paved driving course, a new access road, a five-story training simulator, a new observation tower, a canine administration building, and a new 5,000-square-foot storage building. The property was almost entirely reclaimed phosphate land with parts within the 100-year flood zone and had numerous wetland and marsh areas that were impacted. Kimley-Horn coordinated and contracted with surveyors, geotechnical engineers, and environmental engineers to help process this project through Polk County Development Services, U.S. Army Corps of Engineers (USACE), Southwest Florida Water Management District (SWFWMD), and Florida Department of Environmental Protection (FDEP).		
e.	Government Center Polk City, FL	2013	2013
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE X Check if project performed with current firm Quality assurance/quality control (QA/QC) reviewer. Kimley-Horn team provided planning and civil engineering services for an 8,400-square-foot government building located on Broadway Boulevard (SR 559) and North Bougainvillea Avenue in Polk City. The project consisted of design and evaluation of the site layout, parking configurations, site grading, stormwater management, potable water distribution, and sanitary sewer collections systems.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jennifer Daoulas, PLA	13. ROLE IN THIS CONTRACT Landscape Architect and Irrigation	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kimley-Horn and Associates, Inc., St. Petersburg, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Master of Natural Resources, Virginia Tech; Bachelor of Landscape Architecture, Clemson University		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Landscape Architect in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Sabal Trace Residential Development North Port, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Landscape architect. Kimley-Horn is providing design and construction phase services for an 80-acre residential subdivision. Our specific services include roadway design, stormwater, and utility construction plans. Our team obtained permitting for stormwater management and utility extensions with the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP).		X Check if project performed with current firm
b.	Julington Lakes St. Johns County, FL	2020	2020
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Landscape architect. Kimley-Horn provided professional services for this planned luxury home community in St. Johns County. A majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provided civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, Kimley-Horn performed the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; observation of construction; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.		X Check if project performed with current firm
c.	North of Albert's Horizon West Winter Garden, FL	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Landscape architect. Kimley-Horn prepared final construction plans to develop a single-family subdivision consisting of 82-lot single-family detached homes and approximately 69 bungalows for Meritage Homes. The property is located in the Village Home District of the North of Albert's property. The final construction plan package included plan and profile, grading, water distribution, reuse distribution, sanitary sewage facilities, and a stormwater management plan. Our services also included a recreation area site plan for the main pool and amenity area, landscaping and irrigation, permitting, and construction phase services.		X Check if project performed with current firm
d.	Sims Park New Port Richey, FL	2016	2016
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Landscape architect. Kimley-Horn provided professional engineering services for this 8.7-acre waterfront community park situated along the Pithlachascotee ("Cotee") River and Main Street in downtown New Port Richey. As part of the Master Plan, the City council authorized the closure of segments of Grand and Circle Boulevards to create an unobstructed connection with Orange Lake, an adjacent 6.7-acre lake, and unify this 15.4-acre urban open space. This newly enlarged urban green space serves as a focal point and economic catalyst for the greater community. Through a series of programmatic design features, gardens, activity zones and event spaces, the Master Plan connects the river, park, and lake as a seamless recreational attractor that runs parallel to the businesses, dining, retail establishments, and community services along Main Street. Kimley-Horn provided community and stakeholder engagement, programming, master planning, construction document preparation, permitting services, and construction phase services.		X Check if project performed with current firm
e.	Heritage Square Master Plan Live Oak, FL	2018	N.A.
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Landscape architect. Kimley-Horn was retained to complete a downtown master plan for a two-city block area to redevelop the area. The Heritage Square site is located in the heart of downtown Live Oak, and its redevelopment will attract new economic development and jobs to the downtown area. Kimley-Horn led a creative public outreach with stakeholders and the public where they completed a Priority Pyramid that prioritized what uses should be included at the site. This, along with an interactive map exercise, resulted in overwhelming support for the site concept plan. The master plan also outlined a set of key implementation actions and projects with a detailed funding strategy.		X Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Logan Norris, PE	13. ROLE IN THIS CONTRACT Stormwater	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Environmental Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Wastewater and Reclaimed Master Utility Plan Lake Wales, FL	2020	2020
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn provided wastewater and reclaimed infrastructure mapping updates in AutoCAD and geographic information systems (GIS) based on the current and known improvements for the City of Lake Wales Master Utility Plan. Additional services included allocating future growth into specific areas within the service area for the purpose of calculating future wastewater based on known projects, engineering judgment, and discussions with City staff. Kimley-Horn created a wastewater and reclaimed hydraulic model using SewerCAD for the five-, ten-, and 20-year flow projection and developed a City-wide wastewater and reclaimed five-year detailed capital improvement plan (CIP) and 20-year long range CIP including future capacity issues identified in the hydraulic model.	X Check if project performed with current firm	
b.	Multi-Basin Stormwater Assessments Naples, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn is assisting the City of Naples in developing a stormwater basin assessment for five selected basins within the city limits. As a low-lying coastal area, the City has experienced increasing flooding incidents and has developed a long-term plan to address the increasing flooding by the basin. Our team is working with subconsultants to develop short, medium, and long-range plans to address not only the current flooding occurring in the area, but also future flooding caused by climate change, including the impacts of sea level rise, and the increasing intensity return intervals of extreme events. We are also creating financial models that will assist the City's decision makers in determining the long-term costs of sea level rise to the tax base and home values and how changes supported by the planning efforts will mitigate those losses.	X Check if project performed with current firm	
c.	Townsend Street and US 17 Stormwater and Roadway Flood Protection Improvements Wauchula, FL	2021	2021
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn was retained to provide design and permit coordination services for a stormwater and roadway improvement project in the City of Wauchula. The City had experienced historical flooding at the intersection of southbound U.S. 17 (State Road 35) and Townsend Street in the City of Wauchula. Kimley-Horn worked with the City to develop a stormwater model to establish existing conditions and identify improvement alternatives to reduce flooding.	X Check if project performed with current firm	
d.	Solivita Phase 5 Kissimmee, FL	2022	2022
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn provided professional engineering services for multiple phases of the overall Solivita development. Our services included analyzing previous stormwater permits and models for the entire fifth phase of development and modifying effective Southwest Florida Water Management District (SFWMD) and Federal Emergency Management Agency (FEMA) Interconnected Channel and Pond Routing (ICPR) models to account for updated as-built data and proposed development. Our team modified existing permitted designs for revised site criteria while meeting SFWMD and Polk County design criteria.	X Check if project performed with current firm	
e.	Watershed Management Plan Lake Wales, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn is assisting the City of Lake Wales to develop a Watershed Management Plan to identify locations and extents of flooding. An existing conditions model is being developed based on data provided by various agencies including the City that will map floodplains associated with various storm events. Results from the developed model are used to determine the Flood Protection Level of Service for existing buildings and roads. Kimley-Horn is working with the Florida Department of Environmental Protection (FDEP) to help the city apply for grants and complete technical memorandums for project screening. Additional services include performing water quality sampling of Lake Wales to determine swim ability based on Environmental Protection Agency (EPA) guidelines.	X Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jamison Tondreault, PE	13. ROLE IN THIS CONTRACT Utilities	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil and Environmental Engineering, University of South Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Buck More Road Septic to Sewer Engineering Design Lake Wales, FL	2021	2021
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn prepared construction plans and specifications to extend a force main, design a new pump station, and bring sanitary sewer to an unsewered area with the city limits of Lake Wales. Our services included design, preparing construction plans and specifications, tortoise surveying on rights-of-way (ROW), and permitting services for the Florida Department of Environmental Protection (FDEP) Sewer Collection System Permit, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP), and Polk County.	X Check if project performed with current firm	
b.	One Water Master Plan Winter Haven, FL	Ongoing	N.A.
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn is working with the City of Winter Haven on this Community Development Block Grant Mitigation (CDBG-MIT) grant-funded project to further evaluate and conceptualize future development in the project area. Our services include resolving regional flooding concerns, water quantity and quality degradation, and habitat losses. Our team will evaluate past flooding problems, water storage, and wetland restoration areas; determine quantity of storage needed to mitigate future flooding problems and investigate locations for water storage as well as water recharge; coordinate and make plans with existing landowners and regulatory agencies; conceptualize a comprehensive land use plan for the entire area including residential and commercial areas, water storage and recharge areas, a recreation/multimodal transportation plan, utility master plan, and a modernized resilient land development regulation code for the area.	X Check if project performed with current firm	
c.	State Road 60 Five-Mile Utilities Extension Lake Wales, FL	2017	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn designed sanitary sewer force mains and a potable water main for 4.6 miles along State Road 60 towards the limits of the utility service area boundary. The utility mains are to be utilized by potential future development and existing customers along the route. Kimley-Horn also proved utility funding support, securing a \$3-million State Revolving Fund (SRF) construction loan from both the Clean Water and Drinking Water SRF programs.	X Check if project performed with current firm	
d.	Wastewater and Reclaimed Master Utility Plan Lake Wales, FL	2020	N.A.
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project engineer. Kimley-Horn provided wastewater and reclaimed infrastructure mapping updates in AutoCAD and geographic information systems (GIS) based on the current and known improvements and allocated future growth into specific areas within the service area for the purpose of calculating future wastewater based on known projects, engineering judgment, and discussions with City staff. System demands were calculated for the present year, five-, ten-, and 20-year projections. Kimley-Horn created a wastewater and reclaimed hydraulic model using SewerCAD for the five-, ten-, and 20-year flow projection and is currently developing a city-wide wastewater and reclaimed five-year detailed Community Improvement Plan (CIP) and 20-year long range CIP including future capacity issues identified in the hydraulic model.	X Check if project performed with current firm	
e.	Avon Park Water/Wastewater Master Plan City of Avon Park, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project manager. Kimley-Horn is providing professional engineering services for the City to develop a comprehensive water and wastewater master plan to identify and prioritize capital projects. Our services include data collection, geographic information system (GIS) database development, population demand/future growth projections, developing a water and wastewater system hydraulic model, performing necessary hydraulic analysis, reporting recommendations, and producing a prioritized list of funded needs. The Water and Wastewater Master Plan will focus on capital improvements required to serve the existing, five-, ten-, and 20-year future needs of the utility service area.	X Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION *(City and State)*

**Solivita
Kissimmee, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2019

CONSTRUCTION (if Applicable)
2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Taylor Morrison of Florida, Inc.

b. POINT OF CONTACT NAME

Ruben Pereira

c. POINT OF CONTACT TELEPHONE NUMBER

407.629.0077

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn provided professional engineering services for multiple phases of the overall Solivita development located in Kissimmee, FL.

This gated community offers a unique place to call home, featuring exclusive amenities, dining options, events, and single-family homes. Located just outside Orlando, Solivita offers easy access to many activities in Central Florida. For this development, Kimley-Horn provided professional engineering services, South Florida Water Management District (SFWMD) permitting modifications, and Federal Emergency Management Agency (FEMA) map revisions for multiple phases of the overall development of this community.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	Lakeland, FL	multiple phases including entitlement and concurrency review, conceptual site plans, drainage and stormwater analysis.
b.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

**Hartford Terrace Subdivision
Haines City, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (if Applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Pulte Group

b. POINT OF CONTACT NAME

Chris Wrenn

c. POINT OF CONTACT TELEPHONE NUMBER

407.256.1797

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn is providing professional civil engineering services for this 116-acre property located east of U.S. Highway 27 and north of Forest Lake Drive in Polk County. The project includes a proposed residential development with single family houses mixed between 40-, 50-, and 60-foot lots and an amenity area of 3.76 acres. Our services include site plan design; civil engineering analysis, design, and permit documentation preparation; lift station design; stormwater management; landscape architecture and irrigation; permitting with Polk County Land Development, Haines City, the Florida Department of Transportation (FDOT), the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), and the Department of Health Polk County; and construction phase services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Lakeland, FL	(3) ROLE Site plan design, civil engineering analysis, permitting, stormwater management, and construction phase services
b.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> St. Petersburg, FL	(3) ROLE Landscape architecture and irrigation

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION *(City and State)*

**Bridgewater Subdivision Phase II - Villages 12, 13 and 14
Lakeland, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2019

CONSTRUCTION (if Applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

William Ryan Homes

b. POINT OF CONTACT NAME

Jeff Thorson

c. POINT OF CONTACT TELEPHONE NUMBER

813.627.9040

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Prior to joining Kimley-Horn, Mr. Alligood served as project manager and Engineer of Record (EOR) for the three remaining tracts within the Bridgewater subdivision in Lakeland. The development included 138, 40-foot lots between the three villages and included associated roadways, stormwater facilities, and utility services. The development was located within a DRI that required additional stormwater standards including pre-treatment of stormwater in addition to the standard requirements by the Water Management District. Design also required strategic site planning to avoid wetlands while achieving optimal density.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.			
b.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION *(City and State)*

**Towne Park Estates
Lakeland, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2015

CONSTRUCTION (if Applicable)
2015

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Highland Homes

b. POINT OF CONTACT NAME

Joel Adams

c. POINT OF CONTACT TELEPHONE NUMBER

863.619.7103 ext. 222

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn provided professional engineering services for this residential subdivision in Lakeland. Our services included preparation of construction documents, design of offsite intersection improvements, stormwater management, preparation of master utility plan, construction phase services, and platting assistance.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	Lakeland, FL	Construction document preparation, stormwater management, intersection improvements, utilities, platting assistance, and construction phase services
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Victor Posner City Center DRI Davenport, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION (if Applicable) Ongoing

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER BTI Partners	b. POINT OF CONTACT NAME Kevin Mays	c. POINT OF CONTACT TELEPHONE NUMBER 407.484.5814

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn is providing professional engineering services for this 365-acre, mixed-use, multi-phase DRI project involving the redevelopment of the area formerly known as Boardwalk and Baseball. The project includes 2,000 residential units, 2.6 million square feet of commercial development, and 2,600 hotel rooms. Our services being provided include preparation of a flood study, Community Development District (CDD) related tasks, preliminary design, construction documents, and permitting with the Florida Department of Transportation (FDOT). Kimley-Horn is also providing traffic engineering/planning (including intersection, corridor, and diversion analysis) and post-DRI services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Lakeland, FL	(3) ROLE Flood study, CDD-related tasks, preliminary design, and permitting.
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION *(City and State)*

**PK Avenue Complete Streets and Stormwater Improvements
Auburndale, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2017

CONSTRUCTION (if Applicable)
2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

City of Auburndale

b. POINT OF CONTACT NAME

Jeff Tillman

c. POINT OF CONTACT TELEPHONE NUMBER

863.965.5530

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Prior to joining Kimley-Horn, Mr. Alligood served as project manager and Engineer of Record (EOR) for a complete streets roadway project in Auburndale. The project extends along a portion of residential area that transitions to downtown Auburndale. The project consisted of rehabilitation of an existing four lane, 3,500-linear-foot, paved roadway that had no drainage infrastructure, causing chronic flooding and poor water quality runoff. The design included reducing the pavement width down to two lanes, with turn lanes, and implementation of bio-swales to reduce and improve stormwater quality. The design also included permeable paver on-street parking in the downtown area. This project won the 2019 ACEC-Florida Grand Award in the stormwater category and included significant cooperative funding support from the Southwest Florida Water Management District (SWFWMD).

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.			
b.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION *(City and State)*

**Bridgers Avenue Stormwater Improvements
Auburndale, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2019

CONSTRUCTION (if Applicable)
2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Polk County Roads and Drainage

b. POINT OF CONTACT NAME

Conner Updike

c. POINT OF CONTACT TELEPHONE NUMBER

863.535.2200

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Prior to joining Kimley-Horn, Mr. Alligood served as project manager and Engineer of Record (EOR) for a stormwater improvement project that included obtaining cooperative funding support from the Southwest Florida Water Management District (SWFWMD). Bridgers Avenue flooded frequently during minor storm events. Our services included significant upgrades to the storm drain system and implementation of a detention pond with stormwater nutrient reduction filtration design using Bold and Gold.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.			
b.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION *(City and State)*

**Legacy Park
Polk County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2010

CONSTRUCTION (if Applicable)
2010

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Lynnway, LLC

b. POINT OF CONTACT NAME
Sen Zhang

c. POINT OF CONTACT TELEPHONE NUMBER
321.209.6888

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn provided professional engineering services for this 175-acre, 557-unit multi-use project in northeast Polk County. This development consists of single-family, multifamily, and commercial use areas. Our services included the design of more than 4.75 miles of roadways. Kimley-Horn participated in the preliminary design and zoning phases of the project, as well as platting assistance; engineering design phases for water, sewer, paving, grading, drainage, stormwater, and utilities; and permitting through the St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (FDEP), and Polk County.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Lakeland, FL	(3) ROLE Site civil design, zoning, platting assistance, stormwater management, utilities, and permitting services
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

**Austin Tindall Regional Park Expansion
Kissimmee, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2017

CONSTRUCTION (if Applicable)
2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Osceola County BoCC

b. POINT OF CONTACT NAME

Curt Diehl

c. POINT OF CONTACT TELEPHONE NUMBER

407-343-3000

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Prior to joining Kimley-Horn, Mr. Alligood served as the project manager and Engineer of Record (EOR) for the Austin Tindall Sports Complexion expansion project. The project included the addition of four new multi-purpose sports fields, increased parking, stormwater infrastructure, and turn lane modifications. One of the fields included stadium style bleacher seating as it is used primarily for larger championship events. The fields are FIFA standard, so the venue can be used by semi-professional and professional events. The project required strategic planning around environmentally sensitive lands and strong team coordination for the many disciplines involved in the design and construction.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.			
b.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION *(City and State)*

**Scott Lake Health Assisted Living Facility
Lakeland, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2018

CONSTRUCTION (if Applicable)
2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Omega Health Care

b. POINT OF CONTACT NAME

Andy Daunhauer

c. POINT OF CONTACT TELEPHONE NUMBER

401.427.1700

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Prior to joining Kimley-Horn, Mr. Alligood served as the project manager and Engineer of Record (EOR) for this 76,000-square-foot skilled nursing facility in Lakeland. The project site was formerly mined land that included difficult soil conditions as well as encumbrances which required strategic site planning and design. The design included site grading, drainage, stormwater management system, potable and fire water supply, and sanitary sewer. Permitting was required through multiple agencies as well as with Duke Energy.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.			
b.			

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in land development. Today, Kimley-Horn has over 7,500 employees in more than 120 offices across the United States and in Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients.

Engineering News-Record (ENR) annually compiles and publishes the rankings of the 500 largest U.S. design firms (architectural and engineering firms), measured by gross revenues. Kimley-Horn's sound growth and stability is reflected in its steady rise on *ENR's* top 500 list. The firm first appeared on the list in 1981, when it ranked 421st. In 2024, Kimley-Horn ranked 10th overall and 5th among the top 100 "pure design firms." This growth has been accompanied by a steadfast commitment to providing responsive client service and pursuing continuous quality improvement.

As consultants, we take pride in building real partnerships with clients. That means you get an expert Kimley-Horn team that delivers high-quality results on time and on budget, advocates for your best interests, and works closely with you and your entire development team throughout the site development process—from the earliest stages of due diligence and entitlements to construction bidding, inspection, and final punch lists. And because Kimley-Horn makes deliberate business-planning decisions on hiring, growth, and client selection, we remain financially strong, independent, and stable.

Kimley-Horn offers a broad range of engineering, planning, landscape architectural, and environmental services including:

- Site civil engineering
- Water/wastewater treatment and collection systems
- Utilities
- Land development services
- Landscape architecture
- Urban design and planning
- Predevelopment services
- Comprehensive planning
- Permitting and approvals
- Transportation planning/engineering and traffic operations
- Roadway and bridge design
- Advanced traffic management systems
- Areawide traffic signal systems
- Parking planning and design
- Public involvement programs
- Geographic Information Systems (GIS)
- Environmental permitting, assessment, and remediation
- Wetland delineation, assessment, and mitigation
- Construction administration/observation
- Building structures

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

05/28/2024

33. NAME AND TITLE

Mark Wilson, PE, Principal

SECTION VI

SECTION A

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stoneybrook South at ChampionsGate Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set June 3, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Stoneybrook South at ChampionsGate Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on June 3, 2024.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Stoneybrook South at ChampionsGate Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ 4,920,743 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>1,062,107</u>
TOTAL CAPITAL RESERVE FUND	\$ <u>94,363</u>
TOTAL DEBT SERVICE FUND – SERIES 2017	\$ <u>595,102</u>
TOTAL DEBT SERVICE FUND – SERIES 2019	\$ <u>1,427,295</u>
TOTAL DEBT SERVICE FUND – SERIES 2020	\$ <u>1,304,729</u>
TOTAL DEBT SERVICE FUND – SERIES 2023	\$ <u>437,147</u>
TOTAL ALL FUNDS	\$ <u>4,920,743</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 3rd day of June, 2024.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Stoneybrook South at ChampionsGate
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-10	General Fund Narrative
11	Capital Reserve Fund
12	Debt Service Fund Series 2017
13	Amortization Schedule Series 2017
14	Debt Service Fund Series 2019
15	Amortization Schedule Series 2019
16	Debt Service Fund Series 2020
17	Amortization Schedule Series 2020
18	Debt Service Fund Series 2023
19	Amortization Schedule Series 2023

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 1,040,238	\$ 1,002,688	\$ 41,419	\$ 1,044,107	\$ 1,044,107
Interest	\$ 3,960	\$ 14,980	\$ 6,000	\$ 20,980	\$ 18,000
Miscellaneous Income	\$ -	\$ 6,471	\$ -	\$ 6,471	\$ -
Total Revenues	\$ 1,044,198	\$ 1,024,139	\$ 47,419	\$ 1,071,558	\$ 1,062,107
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 5,000	\$ 9,000	\$ 12,000
FICA Expense	\$ 918	\$ 306	\$ 383	\$ 689	\$ 918
Engineering Fees	\$ 12,000	\$ 1,118	\$ 4,882	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 5,079	\$ 8,421	\$ 13,500	\$ 25,000
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 14,000	\$ 8,167	\$ 5,833	\$ 14,000	\$ 14,700
Annual Audit	\$ 5,675	\$ 3,675	\$ 5,800	\$ 9,475	\$ 5,900
Trustee Fees	\$ 17,240	\$ 12,570	\$ 4,310	\$ 16,880	\$ 17,240
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 40,000	\$ 23,333	\$ 16,667	\$ 40,000	\$ 45,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 500	\$ 144	\$ 107	\$ 251	\$ 500
Printing & Binding	\$ 500	\$ 60	\$ 90	\$ 150	\$ 500
Insurance	\$ 6,600	\$ 6,197	\$ -	\$ 6,197	\$ 6,825
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 346	\$ 200	\$ 546	\$ 600
Office Supplies	\$ 250	\$ 17	\$ 33	\$ 50	\$ 250
Property Appraiser Fee	\$ 1,000	\$ 820	\$ -	\$ 820	\$ 1,000
Property Taxes	\$ 350	\$ 9	\$ -	\$ 9	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 151,258	\$ 75,715	\$ 56,426	\$ 132,141	\$ 157,933
Operations & Maintenance					
Field Services	\$ 17,909	\$ 10,447	\$ 7,462	\$ 17,909	\$ 21,566
Property Insurance	\$ 15,335	\$ 15,635	\$ -	\$ 15,635	\$ 17,973
Electric	\$ 66,104	\$ 25,276	\$ 19,734	\$ 45,010	\$ 66,812
Streetlights	\$ 172,516	\$ 92,457	\$ 70,479	\$ 162,936	\$ 174,362
Water & Sewer	\$ 146,430	\$ 118,371	\$ 61,435	\$ 179,805	\$ 183,312
Landscape Maintenance	\$ 274,249	\$ 127,195	\$ 93,035	\$ 220,231	\$ 256,711
Landscape Contingency	\$ 29,339	\$ 30,395	\$ 2,650	\$ 33,045	\$ 36,198
Tree Trimming	\$ 2,667	\$ -	\$ 2,650	\$ 2,650	\$ 2,696
Lake Maintenance	\$ 5,457	\$ 3,013	\$ 1,847	\$ 4,860	\$ 5,931
Irrigation Repairs	\$ 24,005	\$ 13,408	\$ 6,625	\$ 20,033	\$ 24,262
Entry & Walls Maintenance	\$ 8,002	\$ 9,426	\$ -	\$ 9,426	\$ 8,087
Fountain Repair & Maintenance	\$ 4,001	\$ 17,141	\$ 636	\$ 17,777	\$ 4,044
Miscellaneous - Stormwater Control	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 5,470	\$ 3,391	\$ 8,861	\$ 7,598
Pressure Washing	\$ 2,667	\$ 1,174	\$ 1,325	\$ 2,499	\$ 2,696
Repairs & Maintenance	\$ 5,334	\$ 2,650	\$ 2,255	\$ 4,905	\$ 5,392
Sidewalk Repair & Maintenance	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Contingency	\$ 8,002	\$ -	\$ 3,975	\$ 3,975	\$ 8,087
Total Operations & Maintenance:	\$ 797,536	\$ 472,057	\$ 281,474	\$ 753,531	\$ 833,811
Reserves					
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 70,363
Total Reserves	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 70,363
Total Expenditures	\$ 1,044,198	\$ 643,176	\$ 337,900	\$ 981,076	\$ 1,062,107
Excess Revenues (Expenditures)	\$ -	\$ 380,963	\$ (290,481)	\$ 90,482	\$ (0)

Net Assessment	\$1,044,107
Collection Cost (6%)	\$66,645
Gross Assessment	\$1,110,752

Stoneybrook South at ChampionsGate

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	260	\$342.96	\$89,170
Townhome	620	\$445.84	\$276,421
Single Family 40'	434	\$548.72	\$238,144
Single Family 50'	428	\$685.90	\$293,565
Single Family 60'	186	\$823.08	\$153,093
Single Family 80'	55	\$1,097.44	\$60,359
Total	1983		\$1,110,752

Fiscal Year 2024

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	200	\$342.96	\$68,592
Townhome	620	\$445.84	\$276,421
Single Family 40'	434	\$548.72	\$238,144
Single Family 50'	428	\$685.90	\$293,565
Single Family 60'	186	\$823.08	\$153,093
Single Family 80'	70	\$1,097.44	\$76,821
Total	1938		\$1,106,636

Variance Chart

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Condo	260	0%	\$0.00	\$0
Townhome	620	0%	\$0.00	\$0
Single Family 40'	434	0%	\$0.00	\$0
Single Family 50'	428	0%	\$0.00	\$0
Single Family 60'	186	0%	\$0.00	\$0
Single Family 80'	55	0%	\$0.00	\$0
Total	1983			\$0

Shared Costs

Operations & Maintenance Descriptions	FY2024	FY2024	Total Adopted 2025 Budget	SSCDD 46%	SSCDD 54%
	Budget	Projections			
1 Field Services	\$33,572	\$33,572	\$40,000	\$18,434	\$21,566
2 Property Insurance	\$28,747	\$29,500	\$33,335	\$15,362	\$17,973
3 Electric	\$123,920	\$85,317	\$123,920	\$57,108	\$66,812
4 Streetlights	\$323,400	\$309,302	\$323,400	\$149,038	\$174,362
5 Water & Sewer	\$274,500	\$341,542	\$340,000	\$156,688	\$183,312
6 Landscape Maintenance	\$514,110	\$415,529	\$476,138	\$219,427	\$256,711
7 Landscape Contingency	\$55,000	\$57,580	\$67,138	\$30,940	\$36,198
8 Tree Trimming	\$5,000	\$5,000	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$10,230	\$9,183	\$11,000	\$5,069	\$5,931
10 Irrigation Repairs	\$45,000	\$37,799	\$45,000	\$20,738	\$24,262
11 Entry & Walls Maintenance	\$15,000	\$23,316	\$15,000	\$6,913	\$8,087
12 Fountain Repair & Maintenance	\$7,500	\$33,541	\$7,500	\$3,456	\$4,044
13 Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,093	\$16,519	\$14,093	\$6,495	\$7,598
15 Pressure Washing	\$5,000	\$4,701	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$9,255	\$10,000	\$4,608	\$5,392
17 Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18 Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19 Contingency	\$15,000	\$7,500	\$15,000	\$6,913	\$8,087
Total	\$1,495,072	\$1,426,658	\$1,546,524	\$712,713	\$833,811

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for board monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessments Bonds, the Series 2020 Special Assessment Bonds Fox South Assessment Area and the Series 2023 Series 2023 Special Assessment Bonds.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm if State requirements have been met. The District currently contracts Grau & Associates for this service through FY27 audit year.

Trustee Fees

The District will pay annual trustee fees for the Series 2017, Series 2019 Special Assessment Bonds, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds that are located with a Trustee at USBank..

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District will be contracting with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Postage

Mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes. Photocopies and other printed material.

Insurance

The District's general liability, public officials liability and property insurance coverages. The coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents the non-ad valorem assessment from Osceola County that will be charged to the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

The District is proposing for FY25 a shared cost for a maintenance costs. 54% of the maintenance costs will be allocated to Stoneybrook South at ChampionsGate and 46% will be allocated to Stoneybrook South during Fiscal Year 2025. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South at ChampionsGate and Stoneybrook South regarding the joint maintenance.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$950	\$11,400
9100 8717 4371	14381 Mickelson Ct., Fountain	\$425	\$5,100
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,250	\$15,000
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$50	\$600
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$750	\$9,000
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$500	\$6,000
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling	\$650	\$7,800
	Contingency - 5 Fountains		\$39,440
Total			\$123,920

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$430	\$5,160
9100 8723 8643	000 Westside Blvd Lite, SL	\$760	\$9,120
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$700	\$8,400
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$625	\$7,500
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$950	\$11,400
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$625	\$7,500
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$1,600	\$19,200
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$460	\$5,520
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,050	\$12,600
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$510	\$6,120
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$300	\$3,600
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,450	\$17,400
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$430	\$5,160
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$900	\$10,800
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,275	\$15,300
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$580	\$6,960
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$410	\$4,920
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,725	\$20,700
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$630	\$7,560
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$25,080
Total			\$323,400

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,000	\$36,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$6,500	\$78,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,600	\$31,200
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,500	\$78,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$50	\$600
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$75	\$900
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$3,000	\$36,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$5,800	\$69,600
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$4,900
Total			\$340,000

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Floralawn, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$22,352	\$268,224
Landscape Maintenance - SSC CDD	\$16,441	\$197,292
Contingency - FY25 Increase (3%)		\$8,047
Contingency - Fuel Surcharge		\$2,575
Total		\$476,138

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Stoneybrook South at ChampionsGate Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors, Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

Description	Monthly	Annual
Pond Maintenance	\$172	\$2,064
Pond Maintenance - 7 Ponds	\$541	\$6,492
X Tract Pond	\$160	\$1,920
Contingency		\$524
Total		\$11,000

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and American Ecosystems, Inc. for the cogon grass treatments.

Description	Annual
Semi-Annual Monitoring - \$1,000 per event	\$2,000
Annual Mitigation Monitoring	\$1,600
Quarterly Maintenance - Mitigation Areas - \$875 per event	\$3,500
Total	\$7,100

Description	Monthly	Annual
Cogon Grass Treatment	\$555	\$6,660
Contingency		\$333
Total		\$6,993

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out – Capital Reserve

Represents excess revenue transferred to Capital Reserve fund for capital outlay expenses.

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 70,363
Interest	\$ 5,000	\$ 14,874	\$ 11,000	\$ 25,874	\$ 24,000
Total Revenues	\$ 100,404	\$ 110,278	\$ 11,000	\$ 121,278	\$ 94,363
Expenditures:					
Contingency	\$ -	\$ 160	\$ 200	\$ 360	\$ 600
Capital Outlay	\$ 59,228	\$ 38,975	\$ -	\$ 38,975	\$ 71,527
Total Expenditures	\$ 59,228	\$ 39,136	\$ 200	\$ 39,336	\$ 72,127
Excess Revenues (Expenditures)	\$ 41,176	\$ 71,143	\$ 10,800	\$ 81,943	\$ 22,236
Fund Balance - Beginning	\$ 208,444	\$ 580,802	\$ -	\$ 580,802	\$ 662,745
Fund Balance - Ending	\$ 249,620	\$ 651,945	\$ 10,800	\$ 662,745	\$ 684,981

FY2024 Updated Expenses			
Description	Total Amount	SS CDD 47%	SSC CDD 53%
Monument Repainting & Architectural Fountain Repair	\$11,773	\$5,533	\$6,240
ChampionsGate West Side Entrance - Install Plant Material	\$14,856	\$6,982	\$7,874
ChampionsGate 27 Entrance - Install Plant Material	\$16,696	\$7,847	\$8,849
Installation of Fountains at Pond #6 & Pond #10	\$30,214	\$14,201	\$16,013
Total	\$73,539	\$34,563	\$38,976

FY2025 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
Total	\$132,665	\$61,139	\$71,527

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2017

	Adopted	Actual	Projected	Total	Proposed
	Budget	Thru	Next	Projected	Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 301,800	\$ 289,949	\$ 11,977	\$ 301,926	\$ 301,800
Interest	\$ 5,000	\$ 13,393	\$ 10,000	\$ 23,393	\$ 18,000
Carry Forward Surplus	\$ 241,476	\$ 245,445	\$ -	\$ 245,445	\$ 275,302
Total Revenues	\$ 548,276	\$ 548,787	\$ 21,977	\$ 570,765	\$ 595,102
Expenditures:					
Series 2017					
Interest - 12/15	\$ 101,063	\$ 101,063	\$ -	\$ 101,063	\$ 99,400
Principal - 12/15	\$ 95,000	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Interest - 06/15	\$ 99,400	\$ -	\$ 99,400	\$ 99,400	\$ 97,400
Total Expenditures	\$ 295,463	\$ 196,063	\$ 99,400	\$ 295,463	\$ 296,800
Excess Revenues (Expenditures)	\$ 252,814	\$ 352,725	\$ (77,423)	\$ 275,302	\$ 298,302

Principal - 12/15/2025	\$97,400
Interest - 12/15/2025	\$105,000
Total	\$202,400
Net Assessment	\$301,800
Collection Cost (6%)	\$19,264
Gross Assessment	\$321,064

Property Type	Units	Gross Per Unit	Gross Total
Single Family 50'	79	\$1,406	\$111,074
Single Family 60'	97	\$1,510	\$146,470
Single Family 80'	37	\$1,719	\$63,603
Total	213		\$321,147

Stoneybrook South at ChampionsGate Community Development District
Series 2017, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,200,000	\$ 2,995,588	\$ 7,195,587.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2019

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 899,894	\$ 894,582	\$ 36,953	\$ 931,535	\$ 899,894
Interest	\$ 11,700	\$ 24,513	\$ 25,000	\$ 49,513	\$ 42,000
Carry Forward Surplus	\$ 391,574	\$ 405,540	\$ -	\$ 405,540	\$ 485,401
Total Revenues	\$ 1,303,168	\$ 1,324,635	\$ 61,953	\$ 1,386,588	\$ 1,427,295
Expenditures:					
Series 2019					
Interest - 12/15	\$ 305,594	\$ 305,594	\$ -	\$ 305,594	\$ 300,519
Principal - 06/15	\$ 290,000	\$ -	\$ 290,000	\$ 290,000	\$ 300,000
Interest - 06/15	\$ 305,594	\$ -	\$ 305,594	\$ 305,594	\$ 300,519
Total Expenditures	\$ 901,188	\$ 305,594	\$ 595,594	\$ 901,188	\$ 901,038
Excess Revenues (Expenditures)	\$ 401,981	\$ 1,019,041	\$ (533,640)	\$ 485,401	\$ 526,257

Interest - 12/15/2025	\$294,519
Total	\$294,519
Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
Gross Assessment	\$957,334

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	989	\$79,120
Townhome	214	1094	\$234,116
Single Family 40'	207	1302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
Total	757		\$957,379

Stoneybrook South at ChampionsGate Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,593.75	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,518.75	\$ 896,112.50
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,518.75	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,518.75	\$ 895,037.50
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
Totals		\$ 13,670,000	\$ 9,665,225	\$ 23,335,225.00

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2020

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 702,564	\$ 674,735	\$ 27,872	\$ 702,607	\$ 702,564
Interest	\$ 10,350	\$ 29,119	\$ 17,500	\$ 46,619	\$ 42,000
Carry Forward Surplus	\$ 517,071	\$ 525,697	\$ -	\$ 525,697	\$ 560,166
Total Revenues	\$ 1,229,985	\$ 1,229,551	\$ 45,372	\$ 1,274,923	\$ 1,304,729
Expenditures:					
Series 2020					
Interest - 12/15	\$ 212,431	\$ 212,431	\$ -	\$ 212,431	\$ 208,994
Principal - 12/15	\$ 275,000	\$ 275,000	\$ -	\$ 275,000	\$ 280,000
Interest - 06/15	\$ 208,994	\$ -	\$ 208,994	\$ 208,994	\$ 205,494
Total Expenditures	\$ 696,425	\$ 487,431	\$ 208,994	\$ 696,425	\$ 694,488
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (10,832)	\$ (7,500)	\$ (18,332)	\$ (16,800)
Total Other Financing Sources (Uses)	\$ -	\$ (10,832)	\$ (7,500)	\$ (18,332)	\$ (16,800)
Excess Revenues (Expenditures)	\$ 533,560	\$ 731,287	\$ (171,122)	\$ 560,166	\$ 593,442

Principal - 12/15/2025	\$290,000
Interest - 12/15/2025	\$205,494
Total	\$495,494
Net Assessment	\$702,564
Collection Cost (6%)	\$44,844
Gross Assessment	\$747,408

Property Type	Units	Gross Per Unit	Gross Total
Condo	120	989	\$118,680
Townhome	160	1094	\$175,040
Single Family 40'	146	1302	\$190,092
Single Family 50'	145	\$1,406	\$203,870
Single Family 60'	35	\$1,510	\$52,850
Single Family 80'	4	\$1,719	\$6,876
Total	610		\$747,408

Stoneybrook South at ChampionsGate
Series 2020, Special Assessment Bonds (Fox South Assessment Area)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
Totals		\$ 11,920,000	\$ 6,975,563	\$ 18,895,562.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2023

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 302,250	\$ 290,260	\$ 11,990	\$ 302,250	\$ 302,250
Interest	\$ 2,500	\$ 9,637	\$ 4,350	\$ 13,987	\$ 10,000
Carry Forward Surplus	\$ 119,157	\$ 119,240	\$ -	\$ 119,240	\$ 124,897
Total Revenues	\$ 423,907	\$ 419,137	\$ 16,340	\$ 435,477	\$ 437,147
Expenditures:					
Series 2023					
Interest - 12/15	\$ 118,784	\$ 118,784	\$ -	\$ 118,784	\$ 117,322
Principal - 06/15	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 65,000
Interest - 06/15	\$ 118,784	\$ -	\$ 118,784	\$ 118,784	\$ 117,322
Total Expenditures	\$ 302,569	\$ 118,784	\$ 183,784	\$ 302,569	\$ 299,644
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (4,662)	\$ (3,350)	\$ (8,012)	\$ (5,700)
Total Other Financing Sources (Uses)	\$ -	\$ (4,662)	\$ (3,350)	\$ (8,012)	\$ (5,700)
Excess Revenues (Expenditures)	\$ 121,338	\$ 295,691	\$ (170,794)	\$ 124,897	\$ 131,803

Interest - 12/15/2025	\$115,859
Total	\$115,859
Net Assessment	\$302,250
Collection Cost (6%)	\$19,293
Gross Assessment	\$321,543

Property Type	Units	Gross Per Unit	Gross Total
Townhome	246	\$702	\$172,700
Single Family 40'	81	\$1,300	\$105,317
Single Family 50'	31	\$1,404	\$43,526
Total	358		\$321,543

Stoneybrook South at ChampionsGate
Series 2023, Special Assessment Bonds (Series 2023 Assessment Area)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,450,000	\$ 65,000	\$ 118,784.38	\$ -
12/15/24	\$ 4,385,000	\$ -	\$ 117,321.88	\$ 117,321.88
6/15/25	\$ 4,385,000	\$ 65,000	\$ 117,321.88	\$ -
12/15/25	\$ 4,320,000	\$ -	\$ 115,859.38	\$ 298,181.25
6/15/26	\$ 4,320,000	\$ 70,000	\$ 115,859.38	\$ -
12/15/26	\$ 4,250,000	\$ -	\$ 114,284.38	\$ 300,143.75
6/15/27	\$ 4,250,000	\$ 75,000	\$ 114,284.38	\$ -
12/15/27	\$ 4,175,000	\$ -	\$ 112,596.88	\$ 301,881.25
6/15/28	\$ 4,175,000	\$ 75,000	\$ 112,596.88	\$ -
12/15/28	\$ 4,100,000	\$ -	\$ 110,909.38	\$ 298,506.25
6/15/29	\$ 4,100,000	\$ 80,000	\$ 110,909.38	\$ -
12/15/29	\$ 4,020,000	\$ -	\$ 109,109.38	\$ 300,018.75
6/15/30	\$ 4,020,000	\$ 85,000	\$ 109,109.38	\$ -
12/15/30	\$ 3,935,000	\$ -	\$ 107,196.88	\$ 301,306.25
6/15/31	\$ 3,935,000	\$ 90,000	\$ 107,196.88	\$ -
12/15/31	\$ 3,845,000	\$ -	\$ 104,778.13	\$ 301,975.00
6/15/32	\$ 3,845,000	\$ 95,000	\$ 104,778.13	\$ -
12/15/32	\$ 3,750,000	\$ -	\$ 102,225.00	\$ 302,003.13
6/15/33	\$ 3,750,000	\$ 100,000	\$ 102,225.00	\$ -
12/15/33	\$ 3,650,000	\$ -	\$ 99,537.50	\$ 301,762.50
6/15/34	\$ 3,650,000	\$ 105,000	\$ 99,537.50	\$ -
12/15/34	\$ 3,545,000	\$ -	\$ 96,715.63	\$ 301,253.13
6/15/35	\$ 3,545,000	\$ 110,000	\$ 96,715.63	\$ -
12/15/35	\$ 3,435,000	\$ -	\$ 93,759.38	\$ 300,475.00
6/15/36	\$ 3,435,000	\$ 115,000	\$ 93,759.38	\$ -
12/15/36	\$ 3,320,000	\$ -	\$ 90,668.75	\$ 299,428.13
6/15/37	\$ 3,320,000	\$ 120,000	\$ 90,668.75	\$ -
12/15/37	\$ 3,200,000	\$ -	\$ 87,443.75	\$ 298,112.50
6/15/38	\$ 3,200,000	\$ 130,000	\$ 87,443.75	\$ -
12/15/38	\$ 3,070,000	\$ -	\$ 83,950.00	\$ 301,393.75
6/15/39	\$ 3,070,000	\$ 135,000	\$ 83,950.00	\$ -
12/15/39	\$ 2,935,000	\$ -	\$ 80,321.88	\$ 299,271.88
6/15/40	\$ 2,935,000	\$ 145,000	\$ 80,321.88	\$ -
12/15/40	\$ 2,790,000	\$ -	\$ 76,425.00	\$ 301,746.88
6/15/41	\$ 2,790,000	\$ 150,000	\$ 76,425.00	\$ -
12/15/41	\$ 2,640,000	\$ -	\$ 72,393.75	\$ 298,818.75
6/15/42	\$ 2,640,000	\$ 160,000	\$ 72,393.75	\$ -
12/15/42	\$ 2,480,000	\$ -	\$ 68,093.75	\$ 300,487.50
6/15/43	\$ 2,480,000	\$ 170,000	\$ 68,093.75	\$ -
12/15/43	\$ 2,310,000	\$ -	\$ 63,525.00	\$ 301,618.75
6/15/44	\$ 2,310,000	\$ 180,000	\$ 63,525.00	\$ -
12/15/44	\$ 2,130,000	\$ -	\$ 58,575.00	\$ 302,100.00
6/15/45	\$ 2,130,000	\$ 190,000	\$ 58,575.00	\$ -
12/15/45	\$ 1,940,000	\$ -	\$ 53,350.00	\$ 301,925.00
6/15/46	\$ 1,940,000	\$ 200,000	\$ 53,350.00	\$ -
12/15/46	\$ 1,740,000	\$ -	\$ 47,850.00	\$ 301,200.00
6/15/47	\$ 1,740,000	\$ 210,000	\$ 47,850.00	\$ -
12/15/47	\$ 1,530,000	\$ -	\$ 42,075.00	\$ 299,925.00
6/15/48	\$ 1,530,000	\$ 220,000	\$ 42,075.00	\$ -
12/15/48	\$ 1,310,000	\$ -	\$ 36,025.00	\$ 298,100.00
6/15/49	\$ 1,310,000	\$ 235,000	\$ 36,025.00	\$ -
12/15/49	\$ 1,075,000	\$ -	\$ 29,562.50	\$ 300,587.50
6/15/50	\$ 1,075,000	\$ 250,000	\$ 29,562.50	\$ -
12/15/50	\$ 825,000	\$ -	\$ 22,687.50	\$ 302,250.00
6/15/51	\$ 825,000	\$ 260,000	\$ 22,687.50	\$ -
12/15/51	\$ 565,000	\$ -	\$ 15,537.50	\$ 298,225.00
6/15/52	\$ 565,000	\$ 275,000	\$ 15,537.50	\$ -
12/15/52	\$ 290,000	\$ -	\$ 7,975.00	\$ 298,512.50
6/15/53	\$ 290,000	\$ 290,000	\$ 7,975.00	\$ -
12/15/53	\$ -	\$ -	\$ -	\$ 297,975.00
Totals		\$ 4,450,000	\$ 4,560,291	\$ 9,010,290.63

SECTION B

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook South at ChampionsGate Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook South at ChampionsGate Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and

25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Stoneybrook South at ChampionsGate Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District.

PASSED AND ADOPTED this 3rd day of June, 2024.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION VII

**This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:**

**Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880**

*A Portion of Parcel I.D. No: 30-25-27-3524-0001-LA30 (Parcel WB 803)
A Portion of Parcel I.D. No: 30-25-27-3524-0001-LA40 (Parcel WB 804)*

*Note to Clerk: This document is exempt from Florida documentary
Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)*

PERMANENT DRAINAGE AND SLOPE EASEMENTS

THESE PERMANENT EASEMENTS (the “Easements”) are made as of the _____ day of _____, 2024 by **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, C/O Government Management Services, 219 E Livingston Street, Orlando, FL 32801** (“Grantor”) to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 (“Grantee” or “County”).

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”);

WHEREAS, Grantor represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor;

WHEREAS, the County has determined the improvement of Westside Boulevard is warranted and in the best interest of the public;

WHEREAS, the County has determined that the improvement of Westside Boulevard will necessitate access to, the occupation, possession, and control of, and the construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee non-exclusive permanent easements to allow Grantee to change the grading and slope of the Property using suitable material to support the improvement of Westside Boulevard, and to allow Grantee to construct, install, maintain and repair all such drainage, grading and slope improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

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

2. Grant of Non-Exclusive Permanent Easements. Grantor hereby grants, bargains, sells, conveys and declares non-exclusive, permanent easements for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easements") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantor has the good and lawful right to convey easements over the same.

3. Purpose of Easements. The purpose of the Easements shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create, access and maintain a slope easement for the right to remove the temporary cul-de-sac created by Lennar's Westside Boulevard – Tract X project and to construct Westside Boulevard Extension's side slope and Eden Garden's outfall pipe, and additionally to maintain side slope of the Property ensuring that the removal or use of the slope will not adversely affect the road as is necessary to support the improvement of Westside Boulevard, and/or any other improvements associated with the improvement of Westside Boulevard, together with the privileges and rights herein granted. A drainage easement is also required for the maintenance of OCS-B spreader swale and the 36" RCP pipe that conveys stormwater runoff to the wetland on Lennar's property (the foregoing described grading and drainage activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easements. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easements boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Westside Boulevard, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the two easement areas for access to the easements, and will provide access for the Grantor.

5. Conditions of Easements. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easements.

6. Incidental Rights. The Easements herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with

the terms of this easements; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easements, upon reasonable notice to Grantor of such entry; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easements for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. These Easements may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. These Easements shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of these Easements are declared invalid or unenforceable, then the remainder of the Easements shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered
in our presence:**

GRANTOR:

Signature Witness #1

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name Witness #1

Address

City/Town, State, Zip Code

Signature Witness #2

Print Name Witness #2

Address

City/Town, State, Zip Code

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by _____, _____ of **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known to me or who has produced _____ as identification.

Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the ____ day of _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By: _____
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

EXHIBIT 'A'

WESTSIDE BOULEVARD PARCELS "WB 803 and WB 804"

That part of Tract B, Stoneybrook South Phase 4, recorded in Plat Book 25, Page 166, in the public records of Osceola County, Florida, lying and being in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 25 South, Range 27 East, Osceola County, Florida, being described as follows:

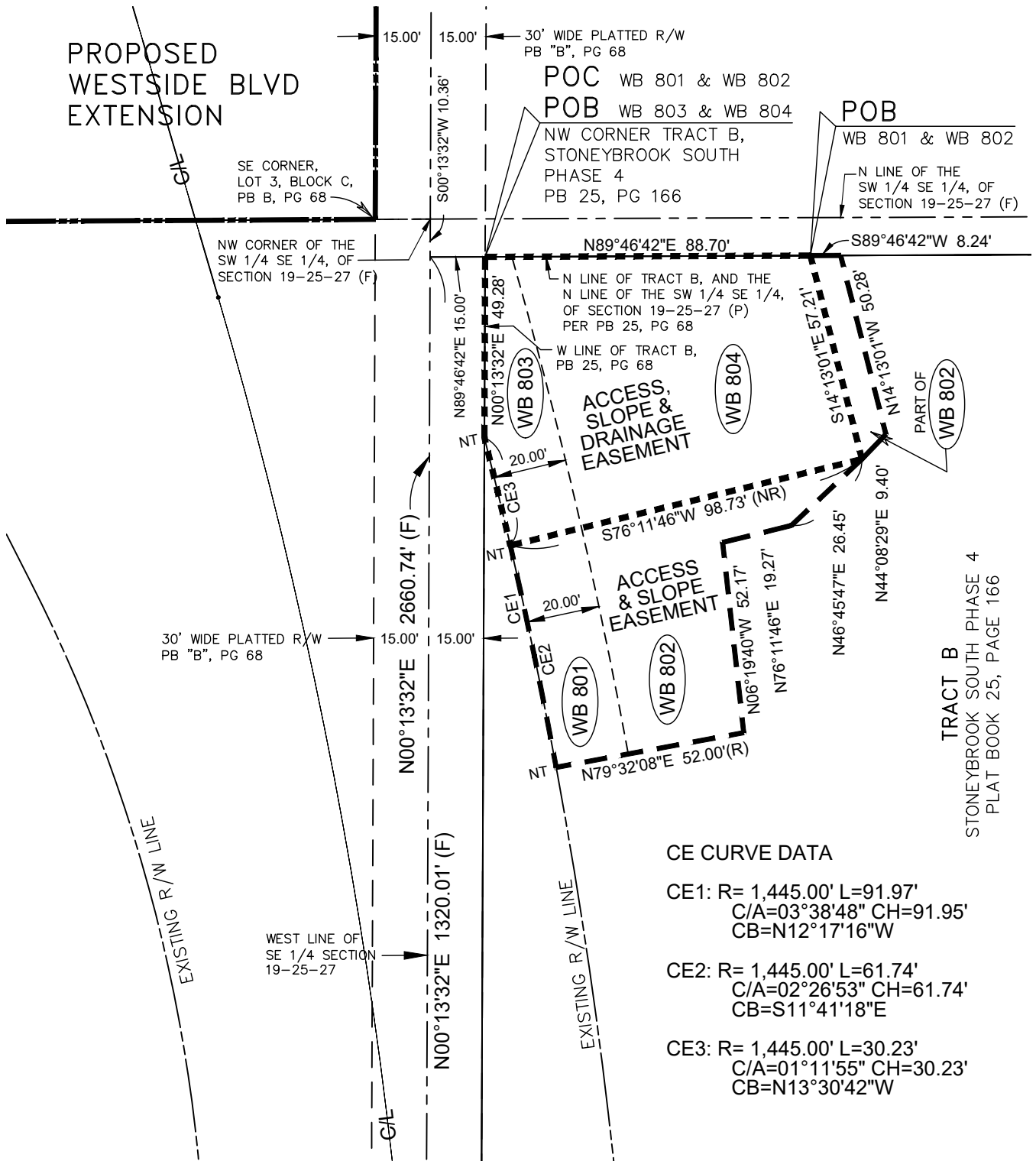
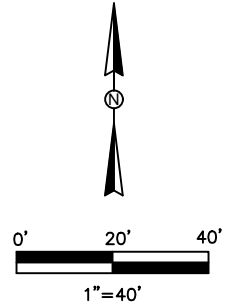
Commence at the Northwest corner of said Tract B, thence run N89°46'42" E along the North line of said Tract B, for a distance of 88.70 feet to the point of beginning; thence departing said North line, run S14°13'01" E for a distance of 57.21 feet; thence run S76°11'46" W for a distance of 98.73 feet along a non-radial line to a non-tangent curve concave Westerly having a radius of 1,445.00 feet and a chord bearing of S11°41'18" E with a chord distance of 61.74 feet; thence run Southerly along the arc of said curve through a central angle of 02°26'53" for a distance of 61.74 feet to a non-tangent line; thence run N79°32'08" E along a line being radial to the preceding curve, for a distance of 52.00 feet; thence run N06°19'40" W for a distance of 52.17 feet; thence run N76°11'46" E for a distance of 19.27 feet; thence run N46°45'47" W for a distance of 26.45 feet; thence run N44°08'29" for a distance of 9.40 feet; thence run N14°30'01" W for a distance of 50.28 feet to said North line of said Tract B; thence run S89°46'42" W along said North line of said Tract B, for a distance of 8.24 feet to the point of beginning.

SKETCH & DESCRIPTION – NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

PARCELS:

WB 801 and WB 802 – ACCESS & SLOPE EASEMENT
 WB 803 and WB 804 – ACCESS, SLOPE and DRAINAGE EASEMENT
 (BOTH FROM STONEYBROOK SOUTH AT CHAMPIONS GATE
 CDD TO OSCEOLA COUNTY)



CE CURVE DATA

- CE1: R= 1,445.00' L=91.97'
 C/A=03°38'48" CH=91.95'
 CB=N12°17'16"W
- CE2: R= 1,445.00' L=61.74'
 C/A=02°26'53" CH=61.74'
 CB=S11°41'18"E
- CE3: R= 1,445.00' L=30.23'
 C/A=01°11'55" CH=30.23'
 CB=N13°30'42"W

DATE	REVISIONS
10/27/23	ADDED "ACCESS" TO EASEMENT LABELS;

NOT VALID WITHOUT ALL SHEETS

HAMILTON
 ENGINEERING & SURVEYING, INC.

775 WARNER LANE
 ORLANDO, FLORIDA 32803
 www.HamiltonEngineering.US

LB#7013 CA#8474
 TEL (407) 362-5929

WESTSIDE BLVD – EASEMENTS WB 801–804
 WESTSIDE BLVD RIGHT-OF-WAY EXTENSION
 OSCEOLA COUNTY, FLORIDA

SEC TWP RGE 19-T25S-R27E	JOB NUMBER 53509.0012	SCALE AS SHOWN	DATE 04/14/2022	SHEET 2/2
-----------------------------	--------------------------	-------------------	--------------------	--------------

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. This has led to a focus on the development of psychosocial interventions, which aim to help people with schizophrenia to live more independently and to participate more fully in society. One of the most widely used psychosocial interventions is cognitive remediation (CR). CR is a type of cognitive training that aims to improve the cognitive skills of people with schizophrenia, such as memory, attention, and problem-solving skills. CR is typically delivered in a structured, manualized format, and is often used in conjunction with other psychosocial interventions, such as social skills training and supported employment.

There is growing evidence that CR can improve the cognitive skills of people with schizophrenia, and that these improvements are associated with better outcomes in terms of social functioning and quality of life. However, there is still a need to develop more effective and accessible CR programs. One of the challenges in the development of CR programs is the need to tailor the program to the individual needs and abilities of each person with schizophrenia. This is because people with schizophrenia have a wide range of cognitive impairments, and the severity of these impairments can vary significantly between individuals.

One approach to addressing this challenge is the use of adaptive CR programs. Adaptive CR programs are designed to adjust the difficulty of the training tasks to the individual's current level of performance. This allows the program to provide a challenge that is appropriate for each person, and to ensure that the program is both engaging and effective. Adaptive CR programs have been shown to be more effective than non-adaptive programs in improving the cognitive skills of people with schizophrenia (2).

Another challenge in the development of CR programs is the need to ensure that the program is accessible to a wide range of people with schizophrenia. This is because many people with schizophrenia have limited resources, and may not have access to the services and resources needed to participate in a CR program. One way to address this challenge is the use of computer-based CR programs. Computer-based programs are often more accessible than traditional CR programs, and can be used in a variety of settings, including community centers and supported employment programs. Computer-based programs can also be tailored to the individual needs and abilities of each person with schizophrenia, and can provide a more engaging and interactive learning experience.

One of the most widely used computer-based CR programs is the Cognitive Remediation System (CRS). The CRS is a computer-based program that is designed to improve the cognitive skills of people with schizophrenia. The program consists of a series of training tasks that are designed to improve memory, attention, and problem-solving skills. The program is adaptive, and adjusts the difficulty of the training tasks to the individual's current level of performance. The CRS has been shown to be effective in improving the cognitive skills of people with schizophrenia, and has been used in a variety of settings, including community centers and supported employment programs.

There is growing evidence that the CRS is an effective and accessible CR program for people with schizophrenia. However, there is still a need to develop more effective and accessible CR programs. One way to address this need is the development of new computer-based CR programs that are tailored to the individual needs and abilities of each person with schizophrenia. This could involve the use of artificial intelligence (AI) to create programs that can adapt to the individual needs and abilities of each person with schizophrenia. AI could also be used to create programs that are more engaging and interactive, and that provide a more personalized learning experience.

**This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:**

**Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880**

*A Portion of Parcel I.D. No: 30-25-27-3524-0001-LA30 (Parcel WB 801)
A Portion of Parcel I.D. No: 30-25-27-3524-0001-LA40 (Parcel WB 802)*

*Note to Clerk: This document is exempt from Florida documentary
Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)*

PERMANENT SLOPE EASEMENTS

THESE PERMANENT EASEMENTS (the “Easements”) are made as of the _____ day of _____, 2024 by **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, C/O Government Management Services, 219 E Livingston Street, Orlando, FL 32801** (“Grantor”) to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 (“Grantee” or “County”).

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”);

WHEREAS, Grantor represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor;

WHEREAS, the County has determined the improvement of Westside Boulevard is warranted and in the best interest of the public;

WHEREAS, the County has determined that the improvement of Westside Boulevard will necessitate access to, the occupation, possession, and control of, and the construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee non-exclusive permanent easements to allow Grantee to change the grading and slope of the Property using suitable material to support the improvement of Westside Boulevard, and to allow Grantee to construct, install, maintain and repair all such grading and slope improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

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

2. Grant of Non-Exclusive Permanent Easements. Grantor hereby grants, bargains, sells, conveys and declares non-exclusive, permanent easements for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easements") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantor has the good and lawful right to convey easements over the same.

3. Purpose of Easements. The purpose of the Easements shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a slope easement for the right to remove the temporary cul-de-sac created by Lennar's Westside Boulevard – Tract X project and to construct Westside Boulevard Extension's side slope, and additionally to access and maintain side slope of the Property ensuring that the removal or use of the slope will not adversely affect the road as is necessary to support the improvement of Westside Boulevard, and/or any other improvements associated with the improvement of Westside Boulevard, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easements. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easements boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Westside Boulevard, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the two easement areas for access to the easements, and will provide access for the Grantor.

5. Conditions of Easements. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easements.

6. Incidental Rights. The Easements herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easements; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that

portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easements, upon reasonable notice to Grantor of such entry; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easements for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. These Easements may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. These Easements shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of these Easements are declared invalid or unenforceable, then the remainder of the Easements shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered
in our presence:**

GRANTOR:

Signature Witness #1

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name Witness #1

Address

City/Town, State, Zip Code

Signature Witness #2

Print Name Witness #2

Address

City/Town, State, Zip Code

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by _____, _____ of **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known to me or who has produced _____ as identification.

Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the ____ day of _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By: _____
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

EXHIBIT 'A'

WESTSIDE BOULEVARD PARCELS "WB 801 and WB 802"

That part of Tract B, Stoneybrook South Phase 4, recorded in Plat Book 25, Page 166, in the public records of Osceola County, Florida, lying and being in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 25 South, Range 27 East, Osceola County, Florida, being described as follows:

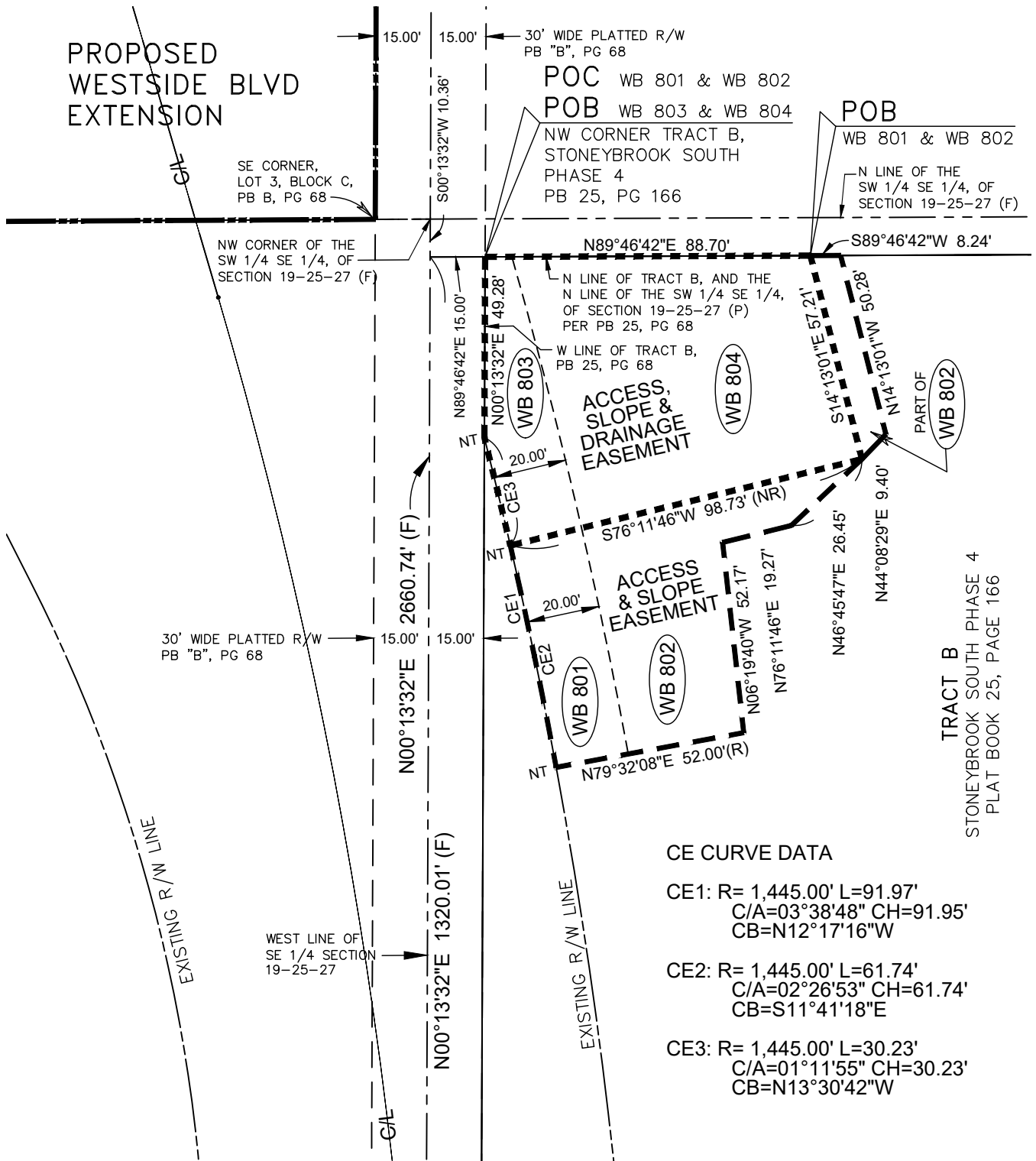
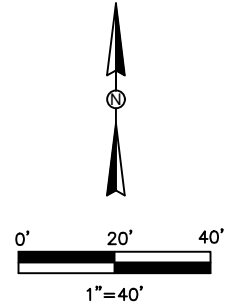
Begin at the Northwest corner of said Tract B, thence run $N89^{\circ}46'42''E$ along the North line of said Tract B, for a distance of 88.70 feet; thence departing said North line, run $S14^{\circ}13'01''E$ for a distance of 57.21 feet; thence run $S76^{\circ}11'46''W$ for a distance of 98.73 feet along a non-radial line to a non-tangent curve concave Westerly having a radius of 1,445.00 feet and a chord bearing of $N13^{\circ}30'42''W$ with a chord distance of 30.23 feet, thence run Northerly along the arc of said curve through a central angle of $01^{\circ}11'55''$ for a distance of 30.23 feet to a non-tangent line being the West line of said Tract B, thence run $N00^{\circ}13'32''E$ along said West line for a distance of 49.28 feet to the point of beginning.

SKETCH & DESCRIPTION – NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

PARCELS:

WB 801 and WB 802 – ACCESS & SLOPE EASEMENT
 WB 803 and WB 804 – ACCESS, SLOPE and DRAINAGE EASEMENT
 (BOTH FROM STONEYBROOK SOUTH AT CHAMPIONS GATE
 CDD TO OSCEOLA COUNTY)



CE CURVE DATA

- CE1: R= 1,445.00' L=91.97'
 C/A=03°38'48" CH=91.95'
 CB=N12°17'16"W
- CE2: R= 1,445.00' L=61.74'
 C/A=02°26'53" CH=61.74'
 CB=S11°41'18"E
- CE3: R= 1,445.00' L=30.23'
 C/A=01°11'55" CH=30.23'
 CB=N13°30'42"W

DATE	REVISIONS
10/27/23	ADDED "ACCESS" TO EASEMENT LABELS;

NOT VALID WITHOUT ALL SHEETS

HAMILTON
 ENGINEERING & SURVEYING, INC.

775 WARNER LANE
 ORLANDO, FLORIDA 32803
 www.HamiltonEngineering.US

LB#7013 CA#8474
 TEL (407) 362-5929

WESTSIDE BLVD – EASEMENTS WB 801–804
 WESTSIDE BLVD RIGHT-OF-WAY EXTENSION
 OSCEOLA COUNTY, FLORIDA

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
19-T25S-R27E	53509.0012	AS SHOWN	04/14/2022	2/2

SECTION VIII

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

March 25, 2024 - May 28, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/25/24	724-725	\$ 124,354.47
	4/4/24	726-727	1,110.00
	4/11/24	728-734	61,438.46
	4/18/24	735-737	1,755.05
	4/25/24	738-739	1,345.94
	5/9/24	740-746	21,220.63
	5/15/24	747-753	26,904.51
	5/23/24	754-757	2,640.09
			\$ 240,769.15
Payroll			
	<u>April 2024</u>		
	Adam Morgan	50085	\$ 184.70
	Barry Bichard	50086	\$ 184.70
	Jarred Cornell	50087	\$ 184.70
	Patrick Bonin Jr.	50088	\$ 184.70
	John Lambert	50089	\$ 184.70
			\$ 923.50
TOTAL			\$ 241,692.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/28/24	00032	3/20/24	24308	202401	300	13100	10100		RPR 75NOZZLE/61SPRY/7SLND	*	1,789.52		
		3/20/24	24308	202401	320	53800	47300		RPR 75NOZZLE/61SPRY/7SLND	*	2,017.96		
		3/20/24	24309	202402	300	13100	10100		RPR 26NOZZLE/25SPRY/10ROT	*	548.26		
		3/20/24	24309	202402	320	53800	47300		RPR 26NOZZLE/25SPRY/10ROT	*	618.26		
		3/20/24	24310	202403	300	13100	10100		RPR SCRUB VLVE/10FT PVC	*	772.28		
		3/20/24	24310	202403	320	53800	47300		RPR SCRUB VLVE/10FT PVC	*	870.86		
FLORALAWN 2, LLC												6,617.14	000724
3/28/24	00034	3/28/24	03282024	202403	300	20700	10500		EXP.DUE TO SS OCT23-FEB24	*	231,868.45		
		3/28/24	03282024	202403	300	13100	10100		EXP.DUE FROM SS OCT-FEB24	*	114,131.12-		
STONEYBROOK SOUTH CDD												117,737.33	000725
4/04/24	00027	4/01/24	20241348	202404	300	13100	10100		WATER MGMT TREATMNT APR24	*	274.95		
		4/01/24	20241348	202404	320	53800	47200		WATER MGMT TREATMNT APR24	*	310.05		
AMERICAN ECOSYSTEMS, INC.												585.00	000726
4/04/24	00022	3/28/24	1840358	202403	300	13100	10100		MTHLY WATER MGMT MAR24	*	246.75		
		3/28/24	1840358	202403	320	53800	47000		MTHLY WATER MGMT MAR24	*	278.25		
THE LAKE DOCTORS, INC.												525.00	000727
4/11/24	00032	4/01/24	24860	202404	300	13100	10100		SPRING ANNUAL INST.APR24	*	352.50		
		4/01/24	24860	202404	320	53800	46200		SPRING ANNUAL INST.APR24	*	397.50		
		4/01/24	24860	202404	300	13100	10100		LANDSCAPE MAINT APR24	*	7,496.97		
		4/01/24	24860	202404	320	53800	46200		LANDSCAPE MAINT APR24	*	8,454.03		
FLORALAWN 2, LLC												16,701.00	000728
4/11/24	00001	4/01/24	180	202404	310	51300	34000		MANAGEMENT FEES APR24	*	3,333.33		
		4/01/24	180	202404	310	51300	35200		WEBSITE ADMIN APR24	*	100.00		
SSCG STONEYSCG TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		180	202404	310-51300-35100			INFORMATION TECH APR24	*	150.00		
4/01/24		180	202404	310-51300-31300			DISSEMINATION FEE APR24	*	1,166.67		
4/01/24		180	202404	310-51300-51000			OFFICE SUPPLIES	*	.09		
4/01/24		180	202404	310-51300-42000			POSTAGE	*	2.04		
4/01/24		180	202404	310-51300-42500			COPIES	*	25.35		
4/01/24		181	202404	320-53800-12000			FIELD MANAGEMENT APR24	*	1,492.42		
GOVERNMENTAL MANAGEMENT SERVICES										6,269.90	000729
4/11/24	00011	4/08/24	04082024	202404	300-20700-10000		FY24 DEBT SRVC SER2017	*	4,656.07		
STONEBROOK SOUTH AT CHAMPIONSGATE										4,656.07	000730
4/11/24	00011	4/08/24	04082024	202404	300-20700-10100		FY24 DEBT SRVC SER2019	*	14,365.39		
STONEBROOK SOUTH AT CHAMPIONSGATE										14,365.39	000731
4/11/24	00011	4/08/24	04082024	202404	300-20700-10200		FY24 DEBT SRVC SER2020	*	10,835.05		
STONEBROOK SOUTH AT CHAMPIONSGATE										10,835.05	000732
4/11/24	00011	4/08/24	04082024	202404	300-20700-10300		FY24 DEBT SRVC SER2023	*	4,661.05		
STONEBROOK SOUTH AT CHAMPIONSGATE										4,661.05	000733
4/11/24	00012	3/25/24	7266673	202403	310-51300-32300		FY24 TRUSTEE FEE SER2023	*	3,950.00		
USBANK										3,950.00	000734
4/18/24	00035	4/17/24	29790	202403	300-13100-10100		RPLC LED DRVR-BOUNDLN SGN	*	203.55		
4/18/24		4/17/24	29790	202403	320-53800-49100		RPLC LED DRVR-BOUNDLN SGN	*	229.53		
DON BELL SIGNS, LLC										433.08	000735
4/18/24	00002	4/15/24	124560	202403	310-51300-31500		PRCH HOA CLBHS/MEMO/REPLT	*	1,216.97		
LATHAM,LUNA,EDEN & BEAUDINE,LLP										1,216.97	000736
4/18/24	00030	4/01/24	023070.0	202403	310-51300-31100		REV.AGNEDA/BUDGET-BOS MTG	*	105.00		
MADDEN MOORHEAD & STOKES LLC										105.00	000737
SSCG STONEYS CG											
TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/25/24	00001	3/29/24	184	202403	300	13100	10100		RMV TRASH/DEBRIS-OCEAN CRS	*	207.81		
		3/29/24	184	202403	320	53800	47000		RMV TRASH/DEBRIS-OCEAN CRS	*	234.34		
		3/29/24	185	202403	300	13100	10100		PRS.WSH-FOUNTAIN/KNEEWALL	*	178.03		
		3/29/24	185	202403	320	53800	47400		PRS.WSH-FOUNTAIN/KNEEWALL	*	200.76		
GOVERNMENTAL MANAGEMENT SERVICES												820.94	000738
4/25/24	00022	4/19/24	1840359	202404	300	13100	10100		MTHLY WATER MGMT APR24	*	246.75		
		4/19/24	1840359	202404	320	53800	47000		MTHLY WATER MGMT APR24	*	278.25		
THE LAKE DOCTORS, INC.												525.00	000739
5/09/24	00027	5/01/24	20241707	202405	300	13100	10100		WATER MGMT TREATMNT MAY24	*	274.95		
		5/01/24	20241707	202405	320	53800	47200		WATER MGMT TREATMNT MAY24	*	310.05		
AMERICAN ECOSYSTEMS, INC.												585.00	000740
5/09/24	00024	4/24/24	179339	202402	300	13100	10100		SEMI-ANN.MITIGATION MONIT	*	470.00		
		4/24/24	179339	202402	320	53800	47200		SEMI-ANN.MITIGATION MONIT	*	530.00		
		4/24/24	179339	202402	300	13100	10100		SEMI-ANN.MITIGATION RPT	*	752.00		
		4/24/24	179339	202402	320	53800	47200		SEMI-ANN.MITIGATION RPT	*	848.00		
		4/24/24	179339A	202404	300	13100	10100		QTRLY MITIGATE MNT APR24	*	411.25		
		4/24/24	179339A	202404	320	53800	47200		QTRLY MITIGATE MNT APR24	*	463.75		
		4/29/24	179581	202310	300	13100	10100		SEMI-ANN.MITIGAT.MNTR DEC	*	470.00		
		4/29/24	179581	202310	320	53800	47200		SEMI-ANN.MITIGAT.MNTR DEC	*	530.00		
BIO-TECH CONSULTING, INC.												4,475.00	000741
5/09/24	00032	5/01/24	25292	202405	300	13100	10100		LANDSCAPE MAINT MAY24	*	7,496.97		
		5/01/24	25292	202405	320	53800	46200		LANDSCAPE MAINT MAY24	*	8,454.03		
FLORALAWN 2, LLC												15,951.00	000742

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/24	00011	5/01/24	05012024	202405	300-20700-10000		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	28.28	28.28	000743
5/09/24	00011	5/01/24	05012024	202405	300-20700-10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	87.24	87.24	000744
5/09/24	00011	5/01/24	05012024	202405	300-20700-10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	65.80	65.80	000745
5/09/24	00011	5/01/24	05012024	202405	300-20700-10300		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	28.31	28.31	000746
5/15/24	00033	5/10/24	5536	202405	300-13100-10100		BERRY CONSTRUCTION INC	*	406.55		
		5/10/24	5536	202405	320-53800-46300			*	458.45		
		5/10/24	5537	202405	300-13100-10100			*	359.55		
		5/10/24	5537	202405	320-53800-46300			*	405.45		
										1,630.00	000747
5/15/24	00001	5/01/24	182	202405	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,333.33		
		5/01/24	182	202405	310-51300-35200			*	100.00		
		5/01/24	182	202405	310-51300-35100			*	150.00		
		5/01/24	182	202405	310-51300-31300			*	1,166.67		
		5/01/24	182	202405	310-51300-51000			*	.48		
		5/01/24	182	202405	310-51300-42000			*	6.50		
		5/01/24	182	202405	310-51300-42500			*	.45		
		5/01/24	183	202405	320-53800-12000			*	1,492.42		
										6,249.85	000748
5/15/24	00036	5/14/24	16886-A	202405	300-13100-10100			*	102.93		

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/24		16886-A	202405	320	53800	47100			LAKE FOUNTAINS AND AERATION INC	*	116.07	219.00	000749
5/15/24	00011	5/08/24	05082024	202405	300	20700	10000		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	2,536.69	2,536.69	000750
5/15/24	00011	5/08/24	05082024	202405	300	20700	10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	7,826.47	7,826.47	000751
5/15/24	00011	5/08/24	05082024	202405	300	20700	10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	5,903.09	5,903.09	000752
5/15/24	00011	5/08/24	05082024	202405	300	20700	10300		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	2,539.41	2,539.41	000753
5/23/24	00002	5/15/24	128968	202404	310	51300	31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	837.53	1,085.03	000754
5/23/24	00030	4/29/24	02307.00	202404	310	51300	31100		MADDEN MOORHEAD & STOKES LLC	*	210.90	210.90	000755
5/23/24	00003	5/06/24	92958990	202405	310	51300	48000		ORLANDO SENTINEL	*	523.26	523.26	000756
5/23/24	00002	12/13/23	122691	202311	310	51300	31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	545.90	820.90	000757
		3/18/24	124080	202402	310	51300	31500			*	275.00		
TOTAL FOR BANK A											240,769.15		
TOTAL FOR REGISTER											240,769.15		

SSCG STONEYS CG TVISCARRA

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2017 Income Statement</u>
6	<u>Debt Service Fund Series 2019 Income Statement</u>
7	<u>Debt Service Fund Series 2020 Income Statement</u>
8	<u>Debt Service Fund Series 2023 Income Statement</u>
9	<u>Capital Projects Fund Series 2020 Income Statement</u>
10	<u>Capital Projects Fund Series 2023 Income Statement</u>
11	<u>Month to Month</u>
12	<u>Long Term Debt Summary</u>
13	<u>Assessment Receipt Schedule</u>
14	<u>Construction Schedule Series 2020</u>
15	<u>Construction Schedule Series 2023</u>

Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

April 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 320,941	\$ 157,685	\$ -	\$ -	\$ 478,626
Investments:					
Series 2017					
Reserve	\$ -	\$ -	\$ 150,900	\$ -	\$ 150,900
Revenue	\$ -	\$ -	\$ 352,579	\$ -	\$ 352,579
Prepayment	\$ -	\$ -	\$ 118	\$ -	\$ 118
Series 2019					
Reserve	\$ -	\$ -	\$ 449,947	\$ -	\$ 449,947
Revenue	\$ -	\$ -	\$ 1,028,906	\$ -	\$ 1,028,906
Prepayment	\$ -	\$ -	\$ 48	\$ -	\$ 48
Series 2020					
Reserve	\$ -	\$ -	\$ 351,125	\$ -	\$ 351,125
Revenue	\$ -	\$ -	\$ 731,222	\$ -	\$ 731,222
Construction	\$ -	\$ -	\$ -	\$ 43,477	\$ 43,477
Series 2023					
Reserve	\$ -	\$ -	\$ 151,125	\$ -	\$ 151,125
Revenue	\$ -	\$ -	\$ 295,663	\$ -	\$ 295,663
Construction	\$ -	\$ -	\$ -	\$ 19,121	\$ 19,121
Investment - SBA	\$ 514,536	\$ 503,021	\$ -	\$ -	\$ 1,017,557
Due From General Fund	\$ -	\$ -	\$ 210	\$ -	\$ 210
Due From SS CDD	\$ 36,735	\$ 14,201	\$ -	\$ -	\$ 50,935
Deposits	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Total Assets	\$ 888,212	\$ 674,907	\$ 3,511,841	\$ 62,598	\$ 5,137,557
Liabilities:					
Accounts Payable	\$ 6,592	\$ -	\$ -	\$ -	\$ 6,592
Due to Debt Service 2017	\$ 28	\$ -	\$ -	\$ -	\$ 28
Due to Debt Service 2019	\$ 87	\$ -	\$ -	\$ -	\$ 87
Due to Debt Service 2020	\$ 66	\$ -	\$ -	\$ -	\$ 66
Due to Debt Service 2023	\$ 28	\$ -	\$ -	\$ -	\$ 28
Due to Other	\$ 20,354	\$ -	\$ -	\$ -	\$ 20,354
Due to SS CDD	\$ 71,231	\$ 22,962	\$ -	\$ -	\$ 94,193
Total Liabilities	\$ 98,386	\$ 22,962	\$ -	\$ -	\$ 121,348
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 503,625	\$ -	\$ 503,625
Assigned For Debt Service 2019	\$ -	\$ -	\$ 1,478,988	\$ -	\$ 1,478,988
Assigned For Debt Service 2020	\$ -	\$ -	\$ 1,082,412	\$ -	\$ 1,082,412
Assigned For Debt Service 2023	\$ -	\$ -	\$ 446,816	\$ -	\$ 446,816
Assigned For Capital Reserves 2020	\$ -	\$ 651,945	\$ -	\$ 43,477	\$ 695,422
Assigned For Capital Reserves 2023	\$ -	\$ -	\$ -	\$ 19,121	\$ 19,121
Unassigned	\$ 789,826	\$ -	\$ -	\$ -	\$ 789,826
Total Fund Balances	\$ 789,826	\$ 651,945	\$ 3,511,841	\$ 62,598	\$ 5,016,209
Total Liabilities & Fund Equity	\$ 888,212	\$ 674,907	\$ 3,511,841	\$ 62,598	\$ 5,137,557

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 1,040,238	\$ 1,002,688	\$ 1,002,688	\$ -
Interest	\$ 3,960	\$ 2,310	\$ 14,980	\$ 12,670
Miscellaneous Income	\$ -	\$ -	\$ 6,471	\$ 6,471
Total Revenues	\$ 1,044,198	\$ 1,004,998	\$ 1,024,139	\$ 19,141
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,000	\$ 3,000
FICA Expense	\$ 918	\$ 536	\$ 306	\$ 230
Engineering Fees	\$ 12,000	\$ 7,000	\$ 1,118	\$ 5,882
Attorney	\$ 25,000	\$ 14,583	\$ 5,079	\$ 9,505
Dissemination	\$ 14,000	\$ 8,167	\$ 8,167	\$ (0)
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,675	\$ 3,675	\$ 3,675	\$ -
Trustee Fees	\$ 17,240	\$ 12,570	\$ 12,570	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 23,333	\$ 23,333	\$ 0
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 500	\$ 292	\$ 144	\$ 147
Printing & Binding	\$ 500	\$ 292	\$ 60	\$ 232
Insurance	\$ 6,600	\$ 6,600	\$ 6,197	\$ 403
Legal Advertising	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Other Current Charges	\$ 600	\$ 350	\$ 346	\$ 4
Office Supplies	\$ 250	\$ 146	\$ 17	\$ 129
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 820	\$ 180
Property Taxes	\$ 350	\$ 9	\$ 9	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 151,258	\$ 96,944	\$ 75,715	\$ 21,229

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 17,909	\$ 10,447	\$ 10,447	\$ (0)
Property Insurance	\$ 15,335	\$ 15,335	\$ 15,635	\$ (300)
Electric	\$ 66,104	\$ 38,561	\$ 25,276	\$ 13,285
Streetlights	\$ 172,516	\$ 100,634	\$ 92,457	\$ 8,177
Water & Sewer	\$ 146,430	\$ 85,418	\$ 118,371	\$ (32,953)
Entry & Walls Maintenance	\$ 8,002	\$ 4,668	\$ 9,426	\$ (4,758)
Landscape Maintenance	\$ 274,249	\$ 159,979	\$ 127,195	\$ 32,783
Landscape Contingency	\$ 29,339	\$ 17,114	\$ 30,395	\$ (13,281)
Tree Trimming	\$ 2,667	\$ 1,556	\$ -	\$ 1,556
Irrigation Repairs	\$ 24,005	\$ 14,003	\$ 13,408	\$ 595
Aquatic Maintenance	\$ 5,457	\$ 3,183	\$ 3,013	\$ 171
Fountain Repair & Maintenance	\$ 4,001	\$ 2,334	\$ 17,141	\$ (14,807)
Miscellaneous - Stormwater Control	\$ 2,667	\$ 1,556	\$ -	\$ 1,556
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 4,386	\$ 5,470	\$ (1,084)
Pressure Washing	\$ 2,667	\$ 1,556	\$ 1,174	\$ 382
Repairs & Maintenance	\$ 5,334	\$ 3,112	\$ 2,650	\$ 461
Sidewalk Repair & Maintenance	\$ 2,667	\$ 1,556	\$ -	\$ 1,556
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ 1,556	\$ -	\$ 1,556
Contingency	\$ 8,002	\$ 4,668	\$ -	\$ 4,668
Total Operations & Maintenance:	\$ 797,536	\$ 471,619	\$ 472,057	\$ (438)
<i>Reserves</i>				
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Reserves	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Expenditures	\$ 1,044,198	\$ 663,967	\$ 643,176	\$ 20,791
Excess Revenues (Expenditures)	\$ -		\$ 380,963	
Fund Balance - Beginning	\$ -		\$ 408,863	
Fund Balance - Ending	\$ -		\$ 789,826	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Transfer In	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Interest	\$ 5,000	\$ 2,917	\$ 14,874	\$ 11,958
Total Revenues	\$ 100,404	\$ 98,321	\$ 110,278	\$ 11,958
Expenditures:				
Contingency	\$ -	\$ -	\$ 160	\$ (160)
Capital Outlay	\$ 59,228	\$ 34,550	\$ 38,975	\$ (4,426)
Total Expenditures	\$ 59,228	\$ 34,550	\$ 39,136	\$ (4,426)
Excess Revenues (Expenditures)	\$ 41,176	\$ 63,771	\$ 71,143	
Fund Balance - Beginning	\$ 208,444		\$ 580,802	
Fund Balance - Ending	\$ 249,620		\$ 651,945	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 301,800	\$ 289,949	\$ 289,949	\$ -
Interest	\$ 5,000	\$ 2,917	\$ 13,393	\$ 10,476
Total Revenues	\$ 306,800	\$ 292,866	\$ 303,342	\$ 10,476
Expenditures:				
Series 2017				
Interest - 12/15	\$ 101,063	\$ 101,063	\$ 101,063	\$ -
Principal - 12/15	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 06/15	\$ 99,400	\$ -	\$ -	\$ -
Total Expenditures	\$ 295,463	\$ 196,063	\$ 196,063	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,338		\$ 107,280	
Fund Balance - Beginning	\$ 241,476		\$ 396,345	
Fund Balance - Ending	\$ 252,814		\$ 503,625	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 894,582	\$ 894,582	\$ -
Interest	\$ 11,700	\$ 6,825	\$ 34,513	\$ 27,688
Total Revenues	\$ 911,594	\$ 901,407	\$ 929,095	\$ 27,688
Expenditures:				
Series 2019				
Interest - 12/15	\$ 305,594	\$ 305,594	\$ 305,594	\$ -
Principal - 06/15	\$ 290,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 305,594	\$ -	\$ -	\$ -
Total Expenditures	\$ 901,188	\$ 305,594	\$ 305,594	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,407		\$ 623,501	
Fund Balance - Beginning	\$ 391,574		\$ 855,487	
Fund Balance - Ending	\$ 401,981		\$ 1,478,988	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 674,735	\$ 674,735	\$ -
Interest	\$ 10,350	\$ 6,038	\$ 29,119	\$ 23,082
Total Revenues	\$ 712,914	\$ 680,773	\$ 703,854	\$ 23,082
Expenditures:				
Series 2020				
Interest - 12/15	\$ 212,431	\$ 212,431	\$ 212,431	\$ -
Principal - 12/15	\$ 275,000	\$ 275,000	\$ 275,000	\$ -
Interest - 06/15	\$ 208,994	\$ -	\$ -	\$ -
Total Expenditures	\$ 696,425	\$ 487,431	\$ 487,431	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (10,832)	\$ 10,832
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (10,832)	\$ 10,832
Excess Revenues (Expenditures)	\$ 16,489		\$ 205,591	
Fund Balance - Beginning	\$ 517,071		\$ 876,822	
Fund Balance - Ending	\$ 533,560		\$ 1,082,412	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 290,260	\$ 290,260	\$ -
Interest	\$ 2,500	\$ 1,458	\$ 9,637	\$ 8,179
Total Revenues	\$ 304,750	\$ 291,718	\$ 299,897	\$ 8,179
Expenditures:				
Series 2023				
Interest - 12/15	\$ 118,784	\$ 118,784	\$ 118,784	\$ -
Principal - 06/15	\$ 65,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 118,784	\$ -	\$ -	\$ -
Total Expenditures	\$ 302,569	\$ 118,784	\$ 118,784	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,662)	\$ 4,662
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,662)	\$ 4,662
Excess Revenues (Expenditures)	\$ 2,181		\$ 176,450	
Fund Balance - Beginning	\$ 119,157		\$ 270,365	
Fund Balance - Ending	\$ 121,338		\$ 446,816	

Stoneybrook South at ChampionsGate

Community Development District Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,687	\$ 2,687
Total Revenues	\$ -	\$ -	\$ 2,687	\$ 2,687
Expenditures:				
Series 2020				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 9,271	\$ (9,271)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,271	\$ (9,271)
Excess Revenues (Expenditures)	\$ -		\$ 11,958	
Fund Balance - Beginning	\$ -		\$ 31,519	
Fund Balance - Ending	\$ -		\$ 43,477	

Stoneybrook South at ChampionsGate

Community Development District Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 04/30/24		Thru 04/30/24		
Revenues:							
Interest	\$	-	\$	-	\$ 52,147	\$	52,147
Total Revenues	\$	-	\$	-	\$ 52,147	\$	52,147
Expenditures:							
Series 2023							
Capital Outlay	\$	-	\$	-	\$ 4,003,060	\$	(4,003,060)
Total Expenditures	\$	-	\$	-	\$ 4,003,060	\$	(4,003,060)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$ 4,662	\$	(4,662)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 4,662	\$	(4,662)
Excess Revenues (Expenditures)	\$	-			\$ (3,946,251)		
Fund Balance - Beginning	\$	-			\$ 3,965,372		
Fund Balance - Ending	\$	-			\$ 19,121		

Stoneybrook South at ChampionsGate

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 82,803	\$ 850,553	\$ 15,802	\$ 24,577	\$ 12,754	\$ 16,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002,688
Interest	\$ 1,331	\$ 1,030	\$ 960	\$ 3,020	\$ 3,111	\$ 3,204	\$ 2,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,980
Miscellaneous Income	\$ -	\$ -	\$ 6,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,471
Total Revenues	\$ 1,331	\$ 83,833	\$ 857,984	\$ 18,822	\$ 27,688	\$ 15,958	\$ 18,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024,139
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering Fees	\$ 266	\$ 221	\$ 105	\$ 105	\$ 105	\$ 105	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,118
Attorney	\$ 851	\$ 678	\$ 335	\$ 68	\$ 845	\$ 1,217	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,079
Dissemination	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,167
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ 3,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,675
Trustee Fees	\$ -	\$ 4,310	\$ -	\$ 4,310	\$ -	\$ 3,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,570
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 9	\$ 8	\$ 24	\$ 29	\$ 67	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144
Printing & Binding	\$ 1	\$ -	\$ -	\$ 21	\$ -	\$ 13	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 74	\$ 54	\$ 40	\$ 42	\$ 41	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 820
Property Taxes	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,864	\$ 13,726	\$ 6,344	\$ 9,336	\$ 8,156	\$ 10,083	\$ 7,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,715
Operations & Maintenance:													
Field Services	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,447
Property Insurance	\$ 15,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,635
Electric	\$ 4,524	\$ 3,133	\$ 3,473	\$ 2,003	\$ 4,889	\$ 3,840	\$ 3,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,276
Streetlights	\$ 13,440	\$ 13,855	\$ 13,440	\$ 9,215	\$ 15,893	\$ 12,437	\$ 14,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,457
Water & Sewer	\$ 18,524	\$ 14,073	\$ 12,287	\$ 32,623	\$ 18,771	\$ 15,050	\$ 7,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,371
Entry & Walls Maintenance	\$ -	\$ 451	\$ 1,084	\$ 644	\$ 7,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,426
Landscape Maintenance	\$ 19,139	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 20,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,195
Landscape Contingency	\$ 3,279	\$ -	\$ -	\$ 14,039	\$ 11,917	\$ -	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,395
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,372	\$ 2,250	\$ 2,397	\$ 4,402	\$ 2,116	\$ 871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,408
Aquatic Maintenance	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 796	\$ 369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013
Fountain Repair & Maintenance	\$ 8,240	\$ 2,117	\$ 127	\$ 1,938	\$ 127	\$ 2,941	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,141
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 840	\$ 774	\$ 310	\$ 774	\$ 1,688	\$ 310	\$ 774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,470
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,174
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 524	\$ 1,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,650
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 86,854	\$ 55,994	\$ 52,460	\$ 84,979	\$ 82,205	\$ 56,119	\$ 53,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,057
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 95,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,404
Total Reserves	\$ -	\$ -	\$ 95,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,404
Total Expenditures	\$ 107,718	\$ 69,720	\$ 154,208	\$ 94,315	\$ 90,361	\$ 66,202	\$ 60,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643,176
Excess Revenues (Expenditures)	\$ (106,387)	\$ 14,113	\$ 703,776	\$ (75,493)	\$ (62,673)	\$ (50,245)	\$ (42,129)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,963

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)
LESS: PRINCIPAL PAYMENT 12/15/23	(\$95,000)
CURRENT BONDS OUTSTANDING	\$4,200,000

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)
LESS: PRINCIPAL PAYMENT 12/15/23	(\$275,000)
CURRENT BONDS OUTSTANDING	\$11,920,000

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

Fiscal Year 2024

Gross Assessments	\$ 1,110,752.16	\$ 321,198.24	\$ 990,994.68	\$ 747,454.45	\$ 321,542.25	\$ 3,491,941.78
Net Assessments	\$ 1,044,107.03	\$ 301,926.35	\$ 931,535.00	\$ 702,607.18	\$ 302,249.72	\$ 3,282,425.27

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
							O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
11/10/23	ACH	\$10,351.90	\$197.25	\$489.17	\$0.00	\$9,665.48	\$3,074.49	\$889.06	\$2,743.01	\$2,068.91	\$890.01	\$9,665.48
11/24/23	ACH	\$266,419.57	\$5,115.25	\$10,656.86	\$0.00	\$250,647.46	\$79,728.48	\$23,055.23	\$71,132.43	\$53,651.40	\$23,079.92	\$250,647.46
12/11/23	ACH	\$3,247.91	\$64.28	\$34.50	\$0.00	\$3,149.13	\$1,001.71	\$289.67	\$893.71	\$674.08	\$289.98	\$3,149.13
12/11/23	ACH	\$2,715,408.44	\$52,135.79	\$108,618.67	\$0.00	\$2,554,653.98	\$812,610.18	\$234,983.98	\$724,997.34	\$546,826.84	\$235,235.65	\$2,554,653.98
12/22/23	ACH	\$122,435.06	\$2,370.07	\$3,931.77	\$0.00	\$116,133.22	\$36,940.83	\$10,682.25	\$32,958.00	\$24,858.46	\$10,693.69	\$116,133.22
01/10/24	ACH	\$43,530.86	\$844.49	\$1,305.93	\$0.00	\$41,380.44	\$13,162.71	\$3,806.28	\$11,743.55	\$8,857.53	\$3,810.36	\$41,380.43
01/10/24	ACH	\$5,681.36	\$110.90	\$136.75	\$0.00	\$5,433.71	\$1,728.41	\$499.81	\$1,542.06	\$1,163.09	\$500.34	\$5,433.71
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$2,864.72	\$2,864.72	\$911.24	\$263.50	\$812.99	\$613.20	\$263.79	\$2,864.72
02/08/24	ACH	\$78,763.00	\$1,543.08	\$1,609.14	\$0.00	\$75,610.78	\$24,051.04	\$6,954.88	\$21,457.94	\$16,184.58	\$6,962.33	\$75,610.77
02/08/24	ACH	\$1,687.89	\$33.75	\$0.00	\$0.00	\$1,654.14	\$526.17	\$152.15	\$469.44	\$354.07	\$152.32	\$1,654.15
03/08/24	ACH	\$41,347.03	\$818.26	\$434.39	\$0.00	\$40,094.38	\$12,753.63	\$3,687.99	\$11,378.57	\$8,582.25	\$3,691.94	\$40,094.38
04/08/24	ACH	\$45,195.58	\$903.90	\$0.00	\$0.00	\$44,291.68	\$14,088.75	\$4,074.07	\$12,569.75	\$9,480.69	\$4,078.43	\$44,291.69
04/08/24	ACH	\$6,456.40	\$129.14	\$0.00	\$0.00	\$6,327.26	\$2,012.64	\$582.00	\$1,795.64	\$1,354.36	\$582.62	\$6,327.26
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$307.40	\$307.40	\$97.78	\$28.28	\$87.24	\$65.80	\$28.31	\$307.41
05/08/24	ACH	\$28,140.75	\$562.81	\$0.00	\$0.00	\$27,577.94	\$8,772.27	\$2,536.69	\$7,826.47	\$5,903.09	\$2,539.41	\$27,577.93
TOTAL		\$ 3,368,665.75	\$ 64,828.97	\$ 127,217.18	\$ 3,172.12	\$ 3,179,791.72	\$ 1,011,460.33	\$ 292,485.84	\$ 902,408.14	\$ 680,638.35	\$ 292,799.10	\$ 3,179,791.76

96.87%	Net Percent Collected
\$ 102,633.55	Balance Remaining to Collect

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
10/2/23		Interest		\$ 137.58
10/3/23		Transfer from Reserve		\$ 1,543.99
11/1/23		Interest		\$ 150.38
11/2/23		Transfer from Reserve		\$ 1,595.68
12/1/23		Interest		\$ 152.31
12/4/23		Transfer from Reserve		\$ 1,532.92
1/2/24		Interest		\$ 163.62
1/3/24		Transfer from Reserve		\$ 1,575.44
2/1/24		Interest		\$ 170.13
2/2/24		Transfer from Reserve		\$ 1,561.36
3/1/24		Interest		\$ 166.60
3/4/24		Transfer from Reserve		\$ 1,460.85
4/1/24		Interest		\$ 184.93
4/2/24		Transfer from Reserve		\$ 1,561.99
TOTAL				\$ 11,957.78
Project (Construction) Fund at 09/30/23				\$ 31,518.97
Interest Earned/Transferred Funds thru 4/30/24				\$ 11,957.78
Requisitions Paid thru 4/30/24				\$ -
Remaining Project (Construction) Fund				\$ 43,476.75

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
11/29/23	4	Lennar Homes LLC	Reimbursement of Construction Costs for North Fox Utilities & Tract X	\$ 4,002,255.23
1/12/24	6	Latham, Luna, Eden & Beaudine	Invoice #121704 - Finalization of Conveyance to TWA of Tract LS-1 of Tract X Plat	\$ 264.50
1/12/24	7	Latham, Luna, Eden & Beaudine	Invoice #122213 - Review of Req.4 & Preparation of Coveyance Documents	\$ 540.00
TOTAL				\$ 4,003,059.73
Fiscal Year 2024				
10/2/23		Interest		\$ 17,434.71
10/3/23		Transfer from Reserve		\$ 664.54
11/1/23		Interest		\$ 18,097.44
11/2/23		Transfer from Reserve		\$ 686.78
12/1/23		Interest		\$ 16,307.76
12/4/23		Transfer from Reserve		\$ 659.77
1/2/24		Interest		\$ 75.81
1/3/24		Transfer from Reserve		\$ 678.07
2/1/24		Interest		\$ 76.28
2/2/24		Transfer from Reserve		\$ 672.01
3/1/24		Interest		\$ 73.39
3/4/24		Transfer from Reserve		\$ 628.75
4/1/24		Interest		\$ 81.40
4/2/24		Transfer from Reserve		\$ 672.28
TOTAL				\$ 56,808.99
Project (Construction) Fund at 09/30/23				\$ 3,965,371.76
Interest Earned/Transferred Funds thru 4/30/24				\$ 56,808.99
Requisitions Paid thru 4/30/24				\$ (4,003,059.73)
Remaining Project (Construction) Fund				\$ 19,121.02

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Stacie Vanderbilt
Recording Secretary
Stoneybrook South at ChampionsGate Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Stoneybrook South at ChampionsGate Community Development District –
Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Stoneybrook South at ChampionsGate Community Development District as of April 15, 2024.

The number of registered voters within the Stoneybrook South at ChampionsGate CDD is 564 as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

Vote
Osceola

SECTION 4

2024 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 10, 2024 – Noon, Friday, June 14, 2024

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 13, 2024.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.