

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

August 5, 2024

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 29, 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, August 5, 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 June 3, 2024 Meeting
5. Consideration of Agreement for Professional Engineering Services with Kimley-Horn & Associates, Inc.
6. Review and Acceptance of Fiscal Year 2023 Audit Report
7. Consideration of Agreement for Lighting Service with Duke Energy
8. Consideration of Amtec Proposal for Arbitrage Rebate Calculation Services for Series 2023 Bonds
9. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Recently Enacted Legislation
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement

- iii. Adoption of District Goals and Objectives
 - iv. Approval of Meeting Schedule for Fiscal Year 2025
 - v. Presentation of Series 2019 Arbitrage Rebate Calculation Report
- 10. Other Business
 - 11. Supervisor's Requests
 - 12. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION A

From: Campbell campbell.mcanally@gmail.com
Subject: Interest in Board position
Date: June 24, 2024 at 1:41 PM
To: jlebrun@gmscfl.com



Hi Jeremy

I wish to register my interest in applying the CDD board position that will be available soon.

My Name is Campbell McAnally and I live in the Championsgate country club community.

I have previously served on the Board of Directors for Calabay Parc community which is located in Polk county.

During my Time living in Champions gate I have been involved in several committees.

I was actively involved with the Turnover committee prior to forming the community BOD.

Once the BOD was formed I became a member of the Facilities committee which was formed to look after all of the facilities of the community this included the landscape. Our role included maintaining all maintenance schedules and contracts.

I was also a member of the Golf committee which was responsible for assisting with the running of the pro shop and course facilities. This also included the running of various competitions for our members.

At present I am Vice chair of the Gate access committee which has the responsibility for all of the access gates into the community.

I look forward to hearing from you in the future.

Campbell McAnally
8934 Fallen oak Drive
Championsgate
33896

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SECTION E

RESOLUTION 2024-05

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

Section 7. This Resolution shall become effective immediately upon its adoption. **PASSED AND ADOPTED** this 5th day of August, 2024.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

**MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, **June 3, 2024**, at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary
John Lambert	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Bryan Clayborne	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:04 a.m. and called roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: For the record, there are no members of the public present, just Board and staff.

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 2024-05 Electing Officers**

Mr. LeBrun: We are still looking for general electors for seat #3. I have not received any inquiries about the seat. If anyone else knows of someone interested for that seat.

Mr. Lambert: I have reached out to someone who might be a good fit. I don't know if he is interested yet but I will find out.

Mr. Morgan: Talk him into it.

Mr. LeBrun: If you do get any inquires, you can send them to me and I can help them through the process and answer questions. We will table that until the next meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 1, 2024 Meeting

Mr. LeBrun: That brings us down to item number four which is approval of the minutes from the April 1, 2024 meeting. Those are in the agenda packets reflecting any comments you received up to this point.

Mr. Morgan: Everybody good with the minutes? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the April 1, 2024, Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. LeBrun: At the previous meeting, our current engineer, Dave Reid, notified the Board of his intent to resign just to focus on newer projects. The District put out a request for qualifications for engineering services at Stoneybrook South at ChampionsGate and advertised that per state statute in the newspaper and we sent it out to engineering firms that we knew were accepting work. The two that responded by the deadline and submitted responses to that were Dewberry Engineering and Kimley-Horn. Those are the two responses that we received for District engineering.

Mr. Bonin: Who else was it forwarded to, the RFP?

Mr. LeBrun: We sent it to DWMA, England-Thims & Miller, Dewberry. There are five or six firms that we sent it out to see if they were interested in work as well.

Mr. Bonin: Macintosh, Kimley-Horn, Dewberry, England-Thims & Miller. Who else?

Mr. LeBrun: It was advertised but we reached out to the ones that we knew in addition to the statutory advertisement. Macintosh, GAI, Dewberry, Kimley-Horn, those are the ones we sent directly to in addition to the advertisement. We had two responses, Dewberry and Kimley-Horn. Also, I passed out the ranking sheet so the RFQ has qualities with the points that are assigned for the RFQ that was there. All the Board has to do today is select a number one ranked firm based on the criteria that was in the RFQ. You will notice there is no pricing included and that is part of the RFQ process it's not able to be used as one of the initial factors for ranking of RFQ.

Mr. Morgan: We don't have pricing from them yet?

Mr. LeBrun: No, that is part of statute. When doing the RFQ that is not one of the qualifications used to rank the firms. I also want to point out just for the Board because its relevant, because Stoneybrook South and Stoneybrook South at ChampionsGate have a cost share agreement so some of the areas are interconnected. There is some collaboration among the two Districts. At the previous meeting, Stoneybrook South just for informational purposes selected Kimley-Horn based on the criteria provided.

Mr. Morgan: Would it be best if we had the same engineer on both CDD's? John, I defer to you.

Mr. Lambert: I would agree.

Mr. LeBrun: You can factor that in as you are going through the ranking of the points. You could add that in as criteria because somewhere within the rubric you felt that might award them some more points. It would be up to the Board to score that as they see fit.

Mr. Morgan: Under willingness to meet time and budget, if they were both on the same CDD, that would give them preferential treatment under that column. Would you agree counsel?

Ms. Trucco: Yes.

Mr. LeBrun: What we can do going forward to score is individual Board Supervisors can submit rankings. If someone has one that they want to agree to as a group, we can do that.

Mr. Morgan: Let's just do it as a group. It is a lot easier. We give them both 25 for ability and adequacy. Give them both 25 for past performance. You all speak up if you don't agree. Give

them both 20 for geographic location. Give Dewberry 10 and Kimley-Horn 15 for willingness to meet time and budget.

Mr. Lebrun: For the record, neither is officially certified minority businesses. It could be however the Board wishes to score it. Kimley-Horn did expound a little bit about how they are going to meet that and the efforts they have gone to that might be a factor in here.

Mr. Morgan: We will give Kimley-Horn 5 for that if everybody agrees. Looks like the work loads are about the same so 5 each for that. I know Dewberry does some work for us in other CDDs. Does Kimley-Horn do work for us in other CDDs?

Mr. LeBrun: They do have CDDs within Florida, in Orlando.

Mr. Bonin: Lennar does not have Kimley-Horn on a CDD that I am aware of. I do use them on a project. I am familiar with their company and capabilities.

Mr. Morgan: We will give each 5 for that. What would that add up to Jeremy?

Mr. LeBrun: Sounds like you gave Kimley-Horn full points for everything.

Mr. Morgan: That is correct.

Mr. LeBrun: That would be a total of 100. For Dewberry, it looks like there was differentiation.

Mr. Morgan: It was 5 less so that was 95 and then 5 less for that so they would get a 90. Is the Board in agreement with this.

Mr. Lambert: I agree.

Mr. Bonin: I agree also.

Mr. LeBrun: Sounds like what I heard is that Kimley-Horn received a score of 100 and Dewberry received a score of 90. Based on the scores presented, Kimley-Horn would be ranked as #1 and Dewberry ranked as #2.

Mr. Morgan: That is correct.

Mr. LeBrun: With no further discussion, the next step would be a couple of motions wrapped into this crafted for the Board if that is helpful. The first one would be to rank Kimley-Horn as the #1 engineering firm based on the RFQ criteria that was presented to the Board.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Ranking Kimley-Horn #1 and Authorizing Staff to Send Notice of Intent to Award and to Draft Agreement with Chair Authority to Execute, was approved.

I will have staff carry out those actions to prepare for notice of intent and counsel draft agreement. Before we leave today, I will grab your score sheets so we can have that for the record.

SIXTH ORDER OF BUSINESS**Public Hearing****A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. LeBrun: This public hearing is in relation to Resolution 2024-03. Can we have a motion to open the public hearing.

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

Mr. LeBrun: The public hearing is officially open. There are no members of the public present, just Board and staff. This is a similar budget to the one that you saw last time. This is for the upcoming FY2025. It starts on page 122 of your electronic agenda. Just to note again, there is no assessment increase to residents. We are able to keep assessments level which is always good. Starting on page 126, you have the narrative of all the different funds, the general fund and what is covered on those line items. On page 134, you will see your capital reserve and behind that you will see the debt service related to that FY2025. Like I said, the Board has seen this previously. There were no major changes and no assessment increase. Happy to take any questions on it. If not, we would just look for a motion to approve Resolution 2024-03 and adopt FY2025 budget.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, Resolution 2024-03 Adopting Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: This is a mechanism to fund that budget so this is imposing the special assessments and certifying an assessment roll. You have adopted the budget so now you are just funding the budget with this resolution.

On MOTION by Mr. Morgan, seconded by Mr. Bichard with all in favor, Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun: Can I get a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Draft Permanent Easements with Osceola County, Florida

Ms. Trucco: Included in your agenda are two permanent easement requests from the county. There are easements over two tracts. I have passed out a map from the property appraiser's website with the location of the parcels and they actually have a survey too that is attached to both easements as Exhibit 'A' which shows what part of each of those tracts the slope easement would be over. I had contacted the developer to see if they had any objection to that and was actually told this was part of the original plans for the CDD and these two easements are necessary for the extension of West Side Blvd. North to make a connection to 192 and Lennar had agreed to build the road and be reimbursed by the county for the cost. These easements are really just papering their right to go out there, the counties right to use Lennar to construct the road. They are necessary because the CDD owns these two parcels by deed now. You have got these two forms of easement here in your agenda. I have sent them over to the District Engineer. I think he responded to me on the way here actually stating he is okay with these easements. Basically, today what I would be looking for is a motion to approve these in substantial final form subject to District Counsel, District staff, and District Engineer sign off on it. There may be some additional minor bits that end up in here but we would ask also for delegation of authority to one of the Supervisors to approve that final form and then sign it after District staff is all signed off. This permanent drainage easement that you have, they are nearly identical but they are over different sections of the parcel so you can see they called the first one on both LA3 and LA4 which are landscape drainage tracts, but there are different portions of that. Looking at Exhibit 'A' you will see a map that is slightly different areas there and the purpose of the easement set forth in paragraph three. It is pretty inclusive. This language I need to run past the District Engineer, that is why I sent this over to make sure this is not going to interfere with any of the CDD's infrastructure there or the CDD's

plan, and that is where the District Engineer comes in. As far as the terms, I am okay with the legal terms of this document. I would suggest adding just a section to see if we can get reimbursement or indemnification for any damage which means they will pay for our legal defense in the event we are sued as a result of something they have done on our property. So reimbursement and indemnification for any damages that the CDD incurs as a result of them doing this project and then also usually ask for insurance language to be added in easements that lists the CDD as an additional insurer to that. If there is an accident, we not only have our insurance but we can also drop into their policy if we are listed as additional insurer on their policy. Finally, on sovereign immunity, I did not see a sovereign immunity provision in here so the county benefits from sovereign immunity just like the CDD. That is an entitlement under Florida Law basically that we cannot be held liable in excess of a certain monetary amount, I believe it is \$195k per claim. I have to double check the exact specifics on that but it basically allows us not to be liable for certain types of claims that exceed a certain monetary value. In our documents, you will see in our agreements there are other easements and an acknowledgement that nothing in these documents is a waiver of the CDD sovereign immunity under Florida Law. I anticipate that the county will also want sovereign immunity language in there as well.

Mr. Morgan: We knew this was coming right?

Mr. Lambert: It was going to have to happen with the extension.

Mr. Bonin: Who is asking for this?

Ms. Trucco: Osceola County.

Mr. Bonin: Where is the origin of this request? Are we supposed to know where this piece is?

Mr. Morgan: It is right there at the cul-de-sac at the very north end where the road ends.

Ms. Trucco: You will see, if you look on the property appraiser's website, you will see West Side Blvd right there to the west. It runs all the way up to 182.

Mr. Morgan: Past the lift station. This is where our road ends. The lift station is right there. That is the wetland area. This doesn't look the same as what they show on there.

Mr. Bonin: Where is it in relation to this?

Mr. Scheerer: That is the wetland and this is West Side Blvd. Your lift station is right there.

Mr. Lambert: I am having trouble tying that to this. I see the right of way line which makes sense it is in the curve of this but I couldn't really pinpoint with the two areas how this overlaid it.

Ms. Trucco: This is the parcel and the first page of the easement it says a portion of parcel ID# and then then 30 so I am guessing that here is West Side here West Side Blvd, this is a slope easement so they are going to be draining in here or something like that is my guess. Here is West Side Blvd here.

Mr. Lambert: What I am worried about is where it says access and slope easement of this lower part WB 802. That is actually Toho's lift station.

Ms. Trucco: Okay.

Mr. Bonin: It doesn't show where this ends and this begins because this is squared off here and this is not.

Mr. Morgan: In the verbiage it says a portion of the easement so this is the actual portion of the parcel.

Ms. Trucco: These are the two CDD parcels. This says a portion of it.

Mr. Bonin: Who drew this?

Ms. Trucco: The county.

Mr. Bonin: The county hired Hamilton to draw this description and it looks like it partly falls on the District's piece but the shape of this thing does not match up.

Mr. Morgan: Because it says it is a portion.

Mr. Reid: It is difficult just looking at these sketch descriptions. You almost have to look at the plans but these parcels were identified on our website boulevard extension plan and part of right of way map and easement take and all of that stuff. This is relatively small and is far away from Toho's lift station because it is tucked up on the property line. It is adjacent to the existing wetland. It is not anywhere near Toho's lift station. I actually had to look at the plans together with these descriptions because I am used to seeing these parcels outlined on our plans. Without the record from the plans and the lift station and the road and all of that it is difficult to see it. This is right up against the cul-de-sac which tucked up in the corner by the wetland. This does not encroach on any of the infrastructure on tract A.

Mr. Bonin: What does this allow the county to do practically speaking? What is the purpose to have this?

Mr. Reid: There is a storm pipe that comes across from the West Side Blvd to the East. We are rerouting a storm pipe that was put in, installed by the adjacent property there and it is conflicting with the wall that we are putting in for West Side Blvd. We are realigning that storm pipe and bringing it on to tract X. We just have an outfall structure right on the edge of the wetland. The slope easement allows the county to access and maintain that swell.

Ms. Trucco: Did you check the parcels that are referenced on the first page to make sure that this exhibit is accurate?

Mr. Reid: Yes, they used our plans/files to create that so that is right off of our plan.

Ms. Trucco: Who at the county were you speaking with?

Mr. Reid: Laura, the project manager right now.

Mr. Bonin: This is all related to the West Side Blvd extension construction project or was this going to be needed without that project?

Mr. Reid: No, this is just for the West Side Blvd extension project.

Mr. Bonin: Okay, alright.

Mr. Morgan: You good Rob? Barry? John? Jarred?

Mr. Bonin: I understand now.

Mr. Bichard: Yes.

Mr. Cornell: Yes.

Mr. Lambert: Yes.

Mr. Trucco: We are looking for a motion to approve in substantial final form subject to staff signoff and then delegation of authority to the Chairman.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Draft of Permanent Easements with Osceola County Florida, Approve in Final Substantial Form Pending Staff Sign-Off with Delegation of Authority to the Chairman, was approved.

EIGHTH ORDER OF BUISNESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Ms. Trucco: There is the annual memo for CDD Supervisors. We put a reminder about Florida laws that apply to CDD Supervisors as public officials in all of our CDD agendas. The first

reminder is about the Code of Ethics. There is something that is called the gifts law and applies to you all. You are prohibited from accepting anything of value or asking for anything of value. If it is being given to you in order to influence your decision making on this Board, your spouse and your minor children are also subject to that as well so if they know or should know that thing is being given to them in order to influence your official decision making, they can't accept it. As far as a disclosure duty we can't accept gifts in general even if they are given to me without trying to influence my official decision making. Yes, you can accept those gifts but if they have a value of greater than \$100 and they weren't given to you by a relative then you have to pay down the value of that gift to \$100 or less within 90 days of receiving it. You have to disclose it on a form, the form 9, and submit that to the state. You are familiar with the voting conflict, CDD Supervisors you are not permitted to vote on anything that would result in a special private gain or loss to yourself, to your employer, to your relative, to your business associate, etc. All of those categories are listed here for you if you need to reference it. You may be thinking well we have some Supervisors that are employed by Lennar. There is a statutory exemption for Supervisors if they are affiliated with the original landowner which in this case is some of the Supervisors that sit on this Board. That is completely legal. They are exempt under the statute. If you feel that you have a voting conflict, please let me or Jeremy know so that we can walk you through the steps for disclosing that and submitting the necessary forms. Regarding quorums, we need to have a physical quorum so the majority must be present in order to hold a Board meeting. You are permitted to call in telephonically and participate but you should only do so if your absence is due to an extraordinary circumstance such as a medical illness or something of that nature. If you call in, you must vote on every measure just like if you were physically present here at the Board meeting and then obviously you calling in does not count for quorum purposes. The last page goes through the Sunshine Law; you are prohibited from discussing any item on which foreseeable action will be taken by this Board outside of one of these Supervisor meetings. These meetings are advertised pursuant to Florida Law and are recorded with minutes taken, etc. It is important that any CDD business be discussed at one of these meetings instead of outside of one of the meetings with another Supervisor. You can talk to your spouse, neighbor, etc. Lastly, public records, any document or material made or received in connection with your official Supervisor position or CDD business is a public record and has to be retained for the statutorily required period of time. For most documents that is three to five fiscal years but I have included a URL to the actual

schedule which you can go to in your free time and it will say every single document material that you can think of, exactly how much time you need to hold onto that for. GMS is the record custodian for the CDD so we recommend you have a separate email account for all CDD emails in a separate folder where you can just put everything related to the CDD into that in case there is a public record request otherwise you can send it to your public record custodian and they will hold onto it for the statutorily required amount of time. If you have any questions, I am available now or after the meeting but otherwise that is all I have for you today.

Mr. Morgan: John, did you receive the emails about the ethics training?

Mr. Lambert: Yes.

Mr. LeBrun: Any other questions for Counsel?

Mr. Morgan: No, thank you.

Mr. LeBrun: Any pending conveyances?

Ms. Trucco: That is what I touched on, there are but we have to get the certificate from the District Engineer signed before we can record that deed. Let's just keep that on here. The permit transfer is something that would be helpful if we could get Dave's insight on.

ii. Discussion of Pending Plat Conveyances

iii. Status of Permit Transfers

Ms. Trucco: The only thing we have been working on since the last Board meeting is the title work came back for the remaining tracts that are platted to be deeded to the CDD. That looks clear so I followed up with the District Engineer for his signoff on the Certificate of District Engineer. Once we get that back, we will be ready to record and then I will bring a final inventory back to the Board just detailing everything that was platted to come to the CDD and then there will be a record in the official record book and the page number that the deed was recorded in.

B. Engineer

Mr. LeBrun: Dave, do you have any information to report?

Mr. Reid: I have nothing new other than we are wrapping up our annual report this month and this will be my last meeting. I appreciate working with everybody. As always, if you ever have any questions, you can always give me a call.

Mr. Morgan: Thanks Dave.

Ms. Trucco: Dave, do you have any updates on the permit transfers or are all of those taken care of? I just want to make sure as we are wrapping that up before you go.

Mr. Reid: Yes, I believe they are, but I will follow up and check that too to make sure that is all done before we are done here.

Mr. LeBrun: Any questions for Dave? Thank you, Dave for your service to the District.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: The approval of the chest register starting on page 173 of your electronic agenda.

Mr. Morgan: What sign did we have to replace? There is a thing from Don Bell Signs that we had to replace and LED.

Mr. Scheerer: Those were the decorative entry signs that say ChampionsGate, the lettering and stuff like that. We entered into an arrangement with Don Bell. They do the main ChampionsGate off of I-4. They are going to come out quarterly and just double check all of our lights and make sure all of the back lit letters are working.

Mr. LeBrun: For the General Fund of the check register, we have checks #724-757 and from the payroll fund we have checks 50085-50089. The total for the chest register is \$241,692.65. Behind that is your line-by-line register. Happy to take any questions, if not just looking for a motion to approve the check register.

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

Mr. LeBrun: Behind that, you have your balance sheet and income statement. No action is required by the Board. These are your financials through April 30, 2024 and that gives you the detail of each line by line as we go through the fiscal year. You have four-ish months left in the current fiscal year so everything is looking good.

iii. Presentation of Number of Registered Voters – 564

Mr. LeBrun: This is something the CDD reports annually. Important as the District is growing after it has been established for six years and it reaches 250 registered voters as that is what triggers the transition of seats. As of April 15, 2024 Stoneybrook South at ChampionsGate CDD has 564 registered voters. Not necessarily residents, just resident voters. We are reporting that as required.

iv. General Election Qualifying Period and Procedure

Mr. LeBrun: Qualifying for general election seats starts at noon on Monday June 10th and runs through noon June 14th so next week Monday through Friday. This is the process where general electors qualify for the seats. It is all done through the Supervisors or elections. The District or District management doesn't have any role in the process besides giving helpful information to point interested candidates towards the Supervisor of Elections. This year 2024 election we have seat #2 which is a general election seat and currently Barry is in that seat so that will be in the general election as a general seat this year. We also have seat #1 which is Jarred's seat so that is also listed as a general elections seat in the upcoming election. We will monitor if anybody qualifies during that qualifying period and will really have to drive the Board going forward if no one qualifies. Form 1 reminder the form that Supervisors must complete before July 1st. It is all electronic this year. If you have not done it yet, feel free to reach out to me and I can help you out. The biggest step is going to the Board of Ethics website and I will send a link as well to it. You will go to the page and say I am a filer and click on that. They will ask for your email. The most important thing is to use the email that you have used previously. They will send you an email to register your account and you click on it, create a password and then you are in. Everything is electronic this year going forward so no more paper.

Mr. Bonin: Is that for the ethics to be completed by the end of the year?

Mr. LeBrun: That is in addition to the ethics. The Form 1 is your statement of financial interest that is due July 1st. The four hours of ethics training has to be completed this calendar year and you will repeat it on your 2025 Form 1, check the box. There are no deliverables that you have to turn in. It is just saying you have completed the training. I will resend both of those memos out for the Board to refresh if you still need to knock those out. That is all I have, happy to take any questions.

NINTH ORDER OF BUISNESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH 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

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “Agreement”), is made and entered into and effective as of _____, 2024, by and between the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida, 32801 (the “District”), and **KIMLEY-HORN AND ASSOCIATES, INC.**, a North Carolina corporation, whose principal and mailing address is 421 Fayetteville Street, Suite 600, Raleigh, North Carolina 27601 (the “Engineer”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by Osceola County (the “County”);

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District;

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, and Section 287.055, *Florida Statutes*, the District solicited proposals from qualified engineering firms to provide professional engineering services on a continuing basis to the District and the District’s Board of Supervisors (the “Board”) selected the Engineer;

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, and other services defined by separate Work Authorizations as applicable; and

WHEREAS, the Engineer serves as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. Scope of Services.

(a) The Engineer will provide general engineering services including:

1. Preparation and presentation of any necessary or desirable reports and applications.

2. Attendance by Jason Alligood, PE, or such other representative of Engineer approved by the District Manager or Chairman, at meetings of the District's Board, upon request by the District Manager or Chairman.
3. Meeting, negotiating and/or communicating with necessary parties to effectuate the issuance of bonds, production of special reports, feasibility studies or the completion of other tasks, or the coordination and completion of capital improvement or maintenance projects.
4. Professional administration, consultations and/or opinions concerning capital improvements, property or maintenance projects or tasks within the District (including but not limited to: work related to water management system, master utilities, preserved wetlands, roadways, amenity facilities, golf facilities, park facilities and any other public improvement authorized by Chapter 190, *Florida Statutes*).
5. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board.

(b) In connection with any capital improvement projects of the District, the Engineer shall prepare (or cause to be prepared) or review construction drawings and specifications applicable to the type of work being undertaken. In these instances, the Engineer's duties will also include rendering assistance in the drafting of forms, proposals/bids and contracts, issuance of certificates of construction, completion and payment, assisting with and/or supervising the bidding processes, and any other activity required by the District's Board.

(c) The Engineer shall, when requested by the District's Board, provide general services during the construction phase of certain projects including, but not limited to:

1. Periodic visits to the site or full-time construction management services, as directed by the District.
2. Processing of contractors' pay estimates.
3. Final inspection and requested certificates for construction including the final certification of construction, and certification of readiness for conveyances to the District in accordance with the development plans for the District.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as District's representative or "Engineer."
5. Any other activity related to construction as authorized/directed by the District's Board.

(d) With respect to the maintenance of District facilities or improvements, the Engineer shall render such services as authorized in writing by the District. The Engineer shall also perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, as defined and directed by the District and separate Work Authorizations, as applicable.

(e) Engineer attests to the accuracy of all statements made in the proposal submitted to the District attached hereto as **Exhibit "A."** In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

2. **Method of Authorization.** Each additional service or project not specified in Paragraph 1 herein shall be authorized in writing by the District. Such written authorization shall be incorporated in a "Work Authorization" or proposal which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (the "Work Authorization"). Every Work Authorization authorized by the District is subject to the terms herein and Work Authorizations shall be at the sole option of the District.

3. **Compensation.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization and/or per the hourly compensation rates outlined in **Exhibit "B"** attached hereto. In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

4. **Reimbursable Expenses.** Reimbursable expenses consist of actual expenditures, without mark-up or multiplier, made by the Engineer, its employees, or its consultants in the interest of the project and include the incidental costs listed as follows:

(a) Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, and for fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

(b) Expense of reproduction, acquisition, postage and handling of drawings and specifications.

5. **Special Consultants and Subcontractors.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis without mark-up or multiplier. If the Engineer desires to employ subcontractors in connection with the performance of its services under this Agreement:

(a) Engineer shall obtain written consent of the District's Board and nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor; however, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the subcontractors related to the services performed pursuant to this Agreement.

(b) Engineer shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Engineer shall be and remain responsible for the quality, timeliness and coordinate of all services furnished by the Engineer and/or its subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions.

6. Books and Records. Subject to any longer time periods required under Paragraph 16 herein, Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement for a period of at least four (4) years from and after the completion of any such services. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

7. Ownership of Documents.

(a) All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creations, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

(b) The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer, in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District's project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

(c) The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable

materials or designs.

8. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

9. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him or her. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

10. Insurance. The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation:	Statutory Requirements
General Liability	
Bodily Injury (including contractual):	\$1,000,000/\$2,000,000
Property Damage (including contractual):	\$1,000,000/\$2,000,000
Automobile Liability (if applicable):	\$1,000,000 combined single limit
Bodily Injury	
Property Damage	
Professional Liability for Errors/Omissions:	\$1,000,000

The Engineer shall provide District with a certificate evidencing compliance with the above terms and coverage and naming the District, its supervisors, staff, agents, officers and employees as additional insureds. Engineer shall provide the District with thirty (30) days' written notice of cancellation or modification of the policy. At no time shall Engineer be without insurance coverage in the above amounts.

11. Engineer's Employees; Independent Contractor Status of Engineer. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by Engineer are the sole responsibility of Engineer. Engineer shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. The Engineer agrees that it shall bear

the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

In performing any services hereunder, Engineer shall be an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Engineer. Engineer has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District without the District's Board's direction to the Engineer to specifically enter into such contracts or agreements.

12. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

13. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

14. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its supervisors, officers, agents and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement.

15. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. Public Records.

(a) Engineer understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Engineer agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Engineer acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management

Services - Central Florida, LLC (the “Public Records Custodian”). Engineer shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT JLEBRUN@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

17. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, the Engineer is expected to operate in accordance with all applicable statutes, codes, permits, regulations, ordinances and orders.

(b) The Engineer hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District’s facilities are located, as said rules, etc. may specifically relate to the Engineer or it’s services provided hereunder, at the Engineer’s sole cost and expense, and the Engineer will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over the Engineer, unless specifically instructed by the District that it intends to contest such orders or requirements and that the Engineer shall not comply with the same. The Engineer shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

The Engineer agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Engineer.

18. Compliance with E-Verify System.

(a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The Engineer may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Engineer anticipates entering into agreements with a subcontractor for the work, the Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. Controlling Law and Jurisdiction. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES HEREBY WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

20. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other.

21. Notice.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service,

and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Stoneybrook South at ChampionsGate Community
Development District
c/o Governmental Management Services – Central Florida,
LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Jeremy Lebrun, District Manager
Telephone: (407) 613-2944

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

If to Engineer: Kimley-Horn and Associates, Inc.
109 South Kentucky Ave.
Lakeland, Florida 33801
Attention: Jason Alligood, PE/Mark Wilson, PE
Telephone: (863) 274-2261

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

22. Termination. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' prior written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so by the District's Board. In the event of any termination without cause, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The District may terminate this Agreement with cause upon written notice to the Engineer. In the event of any termination for cause, Engineer shall not perform any further services for the District after Engineer's receipt of notification of termination for cause, but Engineer shall be paid for services rendered to the date of termination and all reimbursable expenses incurred through the date of termination.

23. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy

upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

25. Recovery of Attorneys' Fees and Costs. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

26. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

27. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

28. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[Signatures provided on the following page.]

**CO-SIGNATURE PAGE TO THE AGREEMENT FOR
PROFESSIONAL ENGINEERING SERVICES**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST:

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

By: _____
Secretary/Asst. Secretary

By: _____
Chairman, Board of Supervisors

KIMLEY-HORM AND ASSOCIATES , INC.,
a North Carolina corporation

By: _____
Print: _____
Title: _____

EXHIBIT “A”

PROPOSAL

[See attached.]

The background of the top half of the page is an aerial photograph of a residential neighborhood, showing houses, streets, and trees. A semi-transparent blue overlay covers the top half of the image, with a large, stylized white number '3' on the right side. The text is white and positioned on the left side of the blue overlay.

ENGINEERING SERVICES

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

The bottom half of the page features a ground-level photograph of a row of modern, two-story houses with light-colored siding and dark roofs. The houses have multiple windows and gabled roofs. A blue graphic element, a continuation of the '3' from the top, is on the right side of the image.

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





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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**

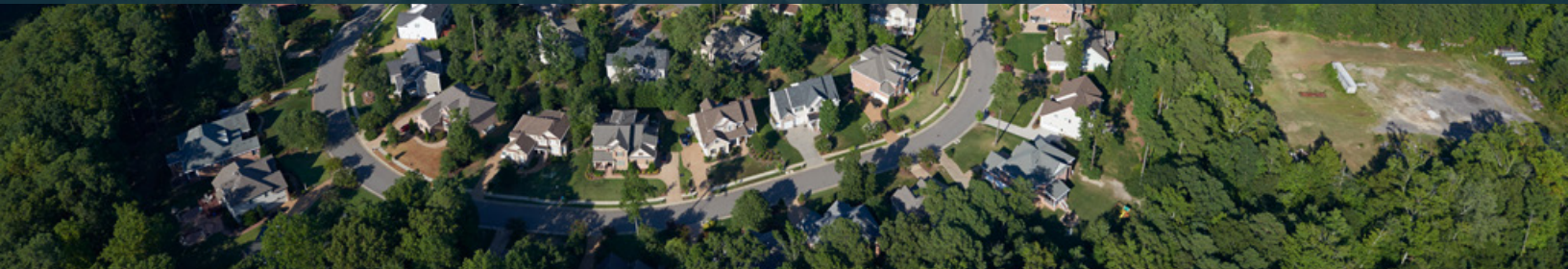
Community Development Districts Kimley-Horn has served in Florida:

- 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 – Debary, 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



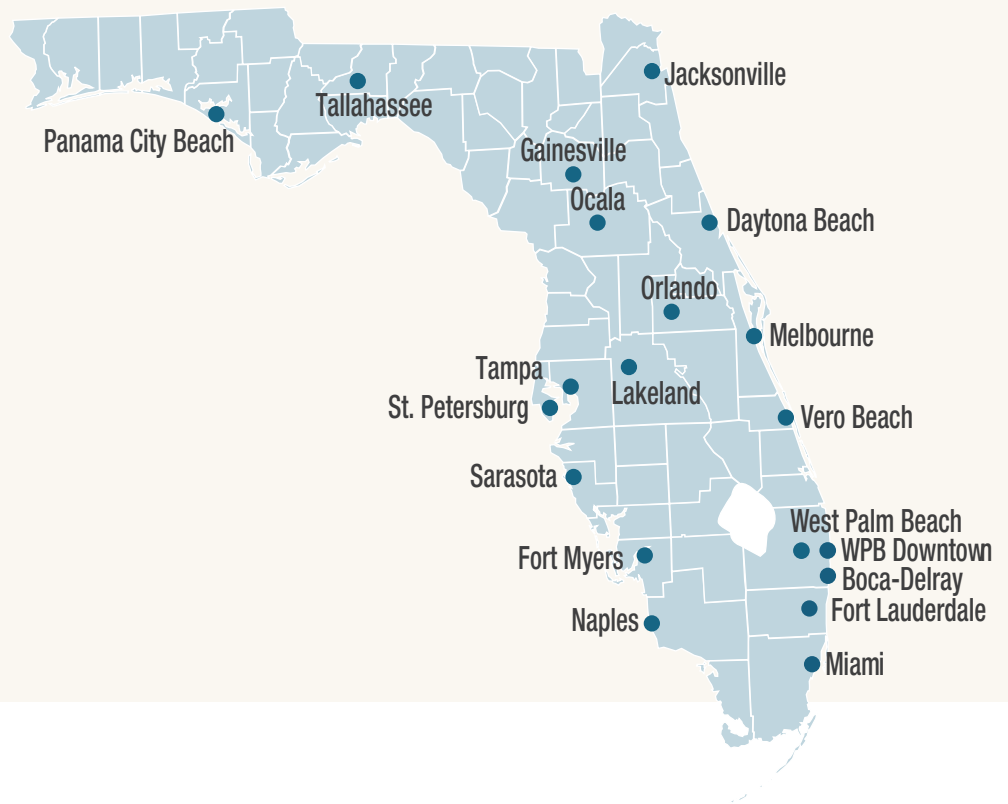
Kimley-Horn's Lakeland office will serve as the primary office responsible for overseeing the work related this project. In addition, we have the ability to call upon our nationwide partners for assistance, offering the resources of a large, nationally ranked firm with the personal attention and response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



An aerial photograph of a suburban neighborhood. The foreground shows several houses with varying roof colors (brown, grey, red) and green lawns. Mature trees with green and some yellowing leaves are scattered throughout. In the middle ground, more houses and a few commercial buildings are visible. The background shows a distant city skyline under a clear blue sky with some light clouds. A large white letter 'D' is positioned in the top left corner, followed by a horizontal line.

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

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- 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 DETAILS

Licensee Information

Name:	MINGONET, MILTON SCOTT (Primary Name)
Main Address:	KIMLEY-HORN AND ASSOCIATES INC (DBA Name) 200 SOUTH ORANGE AVENUE SUITE 600 ORLANDO Florida 32801
County:	ORANGE

License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA0001428
Status:	Current/Active
Licensure Date:	10/14/1991
Expires:	11/30/2025

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

dbpr Florida Department of Business & Professional Regulation

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5:09:13 PM 5/2/2024

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LICENSEE DETAILS

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	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

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dbpr Florida Department of Business & Professional Regulation

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ONLINE SERVICES

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

Licensee Information

Name: TONDREAULT, 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	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

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

Whereas, 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 R. King Chair
John A. King 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.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	SUBCON-			
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CHECK IF BRANCH OFFICE		
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CHECK IF BRANCH OFFICE		
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CHECK IF BRANCH OFFICE		
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 (City and State) Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Master of Engineering, Environmental Engineering, University of Florida; Bachelor of Science, Civil Engineering, Florida State University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in Florida, Georgia, South Carolina, and Colorado	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Solivita, Kissimmee, FL	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If Applicable) 2023
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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	
(1) TITLE AND LOCATION (City and State) McKnight Property Haines City, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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	
(1) TITLE AND LOCATION (City and State) Austin Tindall Regional Park Expansion Kissimmee, FL	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If Applicable) 2018
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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	
(1) TITLE AND LOCATION (City and State) PK Avenue Complete Streets and Stormwater Improvements Auburndale, FL	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If Applicable) 2018
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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-swailes 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	
(1) TITLE AND LOCATION (City and State) Scott Lake Health Assisted Living Facility Lakeland, FL	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If Applicable) 2018
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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 (City and State) Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Civil Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a. (1) North Lake Mirror Community Redevelopment Agency (CRA) Master Plan Lakeland, FL	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If Applicable) N.A.
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.	X Check if project performed with current firm	
b. (1) Polk State College Center for Public Safety Polk County, FL	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If Applicable) 2018
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.	X Check if project performed with current firm	
c. (1) Community Development District Engineer Polk County, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.	X Check if project performed with current firm	
d. (1) Burnham McCall Training Center (aka Polk County Sheriff's Office Training Facility) Bartow, FL	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If Applicable) 2018
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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).	X Check if project performed with current firm	
e. (1) Government Center Polk City, FL	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If Applicable) 2013
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 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.	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 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 (City and State) Kimley-Horn and Associates, Inc., St. Petersburg, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Master of Natural Resources, Virginia Tech; Bachelor of Landscape Architecture, Clemson University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Landscape Architect in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Sabal Trace Residential Development North Port, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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).		
b.	Julington Lakes St. Johns County, FL	2020	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
c.	North of Albert's Horizon West Winter Garden, FL	2018	2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
d.	Sims Park New Port Richey, FL	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
e.	Heritage Square Master Plan Live Oak, FL	2018	N.A.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		

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 <table border="1"> <tr> <td>a. TOTAL 6</td> <td>b. WITH CURRENT FIRM 6</td> </tr> </table>		a. TOTAL 6	b. WITH CURRENT FIRM 6
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> Wastewater and Reclaimed Master Utility Plan Lake Wales, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If Applicable)</i> 2020
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 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	
(1) TITLE AND LOCATION <i>(City and State)</i> Multi-Basin Stormwater Assessments Naples, FL	(2) YEAR COMPLETED	
b. (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.	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> Ongoing
c. (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	
(1) TITLE AND LOCATION <i>(City and State)</i> Solivita Phase 5 Kissimmee, FL	(2) YEAR COMPLETED	
d. (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.	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If Applicable)</i> 2022
e. (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.	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If Applicable)</i> Ongoing

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 (City and State) Kimley-Horn and Associates, Inc., Lakeland, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Civil and Environmental Engineering, University of South Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Buck More Road Septic to Sewer Engineering Design Lake Wales, FL	2021	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
b.	One Water Master Plan Winter Haven, FL	Ongoing	N.A.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
c.	State Road 60 Five-Mile Utilities Extension Lake Wales, FL	2017	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
d.	Wastewater and Reclaimed Master Utility Plan Lake Wales, FL	2020	N.A.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		
e.	Avon Park Water/Wastewater Master Plan City of Avon Park, FL	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE X Check if project performed with current firm 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.		

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

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 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 <i>(Include scope, size, and cost)</i>		

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 (City and State) 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 (City and State) St. Petersburg, FL	(3) ROLE Landscape architecture and irrigation

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 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			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(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 4
21. TITLE AND LOCATION <i>(City and State)</i> Towne Park Estates Lakeland, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(if Applicable)</i> 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 <i>(Include scope, size, and cost)</i>		

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

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Solivita	6	PK Avenue Complete Streets and Stormwater Improvements
2	McKnight Property	7	Bridgers Avenue Stormwater Improvements
3	Bridgewater Subdivision Phase II	8	Legacy Park
4	Towne Park Estates	9	Austin Tindall Regional Park Expansion
5	Victor Posner City Center DRI	10	Scott Lake Health Assisted Living Facility

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

ARCHITECT – ENGINEER QUALIFICATIONS1. SOLICITATION NUMBER (If any)
N.A.**PART II – GENERAL QUALIFICATIONS**

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Kimley-Horn and Associates, Inc.			3. YEAR ESTABLISHED 2018	4. UNIQUE ENTITY IDENTIFIER V8PKG6NLKV
2b. STREET 200 Central Avenue South, Suite 600			5. OWNERSHIP	
2c. CITY St. Petersburg			2d. STATE FL	2e. ZIP CODE 33701
6a. POINT OF CONTACT NAME AND TITLE Jason Alligood, P.E., Associate			a. TYPE Corporation	
6b. TELEPHONE NUMBER 863.274.2261			b. SMALL BUSINESS STATUS No	
6c. E-MAIL ADDRESS Jason.Alligood@kimley-horn.com			7. NAME OF FIRM (If block 2a is a branch office) APHC, Inc.	
8a. FORMER FIRM NAME(S) (If any) N.A.			8b. YR. ESTABLISHED N.A.	8c. UNIQUE ENTITY IDENTIFIER N.A.

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
02	Administrative	605	2
08	CADD Technicians	287	2
12	Civil Engineers	2052	8
63	Design Technicians	131	2
21	Electrical Engineers	38	2
23	Environmental Engineers	64	2
29	Geographic Information System	8	1
32	Hydraulic Engineers	20	1
39	Landscape Architects	208	2
47	Planners: Urban/Regional	150	4
48	Project Managers	384	3
42	Mechanical Engineers	39	2
65	Technical Support	798	11
58	Technician/Analysts	1326	16
62	Water Resources Engineers	323	11
	Other Employees	1300	0
	Total	7733	69

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
H09	Hospitals & Medical Facilities	2
E02	Educational Facilities; Classrooms	2
W03	Water Supply; Treatment and Distribution	5
C08	Codes; Standards; Ordinances	2
C10	Commercial Building; (low rise); Shopping	3
C11	Community Facilities	1
E07	Energy Conservation; New Energy Sources	1
H07	Highways; Streets; Airfield Paving; Parking	2
H11	Housing (Residential, Multifamily,	4
I01	Industrial Buildings; Manufacturing Plants	1
L03	Landscape Architecture	4
O01	Office Building; Industrial Parks	1
P05	Planning (Community; Regional; Areawide &	3
P12	Power Generation, Transmission,	1
R03	Railroad and Rapid Transit	3
R04	Recreational Facilities (Parks; Marinas; etc.)	3
S04	Sewage Collection, Treatment & Disposal	6
S07	Solid Wastes; Incineration; Landfill	1
S13	Stormwater Handling & Facilities	4
T03	Traffic & Transportation Engineering	4
U02	Urban Renewals; Community Development	4
W02	Water Resources; Hydrology; Ground Water	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 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 05/28/2024
c. NAME AND TITLE Mark Wilson, PE, Principal	

EXHIBIT “B”
FEE SCHEDULE

[See attached.]



Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule

Classification	<i>Rate</i>
Analyst	\$160 - \$220
Professional	\$220 - \$285
Senior Professional I	\$265 - \$370
Senior Professional II	\$360 - \$390
Senior Technical Support	\$175 - \$270
Support Staff	\$130 - \$155
Technical Support	\$135 - \$185

Effective through December 31, 2024

Subject to adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract

SECTION VI

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 25, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion the effectiveness of the District's on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

June 25, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$8,955,581).
- The change in the District's total net position in comparison with the prior fiscal year was \$724,603, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$7,385,575, an increase of \$4,699,290 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to subsequent year's expenditures and capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2023	2022
Current and other assets	\$ 7,390,589	\$ 9,859,129
Capital assets, net of depreciation	18,612,607	18,766,588
Total assets	26,003,196	28,625,717
Current liabilities	435,439	8,184,775
Long-term liabilities	34,523,338	30,121,126
Total liabilities	34,958,777	38,305,901
Net position		
Net investment in capital assets	(15,910,731)	965,127
Restricted	1,968,593	712,938
Unrestricted	4,986,557	(11,358,249)
Total net position	\$ (8,955,581)	\$ (9,680,184)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 3,105,860	\$ 2,815,016
Operating grants and contributions	76,661	-
Capital grants and contributions	186,703	-
General revenues		
Investment earnings	28,513	9,385
Total revenues	3,397,737	2,824,401
Expenses:		
General government	147,766	107,955
Physical environment	865,560	750,736
Interest	1,372,833	1,268,140
Bond issuance costs	286,975	-
Total expenses	2,673,134	2,126,831
Conveyance of capital assets	-	(12,874,234)
Change in net position	724,603	(12,176,664)
Net position - beginning	(9,680,184)	2,496,480
Net position - ending	\$ (8,955,581)	\$ (9,680,184)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$2,673,134. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. Expenses increased mainly as a result of a bond issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$19,520,273 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$637,666 has been taken, which resulted in a net book value of \$18,612,607. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$34,6410,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stoneybrook South at ChampionsGate Community Development District's Finance Department at 219 E. Livingston Street, Orlando FL 32801.

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 297,410
Investments	4,669,201
Assessments receivable	142,668
Prepaid items and deposits	16,514
Restricted assets:	
Investments	2,264,796
Capital assets:	
Depreciable, net	18,612,607
Total assets	<u>26,003,196</u>
 LIABILITIES	
Accounts payable	5,014
Accrued interest payable	430,425
Non-current liabilities:	
Due within one year	725,000
Due in more than one year	33,798,338
Total liabilities	<u>34,958,777</u>
 NET POSITION	
Net investment in capital assets	(15,910,731)
Restricted for debt service	1,968,593
Unrestricted	4,986,557
Total net position	<u>\$ (8,955,581)</u>

See notes to the financial statements

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 147,766	\$ 147,766	\$ -	\$ 83,900	\$ 83,900
Physical environment	865,560	865,560	-	102,803	102,803
Culture and recreation	-	41,875	-	-	41,875
Bond Issue Costs	286,975	-	-	-	(286,975)
Interest on long-term debt	1,372,833	2,050,659	76,661	-	754,487
Total governmental activities	<u>2,673,134</u>	<u>3,105,860</u>	<u>76,661</u>	<u>186,703</u>	<u>696,090</u>
General revenues:					
Investment earnings				<u>28,513</u>	
Total general revenues				<u>28,513</u>	
Change in net position				724,603	
Net position - beginning				(9,680,184)	
Net position - ending				<u>\$ (8,955,581)</u>	

See notes to the financial statements

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 297,410	\$ -	\$ -	\$ 297,410
Investments	672,310	2,264,796	3,996,891	6,933,997
Assessments receivable	8,446	134,222	-	142,668
Due from other funds	-	-	-	-
Prepaid items and deposits	16,514	-	-	16,514
Total assets	\$ 994,680	\$ 2,399,018	\$ 3,996,891	\$ 7,390,589
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,014	-	-	\$ 5,014
Total liabilities	5,014	-	-	5,014
Fund balances:				
Nonspendable:				
Prepaid items and deposits	16,514	-	-	16,514
Restricted for:				
Debt service	-	2,399,018	-	2,399,018
Assigned to:				
Capital reserves	209,370	-	3,996,891	4,206,261
Unassigned	763,782	-	-	763,782
Total fund balances	989,666	2,399,018	3,996,891	7,385,575
Total liabilities and fund balances	\$ 994,680	\$ 2,399,018	\$ 3,996,891	\$ 7,390,589

See notes to the financial statements

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 7,385,575

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	19,250,273	
Accumulated depreciation	<u>(637,666)</u>	18,612,607

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(430,425)	
Bonds payable	<u>(34,523,338)</u>	<u>(34,953,763)</u>

Net position of governmental activities		<u><u>\$ (8,955,581)</u></u>
---	--	------------------------------

See notes to the financial statements

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	1,055,201	2,050,659	\$ -	\$ 3,105,860
Interest earnings	28,513	76,661	102,803	207,977
Total revenues	1,083,714	2,127,320	102,803	3,313,837
EXPENDITURES				
Current:				
General government	130,258		17,508	147,766
Physical environment	539,475	-	-	539,475
Debt service:				
Principal	-	645,000	-	645,000
Interest	-	1,307,127	-	1,307,127
Bond issuance costs	-	-	286,975	286,975
Capital outlay	88,204	-	-	88,204
Total expenditures	757,937	1,952,127	304,483	3,014,547
Excess (deficiency) of revenues over (under) expenditures	325,777	175,193	(201,680)	299,290
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	13,254	13,254
Transfers out	-	(13,254)	-	(13,254)
Original issuance discount	-	-	(50,000)	(50,000)
Bond issuance	-	205,238	4,244,762	4,450,000
Total other financing sources (uses)	-	191,984	4,208,016	4,400,000
Net change in fund balances	325,777	367,177	4,006,336	4,699,290
Fund balances - beginning	663,889	2,031,841	(9,445)	2,686,285
Fund balances - ending	\$ 989,666	\$ 2,399,018	\$ 3,996,891	\$ 7,385,575

See notes to the financial statements

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ 4,699,290
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	88,204
Conveyances of infrastructure improvements to the District are reported as capital contributions in the government wide statements and not shown on the fund financial statements.	83,900
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(4,450,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position. □	50,000
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	645,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(326,085)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. □	(2,212)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(63,494)
Change in net position of governmental activities	<u>\$ 724,603</u>

See notes to the financial statements

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Stoneybrook South at ChampionsGate Community Development District (the "District") was established by Osceola County Ordinance 2016-70 effective on August 16, 2016 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with Lennar "Developer".

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to residents and non-residents of the District who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Note covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	7
Improvements other than buildings	15
Infrastructure	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$4,359 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Note premiums and discounts are deferred and amortized over the life of the Notes. Notes payable are reported net of applicable premiums or discounts. Note issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Note covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
Florida PRIME	\$ 672,310	S&P AAAM	Weighted average of the fund portfolio: 35 days
First American Treasury Obligation Fund Class Y	6,261,687	N/A	N/A
	<u>\$ 6,933,997</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 11,942,408	\$ 83,900	\$ -	\$ 12,026,308
Total capital assets, not being depreciated	11,942,408	83,900	-	12,026,308
Capital assets, being depreciated				
Infrastructure	\$ 6,061,669	\$ -	\$ -	\$ 6,061,669
Improvements other than buildings	993,607	88,204	-	1,081,811
Equipment	80,485	-	-	80,485
Total capital assets, being depreciated	7,135,761	88,204	-	7,223,965
Less accumulated depreciation for:				
Infrastructure	235,937	242,467	-	478,404
Improvements other than buildings	64,456	72,120	-	136,576
Equipment	11,188	11,498	-	22,686
Total accumulated depreciation	311,581	326,085	-	637,666
Total capital assets being depreciated	6,824,180	(237,881)	-	6,586,299
Governmental activities capital assets, net	\$ 18,766,588	\$ (153,981)	\$ -	\$ 18,612,607

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,700,000. The infrastructure will include stormwater ponds, stormwater conveyance system, landscape parcels and irrigation and roadways. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, roadways are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 - LONG TERM LIABILITIES

Series 2017

On October 2017, the District issued \$4,705,000 of Special Assessment Bonds, Series 2017 consisting of Term Bonds with due dates ranging from December 15, 2023 to December 15, 2047 with an interest rate ranging from 3.5% - 5%. The Bonds were issued to finance the acquisition and construction of the 2017 project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2018 through December 15, 2047.

The Series 2017 Bond are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2019

On April 2019, the District issued \$14,735,000 of Special Assessment Bonds, Series 2019 consisting of Term Bonds with due dates ranging from June 15, 2024 to June 15, 2049 with an interest rate ranging from 3.5% - 4.625%. The Bonds were issued to finance the acquisition and construction of the 2019 project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2020 through December 15, 2049.

The Series 2019 Bond are subject to redemption at the option of the District prior to maturity. The Series 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2020

On December 2020, the District issued \$12,730,000 of Special Assessment Bonds, Series 2020 with an interest rate ranging from 2.5% - 3.75%. The Bonds were issued to finance the acquisition and construction of the 2020 project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2021 through December 15, 2050.

The Series 2020 Bond are subject to redemption at the option of the District prior to maturity. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 - LONG TERM LIABILITIES (Continued)

Series 2023

On February 2023, the District issued \$4,450,000 of Special Assessment Bonds, Series 2023 consisting of Term Bonds with due dates ranging from June 15, 2030 to June 15, 2053 with an interest rate ranging from 4.5% - 5.5%. The Bonds were issued to finance the acquisition and construction of the 2023 project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing December 15, 2024 through December 15, 2053.

The Series 2023 Bond are subject to redemption at the option of the District prior to maturity. The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 4,390,000	\$ -	\$ 95,000	\$ 4,295,000	\$ 95,000
Plus: Original issue premium	38,052	-	1,516	36,536	
Series 2019	13,950,000	-	280,000	13,670,000	290,000
Less: Original issue discount	76,926	-	2,895	74,031	
Series 2020	12,465,000	-	270,000	12,195,000	275,000
Series 2023	-	4,450,000	-	4,450,000	65,000
Less: Original issue discount	-	50,000	833	49,167	-
Total	\$ 30,766,126	\$ 4,400,000	\$ 642,788	\$ 34,523,338	\$ 725,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2024	\$ 725,000	\$ 2,195,645	\$ 2,920,645
2025	745,000	2,191,970	2,936,970
2026	780,000	2,200,820	2,980,820
2027	810,000	2,202,720	3,012,720
2028	835,000	2,197,645	3,032,645
2029-2033	4,710,000	11,013,670	15,723,670
2034-2038	5,780,000	11,003,016	16,783,016
2039-2043	7,160,000	11,012,703	18,172,703
2044-2048	8,930,000	11,015,750	19,945,750
2049	4,135,000	4,510,607	8,645,607
	<u>\$ 34,610,000</u>	<u>\$ 59,544,546</u>	<u>\$ 94,154,546</u>

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,040,238	\$ 1,055,201	\$ 14,963
Interest earnings	750	28,513	27,763
Total revenues	<u>1,040,988</u>	<u>1,083,714</u>	<u>42,726</u>
EXPENDITURES			
Current:			
General government	146,283	130,258	16,025
Physical environment	893,955	539,475	354,480
Capital outlay	127,341	88,204	(88,204)
Total expenditures	<u>1,167,579</u>	<u>757,937</u>	<u>282,301</u>
Excess (deficiency) of revenues over (under) expenditures	(126,591)	325,777	325,027
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	278,748	-	(278,748)
Total other financing sources (uses)	<u>278,748</u>	<u>-</u>	<u>(278,748)</u>
Net change in fund balances	<u>\$ 152,157</u>	<u>325,777</u>	<u>\$ 46,279</u>
Fund balance - beginning		<u>663,889</u>	
Fund balance - ending		<u>\$ 989,666</u>	

See notes to required supplementary information

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$8,496.20
Independent contractor compensation	\$570,200.01
Construction projects to begin on or after October 1; (>\$65K)	
Series 2023	\$4,002,255.23
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Special assessment rate	
<u>Operation & Maintenance:</u>	
Condo	\$342.96
Townhome	\$445.84
Single Family 40'	\$548.72
Single Family 50'	\$685.90
Single Family 60'	\$823.08
Single Family 80'	\$1,097.44
<u>Debt Service:</u>	
<u>Series 2017</u>	
Single Family 50'	\$1,406.00
Single Family 60'	\$1,510.00
Single Family 80'	\$1,719.00
<u>Series 2019</u>	
Condo	\$989.00
Townhome	\$1,094.00
Single Family 40'	\$1,302.00
Single Family 50'	\$1,406.00
Single Family 60'	\$1,510.00
Single Family 80'	\$1,719.00
<u>Series 2020</u>	
Condo	\$989.00
Townhome	\$1,094.00
Single Family 40'	\$1,302.00
Single Family 50'	\$1,406.00
Single Family 60'	\$1,510.00
Single Family 80'	\$1,719.00
<u>Series 2023</u>	\$118,784.38
Special assessments collected	\$3,105,860
Outstanding Bonds:	
Series 2017, due December 15, 2047,	\$4,295,000
Series 2019, due June 15, 2049,	\$13,670,000
Series 2020, due December 15, 2050,	\$12,195,000
Series 2023, due June 15, 2053	\$4,450,000



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 25, 2024



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

We have examined Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements. We are required to be independent and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to the examination engagement.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 25, 2024



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 25, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 25, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SECTION VII



FL01 LIGHTING SERVICE AGREEMENT

Account Information:

STONEYBROOK SOUTH AT
CHAMPIONSGATECOMMUNITY DEVELOPMENT
DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Project Information:

0000 WHISTLING STRAITS BLVD
DAVENPORT Florida 33896

Account Number:

9100 8581 2560

Work Order Number:

40843000

Customer Contact Information:

STONEYBROOK SOUTH AT
CHAMPIONSGATECOMMUNITY DEVELOPMENT
DISTRICT
BARRY.BICHARD@LENNAR.COM

Duke Energy Representative Contact Info:

Edwidge Bonhomme

..

This Lighting Service Agreement is hereby entered into this 17th day of October, 2022, between Duke Energy (hereinafter called the "Company") and STONEYBROOK SOUTH AT CHAMPIONSGATECOMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS1U and Service Regulations, or its successor, as the same is on file with the Florida Public Service Commission (FLORIDA PUBLIC SERVICE COMMISSION) and as may be amended and subsequently filed with the FLORIDA PUBLIC SERVICE COMMISSION.

To the extent there is any conflict between this Agreement and the Lighting Service Rate Schedule, the Lighting Service Rate Schedule shall control. In the event of termination by the Customer during the initial term of this agreement under this rate schedule or upon early termination of service under this schedule, the customer agrees to pay remaining terms of this agreement as delegated by the FLORIDA PUBLIC SERVICE COMMISSION.

The date of *initiation* of service shall be defined as the date the first light(s) is energized or billing is transferred and shall continue hereafter until terminated *by either party upon written notice 3 days prior to termination*. It is further agreed that Duke Energy reserves the right to discontinue service and remove any Duke Energy-owned facilities from the Customers premise if the Customer violates any of the terms of the Service Regulations, Rate Schedule or this Agreement.

Customer Signature _____

Date Signed _____

Duke Energy Representative _____

Date Signed _____

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

Summary of Estimated Charges				
Minimum Service Term	Initial Monthly Cost	Total One Time Charges	Total Cost for Initial term	Ongoing Monthly Charge post Term
0 Years () Months	0.00	20353.63	20353.63	0.00
10 Years (120) Months	203.77	0.00	24452.40	203.77

Monthly Base Charges							
Service Required	Quantity	Product Description Fixtures and Poles	Equipment Rental**	Maintenance	Energy	Unit Total	Sub-Total
I	007	Light Fixture Roadway LED 150W Black Multivoltage up to	5.92	1.39	4.03	11.34	79.38
I	007	Light Pole Victorian II Concrete 32 foot long Green Hub	17.77	0.00	0.00	17.77	124.39
		Rental, Maintenance, F&E Totals:	\$165.83	\$9.73	\$28.21		
		Estimated Change to Base Monthly Charge Total					\$203.77

One Time Charges			
Quantity Required	One Time Charge Description	Unit Price	Sub-Total
001	CIAC <i>Ex: Includes Construction Costs or possible Early Termination charges for removals</i>	20353.63	20353.63
	Total Estimated One Time Amount		\$20,353.63

DA Note: REMAINING TOTAL COST = (INITIAL TERM) – (# OF MONTHS BILLED) * (INITIAL MONTHLY COST)

**Outdoor lighting Terms and Conditions**

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge:	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, Billing Adjustments**,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.
6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.
7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.
8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.
9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
10. Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.
11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).
12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.
13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.
14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution in Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

SECTION VIII

**Arbitrage Rebate Computation
Proposal For
Stoneybrook South at Championsgate
Community Development District
(Osceola County, Florida)
\$4,450,000 Special Assessment Bonds,
Series 2023 (Series 2023 Assessment Area)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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(F) 860-321-7581

www.amteccorp.com

June 17, 2024

Stoneybrook South at Championsgate
Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$4,450,000 Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida), Special Assessment Bonds, Series 2023 (Series 2023 Assessment Area)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Stoneybrook South at Championsgate Community Development District (the “District”) Series 2023 (Series 2023 Assessment Area) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,500 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$9.3 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of March 23rd, based upon the anniversary of the closing date of the Bonds in March 2023.

Proposal

We are proposing rebate computation services based on the following:

- \$4,450,000 Series 2023 (Series 2023 Assessment Area) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2023 (Series 2023 Assessment Area) Bonds is \$450 per year and will encompass all activity from March 23, 2023, the date of the closing, through March 23, 2028, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$4,450,000 Series 2023 (Series 2023 Assessment Area) Bonds

Report Date	Type of Report	Period Covered	Fee
June 30, 2024	Rebate and Opinion	Closing – March 31, 2024	\$ 450
March 31, 2025	Rebate and Opinion	Closing – March 31, 2025	\$ 450
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 23, 2028	Rebate and Opinion	Closing – March 23, 2028	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 23, 2023, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2024.

Stoneybrook South at Championsgate
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION IX

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

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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.)

Re: Recently Enacted Legislation (2024)

Date: May 31, 2024

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill ("HB") 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts ("CDDs"), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, "each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved." **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district's website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD's September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

Thank you.

SECTION B

SECTION 1



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

June 19, 2024

Mr. Jeremy LeBrun, District Manager
Stoneybrook South at ChampionsGate Community Development District
Government Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

RE: Master Trust Indenture - 2024 Annual Project Report
Stoneybrook South at ChampionsGate Community Development District
Bond Series 2017, 2019, 2020 and 2023

Dear Mr. LeBrun:

In accordance with section 9.21 of the Stoneybrook South at ChampionsGate Community Development District's Master Trust Indenture, an annual inspection is required to report on whether the project is being maintained in good repair, working order, and condition.

This letter is to confirm that Madden, Moorhead & Stokes, LLC inspected the facilities that are owned and maintained by the District on June 10, 2024. Based on this inspection, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Minor maintenance items have been identified and a list has been sent to the District Manager for review and completion. Generally, the project is in excellent condition.

We reviewed the Operation and Maintenance budget for Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for the community.

If you have any questions or concerns, please do not hesitate to contact my office.

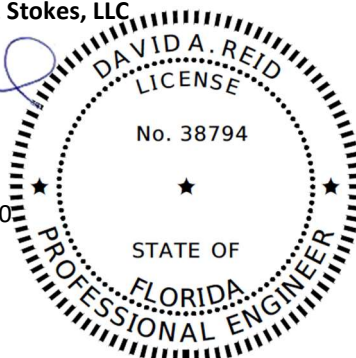
Sincerely,

Madden, Moorhead & Stokes, LLC

David A. Reid, PE

VP - Operations

(407) 629-8330 ext. 150



SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

May 29, 2024 - July 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/29/24	758	\$ 665.44
	6/6/24	759-761	18,036.00
	6/12/24	762-765	-
	6/13/24	766-770	8,533.87
	6/20/24	771-777	88,276.40
	6/26/24	778	1,050.00
	7/3/24	779-781	20,836.00
	7/11/24	782	6,262.76
	7/16/24	783	525.00
	7/25/24	784-786	3,881.50
			<hr/>
			\$ 148,066.97
Capital Reserve			
	6/13/24	7	\$ 30,214.13
			<hr/>
			\$ 30,214.13
Payroll			
	<u>May 2024</u>		
	Adam Morgan	50090	\$ 184.70
	Barry Bichard	50091	\$ 184.70
	Jarred Cornell	50092	\$ 184.70
	John Lambert	50093	\$ 184.70
	Patrick Bonin Jr.	50094	\$ 184.70
			<hr/>
			\$ 923.50
TOTAL			<hr/>
			\$ 179,204.60

*** CHECK DATES 05/29/2024 - 07/29/2024 ***

GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/29/24	00032	5/15/24 25626	202405 300-13100-10100		*	312.76	
		5/15/24 25626	202405 320-53800-46100		*	352.68	
			RMV TREE-WESTSIDE/LEOPARD				
			RMV TREE-WESTSIDE/LEOPARD				
				FLORALAWN 2, LLC			665.44 000758
6/06/24	00027	6/01/24 20242056	202406 300-13100-10100		*	274.95	
			WATER MGMT TREATMNT JUN24				
		6/01/24 20242056	202406 320-53800-47200		*	310.05	
			WATER MGMT TREATMNT JUN24				
				AMERICAN ECOSYSTEMS, INC.			585.00 000759
6/06/24	00032	6/01/24 25928	202406 300-13100-10100		*	7,496.97	
			LANDSCAPE MAINT JUN24				
		6/01/24 25928	202406 320-53800-46200		*	8,454.03	
			LANDSCAPE MAINT JUN24				
				FLORALAWN 2, LLC			15,951.00 000760
6/06/24	00037	6/03/24 26002	202405 310-51300-32200		*	1,500.00	
			FY23 AUDIT FEE - MAY24				
				GRAU AND ASSOCIATES			1,500.00 000761
6/12/24	00011	6/12/24 06122024	202406 300-20700-10000		*	3,115.02	
			FY24 DEBT SERV SER 2017				
		6/12/24 06122024	202406 300-20700-10000		V	3,115.02-	
			FY24 DEBT SERV SER 2017				
				STONEBROOK SOUTH AT CHAMPIONSGATE			.00 000762
6/12/24	00011	6/12/24 06122024	202406 300-20700-10100		*	9,610.80	
			FY24 DEBT SERV SER 2019				
		6/12/24 06122024	202406 300-20700-10100		V	9,610.80-	
			FY24 DEBT SERV SER 2019				
				STONEBROOK SOUTH AT CHAMPIONSGATE			.00 000763
6/12/24	00011	6/12/24 06122024	202406 300-20700-10200		*	7,248.92	
			FY24 DEBT SERV SER 2020				
		6/12/24 06122024	202406 300-20700-10200		V	7,248.92-	
			FY24 DEBT SERV SER 2020				
				STONEBROOK SOUTH AT CHAMPIONSGATE			.00 000764
6/12/24	00011	6/12/24 06122024	202406 300-20700-10300		*	3,118.36	
			FY24 DEBT SERV SER 2023				
		6/12/24 06122024	202406 300-20700-10300		V	3,118.36-	
			FY24 DEBT SERV SER 2023				
				STONEBROOK SOUTH AT CHAMPIONSGATE			.00 000765
				SSCG STONEYSCG			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/13/24	00021	6/06/24 6067-06-	202406 310-51300-31200	ARBITRAGE SERIES 2019	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 000766
6/13/24	00033	6/07/24 5554	202406 300-13100-10100	INSP/RPLC 3 TOWER LIGHTS	*	357.20	
		6/07/24 5554	202406 320-53800-46300	INSP/RPLC 3 TOWER LIGHTS	*	402.80	
				BERRY CONSTRUCTION INC			760.00 000767
6/13/24	00001	6/01/24 186	202406 310-51300-34000	MANAGEMENT FEES JUN24	*	3,333.33	
		6/01/24 186	202406 310-51300-35200	WEBSITE ADMIN JUN24	*	100.00	
		6/01/24 186	202406 310-51300-35100	INFORMATION TECH JUN24	*	150.00	
		6/01/24 186	202406 310-51300-31300	DISSEMINATION FEE JUN24	*	1,166.67	
		6/01/24 186	202406 310-51300-51000	OFFICE SUPPLIES	*	.12	
		6/01/24 186	202406 310-51300-42000	POSTAGE	*	8.69	
		6/01/24 186	202406 310-51300-42500	COPIES	*	49.80	
		6/01/24 187	202406 320-53800-12000	FIELD MANAGEMENT JUN24	*	1,492.42	
		6/01/24 187A	202404 310-51300-42000	USPS-MAIL 941FORM-1ST QTR	*	.79	
				GOVERNMENTAL MANAGEMENT SERVICES			6,301.82 000768
6/13/24	00030	5/28/24 02307.00	202405 310-51300-31100	PRP MAPS FOR ANN.RPT/UPDT	*	211.80	
				MADDEN MOORHEAD & STOKES LLC			211.80 000769
6/13/24	00003	5/26/24 93713483	202405 310-51300-48000	FY24/25 BDGT/MTG 06/03/24	*	602.00	
		6/02/24 94090648	202405 310-51300-48000	NOT.QUALIFY BRD 06/10/24	*	208.25	
				ORLANDO SENTINEL			810.25 000770
6/20/24	00024	6/13/24 180087	202405 300-13100-10100	SEMI-ANN.MITIGATION 05/31	*	470.00	
		6/13/24 180087	202405 320-53800-47200	SEMI-ANN.MITIGATION 05/31	*	530.00	
		6/13/24 180087	202405 300-13100-10100	QTRLY MNT-MITIGATE 05/13	*	411.25	
				SSCG STONEYSCG TVISCARRA			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/29/24	PAGE	4
*** CHECK DATES 05/29/2024 - 07/29/2024 ***														
GENERAL FUND														
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	.....	.....	.....	.....	.....	.....
7/03/24	00032	7/01/24 26514	202407 300-13100-10100	LANDSCAPE MAINT JUL24	*	7,496.97								
		7/01/24 26514	202407 320-53800-46200	LANDSCAPE MAINT JUL24	*	8,454.03								
FLORALAWN 2, LLC											15,951.00	000780		
7/03/24	00037	7/01/24 26186	202406 310-51300-32200	FY23 AUDIT FEE - FINAL	*	4,300.00								
GRAU AND ASSOCIATES											4,300.00	000781		
7/11/24	00001	7/01/24 188	202407 310-51300-34000	MANAGEMENT FEES JUL24	*	3,333.33								
		7/01/24 188	202407 310-51300-35200	WEBSITE ADMIN JUL24	*	100.00								
		7/01/24 188	202407 310-51300-35100	INFORMATION TECH JUL24	*	150.00								
		7/01/24 188	202407 310-51300-31300	DISSEMINATION FEE JUL24	*	1,166.67								
		7/01/24 188	202407 310-51300-51000	OFFICE SUPPLIES	*	.33								
		7/01/24 188	202407 310-51300-42000	POSTAGE	*	20.01								
		7/01/24 189	202407 320-53800-12000	FIELD MANAGEMENT JUL24	*	1,492.42								
GOVERNMENTAL MANAGEMENT SERVICES											6,262.76	000782		
7/16/24	00022	7/16/24 1840362	202407 300-13100-10100	MTHLY WATER MGMT JUL24	*	246.75								
		7/16/24 1840362	202407 320-53800-47000	MTHLY WATER MGMT JUL24	*	278.25								
THE LAKE DOCTORS, INC.											525.00	000783		
7/25/24	00002	7/16/24 129932	202406 310-51300-31500	FL LAW/MERGE DSTRCT/MTG	*	1,994.00								
		7/16/24 129933	202406 310-51300-31500	COUNTY CORRESPOND-EASEMNT	*	55.00								
LATHAM,LUNA,EDEN & BEAUDINE,LLP											2,049.00	000784		
7/25/24	00036	7/17/24 16968	202407 300-13100-10100	CLEAN FOUNTAIN 07/17/24	*	47.00								
		7/17/24 16968	202407 320-53800-47100	CLEAN FOUNTAIN 07/17/24	*	53.00								
LAKE FOUNTAINS AND AERATION INC											100.00	000785		
7/25/24	00030	7/02/24 023070.0	202406 310-51300-31100	MTG/MNT RPT/STRUCTRE INSP	*	1,732.50								
MADDEN MOORHEAD & STOKES LLC											1,732.50	000786		
TOTAL FOR BANK A						148,066.97								
SSCG STONEYSCG				TVISCARRA										

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									148,066.97		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/13/24	00001	6/11/24 06112024	202406 300-13100-10100	FINAL-POND#10&6 FNT PCKGE	*	14,200.64	
		6/11/24 06112024	202406 320-53800-60000	FINAL-POND#10&6 FNT PCKGE	*	16,013.49	
LAKE FOUNTAINS AND AERATION, INC.							30,214.13 000007
TOTAL FOR BANK B						30,214.13	
TOTAL FOR REGISTER						30,214.13	

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
June 30, 2024



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Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

June 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 255,704	\$ 127,397	\$ -	\$ -	\$ 383,102
Investments:					
Series 2017					
Reserve	\$ -	\$ -	\$ 150,900	\$ -	\$ 150,900
Revenue	\$ -	\$ -	\$ 271,661	\$ -	\$ 271,661
Prepayment	\$ -	\$ -	\$ 119	\$ -	\$ 119
Series 2019					
Reserve	\$ -	\$ -	\$ 449,947	\$ -	\$ 449,947
Revenue	\$ -	\$ -	\$ 489,682	\$ -	\$ 489,682
Prepayment	\$ -	\$ -	\$ 49	\$ -	\$ 49
Series 2020					
Reserve	\$ -	\$ -	\$ 351,125	\$ -	\$ 351,125
Revenue	\$ -	\$ -	\$ 561,376	\$ -	\$ 561,376
Construction	\$ -	\$ -	\$ -	\$ 46,937	\$ 46,937
Series 2023					
Reserve	\$ -	\$ -	\$ 151,125	\$ -	\$ 151,125
Revenue	\$ -	\$ -	\$ 128,553	\$ -	\$ 128,553
Construction	\$ -	\$ -	\$ -	\$ 20,614	\$ 20,614
Investment - SBA	\$ 519,266	\$ 507,646	\$ -	\$ -	\$ 1,026,912
Due From SS CDD	\$ 70,981	\$ 28,401	\$ -	\$ -	\$ 99,382
Deposits	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Total Assets	\$ 861,951	\$ 663,444	\$ 2,554,536	\$ 67,551	\$ 4,147,483
Liabilities:					
Accounts Payable	\$ 8,235	\$ -	\$ -	\$ -	\$ 8,235
Due to SS CDD	\$ 140,499	\$ 22,962	\$ -	\$ -	\$ 163,461
Total Liabilities	\$ 148,733	\$ 22,962	\$ -	\$ -	\$ 171,695
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 422,680	\$ -	\$ 422,680
Assigned For Debt Service 2019	\$ -	\$ -	\$ 939,677	\$ -	\$ 939,677
Assigned For Debt Service 2020	\$ -	\$ -	\$ 912,501	\$ -	\$ 912,501
Assigned For Debt Service 2023	\$ -	\$ -	\$ 279,678	\$ -	\$ 279,678
Assigned For Capital Reserves 2020	\$ -	\$ 640,482	\$ -	\$ 46,937	\$ 687,420
Assigned For Capital Reserves 2023	\$ -	\$ -	\$ -	\$ 20,614	\$ 20,614
Unassigned	\$ 713,218	\$ -	\$ -	\$ -	\$ 713,218
Total Fund Balances	\$ 713,218	\$ 640,482	\$ 2,554,536	\$ 67,551	\$ 3,975,787
Total Liabilities & Fund Equity	\$ 861,951	\$ 663,444	\$ 2,554,536	\$ 67,551	\$ 4,147,483

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

8

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 1,040,238	\$ 1,040,238	\$ 1,051,288	\$ 11,050
Interest	\$ 3,960	\$ 2,640	\$ 19,710	\$ 17,070
Miscellaneous Income	\$ -	\$ -	\$ 6,721	\$ 6,721
Total Revenues	\$ 1,044,198	\$ 1,042,878	\$ 1,077,719	\$ 34,841

Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,000	\$ 3,000
FICA Expense	\$ 918	\$ 612	\$ 383	\$ 230
Engineering Fees	\$ 12,000	\$ 8,000	\$ 3,062	\$ 4,938
Attorney	\$ 25,000	\$ 16,667	\$ 7,919	\$ 8,748
Dissemination	\$ 14,000	\$ 9,333	\$ 10,500	\$ (1,167)
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Annual Audit	\$ 5,675	\$ 5,675	\$ 9,475	\$ (3,800) *
Trustee Fees	\$ 17,240	\$ 12,570	\$ 12,570	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 26,667	\$ 30,000	\$ (3,333)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,350	\$ (150)
Website Maintenance	\$ 1,200	\$ 800	\$ 900	\$ (100)
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 500	\$ 333	\$ 160	\$ 173
Printing & Binding	\$ 500	\$ 333	\$ 110	\$ 224
Insurance	\$ 6,600	\$ 6,600	\$ 6,197	\$ 403
Legal Advertising	\$ 2,500	\$ 1,667	\$ 1,334	\$ 333
Other Current Charges	\$ 600	\$ 400	\$ 429	\$ (29)
Office Supplies	\$ 250	\$ 167	\$ 17	\$ 149
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 820	\$ 180
Property Taxes	\$ 350	\$ 9	\$ 9	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 151,258	\$ 108,675	\$ 98,809	\$ 9,865

Stoneybrook South at ChampionsGate

Community Development District

General Fund

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

8

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 17,909	\$ 11,939	\$ 13,432	\$ (1,492)
Property Insurance	\$ 15,335	\$ 15,335	\$ 15,635	\$ (300)
Electric	\$ 66,104	\$ 44,069	\$ 32,745	\$ 11,324
Streetlights	\$ 172,516	\$ 115,011	\$ 117,719	\$ (2,708)
Water & Sewer	\$ 146,430	\$ 97,620	\$ 147,135	\$ (49,515)
Entry & Walls Maintenance	\$ 8,002	\$ 5,335	\$ 10,693	\$ (5,358)
Landscape Maintenance	\$ 274,249	\$ 182,833	\$ 162,154	\$ 20,679
Landscape Contingency	\$ 29,339	\$ 19,559	\$ 31,101	\$ (11,541)
Tree Trimming	\$ 2,667	\$ 1,778	\$ -	\$ 1,778
Irrigation Repairs	\$ 24,005	\$ 16,003	\$ 13,408	\$ 2,595
Aquatic Maintenance	\$ 5,457	\$ 3,638	\$ 3,751	\$ (113)
Fountain Repair & Maintenance	\$ 4,001	\$ 2,667	\$ 20,470	\$ (17,803)
Miscellaneous - Stormwater Control	\$ 2,667	\$ 1,778	\$ -	\$ 1,778
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 5,012	\$ 7,083	\$ (2,071)
Pressure Washing	\$ 2,667	\$ 1,778	\$ 1,174	\$ 604
Repairs & Maintenance	\$ 5,334	\$ 3,556	\$ 2,650	\$ 906
Sidewalk Repair & Maintenance	\$ 2,667	\$ 1,778	\$ -	\$ 1,778
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ 1,778	\$ -	\$ 1,778
Contingency	\$ 8,002	\$ 5,335	\$ -	\$ 5,335
Total Operations & Maintenance:	\$ 797,536	\$ 536,802	\$ 579,151	\$ (42,349)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Reserves	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Expenditures	\$ 1,044,198	\$ 740,881	\$ 773,364	\$ (32,483)
Excess Revenues (Expenditures)	\$ -		\$ 304,355	
Fund Balance - Beginning	\$ -		\$ 408,863	
Fund Balance - Ending	\$ -		\$ 713,218	

*Includes FY22 audit fees

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Transfer In	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Interest	\$ 5,000	\$ 3,333	\$ 19,501	\$ 16,168
Total Revenues	\$ 100,404	\$ 98,737	\$ 114,905	\$ 16,168
Expenditures:				
Contingency	\$ -	\$ -	\$ 236	\$ (236)
Capital Outlay	\$ 59,228	\$ 39,485	\$ 54,989	\$ (15,504)
Total Expenditures	\$ 59,228	\$ 39,485	\$ 55,225	\$ (15,504)
Excess Revenues (Expenditures)	\$ 41,176	\$ 59,252	\$ 59,680	
Fund Balance - Beginning	\$ 208,444		\$ 580,802	
Fund Balance - Ending	\$ 249,620		\$ 640,482	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Revenues:</u>				
Special Assessments	\$ 301,800	\$ 301,800	\$ 304,003	\$ 2,203
Interest	\$ 5,000	\$ 3,333	\$ 17,795	\$ 14,461
Total Revenues	\$ 306,800	\$ 305,133	\$ 321,797	\$ 16,664
<u>Expenditures:</u>				
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	\$ 99,400	\$ 99,400	\$ -
Total Expenditures	\$ 295,463	\$ 295,463	\$ 295,463	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,338		\$ 26,335	
Fund Balance - Beginning	\$ 241,476		\$ 396,345	
Fund Balance - Ending	\$ 252,814		\$ 422,680	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 899,894	\$ 937,941	\$ 38,047
Interest	\$ 11,700	\$ 7,800	\$ 47,436	\$ 39,636
Total Revenues	\$ 911,594	\$ 907,694	\$ 985,378	\$ 77,684
Expenditures:				
Series 2019				
Interest - 12/15	\$ 305,594	\$ 305,594	\$ 305,594	\$ -
Principal - 06/15	\$ 290,000	\$ 290,000	\$ 290,000	\$ -
Interest - 06/15	\$ 305,594	\$ 305,594	\$ 305,594	\$ -
Total Expenditures	\$ 901,188	\$ 901,188	\$ 901,188	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,407		\$ 84,190	
Fund Balance - Beginning	\$ 391,574		\$ 855,487	
Fund Balance - Ending	\$ 401,981		\$ 939,677	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 702,564	\$ 707,439	\$ 4,875
Interest	\$ 10,350	\$ 6,900	\$ 38,570	\$ 31,670
Total Revenues	\$ 712,914	\$ 709,464	\$ 746,009	\$ 36,545
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	\$ 208,994	\$ 208,994	\$ -
Total Expenditures	\$ 696,425	\$ 696,425	\$ 696,425	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (13,905)	\$ 13,905
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (13,905)	\$ 13,905
Excess Revenues (Expenditures)	\$ 16,489		\$ 35,679	
Fund Balance - Beginning	\$ 517,071		\$ 876,822	
Fund Balance - Ending	\$ 533,560		\$ 912,501	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 302,250	\$ 304,328	\$ 2,078
Interest	\$ 2,500	\$ 1,667	\$ 13,537	\$ 11,871
Total Revenues	\$ 304,750	\$ 303,917	\$ 317,866	\$ 13,949
Expenditures:				
Series 2023				
Interest - 12/15	\$ 118,784	\$ 118,784	\$ 118,784	\$ -
Principal - 06/15	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 06/15	\$ 118,784	\$ 118,784	\$ 118,784	\$ -
Total Expenditures	\$ 302,569	\$ 302,569	\$ 302,569	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,984)	\$ 5,984
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,984)	\$ 5,984
Excess Revenues (Expenditures)	\$ 2,181		\$ 9,313	
Fund Balance - Beginning	\$ 119,157		\$ 270,365	
Fund Balance - Ending	\$ 121,338		\$ 279,678	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3,074	\$ 3,074
Total Revenues	\$ -	\$ -	\$ 3,074	\$ 3,074
Expenditures:				
Series 2020				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12,344	\$ (12,344)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12,344	\$ (12,344)
Excess Revenues (Expenditures)	\$ -		\$ 15,418	
Fund Balance - Beginning	\$ -		\$ 31,519	
Fund Balance - Ending	\$ -		\$ 46,937	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 52,235	\$ 52,235
Total Revenues	\$ -	\$ -	\$ 52,235	\$ 52,235
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)	\$ -	\$ -	\$ 6,067	\$ (6,067)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,067	\$ (6,067)
Excess Revenues (Expenditures)	\$ -		\$ (3,944,758)	
Fund Balance - Beginning	\$ -		\$ 3,965,372	
Fund Balance - Ending	\$ -		\$ 20,614	

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	\$ 8,772	\$ 39,827	\$ -	\$ -	\$ -	\$ 1,051,288
Interest	\$ 1,331	\$ 1,030	\$ 960	\$ 3,020	\$ 3,111	\$ 3,204	\$ 2,324	\$ 2,396	\$ 2,334	\$ -	\$ -	\$ -	\$ 19,710
Miscellaneous Income	\$ -	\$ -	\$ 6,471	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 6,721
Total Revenues	\$ 1,331	\$ 83,833	\$ 857,984	\$ 18,822	\$ 27,688	\$ 15,958	\$ 18,524	\$ 11,418	\$ 42,162	\$ -	\$ -	\$ -	\$ 1,077,719
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 383
Engineering Fees	\$ 266	\$ 221	\$ 105	\$ 105	\$ 105	\$ 105	\$ 211	\$ 212	\$ 1,733	\$ -	\$ -	\$ -	\$ 3,062
Attorney	\$ 851	\$ 678	\$ 335	\$ 68	\$ 845	\$ 1,217	\$ 1,085	\$ 791	\$ 2,049	\$ -	\$ -	\$ -	\$ 7,919
Dissemination	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ 10,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 900
Annual Audit	\$ -	\$ 3,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 4,300	\$ -	\$ -	\$ -	\$ 9,475
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	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 9	\$ 8	\$ 24	\$ 29	\$ 67	\$ 6	\$ 3	\$ 7	\$ 9	\$ -	\$ -	\$ -	\$ 160
Printing & Binding	\$ 1	\$ -	\$ -	\$ 21	\$ -	\$ 13	\$ 25	\$ 0	\$ 50	\$ -	\$ -	\$ -	\$ 110
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334	\$ -	\$ -	\$ -	\$ -	\$ 1,334
Other Current Charges	\$ 39	\$ 74	\$ 54	\$ 40	\$ 42	\$ 41	\$ 56	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ 429
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 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	\$ 7,207	\$ 8,635	\$ 14,458	\$ -	\$ -	\$ -	\$ 98,809
Operations & Maintenance													
Field Services	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ -	\$ -	\$ -	\$ 13,432
Property Insurance	\$ 15,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,635
Electric	\$ 4,524	\$ 3,133	\$ 3,473	\$ 2,003	\$ 4,889	\$ 3,840	\$ 3,414	\$ 3,898	\$ 3,572	\$ -	\$ -	\$ -	\$ 32,745
Streetlights	\$ 13,440	\$ 13,855	\$ 13,440	\$ 9,215	\$ 15,893	\$ 12,437	\$ 14,177	\$ 13,219	\$ 12,042	\$ -	\$ -	\$ -	\$ 117,719
Water & Sewer	\$ 18,524	\$ 14,073	\$ 12,287	\$ 32,623	\$ 18,771	\$ 15,050	\$ 7,043	\$ 8,542	\$ 20,223	\$ -	\$ -	\$ -	\$ 147,135
Entry & Walls Maintenance	\$ -	\$ 451	\$ 1,084	\$ 644	\$ 7,248	\$ -	\$ -	\$ 864	\$ 403	\$ -	\$ -	\$ -	\$ 10,693
Landscape Maintenance	\$ 19,139	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 20,659	\$ 17,479	\$ 17,479	\$ -	\$ -	\$ -	\$ 162,154
Landscape Contingency	\$ 3,279	\$ -	\$ -	\$ 14,039	\$ 11,917	\$ -	\$ 1,160	\$ 705	\$ -	\$ -	\$ -	\$ -	\$ 31,101
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	\$ 369	\$ 369	\$ -	\$ -	\$ -	\$ 3,751
Fountain Repair & Maintenance	\$ 8,240	\$ 2,117	\$ 127	\$ 1,938	\$ 127	\$ 2,941	\$ 1,650	\$ 588	\$ 2,742	\$ -	\$ -	\$ -	\$ 20,470
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 840	\$ 774	\$ 310	\$ 774	\$ 1,688	\$ 310	\$ 774	\$ 1,304	\$ 310	\$ -	\$ -	\$ -	\$ 7,083
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	\$ 48,461	\$ 58,633	\$ -	\$ -	\$ -	\$ 579,151
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	\$ 60,653	\$ 57,096	\$ 73,091	\$ -	\$ -	\$ -	\$ 773,364
Excess Revenues (Expenditures)	\$ (106,387)	\$ 14,113	\$ 703,776	\$ (75,493)	\$ (62,673)	\$ (50,245)	\$ (42,129)	\$ (45,678)	\$ (30,929)	\$ -	\$ -	\$ -	\$ 304,355

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

							31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	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	\$3,149.15
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	\$2,554,653.99
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	\$116,133.23
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
06/10/24	ACH	\$34,556.46	\$691.13	\$0.00	\$0.00	\$33,865.33	\$10,772.23	\$3,115.02	\$9,610.80	\$7,248.92	\$3,118.36	\$33,865.33
06/18/24	ACH	\$93,206.55	\$1,864.13	\$0.00	\$0.00	\$91,342.42	\$29,055.12	\$8,401.92	\$25,922.50	\$19,551.96	\$8,410.92	\$91,342.42
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$228.12	\$228.12	\$72.56	\$20.98	\$64.74	\$48.83	\$21.01	\$228.12
TOTAL		\$ 3,496,428.76	\$ 67,384.23	\$ 127,217.18	\$ 3,400.24	\$ 3,305,227.59	\$ 1,051,360.24	\$ 304,023.76	\$ 938,006.18	\$ 707,488.06	\$ 304,349.39	\$ 3,305,227.63

100.69%	Net Percent Collected
\$ (22,802.32)	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
5/1/24		Interest		\$ 186.87
5/2/24		Transfer from Reserve		\$ 1,511.22
6/3/24		Interest		\$ 200.66
6/4/24		Transfer from Reserve		\$ 1,561.58
TOTAL				\$ 15,418.11
Project (Construction) Fund at 09/30/23				\$ 31,518.97
Interest Earned/Transferred Funds thru 6/30/24				\$ 15,418.11
Requisitions Paid thru 6/30/24				\$ -
Remaining Project (Construction) Fund				\$ 46,937.08

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
5/1/24		Interest		\$ 82.19
5/2/24		Transfer from Reserve		\$ 650.43
6/3/24		Interest		\$ 88.19
6/4/24		Transfer from Reserve		\$ 672.11
TOTAL				\$ 58,301.91
Project (Construction) Fund at 09/30/23				\$ 3,965,371.76
Interest Earned/Transferred Funds thru 6/30/24				\$ 58,301.91
Requisitions Paid thru 6/30/24				\$ (4,003,059.73)
Remaining Project (Construction) Fund				\$ 20,613.94

SECTION 3



Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Stoneybrook South at ChampionsGate Community
Development District
Performance Measures/Standards &
Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Stoneybrook South at ChampionsGate Community Development District

District Manager:_____

Date:_____

Print Name:_____

Stoneybrook South at ChampionsGate Community Development District

SECTION 4

**BOARD OF SUPERVISORS MEETING AND WORKSHOP DATES
STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District (“District”) will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896 at **11:00 a.m. on the 1st Monday of every other month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**October 7, 2024
December 2, 2024
February 3, 2025
April 7, 2025
June 2, 2025
August 4, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://stonebrookssouthatchampionsgatecdd.com/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy Lebrun
District Manager

SECTION 5

REBATE REPORT

\$14,735,000

Stoneybrook South at Championsgate Community Development District

(Osceola County, Florida)

**Special Assessment Bonds, Series 2019
(2019 Assessment Area)**

**Dated: April 29, 2019
Delivered: April 29, 2019**

**Rebate Report to the Computation Date
April 29, 2024
Reflecting Activity To
April 29, 2024**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

June 6, 2024

Stoneybrook South at ChampionsGate Community
Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$14,735,000 Stoneybrook South at Championsgate Community Development District, (Osceola County, Florida), Special Assessment Bonds, Series 2019 (2019 Assessment Area)

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report as of April 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 29, 2024 Computation Date
Reflecting Activity from April 29, 2019 through April 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.208216%	2,985.11	(76,145.86)
Construction Fund	0.194757%	11,578.01	(315,725.50)
Debt Service Reserve Fund	1.321675%	30,338.13	(82,524.49)
Capitalized Interest Fund	0.298393%	33.81	(596.81)
Cost of Issuance Fund	0.232655%	2.47	(56.47)
Totals	0.461972%	\$44,937.53	\$(475,049.13)
Bond Yield	4.564472%		
Rebate Computation Credits			(10,269.64)
Net Rebatable Arbitrage			\$(485,318.77)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 29, 2019, the date of the closing, to April 29, 2024, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of April 29, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 29, 2019 and April 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

April 29, 2024.

7. Computation Period

The period beginning on April 29, 2019, the date of the closing, and ending on April 29, 2024, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Fund	Account Number
Revenue	26974000
Interest	26974001
Sinking	26974002
Debt Service Reserve	26974003
Prepayment	26974004
Construction	26974005
Escrow	26974006
Cost of Issuance	26974007

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 29, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 29, 2024, is the Rebatable Arbitrage.

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Delivered: April 29, 2019

Sources of Funds

Par Amount	\$14,735,000.00
Net Original Issue Discount	-86,855.20
Total	\$14,648,144.80

Uses of Funds

Construction Fund	\$11,617,138.82
Escrow Fund	2,000,000.00
Debt Service Reserve Fund	449,946.88
Capitalized Interest Account	82,859.10
Cost of Issuance Fund	203,500.00
Underwriter's Discount	294,700.00
Total	\$14,648,144.80

PROOF OF ARBITRAGE YIELD

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

Date	Debt Service	Present Value to 04/29/2019 @ 4.5644720487%
06/15/2019	82,859.10	82,382.64
12/15/2019	324,231.25	315,173.84
06/15/2020	579,231.25	550,486.99
12/15/2020	319,768.75	297,119.31
06/15/2021	579,768.75	526,683.18
12/15/2021	315,218.75	279,966.76
06/15/2022	585,218.75	508,174.01
12/15/2022	310,493.75	263,600.89
06/15/2023	590,493.75	490,127.53
12/15/2023	305,593.75	247,992.21
06/15/2024	595,593.75	472,545.35
12/15/2024	300,518.75	233,112.05
06/15/2025	600,518.75	455,427.77
12/15/2025	294,518.75	218,376.38
06/15/2026	609,518.75	441,854.80
12/15/2026	288,218.75	204,274.67
06/15/2027	618,218.75	428,385.00
12/15/2027	281,618.75	190,789.05
06/15/2028	621,618.75	411,733.08
12/15/2028	274,818.75	177,966.31
06/15/2029	629,818.75	398,755.62
12/15/2029	267,718.75	165,718.05
06/15/2030	637,718.75	385,940.17
12/15/2030	260,318.75	154,026.71
06/15/2031	645,318.75	373,305.73
12/15/2031	251,656.25	142,330.47
06/15/2032	656,656.25	363,101.49
12/15/2032	242,543.75	131,123.28
06/15/2033	662,543.75	350,190.27
12/15/2033	233,093.75	120,453.64
06/15/2034	673,093.75	340,067.12
12/15/2034	223,193.75	110,248.05
06/15/2035	683,193.75	329,938.16
12/15/2035	212,843.75	100,496.13
06/15/2036	697,843.75	322,141.32
12/15/2036	201,931.25	91,136.33
06/15/2037	706,931.25	311,935.63
12/15/2037	190,568.75	82,212.77
06/15/2038	720,568.75	303,922.47
12/15/2038	178,643.75	73,667.34
06/15/2039	728,643.75	293,766.45
12/15/2039	166,268.75	65,538.63
06/15/2040	746,268.75	287,595.30
12/15/2040	152,856.25	57,592.97
06/15/2041	757,856.25	279,172.69
12/15/2041	138,865.63	50,012.74
06/15/2042	773,865.63	272,490.41
12/15/2042	124,181.25	42,750.53
06/15/2043	789,181.25	265,620.75
12/15/2043	108,803.13	35,803.58
06/15/2044	803,803.13	258,603.57
12/15/2044	92,731.25	29,168.27
06/15/2045	822,731.25	253,012.74
12/15/2045	75,850.00	22,805.51
06/15/2046	840,850.00	247,173.83
12/15/2046	58,159.38	16,714.89
06/15/2047	858,159.38	241,130.13

PROOF OF ARBITRAGE YIELD

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

Date	Debt Service	Present Value to 04/29/2019 @ 4.5644720487%
12/15/2047	39,659.38	10,895.05
06/15/2048	879,659.38	236,264.05
12/15/2048	20,234.38	5,313.40
06/15/2049	895,234.38	229,836.73
	27,328,102.90	14,648,144.80

Proceeds Summary

Delivery date	04/29/2019
Par Value	14,735,000.00
Premium (Discount)	-86,855.20
Target for yield calculation	14,648,144.80

BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/29/2019					
06/15/2019			82,859.10	82,859.10	82,859.10
12/15/2019			324,231.25	324,231.25	
06/15/2020	255,000	3.500%	324,231.25	579,231.25	903,462.50
12/15/2020			319,768.75	319,768.75	
06/15/2021	260,000	3.500%	319,768.75	579,768.75	899,537.50
12/15/2021			315,218.75	315,218.75	
06/15/2022	270,000	3.500%	315,218.75	585,218.75	900,437.50
12/15/2022			310,493.75	310,493.75	
06/15/2023	280,000	3.500%	310,493.75	590,493.75	900,987.50
12/15/2023			305,593.75	305,593.75	
06/15/2024	290,000	3.500%	305,593.75	595,593.75	901,187.50
12/15/2024			300,518.75	300,518.75	
06/15/2025	300,000	4.000%	300,518.75	600,518.75	901,037.50
12/15/2025			294,518.75	294,518.75	
06/15/2026	315,000	4.000%	294,518.75	609,518.75	904,037.50
12/15/2026			288,218.75	288,218.75	
06/15/2027	330,000	4.000%	288,218.75	618,218.75	906,437.50
12/15/2027			281,618.75	281,618.75	
06/15/2028	340,000	4.000%	281,618.75	621,618.75	903,237.50
12/15/2028			274,818.75	274,818.75	
06/15/2029	355,000	4.000%	274,818.75	629,818.75	904,637.50
12/15/2029			267,718.75	267,718.75	
06/15/2030	370,000	4.000%	267,718.75	637,718.75	905,437.50
12/15/2030			260,318.75	260,318.75	
06/15/2031	385,000	4.500%	260,318.75	645,318.75	905,637.50
12/15/2031			251,656.25	251,656.25	
06/15/2032	405,000	4.500%	251,656.25	656,656.25	908,312.50
12/15/2032			242,543.75	242,543.75	
06/15/2033	420,000	4.500%	242,543.75	662,543.75	905,087.50
12/15/2033			233,093.75	233,093.75	
06/15/2034	440,000	4.500%	233,093.75	673,093.75	906,187.50
12/15/2034			223,193.75	223,193.75	
06/15/2035	460,000	4.500%	223,193.75	683,193.75	906,387.50
12/15/2035			212,843.75	212,843.75	
06/15/2036	485,000	4.500%	212,843.75	697,843.75	910,687.50
12/15/2036			201,931.25	201,931.25	
06/15/2037	505,000	4.500%	201,931.25	706,931.25	908,862.50
12/15/2037			190,568.75	190,568.75	
06/15/2038	530,000	4.500%	190,568.75	720,568.75	911,137.50
12/15/2038			178,643.75	178,643.75	
06/15/2039	550,000	4.500%	178,643.75	728,643.75	907,287.50
12/15/2039			166,268.75	166,268.75	
06/15/2040	580,000	4.625%	166,268.75	746,268.75	912,537.50
12/15/2040			152,856.25	152,856.25	
06/15/2041	605,000	4.625%	152,856.25	757,856.25	910,712.50
12/15/2041			138,865.63	138,865.63	
06/15/2042	635,000	4.625%	138,865.63	773,865.63	912,731.26
12/15/2042			124,181.25	124,181.25	
06/15/2043	665,000	4.625%	124,181.25	789,181.25	913,362.50
12/15/2043			108,803.13	108,803.13	
06/15/2044	695,000	4.625%	108,803.13	803,803.13	912,606.26
12/15/2044			92,731.25	92,731.25	
06/15/2045	730,000	4.625%	92,731.25	822,731.25	915,462.50
12/15/2045			75,850.00	75,850.00	
06/15/2046	765,000	4.625%	75,850.00	840,850.00	916,700.00
12/15/2046			58,159.38	58,159.38	
06/15/2047	800,000	4.625%	58,159.38	858,159.38	916,318.76

BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)

Special Assessment Bonds, Series 2019
(2019 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2047			39,659.38	39,659.38	
06/15/2048	840,000	4.625%	39,659.38	879,659.38	919,318.76
12/15/2048			20,234.38	20,234.38	
06/15/2049	875,000	4.625%	20,234.38	895,234.38	915,468.76
	14,735,000		12,593,102.90	27,328,102.90	27,328,102.90

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-2,000,000.00	-2,506,294.68
01/17/20		2,002,853.78	2,429,989.56
01/21/20		131.33	159.26

04/29/24	TOTALS:	2,985.11	-76,145.86

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-76,145.86
COMP DATE:	04/29/24	NET INCOME:	2,985.11
BOND YIELD:	4.564472%	TAX INV YIELD:	0.208216%

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-11,617,138.82	-14,557,986.63
07/12/19		7,829,239.42	9,721,811.14
08/12/19		12,391.25	15,328.84
01/17/20		-2,002,853.78	-2,429,989.56
01/21/20		-131.33	-159.26
02/28/20		289.26	349.15
04/02/20		2,008,738.67	2,414,321.95
05/14/20		3,776,138.00	4,514,741.43
05/18/20		4,860.00	5,807.69
04/08/22		45.34	49.75

04/29/24	TOTALS:	11,578.01	-315,725.50

ISSUE DATE:	04/29/19	REBATABL ARBITRAGE:	-315,725.50
COMP DATE:	04/29/24	NET INCOME:	11,578.01
BOND YIELD:	4.564472%	TAX INV YIELD:	0.194757%

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-449,946.88	-563,849.74
05/02/19		7.40	9.27
06/04/19		114.64	143.03
07/02/19		110.95	137.94
08/02/19		95.54	118.34
09/04/19		76.43	94.29
10/02/19		66.57	81.84
11/04/19		57.32	70.18
12/03/19		55.47	67.67
01/03/20		57.32	69.67
02/04/20		57.17	69.21
03/03/20		47.33	57.09
04/02/20		21.33	25.64
05/04/20		3.69	4.42
06/02/20		3.81	4.54
07/02/20		2.21	2.63
08/04/20		2.09	2.47
09/02/20		1.91	2.25
10/02/20		1.84	2.16
11/03/20		1.91	2.24
12/02/20		1.84	2.15
01/05/21		1.91	2.22
02/02/21		1.91	2.21
03/02/21		1.73	2.00
04/02/21		1.91	2.19
05/04/21		1.85	2.12
06/02/21		1.91	2.18
07/02/21		1.85	2.10
08/03/21		1.91	2.16
09/02/21		1.91	2.15
10/04/21		1.85	2.08
11/02/21		1.91	2.14
12/02/21		1.85	2.06
01/04/22		1.91	2.12
02/02/22		1.91	2.11
03/02/22		1.73	1.91
04/04/22		1.91	2.10
05/03/22		1.85	2.02
06/02/22		1.91	2.08
07/05/22		1.85	2.01
08/02/22		1.91	2.07
09/02/22		296.78	319.84
10/04/22		554.73	595.45
11/02/22		680.47	727.86
12/02/22		721.15	768.47
01/04/23		840.72	892.30
02/02/23		894.35	945.90

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
03/02/23		811.14	854.67
04/03/23		1,094.67	1,148.94
05/02/23		1,365.87	1,428.39
06/02/23		1,413.94	1,473.11
07/05/23		1,405.31	1,458.07
08/02/23		1,637.69	1,693.44
09/05/23		2,044.48	2,105.34
10/03/23		1,978.53	2,030.29
11/02/23		2,044.77	2,090.65
12/04/23		1,964.35	2,000.38
01/03/24		2,018.83	2,048.40
02/02/24		2,000.79	2,022.73
03/04/24		1,872.00	1,884.95
04/02/24		2,001.60	2,008.39
04/29/24	Bal	449,946.88	449,946.88
04/29/24	Acc	1,871.71	1,871.71

04/29/24	TOTALS:	30,338.13	-82,524.49

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-82,524.49
COMP DATE:	04/29/24	NET INCOME:	30,338.13
BOND YIELD:	4.564472%	TAX INV YIELD:	1.321675%

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-82,859.10	-103,834.66
06/17/19		82,859.09	103,211.69
10/22/19		-1,817.47	-2,228.69
12/16/19		-322,380.07	-392,655.03
12/16/19		324,231.25	394,909.74
12/31/19		0.11	0.13

04/29/24	TOTALS:	33.81	-596.81

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-596.81
COMP DATE:	04/29/24	NET INCOME:	33.81
BOND YIELD:	4.564472%	TAX INV YIELD:	0.298393%

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/19	Beg Bal	-203,500.00	-255,015.48
04/29/19		48,500.00	60,777.65
04/29/19		31,000.00	38,847.57
04/29/19		6,000.00	7,518.88
04/29/19		49,000.00	61,404.22
04/29/19		49,000.00	61,404.22
04/29/19		10,760.00	13,483.87
05/01/19		1,500.00	1,879.25
05/10/19		5,925.00	7,414.67
10/22/19		1,817.47	2,228.69

04/29/24	TOTALS:	2.47	-56.47

ISSUE DATE:	04/29/19	REBATABLE ARBITRAGE:	-56.47
COMP DATE:	04/29/24	NET INCOME:	2.47
BOND YIELD:	4.564472%	TAX INV YIELD:	0.232655%

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.564472%)
04/29/20		-1,760.00	-2,108.21
04/29/21		-1,780.00	-2,038.08
04/29/22		-1,830.00	-2,002.87
04/29/23		-1,960.00	-2,050.48
04/29/24		-2,070.00	-2,070.00

04/29/24	TOTALS:	-9,400.00	-10,269.64

ISSUE DATE: 04/29/19 REBATABLE ARBITRAGE: -10,269.64
 COMP DATE: 04/29/24
 BOND YIELD: 4.564472%