

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

October 7, 2024

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 30, 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, October 7, 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. Acceptance of Resignation of Jarred Cornell
 - B. Letter(s) of Interest/Resume(s) for Vacant Seat
 - C. Appointment of Individuals to Fulfill Vacancies in Seats #1 and #3
 - D. Administration of Oath of Office to Newly Appointed Board Members
 - E. Election of Officers
 - F. Consideration of Resolution 2025-01 Electing Officers
4. Approval of Minutes of the August 5, 2024 Meeting
5. Consideration of Addendum to Landscape Agreement
6. Consideration of Letter of Engagement for Fiscal Year 2024 Audit with Grau & Associates
7. Consideration of Agreement for Water Management Services with the Lake Doctors
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Jan Carpenter, District Counsel

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: CDD Resignation
Date: August 15, 2024 at 3:52 PM
To: Iman Sakalla isakalla@gmscfl.com



Begin forwarded message:

From: George Flint <gflint@gmscfl.com>
Subject: Re: CDD Resignation
Date: August 15, 2024 at 10:28:08 AM EDT
To: Jarred Cornell <jarred.cornell@lennar.com>
Cc: Adam Morgan <adam.morgan@lennar.com>, Stacie Vanderbilt <svanderbilt@gmscfl.com>, Teresa Viscarra <tviscarra@gmscfl.com>

Thank you Jarred. It has been a pleasure working with you and we wish you well. Stacie will send you info on the Form 1F that you will need to file with the Commission on Ethics.

On Aug 15, 2024, at 10:25 AM, Jarred Cornell <jarred.cornell@lennar.com> wrote:

George,

I would like to formally submit my resignation from both CDD Boards I sit on effective immediately: Stoneybrook South at Championsgate CDD and Old Hickory CDD.

Thank you for the consistent maintenance and management of our communities. Please let me know if you need anything else.

Sincerely,

Jarred Cornell

Land Analyst

Jarred.Cornell@Lennar.com

(689) 221-3947

<image001.jpg>

6675 Westwood Blvd

5th Floor

Orlando, FL 32821

SECTION F

RESOLUTION 2025-01

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

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

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

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

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, **August 5, 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 <i>by phone</i>	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Bryan Clayborne	Floralawn
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:06 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: As the Board recalls, there has been a vacant seat, seat #3 which is currently filled in a holdover position which is open for a general elector to be appointed to that seat. We did have one person that expressed interest. There were a few others that emailed me expressing interest but I did not hear back or receive their information prior to this meeting so there were a few other one's that had names that were thrown out by various people that did express interest. I recommend if the Board wants a recommendation if we want to wait to try to get some of those other names that were interested. They were kind of mentioned in an email that they would be interested. There are some other options out there that did not respond back to this most recent meeting request. It is up to the Board.

Mr. Morgan: So, is that the recommendation of staff is to just wait?

Mr. LeBrun: I would wait until we have those other ones. One of the HOA contacts sent out an email that had other people that were listed on the email. One of those did send in the resume that is in your agenda package.

Mr. Morgan: I saw Campbells.

Mr. LeBrun: Campbell is on there. We can keep that on their as well for the next time. I just want to make sure no one is left out. It is up to the Board how they want to proceed.

Mr. Morgan: Is everybody good with waiting?

Mr. Bichard: Sure.

Mr. Bonin: Yeah.

Mr. LeBrun: That will give us time also to send out another message through the HOA to generate some more resident interest. There is no harm in waiting. We do have a meeting coming up in October that we can appoint someone and that will be the start of the fiscal year as well. If the Board wishes, we can defer that action until the October meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Deferring Appointment of Seat #3 to the October Meeting, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 3, 2024 Meeting

Mr. LeBrun: We have approval of the minutes from the June 3, 2024 meeting. Those are also in your agenda package starting on page 11.

Ms. Trucco: I have a couple of comments on the seventh order of business. The name of the street West Side Blvd should be one word Westside. On page 7, it says it runs all the way up to 182 and should be 192 also it says sovereign immunity is \$195K per claim and actually is \$200K per person. Those are the only comments.

Mr. LeBrun: I did receive that email that had those listed so I will make sure those get incorporated into the revised minutes.

Ms. Trucco: Great, thank you.

Mr. LeBrun: Do you want to motion to approve that as amended per counsel?

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Minutes of the June 3, 2024, Meeting, were approved as amended.
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FIFTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services with Kimley-Horn & Associates, Inc.

Mr. LeBrun: This item starts on page 26 of your electronic agenda package. Just as a reminder, our District Engineer notified the Board of their intention to resign as they are moving onto new projects and cycling through their portfolio. We issued an RFP for engineering services. The District then ranked those responses on the criteria that was approved and the Board selected Kimley-Horn as the number one ranked engineering firm. As a result, we sent out letters of intent to award and counsel has also drafted an agreement with Kimley-Horn that is in your agenda for today. We are anticipating a September 1st start date. I talked to Dave earlier and he would be amenable to that so that will give us a month or so to transition and hand things off then we will be ready to go September 1st with the new engineering firm. This is just the agreement. I will let counsel if they want to provide any other details. That is just the agreement that is in your package for your review and approval. Kristen, did you have anything to add for the engineering agreement?

Ms. Trucco: No, I don't. This is just basically our standard form of engineering agreement but it shows the typical CDD provisions that we put in all of our agreements like the existing ones such as the contractor agreement for landscaping for example so you have indemnification, reimbursement, insurance requirements, E-Verify requirements, and acknowledgement that we are limited by sovereign immunity as a governmental entity and those types of things. If you have any questions, I would be happy to answer them now otherwise again, this is just our form standard agreement and I believe Kimley-Horn is comfortable with it so we don't have an objection to moving forward. I will point out that exhibit B in the agreement on page 80 of the PDF of the agenda shows the hourly rate. GMS has included them now in the agreement. That is it for me unless you have any questions on this agreement.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Agreement for Professional Engineering Services with Kimley-Horn & Associates, Inc., was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report

Mr. LeBrun: Each year the District is required to go through a third-party independent audit of its finances and then we will transmit that to the state once the audit has been approved. In the agenda package is the full audit for your review. I usually direct Supervisors to the letter to management which is on page 111 of the agenda package. In the letter to the Board of Supervisors, they indicate that they found everything to be the way it is supposed to be so it is referred to as a clean audit for fiscal year 2023. That is good news, a clean audit for last year's fiscal year. Any questions on it, if not, we would just be looking for a motion to approve that audit report and then transmit it to the state.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Lighting Service with Duke Energy

Mr. Scheerer: I received an email from Karly Chambers with Lennar asking if we had an executed agreement for this particular agreement. We could not find one. It is already in the name

of the District but there apparently was not any signatures on it and Duke Energy and Lennar are both asking for that so we are looking to get that approved formally by the Board and have it executed today so everybody has a copy. It is already in our name and we are already paying the bill.

Mr. Morgan: We have already been paying it. It's just that there was no formal contract ever?

Mr. Scheerer: No signed contract.

Mr. Morgan: That is strange.

Mr. Scheerer: Very strange.

Ms. Trucco: Board, if you don't mind just allowing me to review that so you can approve it subject to any comments that I have. I want an opportunity to read through that and try to add any language that we might be able to get to protect the CDD.

Mr. Morgan: It's Duke power, they are pretty standard. Whatever the Board wants to do.

Ms. Trucco: Yeah, whatever you would like. I just have to say that on the record because I have not reviewed this. I can't without your direction to do so.

Mr. LeBrun: You can motion to approve pending counsel review and delegate authority to the Chair to sign once counsel is comfortable with it.

Mr. Morgan: Speaking of lighting agreements. I heard in the previous meeting that there were some lighting agreements that were assigned to the HOA but they were supposed to be to the CDD. Did any of those apply to us that need to be transferred.

Mr. Scheerer: Yes, there will be once we get them all identified and Stoneybrook South at ChampionsGate CDD there are some. I am working with the Master, Nina and anybody in Country Club to try to identify those accounts. As we get them, more than likely what will end up happening is we will transfer them in the name of the CDD because all of the plats that I have read state that it is in the name of Stoneybrook South at ChampionsGate CDD. Its successors were assigned. It seems like we are supposed to have all of the streetlights here but for some reason they did not get to us.

Mr. Morgan: Got it.

Mr. Scheerer: It is part of an internal audit between the different HOA's and the Stoneybrook South CDD asked for LED lighting because this phase did not have LED lighting as opposed to this CDD. This is how it kind of all got started.

Mr. LeBrun: Do we have a motion?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Agreement for Lighting Service with Duke Energy Pending District Counsel Review & Approval and Delegating Authority to the Chair to Execute once Counsel Formally Reviews and Approves, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Amtec Proposal for Arbitrage Rebate Calculation Services for Series 2023 Bonds

Mr. LeBrun: The Board has seen these proposals before, essentially you can't earn more interest on the bonds than you are paying. A third-party firm provides the audit of that calculation. There is no rebate liability that exists which is the good news so there is no further action that we need to go through with the IRS for any arbitrage.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Amtec Proposal for Arbitrage Rebate Calculation Services for Series 2023 Bonds, was approved.

NINTH ORDER OF BUISNESS

Staff Reports

A. Attorney

i. Memorandum Regarding Recently Enacted Legislation

Ms. Trucco: The first thing is about House Bill 7013 which was recently signed into law by the legislature. It went into effect on July 1st and the main requirement is that by October 1, 2024 each CDD needs to establish a list of goals and objectives for each program and activity that they are undertaking. By December 1st of each year thereafter beginning December 1, 2025 a report is required to be published on their website which lists out the goals and objectives as well as the standard measurement that they used to determine if they met those goals and objectives and then it also requires the CDD to publish a statement as to whether or not they met them. The only other provision that relates to CDD's was the repealment of Section 190.047 which requires CDD's to hold a referendum at a general election of whether or not to incorporate after certain requirements were met by the CDD. That is not relevant for this CDD so we are not recommending any action on that. We are recommending the CDD to work with their District Management Company and adopt goals and objectives. GMS has already drafted that and it is included in the agenda. That

should take care of the requirement. Just wanted to make you aware of this new legislation that passed. As far as other updates, the easements with the county for the extension of Westside Blvd. to 192, those were approved thanks to the Chairman for signing those so we could get those back to the county. They sent them to be recorded. Once we have them, I will send them back to GMS for their records of the CDD. Since the last meeting, I have also drafted a contract with Kimley-Horn and also, we did take a look at the title work for the remaining Phase 5 & 6 plat tracts that need to come to the CDD. There was an error on the title work which has been resolved this morning and now the title work does appear clear. We are okay with proceeding with getting that recorded. We will keep you updated on that. My understanding is that those were the last tracts that needed to be conveyed to the CDD. We are moving forward on that. This is all I have for you today unless you have any questions for me.

Mr. Morgan: Very good, thank you!

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: Dave, do we still have you on the phone?

Mr. Reid: Yes, I am still here. In June we submitted our Annual Engineer's Report and generally found that the project is being maintained in excellent condition. I did follow up last week with a summary maintenance report for Alan and basically wanted to document all of the ponds and control structures and have an exhibit for the new engineer so when they come in, they can see what they have got to look at. I submitted that last week so Alan if you have any questions or Jeremy has any questions, let me know and I can update you with that report. Other than that, that is all I have.

Mr. Scheerer: Thank you, Dave.

Mr. LeBrun: Any questions for Dave? In the agenda is the letter from Dave also and Dave's office basically certifying that report. He asked for a motion to accept that Annual Engineer's Report.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Annual Engineer's Report, was approved.
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C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun: Next is approval of the check register on page 134 of your electronic agenda. For the general fund you have checks 758-786. For capital reserve, you have check #7, and from the payroll fund you have checks 50090-50094. The total for the check register is \$179,204.60.

Mr. Morgan: Are the tower lights the tower in this roundabout?

Mr. Scheerer: Those tower lights are all of the ones on Westside Blvd and Whistling Straights, the main archway features. There are lights in each one of the towers so we have to go through and repair those. That is not on this District but all of the rest of them.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you have your unaudited financials through June 30, 2024. No action is required by the Board, just there for your review.

iii. Adoption of District Goals and Objectives

Mr. LeBrun: This is the District Goals and Objectives. Kristen touched on them a little earlier. New legislation requires CDD’s to adopt annual goals and objectives. This has to be done by October 1st of this year. GMS developed goal and objectives for their Districts that not only align with state statutes and work that we are already doing as far as following those state statutes and also meeting the requirements of this new law. You will see the goals and objectives are in your agenda. We are recommending that all of our Districts adopt these for the current upcoming fiscal year starting October 1st just because the turnaround time is so quick. These goals also meet the reporting requirement and in December of the following year the District has to report if they have met these goals and objectives. These will get posted to the District’s website. As of now, there is no other oversight committee or another department to review. We will post those to our website to meet that reporting requirement. In future years if the Board wants to, they can change and develop and get as specific as they want but we felt for our Districts this is the best approach as it already follows the work that we are doing and aligns with state statute so we feel comfortable

recommending these goals to the Board. Happy to take any questions or comments on it, if not, we recommend a motion to approve those.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Meeting Schedule for Fiscal Year 2025

Mr. LeBrun: We are coming to the end of our fiscal year so we have our Fiscal Year 2025 meeting schedule. It follows the same pattern that I think the Board has been comfortable with, every other month listed there. I will take any questions, if not, just look for a motion to approve the Fiscal Year 2025 meeting schedule.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Meeting Schedule for Fiscal Year 2025, was approved.

v. Presentation of Series 2019 Arbitrage Rebate Calculation Report

Mr. LeBrun: We have another rebate arbitrage calculation report. This is the Series 2019. Similar to the previous one, there is no rebate liability that exists. We just look for a motion to approve this report.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Series 2019 Arbitrage Rebate Calculation Report, was approved.

TENTH ORDER OF BUISNESS

Other Business

Mr. LeBrun: Any Supervisors have other business to discuss.

Mr. Cornell: Is the Corporate Transparency Act going to be affecting us?

Ms. Trucco: Sorry, the Corporate Transparency Act?

Mr. Morgan: Will it affect the Board members?

Ms. Trucco: Not that I am aware of, at least not in your capacity as a CDD Supervisor.

Mr. Cornell: Thank you. I just wanted to confirm as I know it affects the HOA's.

Ms. Trucco: There has been a change to the HOA law. To my knowledge so far that doesn't impact CDD's however I will double check on the Corporate Transparency Act to see if there is

any impact but as of right now, none to my knowledge but if there is I will reach out to all of you to update you on that.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH 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

**FIRST EXTENSION AND AMENDMENT TO THE TRI-PARTY LANDSCAPE
MAINTENANCE AGREEMENT**

(Stoneybrook South Community Development District, Stoneybrook South at ChampionsGate
Community Development District and Floralawn, Inc.)

THIS FIRST EXTENSION AND AMENDMENT TO THE TRI-PARTY LANDSCAPE MAINTENANCE AGREEMENT (the “Amendment”), effective as of the 1st day of October, 2024 (the “**Effective Date**”), between the **STONEBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT** (the “**SBS District**”) and the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (“**SBS CG District**”) (hereinafter the SBS District and SBS CG District are collectively referred to herein as the “**District**”), local units of special purpose governments, created under Chapter 190, *Florida Statutes*, whose mailing addresses are c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **FLORALAWN INC.** (hereinafter referred to as “Contractor”), a Florida corporation, whose principal address is 734 S. Combee Road, Lakeland, Florida, 33801.

WHEREAS, the District and Contractor are parties to the Tri-Party Landscape Maintenance Agreement, dated September 1, 2023 (the “Agreement”), relating to the maintenance of landscaping within the boundaries of the District;

WHEREAS, the Contractor and District, in accordance with the provisions of the Agreement and this Amendment, determined it to be in their best interest to extend the Term of the Agreement for an additional two year period; and

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the terms of the Agreement are in full force and effect.
3. That the Agreement is amended to reflect that the Contractor shall provide the Services to the SBS CG District for an additional two years in accordance with the compensation terms detailed in the “Fee Summary” attached hereto as **Exhibit “A”** (the “SBS CG Proposal”) and at a 3% increase for Fiscal Year 2026, to be paid after the Services are completed and have been inspected and approved by the District’s authorized representative.
4. That the Agreement is amended to reflect that the Contractor shall provide the Services to the SBS District for an additional two years in accordance with the compensation terms detailed in the “Fee Summary” attached hereto as **Exhibit “B”** (the “SBS Proposal” and with the “SBS CG Proposal” collectively referred to herein as the “Propsoal”) and at a 3% increase for Fiscal Year 2026, to be paid after the Services are

completed and have been inspected and approved by the District's authorized representative.

5. That the Agreement is amended to reflect that the SBS CG District and the SBS District shall have the option to add an additional year of Services for Fiscal Year 2027 at the rate charged for Fiscal Year 2026.
6. That the Agreement is amended to reflect that the Contractor is now providing the SBS CG District the Services to the added areas described in **Exhibit "C"** attached hereto, and that the cost for such additional areas is reflected in the compensation terms described in Paragraph 3 herein.
7. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
8. That in order to facilitate execution of this Amendment, this Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
9. That except as specifically modified and/or amended herein, all provisions of the Agreement and Amendment shall remain in full force and effect.

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

[Signatures on following page.]

**SIGNATURE PAGE TO THE FIRST EXTENSION AND AMENDMENT TO
THE TRI-PARTY LANDSCAPE MAINTENANCE AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Extension to be duly executed affective as of the day and year first above written.

SBS DISTRICT:

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

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

SBS CG DISTRICT:

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

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

CONTRACTOR:

FLORALAWN, INC., a Florida
corporation


By:  _____
Print: Robert P. Averitt
Title: CEO 9-18-24

Exhibit "A"
SBS CG Proposal

[See attached.]

EXHIBIT 2 - FEE SUMMARY

Contractor: Floralawn, Inc.

Address: 734 S Combee
Lakeland, FL 33801

Phone: 863-668-0494
Email: Bryan.boyett@floralawn.com
Contact: Bryan Boyette

Property: Stoneybrook South at

ChampionsGate CDD
Address: 219 East Livingston Street
Orlando, FL 32801

Phone: 407-841-5524
Email: gflint@gmscdl.com
Contact: George Flint

Dates: 10/1/2024 through 10/1/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
GENERAL SERVICES (Schedule A)	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	11,967	\$143,604
TURF CARE (Schedule B)	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	\$13,380
TREE/SHRUB CARE (Schedule C)	581	581	581	581	581	581	581	581	581	581	581	581	\$6,972
<i>Includes Date Palm Injections</i> BEDDING PLANTS (Schedule D)	250	250	250	250	250	250	250	250	250	250	250	250	\$3,000
<i>500 Units Per Rotation</i> BED DRESSING (Schedule D)	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	\$21,996
<i>400 Yards of Bed Dressing</i> PALM TRIMMING (Schedule D)		450						450					\$900
<i>0 Sabal 5 Date 5 Washington</i> IRRIGATION MAINT. (Schedule E)	620	620	620	620	620	620	620	620	620	620	620	620	\$7,440
<i>62 Number of Zones</i>													
TOTAL FEE PER MONTH:	\$16,366	\$16,816	\$16,366	\$16,366	\$16,366	\$16,366	\$16,366	\$16,816	\$16,366	\$16,366	\$16,366	\$16,366	\$197,292
Flat Fee Schedule	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$16,441	\$197,292

Initials AS

Exhibit "B"

SBS Proposal

[See attached.]

EXHIBIT 2 - FEE SUMMARY

Contractor: **Floralawn, Inc.**
 Address: 734 S Combee
 Lakeland, FL 33801
 Phone: 863-668-0494
 Email: Bryan.boyett@floralawn.com
 Contact: Bryan Boyette

Property: **Stoneybrook South CDD**
 (Resident Board of Directors)
 Address: 219 East Livingston Street
 Orlando, FL 32801
 Phone: 407-841-5524
 Email: gflint@gmscfl.com
 Contact: George Flint

Dates: 10/1/2024 through 10/1/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
GENERAL SERVICES (Schedule A)	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	\$145,200
TURF CARE (Schedule B)	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	\$25,392
TREE/SHRUB CARE (Schedule C)	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	1,383	\$16,596
<small>*Includes Date Palm Injections</small> BEDDING PLANTS (Schedule D) <small>3,500 Units Per Rotation</small>	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$21,000
BED DRESSING (Schedule D) <small>400 Yards of Bed Dressing</small>	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	\$21,996
PALM TRIMMING (Schedule D) <small>13 Queen 43 Sabal/ 37 Date 167 Washington</small>		10,440						10,440					\$20,880
IRRIGATION MAINT. (Schedule E) <small>143 Number of Zones</small>	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	\$17,160
TOTAL FEE PER MON	\$20,612	\$31,052	\$20,612	\$20,612	\$20,612	\$20,612	\$20,612	\$31,052	\$20,612	\$20,612	\$20,612	\$20,612	\$268,224
Flat Fee Schedule	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$22,352	\$268,224





Initials AB

Exhibit “C”

Additional Areas of Services Provided to the SBS CG District

[See attached.]


CDD OWNED AND MAINTAINED

-  WET PONDS 2.38 AC. TOTAL
-  SODDED POND SLOPE 0.94 AC. TOTAL
-  WETLAND 2.74 AC. TOTAL
-  DRAINAGE PIPE

COUNTY OWNED & MAINTAINED

-  OSCEOLA COUNTY

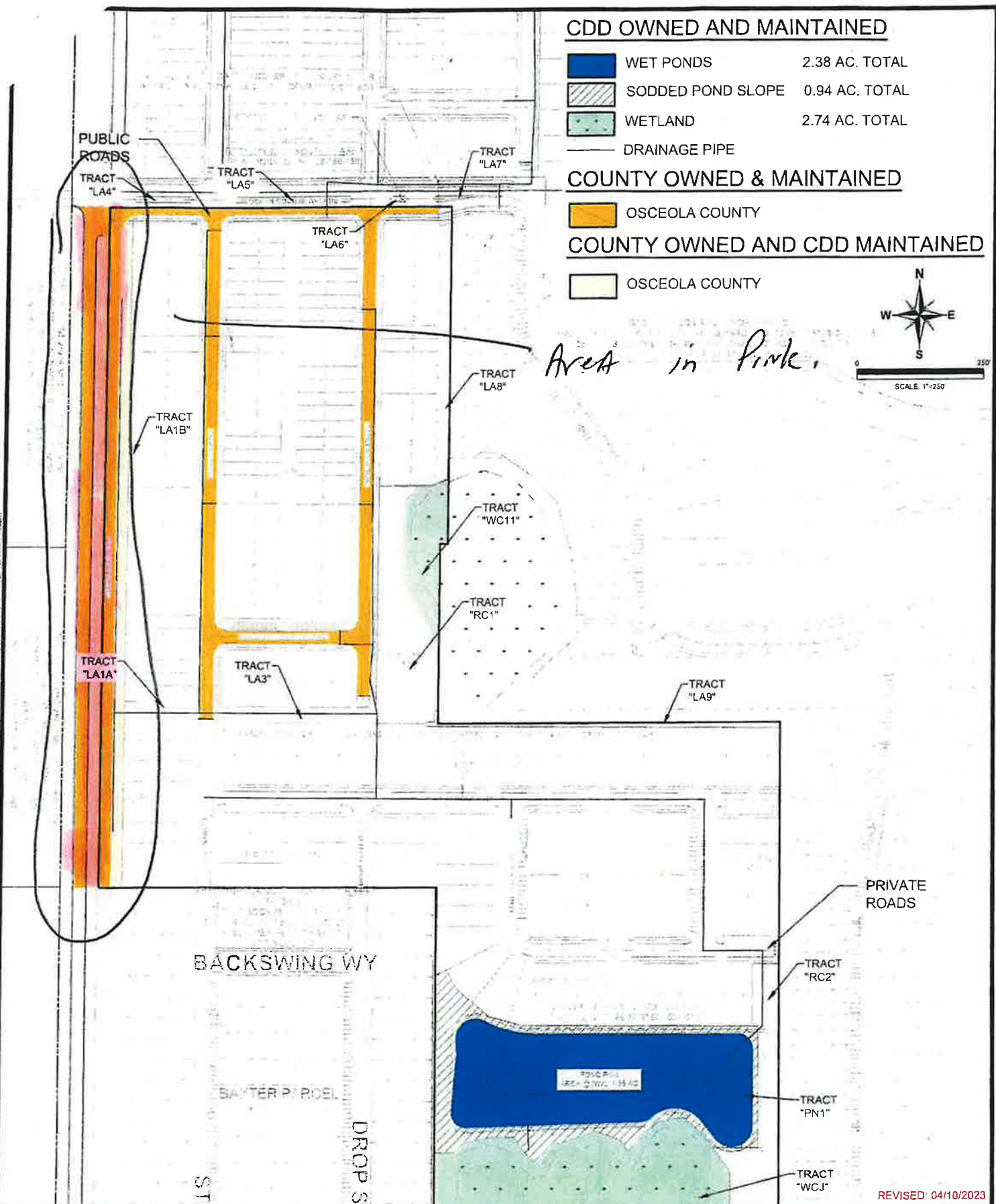
COUNTY OWNED AND CDD MAINTAINED

-  OSCEOLA COUNTY



Area in Pink

L:\3370 Stonebrook South At Championsgate CDD\06.001 SSEC CDD\ENR\1 DVG\CDD Enrich\Map\Map\Map (8111-CDD) Job.dwg 16: 3/23 1:16pm



REVISED: 04/10/2023



3409 W LEMON ST
TAV/PA, FL 32609
TEL: 813.350.3535

LB 97013 CA #6474
www.HamiltonEngineering.US






775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

FOX NORTH MAINTENANCE MAP-CDD
STONEBROOK SOUTH AT CHAMPIONSGATE CDD



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

EXHIBIT
X


CDD OWNED AND MAINTAINED

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

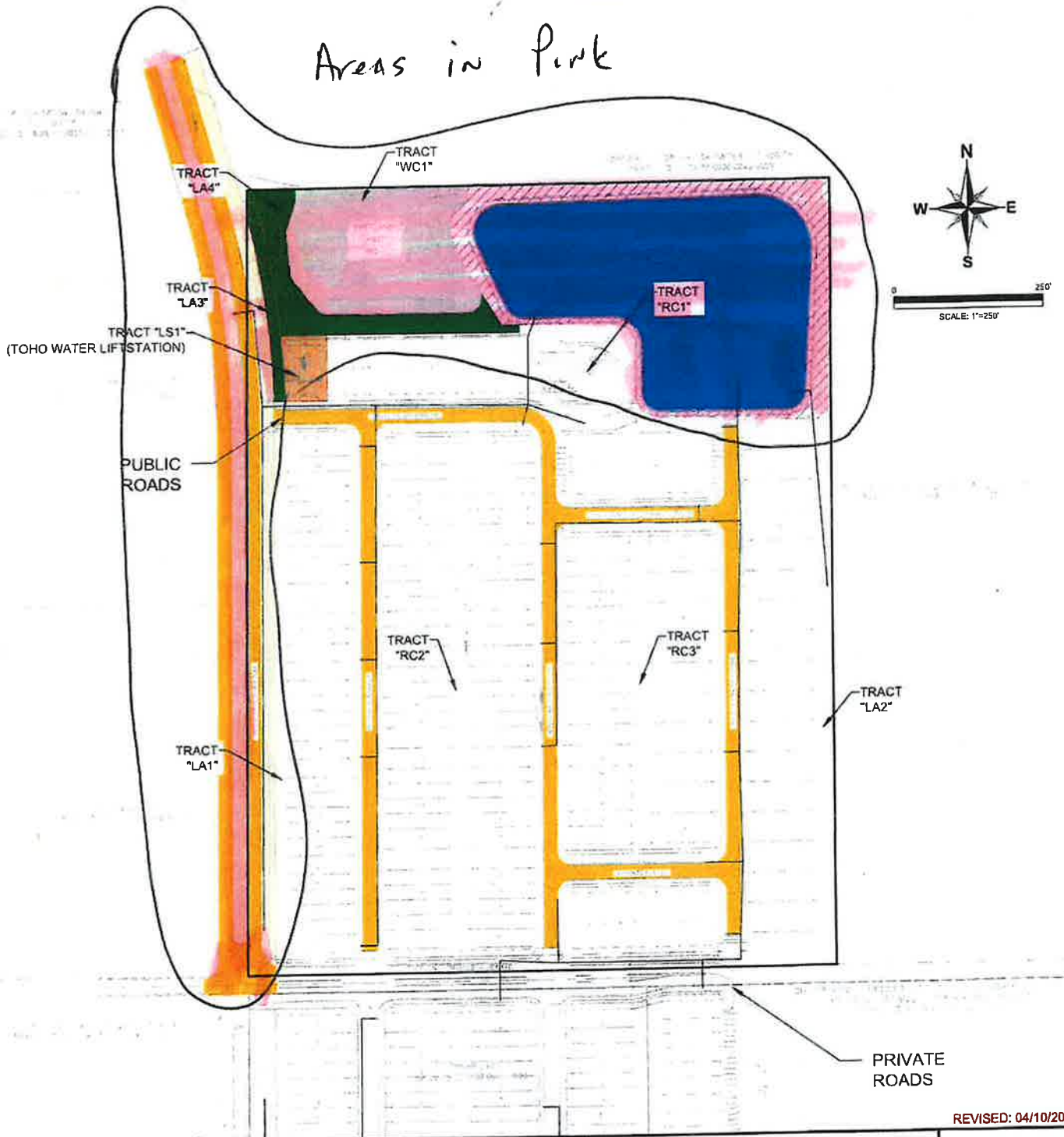
COUNTY OWNED AND MAINTAINED

-  OSCEOLA COUNTY
-  LIFT STATION (TWA)

COUNTY OWNED AND CDD MAINTAINED

-  OSCEOLA COUNTY

Areas in Pink



L:\3670 Stonybrook South At Championsgate CDD\0001 - BSCG CDD\ENGR\DWG\CDD\Parcel B (TRACT X) MAINTENANCE MAP-CDD.dwg (8/11/2023) (JRW) (A) 10/10/2023 4:11pm

REVISED: 04/10/2023



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 TEL: 813-250-3333 | LB #7013 CA #8474 www.HamiltonEngineering US | 775 WARNER LANE CHILKIND, FL 32803 TEL: 407-302-5929

PARCEL B (TRACT X) MAINTENANCE MAP-CDD
STONEBROOK SOUTH AT CHAMPIONSGATE CDD

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

EXHIBIT
X

Stoneybrook South At Champions Gate Cdd Addendum 2023

Contractor: Floralawn Inc.

Address: 734 S Combee Rd.

Phone: 863-666-0494

Fax:

Contact: Bryan Boyett

Email: bryan.boyett@floralawn.com

Property: Stoneybrook South At Championsgate CDD

Address: 219 E. Livingston St.

Orlando,
Florida, 32801

Phone: 407-841-5524

Contact: Gorge Flint

Email: gflint@gmccfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-O	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	\$18,900
(Component A) - Discing													
TURF CARE	218	218	218	218	218	218	218	218	218	218	218	218	\$2,616
(Component B)													
Bahia/St. Augustine/Zoysia													
TREE/SHRUB CARE	56	56	56	56	56	56	56	56	56	56	56	56	\$672
(Component C)													
Tree/Shrub Fert													
IRRIGATION MAINT.	160	160	160	160	160	160	160	160	160	160	160	160	\$1,920
(Component D)													
ANNUAL CHANGES - None at this time													\$0
(Component E.1)													
BED DRESSING - Estimate mulch yds	156	156	156	156	156	156	156	156	156	156	156	156	\$1,872
(Component E.2)													
34 Yards													
PALM TRIMMING	30	30	30	30	30	30	30	30	30	30	30	30	\$300
(Component E.3) Per Palm Price: \$60													
6 Palm counts													
TOTAL FEB - FEB MONTH	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$2,195	\$26,340
Bill Fee Schedule													
Discing: Monthly of CDD Dry Ponds													
Essential Services													
Mowing/Detailing/Irrigation/Fert and Pest													
Extra Services													
Annual Changes, Palm Pruning, Mulch Bush Hog													
TOTAL													\$26,340.00

Initials 

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Stoneybrook South at ChampionsGate Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Stoneybrook South at ChampionsGate Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your representatives will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) 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 contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,900 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Stoneybrook South at ChampionsGate Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Stoneybrook South at ChampionsGate Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII



Water Management Agreement

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

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
Eight (8) ponds associated with #719736 **STONEBROOK SOUTH AT CHAMPIONSGATE CDD, Orlando, FL**

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

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$541.00	Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	Total of Services Accepted	\$541.00	Monthly

\$541.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$541.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 16, 2024**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ___ YES ___ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL**: ___ YES ___ NO

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

REQUESTED START MONTH: 10/01/2024 | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Jonathan Bandy - SALES MANAGER

Signed _____ Date _____

Name _____

Title _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

SECTION VIII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

July 29, 2024 - September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	7/29/24	787	\$ 69,518.31
	8/1/24	788-790	17,458.41
	8/8/24	791-794	155.56
	8/15/24	795-797	12,282.41
	8/22/24	798-799	1,204.92
	8/28/24	800	2,132.72
	9/5/24	801-802	17,736.00
	9/11/24	803-805	7,484.71
	9/19/24	806-809	33,710.98
	9/25/24	810	1,166.03
			\$ 162,850.05
Payroll			
	<u>August 2024</u>		
	Adam Morgan	50095	\$ 184.70
	Barry Bichard	50096	\$ 184.70
	Jarred Cornell	50097	\$ 184.70
	John Lambert	50098	\$ 184.70
	Patrick Bonin Jr.	50099	\$ 184.70
			\$ 923.50
TOTAL			\$ 163,773.55

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/29/24	00034	7/28/24 07282024	202407 300-20700-10500		*	140,498.82	
			EXP DUE TO SS MAR24-JUN24				
		7/28/24 07282024	202407 300-13100-10100		*	70,980.51-	
			EXP DUE FROM SS THRU JUN				
				STONEBROOK SOUTH CDD			69,518.31 000787
8/01/24	00027	8/01/24 20242763	202408 300-13100-10100		*	274.95	
			WATER MGMT TREATMNT AUG24				
		8/01/24 20242763	202408 320-53800-47200		*	310.05	
			WATER MGMT TREATMNT AUG24				
				AMERICAN ECOSYSTEMS, INC.			585.00 000788
8/01/24	00008	7/23/24 9101 655	202407 300-13100-10100		*	433.53	
			00 WHISTLING-LITE FOX PRP				
		7/23/24 9101 655	202407 320-53800-43100		*	488.88	
			00 WHISTLING-LITE FOX PRP				
				DUKE ENERGY			922.41 000789
8/01/24	00032	8/01/24 27060	202408 300-13100-10100		*	7,496.97	
			LANDSCAPE MAINT AUG24				
		8/01/24 27060	202408 320-53800-46200		*	8,454.03	
			LANDSCAPE MAINT AUG24				
				FLORALAWN 2, LLC			15,951.00 000790
8/08/24	00011	8/01/24 08012024	202408 300-20700-10000		*	20.98	
			FY24 DEBT SRVC SER2017				
				STONEBROOK SOUTH AT CHAMPIONSGATE			20.98 000791
8/08/24	00011	8/01/24 08012024	202408 300-20700-10100		*	64.74	
			FY24 DEBT SRVC SER2019				
				STONEBROOK SOUTH AT CHAMPIONSGATE			64.74 000792
8/08/24	00011	8/01/24 08012024	202408 300-20700-10200		*	48.83	
			FY24 DEBT SRVC SER2020				
				STONEBROOK SOUTH AT CHAMPIONSGATE			48.83 000793
8/08/24	00011	8/01/24 08012024	202408 300-20700-10300		*	21.01	
			FY24 DEBT SRVC SER2023				
				STONEBROOK SOUTH AT CHAMPIONSGATE			21.01 000794
8/15/24	00001	8/01/24 190	202408 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES AUG24				
		8/01/24 190	202408 310-51300-35200		*	100.00	
			WEBSITE ADMIN AUG24				
		8/01/24 190	202408 310-51300-35100		*	150.00	
			INFORMATION TECH AUG24				

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		190		202408	310	310-51300	31300		DISSEMINATION FEE AUG24	*	1,166.67		
8/01/24		190		202408	310	310-51300	51000		OFFICE SUPPLIES	*	.09		
8/01/24		190		202408	310	310-51300	42000		POSTAGE	*	29.50		
8/01/24		191		202408	320	53800	12000		FIELD MANAGEMENT AUG24	*	1,492.42		
GOVERNMENTAL MANAGEMENT SERVICES												6,272.01	000795
8/15/24	00002	8/13/24	130446	202407	310	310-51300	31500		OSCEOLA CTY EASE/KIMLEY-H	*	1,452.90		
		8/13/24	130447	202407	310	310-51300	31500		DRAINAGE EASEMENT/PERM.EA	*	247.50		
LATHAM, LUNA, EDEN & BEAUDINE, LLP												1,700.40	000796
8/15/24	00012	5/24/24	7336398	202405	310	310-51300	32300		FY24 TRUSTEE FEE SER2019	*	4,310.00		
USBANK												4,310.00	000797
8/22/24	00032	8/12/24	27211	202408	300	13100	10100		4"MAINLINR RPR-WSTSD BLVD	*	319.56		
		8/12/24	27211	202408	320	53800	47300		4"MAINLINR RPR-WSTSD BLVD	*	360.36		
FLORALAWN 2, LLC												679.92	000798
8/22/24	00022	8/19/24	1840363	202408	300	13100	10100		MTHLY WATER MGMT AUG24	*	246.75		
		8/19/24	1840363	202408	320	53800	47000		MTHLY WATER MGMT AUG24	*	278.25		
THE LAKE DOCTORS, INC.												525.00	000799
8/28/24	00030	8/26/24	23MMS070	202407	310	51300	31100		MNT. INSP/RPT/PHOTO/MAPS	*	2,132.72		
MADDEN MOORHEAD & STOKES LLC												2,132.72	000800
9/05/24	00027	9/01/24	20243112	202409	300	13100	10100		WATER MGMT TREATMNT SEP24	*	274.95		
		9/01/24	20243112	202409	320	53800	47200		WATER MGMT TREATMNT SEP24	*	310.05		
AMERICAN ECOSYSTEMS, INC.												585.00	000801
9/05/24	00032	9/01/24	27697	202409	300	13100	10100		LANDSCAPE MAINT SEP24	*	8,060.97		
		9/01/24	27697	202409	320	53800	46200		LANDSCAPE MAINT SEP24	*	9,090.03		
FLORALAWN 2, LLC												17,151.00	000802
SSCG STONEYS CG													
TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/24	00035	8/30/24	30009	202408 300-13100-10100	RPLC PWR SUPPLY-ENTR SIGN	*	224.03		
		8/30/24	30009	202408 320-53800-46300	RPLC PWR SUPPLY-ENTR SIGN	*	252.63		
								476.66	000803
9/11/24	00036	9/05/24	17049	202408 300-13100-10100	POND#3-SANDFGHT MTR/SPLCE	*	1,999.38		
		9/05/24	17049	202408 320-53800-47100	POND#3-SANDFGHT MTR/SPLCE	*	2,254.62		
								4,254.00	000804
9/11/24	00009	7/05/24	00216639	202406 300-13100-10100	9100 E STONEYBROOK BLVD	*	1,294.40		
		7/05/24	00216639	202406 320-53800-43200	9100 E STONEYBROOK BLVD	*	1,459.65		
								2,754.05	000805
9/19/24	00004	9/03/24	25154	202409 300-15500-10000	FY25 GEN.LIAB/PUBLIC OFFC	*	6,631.00		
		9/03/24	25154	202409 300-15500-10000	FY25 PROPERTY INSURANCE	*	11,538.00		
								18,169.00	000806
9/19/24	00001	9/01/24	193	202409 310-51300-34000	MANAGEMENT FEES SEP24	*	3,333.33		
		9/01/24	193	202409 310-51300-35200	WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	193	202409 310-51300-35100	INFORMATION TECH SEP24	*	150.00		
		9/01/24	193	202409 310-51300-31300	DISSEMINATION FEE SEP24	*	1,166.67		
		9/01/24	193	202409 310-51300-51000	OFFICE SUPPLIES	*	.33		
		9/01/24	193	202409 310-51300-42000	POSTAGE	*	10.66		
		9/01/24	193	202409 310-51300-42500	COPIES	*	34.65		
		9/01/24	194	202409 320-53800-12000	FIELD MANAGEMENT SEP24	*	1,492.42		
		9/01/24	194A	202407 310-51300-42000	USPS-MAIL 2ND QTR-941FORM	*	.82		
		9/15/24	195	202409 300-15500-10000	FY25 ASSESSMENT ROLL CERT	*	7,875.00		
								14,163.88	000807

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/24	00022	9/17/24	1840364	202409 300-13100-10100	MTHLY WATER MGMT SEP24	*	246.75		
		9/17/24	1840364	202409 320-53800-47000	MTHLY WATER MGMT SEP24	*	278.25		
								525.00	000808

9/19/24	00030	9/18/24	23MMS070	202409 310-51300-31100	CDD BOS MTG/MAINT MAP/RPT	*	853.10		
								853.10	000809

9/25/24	00002	9/16/24	131191	202408 310-51300-31500	REV.AGDA/MTG/KIM-HORN AGR	*	726.03		
		9/16/24	131192	202408 310-51300-31500	PH5&6 PLATTED TRACT/CONVY	*	440.00		
								1,166.03	000810

TOTAL FOR BANK A							162,850.05		
TOTAL FOR REGISTER							162,850.05		

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

August 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 212,544	\$ 132,763	\$ -	\$ -	\$ 345,306
Investments:					
Series 2017					
Reserve	\$ -	\$ -	\$ 150,900	\$ -	\$ 150,900
Revenue	\$ -	\$ -	\$ 275,572	\$ -	\$ 275,572
Prepayment	\$ -	\$ -	\$ 120	\$ -	\$ 120
Series 2019					
Reserve	\$ -	\$ -	\$ 449,947	\$ -	\$ 449,947
Revenue	\$ -	\$ -	\$ 499,222	\$ -	\$ 499,222
Prepayment	\$ -	\$ -	\$ 49	\$ -	\$ 49
Series 2020					
Reserve	\$ -	\$ -	\$ 351,125	\$ -	\$ 351,125
Revenue	\$ -	\$ -	\$ 566,726	\$ -	\$ 566,726
Construction	\$ -	\$ -	\$ -	\$ 50,426	\$ 50,426
Series 2023					
Reserve	\$ -	\$ -	\$ 151,125	\$ -	\$ 151,125
Revenue	\$ -	\$ -	\$ 130,081	\$ -	\$ 130,081
Construction	\$ -	\$ -	\$ -	\$ 22,118	\$ 22,118
Investment - SBA	\$ 393,453	\$ 512,388	\$ -	\$ -	\$ 905,841
Due From SS CDD	\$ 40,392	\$ -	\$ -	\$ -	\$ 40,392
Deposits	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Total Assets	\$ 662,388	\$ 645,151	\$ 2,574,867	\$ 72,544	\$ 3,954,950
Liabilities:					
Accounts Payable	\$ 8,652	\$ -	\$ -	\$ -	\$ 8,652
Due to SS CDD	\$ 70,286	\$ -	\$ -	\$ -	\$ 70,286
Total Liabilities	\$ 78,938	\$ -	\$ -	\$ -	\$ 78,938
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 426,592	\$ -	\$ 426,592
Assigned For Debt Service 2019	\$ -	\$ -	\$ 949,218	\$ -	\$ 949,218
Assigned For Debt Service 2020	\$ -	\$ -	\$ 917,851	\$ -	\$ 917,851
Assigned For Debt Service 2023	\$ -	\$ -	\$ 281,206	\$ -	\$ 281,206
Assigned For Capital Reserves 2020	\$ -	\$ 645,151	\$ -	\$ 50,426	\$ 695,577
Assigned For Capital Reserves 2023	\$ -	\$ -	\$ -	\$ 22,118	\$ 22,118
Unassigned	\$ 583,450	\$ -	\$ -	\$ -	\$ 583,450
Total Fund Balances	\$ 583,450	\$ 645,151	\$ 2,574,867	\$ 72,544	\$ 3,876,012
Total Liabilities & Fund Equity	\$ 662,388	\$ 645,151	\$ 2,574,867	\$ 72,544	\$ 3,954,950

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

#

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 1,040,238	\$ 1,040,238	\$ 1,051,360	\$ 11,122
Interest	\$ 3,960	\$ 3,630	\$ 23,897	\$ 20,267
Miscellaneous Income	\$ -	\$ -	\$ 6,721	\$ 6,721
Total Revenues	\$ 1,044,198	\$ 1,043,868	\$ 1,081,978	\$ 38,110
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,000	\$ 5,000
FICA Expense	\$ 918	\$ 842	\$ 459	\$ 383
Engineering Fees	\$ 12,000	\$ 11,000	\$ 5,195	\$ 5,805
Attorney	\$ 25,000	\$ 22,917	\$ 10,785	\$ 12,132
Dissemination	\$ 14,000	\$ 12,833	\$ 12,833	\$ (0)
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Annual Audit	\$ 5,675	\$ 5,675	\$ 9,475	\$ (3,800) *
Trustee Fees	\$ 17,240	\$ 16,880	\$ 16,880	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ 0
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage	\$ 500	\$ 458	\$ 211	\$ 248
Printing & Binding	\$ 500	\$ 458	\$ 110	\$ 349
Insurance	\$ 6,600	\$ 6,600	\$ 6,197	\$ 403
Legal Advertising	\$ 2,500	\$ 2,292	\$ 1,334	\$ 958
Other Current Charges	\$ 600	\$ 550	\$ 526	\$ 24
Office Supplies	\$ 250	\$ 229	\$ 18	\$ 212
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 820	\$ 180
Property Taxes	\$ 350	\$ 9	\$ 9	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 151,258	\$ 140,827	\$ 118,843	\$ 21,984

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2024

#

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 17,909	\$ 16,417	\$ 16,417	\$ (0)
Property Insurance	\$ 15,335	\$ 15,335	\$ 15,635	\$ (300)
Electric	\$ 66,104	\$ 60,595	\$ 40,597	\$ 19,998
Streetlights	\$ 172,516	\$ 158,140	\$ 144,182	\$ 13,957
Water & Sewer	\$ 146,430	\$ 134,228	\$ 181,504	\$ (47,277)
Entry & Walls Maintenance	\$ 8,002	\$ 7,335	\$ 11,323	\$ (3,988)
Landscape Maintenance	\$ 274,249	\$ 251,395	\$ 197,113	\$ 54,282
Landscape Contingency	\$ 29,339	\$ 26,894	\$ 32,880	\$ (5,986)
Tree Trimming	\$ 2,667	\$ 2,445	\$ -	\$ 2,445
Irrigation Repairs	\$ 24,005	\$ 22,005	\$ 13,769	\$ 8,236
Aquatic Maintenance	\$ 5,457	\$ 5,002	\$ 4,490	\$ 512
Fountain Repair & Maintenance	\$ 4,001	\$ 3,668	\$ 23,210	\$ (19,543)
Miscellaneous - Stormwater Control	\$ 2,667	\$ 2,445	\$ -	\$ 2,445
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 6,892	\$ 7,704	\$ (812)
Pressure Washing	\$ 2,667	\$ 2,445	\$ 1,174	\$ 1,271
Repairs & Maintenance	\$ 5,334	\$ 4,890	\$ 3,146	\$ 1,744
Sidewalk Repair & Maintenance	\$ 2,667	\$ 2,445	\$ -	\$ 2,445
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ 2,445	\$ -	\$ 2,445
Contingency	\$ 8,002	\$ 7,335	\$ -	\$ 7,335
Total Operations & Maintenance:	\$ 797,536	\$ 732,353	\$ 693,144	\$ 39,209
<i>Reserves</i>				
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Reserves	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Expenditures	\$ 1,044,198	\$ 968,583	\$ 907,391	\$ 61,192
Excess Revenues (Expenditures)	\$ -		\$ 174,587	
Fund Balance - Beginning	\$ -		\$ 408,863	
Fund Balance - Ending	\$ -		\$ 583,450	

*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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Transfer In	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Interest	\$ 5,000	\$ 4,583	\$ 24,246	\$ 19,662
Total Revenues	\$ 100,404	\$ 99,987	\$ 119,650	\$ 19,662
Expenditures:				
Contingency	\$ -	\$ -	\$ 312	\$ (312)
Capital Outlay	\$ 59,228	\$ 54,292	\$ 54,989	\$ (697)
Total Expenditures	\$ 59,228	\$ 54,292	\$ 55,301	\$ (697)
Excess Revenues (Expenditures)	\$ 41,176	\$ 45,695	\$ 64,349	
Fund Balance - Beginning	\$ 208,444		\$ 580,802	
Fund Balance - Ending	\$ 249,620		\$ 645,151	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 301,800	\$ 301,800	\$ 304,024	\$ 2,224
Interest	\$ 5,000	\$ 4,583	\$ 21,685	\$ 17,102
Total Revenues	\$ 306,800	\$ 306,383	\$ 325,709	\$ 19,326
Expenditures:				
Series 2017				
Interest - 12/15	\$ 101,063	\$ 101,063	\$ 101,063	\$ -
Principal - 12/15	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 06/15	\$ 99,400	\$ 99,400	\$ 99,400	\$ -
Total Expenditures	\$ 295,463	\$ 295,463	\$ 295,463	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,338		\$ 30,247	
Fund Balance - Beginning	\$ 241,476		\$ 396,345	
Fund Balance - Ending	\$ 252,814		\$ 426,592	

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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 899,894	\$ 938,006	\$ 38,112
Interest	\$ 11,700	\$ 10,725	\$ 56,912	\$ 46,187
Total Revenues	\$ 911,594	\$ 910,619	\$ 994,918	\$ 84,299
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		\$ 93,731	
Fund Balance - Beginning	\$ 391,574		\$ 855,487	
Fund Balance - Ending	\$ 401,981		\$ 949,218	

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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 702,564	\$ 707,488	\$ 4,924
Interest	\$ 10,350	\$ 9,488	\$ 46,944	\$ 37,456
Total Revenues	\$ 712,914	\$ 712,052	\$ 754,432	\$ 42,380
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)	\$ -	\$ -	\$ (16,977)	\$ 16,977
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (16,977)	\$ 16,977
Excess Revenues (Expenditures)	\$ 16,489		\$ 41,030	
Fund Balance - Beginning	\$ 517,071		\$ 876,822	
Fund Balance - Ending	\$ 533,560		\$ 917,851	

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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 302,250	\$ 304,349	\$ 2,099
Interest	\$ 2,500	\$ 2,292	\$ 16,367	\$ 14,075
Total Revenues	\$ 304,750	\$ 304,542	\$ 320,716	\$ 16,174
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)	\$ -	\$ -	\$ (7,306)	\$ 7,306
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,306)	\$ 7,306
Excess Revenues (Expenditures)	\$ 2,181		\$ 10,841	
Fund Balance - Beginning	\$ 119,157		\$ 270,365	
Fund Balance - Ending	\$ 121,338		\$ 281,206	

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 August 31, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 08/31/24		Thru 08/31/24	Variance
Revenues:						
Interest	\$	-	\$	-	\$ 3,492	\$ 3,492
Total Revenues	\$	-	\$	-	\$ 3,492	\$ 3,492
Expenditures:						
Series 2020						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
Total Expenditures	\$	-	\$	-	\$ -	\$ -
Other Sources/(Uses)						
Transfer In/(Out)	\$	-	\$	-	\$ 15,416	\$ (15,416)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 15,416	\$ (15,416)
Excess Revenues (Expenditures)	\$	-	\$	-	\$ 18,907	
Fund Balance - Beginning	\$	-	\$	-	\$ 31,519	
Fund Balance - Ending	\$	-	\$	-	\$ 50,426	

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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 52,416	\$ 52,416
Total Revenues	\$ -	\$ -	\$ 52,416	\$ 52,416
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)	\$ -	\$ -	\$ 7,389	\$ (7,389)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,389	\$ (7,389)
Excess Revenues (Expenditures)	\$ -		\$ (3,943,255)	
Fund Balance - Beginning	\$ -		\$ 3,965,372	
Fund Balance - Ending	\$ -		\$ 22,118	

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	\$ 73	\$ -	\$ -	\$ 1,051,360
Interest	\$ 1,331	\$ 1,030	\$ 960	\$ 3,020	\$ 3,111	\$ 3,204	\$ 2,324	\$ 2,396	\$ 2,334	\$ 2,363	\$ 1,823	\$ -	\$ 23,897
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	\$ 2,436	\$ 1,823	\$ -	\$ 1,081,978
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 6,000
FICA Expense	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 459
Engineering Fees	\$ 266	\$ 221	\$ 105	\$ 105	\$ 105	\$ 105	\$ 212	\$ 1,733	\$ 2,133	\$ -	\$ -	\$ -	\$ 5,195
Attorney	\$ 851	\$ 678	\$ 335	\$ 68	\$ 845	\$ 1,217	\$ 1,085	\$ 791	\$ 2,049	\$ 1,700	\$ 1,166	\$ -	\$ 10,785
Dissemination	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ 12,833
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 900
Annual Audit	\$ -	\$ 3,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 4,300	\$ -	\$ -	\$ -	\$ 9,475
Trustee Fees	\$ -	\$ 4,310	\$ -	\$ 4,310	\$ -	\$ 3,950	\$ -	\$ 4,310	\$ -	\$ -	\$ -	\$ -	\$ 16,880
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	\$ 3,333	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 9	\$ 8	\$ 24	\$ 29	\$ 67	\$ 6	\$ 3	\$ 7	\$ 9	\$ 21	\$ 30	\$ -	\$ 211
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	\$ 42	\$ 56	\$ -	\$ 526
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 18
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	\$ 12,945	\$ 14,458	\$ 8,646	\$ 7,078	\$ -	\$ 118,843
Operations & Maintenance:													
Field Services	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ -	\$ 16,417
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	\$ 3,699	\$ 4,153	\$ -	\$ 40,597
Streetlights	\$ 13,440	\$ 13,855	\$ 13,440	\$ 9,215	\$ 15,893	\$ 12,437	\$ 14,177	\$ 13,219	\$ 12,042	\$ 13,558	\$ 12,906	\$ -	\$ 144,182
Water & Sewer	\$ 18,524	\$ 14,073	\$ 12,287	\$ 32,623	\$ 18,771	\$ 15,050	\$ 7,043	\$ 8,542	\$ 21,683	\$ 16,915	\$ 15,994	\$ -	\$ 181,504
Entry & Walls Maintenance	\$ -	\$ 451	\$ 1,084	\$ 644	\$ 7,248	\$ -	\$ -	\$ 864	\$ 403	\$ -	\$ 630	\$ -	\$ 11,323
Landscape Maintenance	\$ 19,139	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ 20,659	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ -	\$ 197,113
Landscape Contingency	\$ 3,279	\$ -	\$ -	\$ 14,039	\$ 11,917	\$ -	\$ 1,160	\$ 2,485	\$ -	\$ -	\$ -	\$ -	\$ 32,880
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,372	\$ 2,250	\$ 2,397	\$ 4,402	\$ 2,116	\$ 871	\$ -	\$ -	\$ -	\$ -	\$ 360	\$ -	\$ 13,769
Aquatic Maintenance	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 796	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ -	\$ 4,490
Fountain Repair & Maintenance	\$ 8,240	\$ 2,117	\$ 127	\$ 1,938	\$ 127	\$ 2,941	\$ 1,650	\$ 588	\$ 2,742	\$ 252	\$ 2,488	\$ -	\$ 23,210
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 840	\$ 774	\$ 310	\$ 774	\$ 1,688	\$ 310	\$ 774	\$ 1,304	\$ 310	\$ 310	\$ 310	\$ -	\$ 7,704
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,174
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 524	\$ 1,912	\$ -	\$ -	\$ 496	\$ -	\$ -	\$ 3,146
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	\$ 50,240	\$ 60,093	\$ 54,572	\$ 56,182	\$ -	\$ 693,144
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	\$ 63,186	\$ 74,551	\$ 63,218	\$ 63,260	\$ -	\$ 907,391
Excess Revenues (Expenditures)	\$ (106,387)	\$ 14,113	\$ 703,776	\$ (75,493)	\$ (62,673)	\$ (50,245)	\$ (42,129)	\$ (51,767)	\$ (32,389)	\$ (60,782)	\$ (61,437)	\$ -	\$ 174,587

Stoneybrook South at ChampionsGate
Community Development District
Long Term Debt Report

SERIES 2017, SPECIAL ASSESSMENT BONDS	
PARCEL K ASSESSMENT AREA	
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%
MATURITY DATE:	12/15/2047
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$150,900
RESERVE FUND BALANCE	\$150,900
BONDS OUTSTANDING - 10/30/17	\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18	(\$55,000)
LESS: PRINCIPAL PAYMENT 12/15/19	(\$85,000)
LESS: PRINCIPAL PAYMENT 12/15/20	(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/21	(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$95,000)
LESS: PRINCIPAL PAYMENT 12/15/23	(\$95,000)
CURRENT BONDS OUTSTANDING	\$4,200,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	3.500%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$449,947
RESERVE FUND BALANCE	\$449,947
BONDS OUTSTANDING - 4/29/19	\$14,735,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$255,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$260,000)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$270,000)
LESS: PRINCIPAL PAYMENT 6/15/23	(\$280,000)
CURRENT BONDS OUTSTANDING	\$13,670,000

SERIES 2020, SPECIAL ASSESSMENT BONDS	
FOX SOUTH ASSESSMENT AREA	
INTEREST RATES:	2.500%, 3.000%, 3.500%, 3.750%
MATURITY DATE:	12/15/2050
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$351,125
RESERVE FUND BALANCE	\$351,125
BONDS OUTSTANDING - 12/16/20	\$12,730,000
LESS: PRINCIPAL PAYMENT 12/15/21	(\$265,000)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$270,000)
LESS: PRINCIPAL PAYMENT 12/15/23	(\$275,000)
CURRENT BONDS OUTSTANDING	\$11,920,000

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

Stoneybrook South at ChampionsGate

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
							O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
11/10/23	ACH	\$10,351.90	\$197.25	\$489.17	\$0.00	\$9,665.48	\$3,074.49	\$889.06	\$2,743.01	\$2,068.91	\$890.01	\$9,665.48
11/24/23	ACH	\$266,419.57	\$5,115.25	\$10,656.86	\$0.00	\$250,647.46	\$79,728.48	\$23,055.23	\$71,132.43	\$53,651.40	\$23,079.92	\$250,647.46
12/11/23	ACH	\$3,247.91	\$64.28	\$34.50	\$0.00	\$3,149.13	\$1,001.71	\$289.67	\$893.71	\$674.08	\$289.98	\$3,149.15
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
7/1/24		Interest		\$ 201.25
7/2/24		Transfer from Reserve		\$ 1,511.22
8/1/24		Interest		\$ 215.99
8/2/24		Transfer from Reserve		\$ 1,560.65
TOTAL				\$ 18,907.22
Project (Construction) Fund at 09/30/23				\$ 31,518.97
Interest Earned/Transferred Funds thru 8/31/24				\$ 18,907.22
Requisitions Paid thru 8/31/24				\$ -
Remaining Project (Construction) Fund				\$ 50,426.19

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
7/1/24		Interest		\$ 86.67
7/2/24		Transfer from Reserve		\$ 650.43
8/1/24		Interest		\$ 94.79
8/2/24		Transfer from Reserve		\$ 671.71
TOTAL				\$ 59,805.51
Project (Construction) Fund at 09/30/23				\$ 3,965,371.76
Interest Earned/Transferred Funds thru 8/31/24				\$ 59,805.51
Requisitions Paid thru 8/31/24				\$ (4,003,059.73)
Remaining Project (Construction) Fund				\$ 22,117.54