

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*May 3, 2021*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

April 26, 2021

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, May 3, 2021 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2021-13 Electing Assistant Secretary
4. Approval of Minutes of the March 1, 2021 Meeting
5. Consideration of Resolution 2021-11 Accepting the Conveyance of Real Property and Improvements Relating to the Fox South Assessment Area
6. Consideration of Resolution 2021-12 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing
7. Consideration of Series 2020 Requisition #2
8. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
9. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Presentation of Increased Rate Schedule
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the Organizational Matters. Section A is the appointment of individual to fulfill the Board Vacancy with a term ending November 2024. Section B is the administration of the Oath of Office to the newly appointment Board member. Section C is the consideration of Resolution 2021-13 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the March 1, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-11 accepting the conveyance of real property and improvements related to the Fox South Assessment Area. A copy of the Resolution and supporting exhibits is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-12 approving the proposed Fiscal Year 2022 budget. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is the consideration of Series 2020 Requisition #2. A copy of the requisition and supporting invoice is enclosed for your review.

The eighth order of business is the consideration of agreement with Amtec to provide arbitrage rebate calculation services. A copy of the agreement is enclosed for your review.

The ninth order of business is Staff Reports. Sub-Section 1 of the District Engineer's Report is the presentation of the rate increase enclosed for your review. Sub-Section 1 of the District Manager's Report includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

## SECTION III

# SECTION C

**RESOLUTION 2021-13**

**A RESOLUTION OF THE STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT ELECTING \_\_\_\_\_  
AS ASSISTANT SECRETARY OF THE BOARD OF  
SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Stoneybrook South at  
ChampionsGate Community District desires to elect \_\_\_\_\_ as  
an Assistant Secretary.

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

1. \_\_\_\_\_ is elected as an Assistant Secretary of the  
Board of Supervisors.

Adopted this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# 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, March 1, 2021 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan  
Lane Register  
Rob Bonin

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

George Flint  
Kristen Trucco  
David Reid  
Alan Scheerer

District Manager  
District Counsel  
District Engineer  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: It does not appear we have any members of the public here or on the phone. We will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Timothy Smith and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024**

Mr. Flint: Mr. Smith has submitted his resignation and it is included in your agenda. Is there a motion to accept?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Resignation of Timothy Smith, was accepted.
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**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. Flint: Are there any nominations at this time to fill that seat? The Board has no nominations at this time. We will defer the appointment of a replacement.

**C. Consideration of Resolution 2021-10 Electing Officers**

Mr. Flint: I would like to ask the Board for consideration of approval of the resolution because we would like to change the Treasurer for the District. Currently Mr. Morgan is Chairman, Mr. Register is Vice Chairman, Mr. English and Mr. Bonin are Assistant Secretaries. We would like to remove Ariel Lovera as Treasurer and appoint Jill Burns as Treasurer. We also ask that you make Teresa Viscarra an Assistant Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2021-10 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 1, 2021 Meeting**

Mr. Flint: Did the Board have any comments, corrections, or changes to the February 1, 2021 meeting minutes?

Mr. Morgan: I reviewed the minutes and they look correct.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 1, 2021 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of E-Verify Memorandum of Understanding**

Mr. Flint: The executed memorandum is in your agenda. You authorized staff and the Chairman to enter into it we are just bringing it back to be ratified.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the E-Verify Memorandum of Understanding, was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2020 Requisition #1 – Added**

Mr. Flint: This is Requisition #1 for the Series 2020 bonds. It totals \$4,767,193.90 this is to acquire infrastructure that is described in the Engineer's Report. The backup is contained behind the requisition and the engineer has prepared the information. We would ask that it be approved

subject to the necessary conveyances and bills of sale being executed and that you authorize the Chairman or Vice Chairman to execute those documents as necessary.

Ms. Trucco: District Counsel will prepare the conveyance documents for the property improvements that need to be transferred to the District. So we just ask for approval of the requisition and also delegating authority to the Chairman and Vice Chairman to execute the documents once signed off by the District.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Series 2020 Requisition #1 and Authorization for the Chairman and Vice Chairman to Execute related documents, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Kristen, anything else for the Board?

Ms. Trucco: Nothing new to report today.

#### **B. Engineer**

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing additional for the Board at this time.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint: You have approval of the check register through January 25<sup>th</sup> through February 22<sup>nd</sup> totaling \$176,697.84. Any questions on the check register? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$176,697.84, was approved.

##### **ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through January 31<sup>st</sup>, there is no action required by the Board. If you have any questions, we can discuss those.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

## RESOLUTION 2021-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF REAL PROPERTY INTERESTS AND IMPROVEMENTS RELATING TO THE FOX SOUTH ASSESSMENT AREA FOR SERIES 2020 BONDS REQUISITION NUMBER 1; ACCEPTING ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook South at ChampionsGate Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), by Osceola County Ordinance 2016-70 and expanded by Osceola County Ordinance 2019-45 (collectively referred to as “the Ordinance”); and

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

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

**WHEREAS**, the District issued its \$12,730,000 Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2020 (Fox South Assessment Area) (the “Series 2020 Bonds”), to pay in part the costs of constructing a portion of the infrastructure improvements within the Fox South Assessment Area (the “Fox South Project”); and

**WHEREAS**, LENNAR HOMES, LLC, a Florida limited liability company (“Lennar”), requested a requisition of funds from the proceeds of the Series 2020 Bonds and has transferred by acceptance of the District, and in accordance with the AGREEMENT BY AND BETWEEN THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE between the District and Lennar, dated December 1, 2020, certain parcels of real property described in the Special Warranty Deed (the “Real Property”), attached hereto as part of **Exhibit “A,”** and related public improvements associated with the Fox South Project, as more particularly described in the Bill of Sale and Assignment (the “Improvements”), also attached hereto as part of **Exhibit “A,”** and

**WHEREAS**, the District counsel and the District Manager have reviewed the conveyance, and the District Engineer has reviewed the documents, Real Property and Improvements related to the conveyance and has provided an Engineer's Certificate, attached hereto as part of **Exhibit "B,"** to evidence compliance with the requirements of the District.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Approval of Acquisition of the Real Property and Improvements. The Board hereby approves the acceptance of the Real Property and Improvements, and approves the acceptance of the documents related thereto as provided in **Exhibit "A"**.
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Real Property and Improvements, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer, to effectuate the acceptance of the Real Property and Improvements are hereby ratified and authorized on behalf of the District.
5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues to the following pages.]*

**PASSED** in public meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District, this 3rd day of May, 2021.

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: George S. Flint  
Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**EXHIBIT “A”**

- A-1 Special Warranty Deed
- A-2 Bill of Sale and Assignment
- A-3 Agreement Regarding Taxes
- A-4 Owner’s Affidavit

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

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
111 N. Magnolia Avenue, Suite 1400  
Orlando, Florida 32801

**SPECIAL WARRANTY DEED**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

**THIS SPECIAL WARRANTY DEED** made as of this 20<sup>th</sup> day of April, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose mailing address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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


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

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

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

Signed, sealed and delivered in our presence:

  
(Signature)

BRICK NICHOLAS  
(Print Name)

  
(Signature)

LINDA CHAMBERS  
(Print Name)

**"GRANTOR"**

LENNAR HOMES, LLC, a Florida limited liability company

By: 

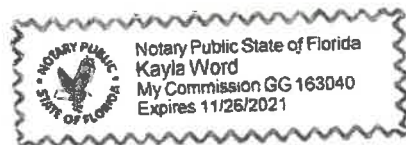
Print: Brock Nicholas

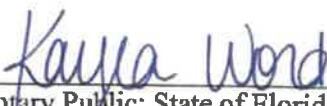
Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of April, 2021, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)



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

**EXHIBIT "A"**

**Description of the Property**

TRACT P1, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT P3, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT P4, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT W1, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT W2, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

**BILL OF SALE AND ASSIGNMENT**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (the “**Agreement**”) is made as of this 20<sup>th</sup> day of April, 2021, is given to the **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as the “**Grantor**”), whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821.

**RECITALS**

**WHEREAS**, Grantor owns certain real property as described in the attached Exhibit “A” (the “**Property**”);

**WHEREAS**, the Grantor has constructed infrastructure improvements and equipment on the Property, as more fully described in Exhibit “B” attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

**WHEREAS**, both the Grantor and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements for the benefit of the District’s landowners; and

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

**WITNESSETH**

**KNOW ALL MEN BY THESE PRESENTS** that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Grantor’s right, title and interest in and to the Improvements,

to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Grantor’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Grantor from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and

for its or their use, forever.

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

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

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

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

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***


**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale and Assignment as of the date first above written.

**GRANTOR:**

**LENNAR HOMES, LLC**, a Florida limited liability company


By:   
Name: Brock Nicholas  
Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of April, 2021, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)



  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Assignment as of the date first above written.

**DISTRICT:**

**ATTEST:**

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as the of the Board of Supervisors of the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by \_\_\_\_\_, as Secretary/Assistant Secretary of the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. He or she ☐ is personally known to me or ☐ have produced a valid driver's license for identification.

(SEAL)

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



## **EXHIBIT “A”**

### **PROPERTY**

TRACT P1, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT P3, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

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TRACT W1, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

TRACT W2, of STONEYBROOK SOUTH NORTH PARCEL – PHASE 5, according to the Plat thereof, as recorded in Plat Book 28, at Page 176, of the Public Records of Osceola County, Florida.

### **IMPROVEMENTS**

1. Street lights;
2. Reclaimed Water, Storm Drainage and Potable Water, including improvements and equipment constructed in accordance with the Florida Department of Environmental Protection, Permit Number 0125823-339-DSGP and Permit Number 0382620-001-DWC/CG;
3. Storm Drainage;
4. Landscaping, Sod for Stormwater Ponds;
5. Earthwork, Erosion Control and Stormwater Management Pods;
6. Roads;
7. Potable Water; and
8. Professional Fees – Engineering Design, Permitting, Surveying, Testing and Inspection.

**AGREEMENT REGARDING TAXES**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

This **AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this 20<sup>th</sup> day of April, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose mailing address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (“Developer”), and **STONEBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

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

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

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property and Improvements, as applicable, or any portion thereof, for tax year 2020 and all prior years have been paid in full.


3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

*[SIGNATURE PAGE FOLLOWS]*

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

LENNAR HOMES, LLC, a Florida limited liability company,

By:  \_\_\_\_\_

Print: Brock Nicholas

Title: Vice President

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

ATTEST:

X \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT "A"**

### **DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

#### **PROPERTY**

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2. Reclaimed Water, Storm Drainage and Potable Water, including improvements and equipment constructed in accordance with the Florida Department of Environmental Protection, Permit Number 0125823-339-DSGP and Permit Number 0382620-001-DWC/CG;
3. Storm Drainage;
4. Landscaping, Sod for Stormwater Ponds;
5. Earthwork, Erosion Control and Stormwater Management Pods;
6. Roads;
7. Potable Water; and
8. Professional Fees – Engineering Design, Permitting, Surveying, Testing and Inspection.

**OWNER'S AFFIDAVIT**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Brock Nicholas (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose mailing address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Owner”), who being first duly sworn on oath says:

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

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

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

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

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

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

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

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

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

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

11. The Owner agrees to execute additional documents that are deemed necessary to effectuate this conveyance based upon receipt of an updated ownership and encumbrance report.

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

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** April 20, 2021

Signed, sealed and delivered in our presence:

LENNAR HOMES, LLC, a Florida limited liability company

By: [Signature]

Print: Brock Nicholas

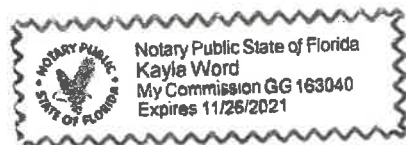
Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of April, 2021, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)

Kayla Word  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_





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7. Potable Water; and
8. Professional Fees – Engineering Design, Permitting, Surveying, Testing and Inspection.

**EXHIBIT “B”**

**CERTIFICATE OF DISTRICT ENGINEER**

*[See following page.]*

**CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

I, **David A. Reid**, as a professional engineer of Hamilton Engineering & Surveying, LLC, a Florida limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 775 Warner Lane, Orlando, Florida 32803 (“Hamilton”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hamilton, currently serve as District Engineer to the Stoneybrook South at ChampionsGate Community Development District (the “District”).
2. That the District proposes to accept from **Lennar Homes, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District; therefore, no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.
3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.
4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District. Certificates of completion or similar documents are attached or will be provided once available.
5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Hamilton are being held by Hamilton as records of the District on its behalf.
6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Hamilton.

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**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Stoneybrook South at ChampionsGate Community Development District – Requisition No. 1  
(Series 2020 Bonds)

DATED: March 22, 2021

Witness: Gregory T. Chatelein  
Print: Gregory T. Chatelein

Witness: Eric Adamek  
Print: Eric Adamek

David A. Reid

**David A. Reid, P.E.**  
Professional License No.: 38794  
on behalf of the company,  
Hamilton Engineering & Surveying, LLC  
Florida Certificate of Authorization No. 8474

STATE OF FLORIDA  
COUNTY OF ~~OSCEOLA~~ <sup>4th</sup>  
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1<sup>st</sup> day of April, 2021 by **David A. Reid**, of Hamilton Engineering & Surveying, LLC, a Florida limited liability company, on behalf of said company. Said person is ☐ personally known to me or ☒ has produced a valid driver's license as identification.



(SEAL)

Hung T. Nguyen  
Notary Public; State of Florida

Print Name: Hung T Nguyen  
Comm. Exp.: Jan 22, 2024  
Comm. No.: GG 931500

## SECTION VI

## RESOLUTION 2021-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook South at ChampionsGate Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 2, 2021  
HOUR: 11:30 a.m.  
LOCATION: Oasis Club at ChampionsGate  
1520 Oasis Club Blvd.  
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF MAY, 2021.**

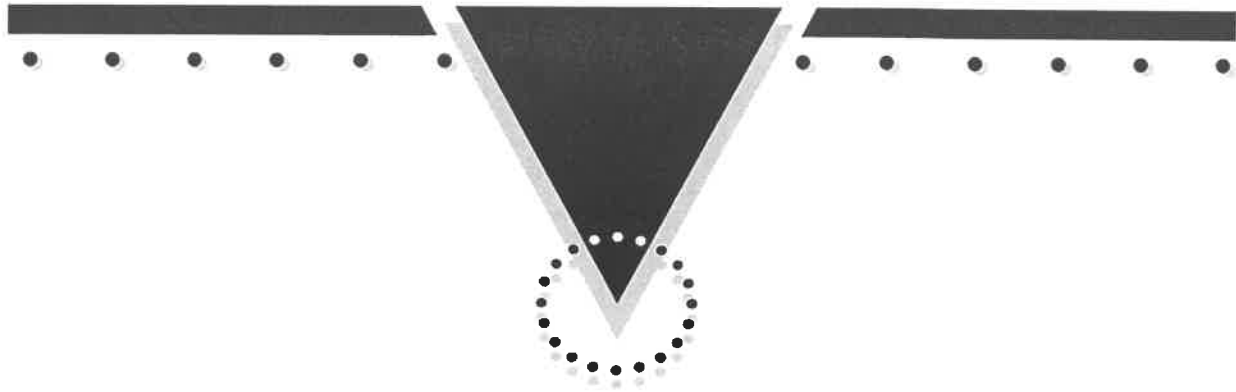
ATTEST:

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_





**Stoneybrook South at ChampionsGate  
Community Development District**

**Proposed Budget  
FY 2022**



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8	<u>Capital Reserve Fund</u>
9	<u>Debt Service Fund Series 2017</u>
10	<u>Amortization Schedule Series 2017</u>
11	<u>Debt Service Fund Series 2019</u>
12	<u>Amortization Schedule Series 2019</u>
13	<u>Debt Service Fund Series 2020</u>
14	<u>Amortization Schedule Series 2020</u>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 General Fund

	Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$645,135	\$574,310	\$70,825	\$645,135	\$875,375
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$181,023
<b>Total Revenues</b>	<b>\$645,135</b>	<b>\$574,310</b>	<b>\$70,825</b>	<b>\$645,135</b>	<b>\$1,056,398</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$1,000	\$800	\$1,800	\$12,000
FICA Expense	\$918	\$77	\$61	\$138	\$918
Engineering	\$12,000	\$523	\$7,477	\$8,000	\$12,000
Attorney	\$25,000	\$7,636	\$12,364	\$20,000	\$25,000
Dissemination	\$7,500	\$4,625	\$5,500	\$10,125	\$11,000
Arbitrage	\$450	\$0	\$450	\$450	\$900
Annual Audit	\$4,135	\$0	\$4,135	\$4,135	\$5,118
Trustee Fees	\$9,000	\$4,310	\$4,500	\$8,810	\$13,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$35,000
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$150	\$150	\$300
Postage	\$1,000	\$99	\$651	\$750	\$1,000
Printing & Binding	\$1,000	\$274	\$726	\$1,000	\$1,000
Insurance	\$5,650	\$5,381	\$0	\$5,381	\$5,950
Legal Advertising	\$2,500	\$5,198	\$2,307	\$7,500	\$2,500
Other Current Charges	\$1,000	\$139	\$111	\$250	\$1,000
Office Supplies	\$625	\$1	\$99	\$100	\$625
Property Appraiser	\$350	\$265	\$0	\$265	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$124,803</b>	<b>\$52,798</b>	<b>\$57,431</b>	<b>\$110,229</b>	<b>\$134,986</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$15,000	\$7,500	\$7,500	\$15,000	\$15,000
Property Insurance	\$6,000	\$5,467	\$0	\$5,467	\$6,050
Electric	\$7,500	\$327	\$373	\$700	\$38,580
Streetslights	\$70,000	\$30,076	\$31,422	\$61,498	\$71,200
Water & Sewer	\$7,500	\$12,238	\$22,146	\$34,384	\$75,000
Landscape Maintenance	\$219,449	\$104,184	\$104,184	\$208,369	\$218,369
Landscape Contingency	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Irrigation Repairs	\$15,000	\$4,794	\$5,206	\$10,000	\$15,000
Lake Maintenance	\$10,000	\$1,155	\$2,310	\$3,465	\$5,000
Contingency	\$15,000	\$0	\$5,000	\$5,000	\$5,000
Repairs & Maintenance	\$5,000	\$0	\$2,500	\$2,500	\$10,000
Transfer Out - Capital Reserve	\$67,383	\$0	\$0	\$0	\$447,213
<b>Total Operations &amp; Maintenance</b>	<b>\$520,332</b>	<b>\$165,741</b>	<b>\$188,141</b>	<b>\$353,883</b>	<b>\$921,412</b>
<b>Total Expenditures</b>	<b>\$645,135</b>	<b>\$218,540</b>	<b>\$245,573</b>	<b>\$464,112</b>	<b>\$1,056,398</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$355,770</b>	<b>(\$174,747)</b>	<b>\$181,023</b>	<b>\$0</b>

Net Assessment	\$875,375
Collection Cost (6%)	\$55,875
Gross Assessment	\$931,250

Property Type	Units	Gross Per Unit	Gross Total
Condo	200	\$343	\$68,592
Townhome	374	\$446	\$166,744
Single Family 40'	353	\$549	\$193,698
Single Family 50'	397	\$686	\$272,302
Single Family 60'	186	\$823	\$153,093
Single Family 80'	70	\$1,097	\$76,821
<b>Total</b>	<b>1580</b>		<b>\$931,250</b>

**Stoneybrook South at ChampionsGate**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

**Special Assessments**

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

---

**EXPENDITURES:**

**Administrative:**

**Supervisors Fees**

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

**FICA Expense**

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

**Engineering**

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

**Attorney**

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

**Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

**Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds and Series 2020 Special Assessment Bonds (Fox South Assessment Area).

**Stoneybrook South at ChampionsGate**  
**Community Development District**  
GENERAL FUND BUDGET

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm if State requirements have been met. The District currently contracts Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

# **Stoneybrook South at ChampionsGate**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Insurance

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

#### Legal Advertising

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

#### Other Current Charges

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

#### Office Supplies

Miscellaneous office supplies.

#### Property Appraiser

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

#### Dues, Licenses & Subscriptions

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

#### Operations & Maintenance:

##### Field Services

Provide onsite field management of contracts for the District such as landscape and lae maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### Property Insurance

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

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

#### Electric

Represents cost of electric services for items such as entrance lights, irrigation, etc. District currently has two accounts with Duke Energy.

Account #	Description	Monthly	Annual
16755 46354	1521 Olympic Club Blvd, Entrance Lights	\$40	\$480
79875 79276	90191 Leopard Creek Drive, Irrigation	\$25	\$300
	Contingency - 7 Fountains		\$37,800
<b>Total</b>			<b>\$38,580</b>

#### Streetlights

Represents costs for streetlights maintained with the District. Currently the District has 7 accounts with Duke Energy and is projected to have at least one more come on line in the fiscal year.

Account #	Description	Monthly	Annual
02941 24271	000 Tri County Rd, N Parcel Entry	\$800	\$9,600
08503 66264	0000 Whistling Straits Blvd Lite	\$1,300	\$15,600
11636 69020	000 Westside Blvd Lite, SB Tract K SL	\$550	\$6,600
38983 78529	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$700	\$8,400
57461 50046	000 Bella Citta Blvd Lite	\$600	\$7,200
57688 66338	000 Westside Blvd Lite, SS Tract K PH3 SL	\$550	\$6,600
61765 94368	000 Westside Blvd Lite, SS Tract K PH2 SL	\$600	\$7,200
	Contingency - Fox Property 2C-1		\$10,000
<b>Total</b>			<b>\$71,200</b>

#### Water & Sewer

Represents estimated reclaimed water cost. District currently has two accounts with Toho Water Authority and is projected to have more come online in the fiscal year.

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,250	\$27,000
2627512-33169919	1000 Whistling Straits	\$2,250	\$27,000
	Contingency		\$21,000
<b>Total</b>			<b>\$75,000</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

#### Landscape Maintenance

The District will maintain the landscaping within Tract K area of the District. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$3,170	\$38,040
North Whistling Straits	\$5,339	\$64,068
Baxter Tract	\$813	\$9,750
Phase 1 - Westside Blvd	\$3,043	\$36,512
Fox Property Ph5 Pond 1	\$391	\$4,692
Fox Property Ph5 Pond 2	\$2,495	\$29,937
Fox Property Ph5 Pond 4	\$912	\$10,945
Fox Property Ph5 Pond 6	\$858	\$10,295
Fox Property Ph5 Pond 7	\$344	\$4,129
Contingency		\$10,000
<b>Total</b>		<b>\$218,369</b>

#### Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Description	Quarterly	Annual
Landscape Contingency		
Annuals	\$825	\$3,300
Mulch		\$5,500
Contingency		\$6,200
<b>Total</b>		<b>\$15,000</b>

#### Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

#### Lake Maintenance

Represents costs for maintenance of 7 ponds located within the District. The District has contracted with The Lake Doctors Inc. for this service.

Description	Monthly	Annual
Pond Maintenance - 7 Ponds	\$385	\$4,620
Contingency		\$380
<b>Total</b>		<b>\$5,000</b>



**Stoneybrook South at ChampionsGate**  
**Community Development District**  
GENERAL FUND BUDGET

Contingency

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

Repairs & Maintenance

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

Transfer Out – Capital Reserve

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

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Capital Reserve Fund

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Transfer In	\$0	\$0	\$0	\$0	\$447,213
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<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$447,213</b>
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#### Expenditures

Capital Outlay	\$0	\$0	\$0	\$0	\$163,900
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<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$163,900</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$283,313</b>
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FY2022 Proposed Expenses	
Description	Amount
<b>Purchase &amp; Installation of Fountains</b>	
Pond 1 Fountain	\$ 24,804
Pond 2 Fountain	\$ 24,326
Pond 3 Fountain	\$ 25,774
Pond 4 Fountain	\$ 24,804
Pond 5 Fountain	\$ 21,511
Pond 6 Fountain	\$ 20,932
Pond 10 Fountain	\$ 22,109
<b>Total</b>	<b>\$ 163,900</b>

# Stoneybrook South at ChampionsGate

## Community Development District

**Fiscal Year 2022  
Debt Service Fund  
Series 2017**

<b>Adopted Budget FY2021</b>	<b>Actual Thru 3/31/21</b>	<b>Projected Next 6 Months</b>	<b>Total Thru 9/30/21</b>	<b>Proposed Budget FY2022</b>
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### Revenues

Special Assessments	\$301,800	\$275,799	\$26,001	\$301,800	\$301,800
Interest Income	\$250	\$9	\$0	\$9	\$0
Carry Forward Surplus	\$205,857	\$207,965	\$0	\$207,965	\$209,599
<b>Total Revenues</b>	<b>\$507,907</b>	<b>\$483,773</b>	<b>\$26,001</b>	<b>\$509,774</b>	<b>\$511,399</b>

### Expenses

Interest - 12/15	\$105,875	\$105,875	\$0	\$105,875	\$104,300
Principal - 12/15	\$90,000	\$90,000	\$0	\$90,000	\$90,000
Interest - 6/15	\$104,300	\$0	\$104,300	\$104,300	\$102,725
<b>Total Expenditures</b>	<b>\$300,175</b>	<b>\$195,875</b>	<b>\$104,300</b>	<b>\$300,175</b>	<b>\$297,025</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$207,732</b>	<b>\$287,898</b>	<b>(\$78,299)</b>	<b>\$209,599</b>	<b>\$214,374</b>

Principal - 12/15/2022	\$95,000
Interest - 12/15/2022	\$102,725
<b>Total</b>	<b>\$197,725</b>

Net Assessment	\$301,800
Collection Cost (6%)	\$19,264
<b>Gross Assessment</b>	<b>\$321,064</b>

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/21	\$ 4,480,000	\$ 90,000	\$ 104,300.00	\$ 194,300.00
6/15/22	\$ 4,390,000	\$ -	\$ 102,725.00	\$ -
12/15/22	\$ 4,390,000	\$ 95,000	\$ 102,725.00	\$ 300,450.00
6/15/23	\$ 4,295,000	\$ -	\$ 101,062.50	\$ -
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 297,125.00
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
<b>Totals</b>		<b>\$ 4,480,000</b>	<b>\$ 3,507,463</b>	<b>\$ 7,987,462.50</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2019

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Special Assessments	\$899,894	\$814,565	\$85,329	\$899,894	\$899,894
Interest Income	\$250	\$24	\$11	\$35	\$0
Carry Forward Surplus	\$327,699	\$332,155	\$0	\$332,155	\$332,545

<b>Total Revenues</b>	<b>\$1,227,843</b>	<b>\$1,146,743</b>	<b>\$85,340</b>	<b>\$1,232,083</b>	<b>\$1,232,439</b>
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#### Expenses

Interest - 12/15	\$319,769	\$319,769	\$0	\$319,769	\$315,219
Principal - 6/15	\$260,000	\$0	\$260,000	\$260,000	\$270,000
Interest - 6/15	\$319,769	\$0	\$319,769	\$319,769	\$315,219

<b>Total Expenditures</b>	<b>\$899,538</b>	<b>\$319,769</b>	<b>\$579,769</b>	<b>\$899,538</b>	<b>\$900,438</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$328,305</b>	<b>\$826,974</b>	<b>(\$494,429)</b>	<b>\$332,545</b>	<b>\$332,001</b>
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Interest - 12/15/2022	\$310,494
<b>Total</b>	<b>\$310,494</b>

Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
<b>Gross Assessment</b>	<b>\$957,334</b>

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	\$989	\$79,120
Townhome	214	\$1,094	\$234,116
Single Family 40'	207	\$1,302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
<b>Total</b>	<b>757</b>		<b>\$957,379</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
12/15/21	\$ 14,220,000	\$ -	\$ 315,219	\$ 315,219
6/15/22	\$ 14,220,000	\$ 270,000	\$ 315,219	\$ -
12/15/22	\$ 13,950,000	\$ -	\$ 310,494	\$ 895,713
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,494	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,594	\$ 896,088
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,594	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,519	\$ 896,113
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,519	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,519	\$ 895,038
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,519	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,219	\$ 897,738
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,219	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,619	\$ 899,838
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,619	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,819	\$ 896,438
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,819	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,719	\$ 897,538
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,719	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,319	\$ 898,038
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,319	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656	\$ 896,975
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,544	\$ 899,200
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,544	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,094	\$ 895,638
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,094	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,194	\$ 896,288
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,194	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,844	\$ 896,038
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,844	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931	\$ 899,775
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,569	\$ 897,500
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,569	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,644	\$ 899,213
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,644	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,269	\$ 894,913
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,269	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856	\$ 899,125
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,866	\$ 896,722
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,866	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181	\$ 898,047
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803	\$ 897,984
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731	\$ 896,534
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850	\$ 898,581
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159	\$ 899,009
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659	\$ 897,819
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234	\$ 899,894
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234	\$ 895,234
<b>Totals</b>		<b>\$ 14,220,000</b>	<b>\$ 11,222,244</b>	<b>\$ 25,442,243.75</b>

# Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2022  
Debt Service Fund  
Series 2020

Proposed Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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## Revenues

Special Assessments	\$702,250	\$351,125	\$351,125	\$702,250	\$702,564
Interest Income	\$0	\$5	\$0	\$5	\$0
Bond Proceeds	\$351,125	\$351,125	\$0	\$351,125	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$484,350

<b>Total Revenues</b>	<b>\$ 1,053,375</b>	<b>\$ 702,255</b>	<b>\$ 351,125</b>	<b>\$ 1,053,380</b>	<b>\$1,186,914</b>
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## Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$219,119
Principal - 12/15	\$0	\$0	\$0	\$0	\$265,000
Interest - 6/15	\$217,901	\$0	\$217,901	\$217,901	\$215,806
Transfer Out	\$0	\$4	\$0	\$4	\$0

<b>Total Expenditures</b>	<b>\$217,901</b>	<b>\$4</b>	<b>\$217,901</b>	<b>\$217,905</b>	<b>\$699,925</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$835,474</b>	<b>\$702,251</b>	<b>\$133,224</b>	<b>\$835,475</b>	<b>\$486,989</b>
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Principal - 12/15 2022	\$270,000
Interest - 12/15 2022	\$215,806
<b>Total</b>	<b>\$485,806</b>

Net Assessment	\$702,564
Collection Cost (6%)	\$44,844
<b>Gross Assessment</b>	<b>\$747,408</b>

Property Type	Units	Gross Per Unit	Gross Total
Condo	120	\$989	\$118,680
Townhome	160	\$1,094	\$175,040
Single Family 40'	146	\$1,302	\$190,092
Single Family 50'	145	\$1,406	\$203,870
Single Family 60'	35	\$1,510	\$52,850
Single Family 80'	4	\$1,719	\$6,876
<b>Total</b>	<b>610</b>		<b>\$747,408</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
12/15/21	\$ 12,730,000	\$ 265,000	\$ 219,118.75	\$ 484,118.75
6/15/22	\$ 12,465,000	\$ -	\$ 215,806.25	\$ -
12/15/22	\$ 12,465,000	\$ 270,000	\$ 215,806.25	\$ 701,612.50
6/15/23	\$ 12,195,000	\$ -	\$ 212,431.25	\$ -
12/15/23	\$ 12,195,000	\$ 275,000	\$ 212,431.25	\$ 699,862.50
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
<b>Totals</b>		<b>\$ 12,730,000</b>	<b>\$ 8,051,156</b>	<b>\$ 20,781,156.25</b>



## SECTION VII

**STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020  
(FOX SOUTH ASSESSMENT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Third Supplemental Trust Indenture dated as of November 1, 2020 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:  
**Hamilton Engineering & Surveying, LLC**
- (D) Amount Payable: **\$6,870.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):  
**Invoice #63473 - Preparation of reimbursement CR#1, report and exhibits.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.***

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Fox South Project; and
- 4. each disbursement represents a Cost of the Fox South Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

#### **CONSULTING ENGINEER'S APPROVAL**

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

\_\_\_\_\_  
Consulting Engineer

**Invoice**

TAMPA OFFICE  
3409 w. lemon street  
tampa, fl 33609  
813.250.3535

Teresa Viscarra  
Stoneybrook South at Championsgate CDD  
1408 Hamlin Ave  
Unit E  
St. Cloud, FL 34771

March 31, 2021  
Project No: 53670.0003  
Invoice No: 63473  
Project Manager: David Reid

Project 53670.0003 SBS at CG CDD Construction 2020

**Professional Services for the Period: January 30, 2021 to February 26, 2021**

Phase 030A Administration

**Professional Personnel**

			Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP					
Reid, David	12/3/2020		2.00	190.00	380.00
Lennar Reimbursement					
Reid, David	12/4/2020		2.00	190.00	380.00
CR#8 Lennar Reimbursement					
Reid, David	12/7/2020		1.00	190.00	190.00
Lennar reimbursement review					
Reid, David	12/11/2020		2.00	190.00	380.00
Lennar reimbursement CR#1					
Reid, David	12/18/2020		.50	190.00	95.00
Lennar reimbursement					
Reid, David	1/4/2021		1.00	190.00	190.00
Lennar reimbursement					
Reid, David	2/22/2021		1.00	190.00	190.00
Series 2020 CR#1					
Reid, David	2/23/2021		4.00	190.00	760.00
Series 2020 CR#1 report					
Reid, David	2/24/2021		6.00	190.00	1,140.00
Series CR#1 Lennar reimbursement, report and exhibits					
Reid, David	2/25/2021		1.00	190.00	190.00
Series 2020 CR#1 respond to emails					
Eng Sr Project Mgr PE, VP					
Chatelain, Gregory	12/4/2020		8.00	170.00	1,360.00
Drafting Reimbursement Summary for 2020					
Chatelain, Gregory	12/7/2020		8.00	170.00	1,360.00
CDD Reimbursibles for Westside Blvd.					
Chatelain, Gregory	12/11/2020		1.50	170.00	255.00
CDD Reimbursibles for Westside Blvd.					
Totals			38.00		6,870.00
<b>Total Labor</b>					<b>6,870.00</b>
<b>Total for this Section:</b>					<b>\$6,870.00</b>

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

\*\*Billing Questions: Accounts Receivable 813.250.3535\*\* All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Project	53670.0003	SBS at CG CDD Construction 2020	Invoice	63473
<b>TOTAL DUE THIS INVOICE:</b>				<b>\$6,870.00</b>

## SECTION VIII

**Arbitrage Rebate Computation  
Proposal For  
Stoneybrook South at ChampionsGate  
Community Development District  
(Osceola County, Florida)  
\$12,730,000 Special Assessment Bonds  
Series 2020  
(Fox South Assessment Area)**





# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

April 21, 2021

Stoneybrook South at ChampionsGate Community Development District  
c/o Ms. Teresa Viscarra  
Government Management Services – CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

Re: \$12,730,000 Stoneybrook South at ChampionsGate Community Development District  
(Osceola County, Florida), Special Assessment Bonds, Series 2020 (Fox South Assessment Area)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Stoneybrook South at ChampionsGate Community Development District (the "District") Series 2020 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Vermont, West Virginia and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of December 16<sup>th</sup>, based upon the anniversary of the closing date of the Bonds in December 2020.



## Proposal

We are proposing rebate computation services based on the following:

- \$12,730,000 Series 2020 (Fox South Assessment Area) Bonds;
- Fixed Rate Issue; and
- Project, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

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

Our guaranteed fee for rebate computations for the Series 2020 Bonds is \$450 per year and will encompass all activity from December 16, 2020, the date of the closing, through December 16, 2025, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### **AMTEC's Professional Fee – \$12,730,000 Series 2020 (Fox South Assessment Area) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
December 31, 2021	Rebate and Opinion	Closing – December 31, 2021	\$ 450
December 31, 2022	Rebate and Opinion	Closing – December 31, 2022	450
December 31, 2023	Rebate and Opinion	Closing – December 31, 2023	450
December 31, 2024	Rebate and Opinion	Closing – December 31, 2024	450
December 16, 2025	Rebate and Opinion	Closing – December 16, 2025	450

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

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from December 16, 2020, the date of the closing, through each report date.

### **AMTEC's Scope of Services**

Our standard engagement includes the following services:

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

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

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

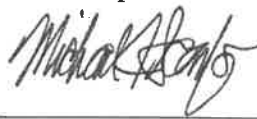
The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2021.

Stoneybrook South at ChampionsGate  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

## SECTION IX

## **SECTION B**

# SECTION 1



TAMPA OFFICE  
3409 w. lemon street  
tampa, fl 33609  
813.250.3535

ORLANDO OFFICE  
775 warner lane  
orlando, fl 32803  
407.362.5929

04/14/2021

Hamilton Engineering & Surveying LLC has increased its rate schedule. This will become effective October 1, 2021.

<u>Staff</u>	<u>Hourly Rate</u>
Principal	\$235
Engineer Director, PE, Senior VP	\$215
Survey Director, PLS	\$200
Senior Project Manager, PE, VP	\$190
Senior Planner, AICP	\$185
Senior Project Manager, Crew Coordinator	\$175
Survey Crew	\$150
Senior Project Manager, PLS	\$140
Senior Project Engineer, P.E.	\$140
Construction Administration Director	\$130
Senior Project Coordinator	\$130
Senior Civil Designer	\$125
Project Manager, PLS	\$120
Project Engineer, P.E.	\$120
Civil Designer	\$110
Survey Project Coordinator/QC	\$105
Senior CADD Tech	\$100
Survey As-Built Coordinator	\$100
Construction Inspector	\$95
Staff Engineer, EI	\$90
Planner/GIS Specialist	\$90
Engineering Designer	\$90
CADD Tech	\$80
Project Coordinator Permitting	\$70
Clerical/Administration	\$40

# SECTION C

# SECTION 1



# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Checks

March 29, 2021 to April 26, 2021

Bank	Date	Check #	Amount	
General Fund	4/1/21	308-311	\$	18,511.38
	4/6/21	312	\$	5,202.44
	4/8/21	313	\$	385.00
	4/12/21	314-315	\$	27,829.61
	4/15/21	316-317	\$	756.09
			\$	52,684.52
			\$	52,684.52

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/01/21	00010	3/10/21	5812	202103	320-53800-47300		DOWN TO EARTH LAWN CARE II, INC.	*	547.44	
					RPR SAM/PRS/NOZZLE/ROTOR					
4/01/21	00023	3/17/21	5623231	202103	310-51300-49000		GREENBERG TRAUIG, P.A.	*	139.10	547.44 000308
					SER.2020-POST CLOSING FEE					
4/01/21	00002	3/25/21	97504	202102	310-51300-31500		REV.AGDA/MTG/REQ.1 CONVEY	*	460.79	139.10 000309
							LATHAM, LUNA, EDEN & BEAUDINE, LLP			
4/01/21	00010	3/10/21	6517	202103	320-53800-46200			*	3,170.00	460.79 000310
					LANDSCAPE-TRAC K-MAR21					
3/10/21	6517	202103	320-53800-46200					*	5,339.00	
					LANDSCAPE-WHISTLING STRTS					
3/10/21	6517	202103	320-53800-46200					*	3,042.70	
					LANDSCAPE-WESTSIDE BLVD					
3/10/21	6517	202103	320-53800-46200					*	812.50	
					LANDSCAPE-BAXTER TRACT					
3/10/21	6517	202103	320-53800-46200					*	391.01	
					LANDSCAPE-FOX PROP PH5 P1					
3/10/21	6517	202103	320-53800-46200					*	2,494.78	
					LANDSCAPE-FOX PROP PH5 P2					
3/10/21	6517	202103	320-53800-46200					*	912.11	
					LANDSCAPE-FOX PROP PH5 P4					
3/10/21	6517	202103	320-53800-46200					*	857.88	
					LANDSCAPE-FOX PROP PH5 P6					
3/10/21	6517	202103	320-53800-46200					*	344.07	
					LANDSCAPE-FOX PROP PH5 P7					
					DOWN TO EARTH LAWN CARE II, INC.				17,364.05	000311
4/06/21	00001	4/01/21	101	202104	310-51300-34000		MANAGEMENT FEES APR21	*	2,916.67	
4/01/21	101	202104	310-51300-35100				INFORMATION TECH APR21	*	100.00	
							DISSEMINATION FEES APR21	*	916.67	
4/01/21	101	202104	310-51300-51000				OFFICE SUPPLIES APR21	*	.12	
							POSTAGE APR21	*	11.18	
4/01/21	101	202104	310-51300-42500				COPIES APR21	*	7.80	
							FIELD MANAGEMENT APR21	*	1,250.00	
4/01/21	102	202104	320-53800-12000							
							GOVERNMENTAL MANAGEMENT SERVICES		5,202.44	000312
							SSCG STONEYS CG			
							TVISCARRA			

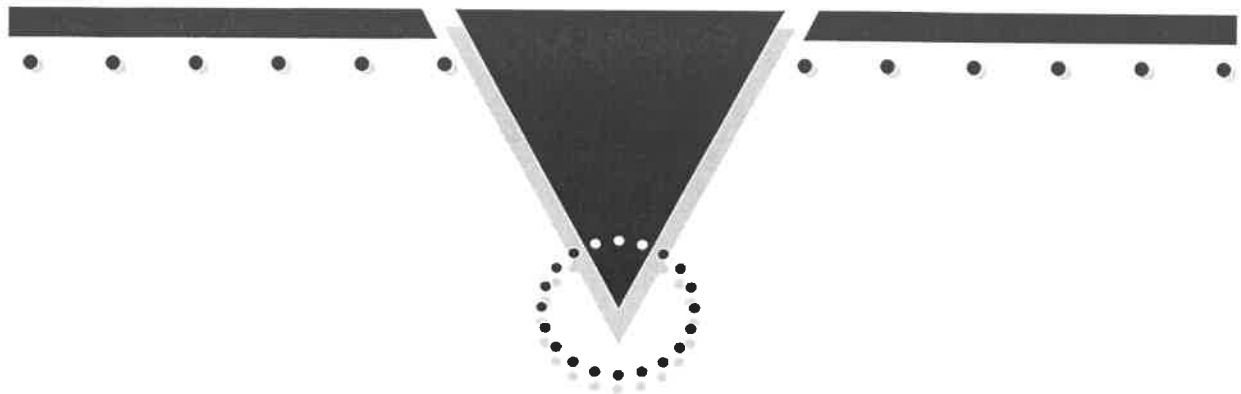
AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/26/21 PAGE 2  
 \*\*\* CHECK DATES 03/29/2021 ~ 04/26/2021 \*\*\* STONEYBROOK SOUTH @ CG - GF  
 BANK A SSC - GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/08/21	00022	4/01/21 569124	202104 320-53800-47000			*	385.00	
		MTHLY WATER MGMT APR21			THE LAKE DOCTORS, INC.			
4/12/21	00011	4/12/21 04122021	202104 300-20700-10000			*	7,269.39	385.00 000313
		FY21 DEBT SERV SER2017			STONEBROOK SOUTH AT CHAMPIONS GATE			
4/12/21	00011	4/12/21 04122021	202104 300-20700-10100			*	20,560.22	7,269.39 000314
		FY21 DEBT SERV SER2019			STONEBROOK SOUTH AT CHAMPIONS GATE			
4/15/21	00010	2/19/21 3531	202102 320-53800-47300			*	566.09	20,560.22 000315
		RPR DECODER/SAM/PRS/ROTOR			DOWN TO EARTH LAWNCARE II, INC.			
4/15/21	00015	4/02/21 63604	202103 310-51300-31100			*	190.00	566.09 000316
		ATTEND CDD BOCC MEETING			HAMILTON ENGINEERING & SURVEYING			190.00 000317

TOTAL FOR BANK A	52,684.52
TOTAL FOR REGISTER	52,684.52

SSCG STONEYSCG TVISCARRA

## SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**March 31, 2021**



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# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

March 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<b><u>ASSETS:</u></b>				
CASH	\$560,083	---	---	\$560,083
DEPOSITS	\$16,000	---	---	\$16,000
<b><u>INVESTMENTS</u></b>				
SERIES 2017				
RESERVE	---	\$150,900	---	\$150,900
REVENUE	---	\$287,898	---	\$287,898
CONSTRUCTION	---	---	\$111	\$111
SERIES 2019				
RESERVE	---	\$449,947	---	\$449,947
REVENUE	---	\$826,975	---	\$826,975
CONSTRUCTION	---	---	\$45	\$45
SERIES 2020				
RESERVE	---	\$351,125	---	\$351,125
REVENUE	---	\$351,126	---	\$351,126
CONSTRUCTION	---	---	\$11,927,449	\$11,927,449
<b>TOTAL ASSETS</b>	<b>\$576,083</b>	<b>\$2,417,971</b>	<b>\$11,927,605</b>	<b>\$14,921,659</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$19,267	---	\$4,774,064	\$4,793,331
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2017	---	\$438,798	---	\$438,798
RESTRICTED FOR DEBT SERVICE 2019	---	\$1,276,921	---	\$1,276,921
RESTRICTED FOR DEBT SERVICE 2020	---	\$702,251	---	\$702,251
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	\$7,153,385	\$7,153,385
UNASSIGNED	\$556,816	---	---	\$556,816
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$576,083</b>	<b>\$2,417,971</b>	<b>\$11,927,605</b>	<b>\$14,921,659</b>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$553,387	\$505,499	\$505,499	\$0
ASSESSMENTS - DIRECT BILLED	\$91,748	\$45,874	\$68,811	\$22,937
<b>TOTAL REVENUES</b>	<b>\$645,135</b>	<b>\$551,373</b>	<b>\$574,310</b>	<b>\$22,937</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$12,000	\$6,000	\$1,000	\$5,000
FICA EXPENSE	\$918	\$459	\$77	\$383
ENGINEERING	\$12,000	\$6,000	\$523	\$5,478
ATTORNEY	\$25,000	\$12,500	\$7,636	\$4,864
DISSEMINATION	\$7,500	\$3,750	\$4,625	(\$875)
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$4,135	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$9,000	\$4,310	\$4,310	\$0
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$600	\$600	\$0
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$99	\$401
INSURANCE	\$5,650	\$5,650	\$5,381	\$269
PRINTING & BINDING	\$1,000	\$500	\$274	\$226
LEGAL ADVERTISING	\$2,500	\$1,250	\$5,193	(\$3,943)
OTHER CURRENT CHARGES	\$1,000	\$500	\$139	\$361
OFFICE SUPPLIES	\$625	\$313	\$1	\$311
PROPERTY APPRAISER	\$350	\$350	\$265	\$85
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$7,500	\$7,500	\$0
PROPERTY INSURANCE	\$6,000	\$6,000	\$5,467	\$533
ELECTRIC	\$7,500	\$3,750	\$327	\$3,423
STREETLIGHTING	\$70,000	\$35,000	\$30,076	\$4,924
WATER & SEWER	\$75,000	\$37,500	\$12,238	\$25,262
LANDSCAPE MAINTENANCE	\$219,449	\$109,725	\$104,184	\$5,540
LANDSCAPE CONTINGENCY	\$15,000	\$7,500	\$0	\$7,500
IRRIGATION REPAIRS	\$15,000	\$7,500	\$4,794	\$2,706
LAKE MAINTENANCE	\$10,000	\$5,000	\$1,155	\$3,845
CONTINGENCY	\$15,000	\$7,500	\$0	\$7,500
REPAIRS & MAINTENANCE	\$5,000	\$2,500	\$0	\$2,500
CAPITAL RESERVE	\$67,383	\$33,692	\$0	\$33,692
<b>TOTAL EXPENDITURES</b>	<b>\$645,135</b>	<b>\$328,673</b>	<b>\$218,540</b>	<b>\$110,133</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$355,770</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$201,045</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$556,816</b>	



# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$275,799	\$275,799	\$0
INTEREST	\$250	\$125	\$9	(\$116)
<b>TOTAL REVENUES</b>	<b>\$302,050</b>	<b>\$275,924</b>	<b>\$275,808</b>	<b>(\$116)</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$105,875	\$105,875	\$105,875	\$0
PRINCIPAL - 12/15	\$90,000	\$90,000	\$90,000	\$0
INTEREST - 6/15	\$104,300	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$300,175</b>	<b>\$195,875</b>	<b>\$195,875</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,875</b>		<b>\$79,933</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$205,857</b>		<b>\$358,865</b>	
<b>FUND BALANCE - Ending</b>	<b>\$207,732</b>		<b>\$438,798</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$853,872	\$780,049	\$780,049	\$0
ASSESSMENTS - DIRECT BILLED	\$46,022	\$34,516	\$34,516	\$0
INTEREST	\$250	\$125	\$24	(\$101)
<b>TOTAL REVENUES</b>	<b>\$900,144</b>	<b>\$814,690</b>	<b>\$814,589</b>	<b>(\$101)</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$319,769	\$319,769	\$319,769	\$0
PRINCIPAL - 6/15	\$260,000	\$0	\$0	\$0
INTEREST - 6/15	\$319,769	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$899,538</b>	<b>\$319,769</b>	<b>\$319,769</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$606</b>		<b>\$494,820</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$327,699</b>		<b>\$782,101</b>	
<b>FUND BALANCE - Ending</b>	<b>\$328,305</b>		<b>\$1,276,921</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

#### REVENUES:

	PROPOSED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
ASSESSMENTS - DIRECT BILLED	\$702,250	\$351,125	\$351,125	\$0
BOND PROCEEDS	\$351,125	\$351,125	\$351,125	\$0
INTEREST	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$1,053,375</b>	<b>\$702,250</b>	<b>\$702,255</b>	<b>\$5</b>

#### EXPENDITURES:

INTEREST - 6/15	\$217,901	\$0	\$0	\$0
TRANSFER PIT	\$0	\$0	\$4	(\$4)
<b>TOTAL EXPENDITURES</b>	<b>\$217,901</b>	<b>\$0</b>	<b>\$4</b>	<b>(\$4)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$835,474</b>		<b>\$702,251</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$835,474</b>		<b>\$702,251</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### CAPITAL PROJECTS FUND

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b>REVENUES:</b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$111</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$111</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$45</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$45</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### CAPITAL PROJECTS FUND

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$12,378,875	\$12,378,875
INTEREST	\$0	\$0	\$122	\$122
TRANSFER IN	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,379,001</b>	<b>\$12,379,001</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,774,064	(\$4,774,064)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$451,553	(\$451,553)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,225,616</b>	<b>(\$5,225,616)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$7,153,385</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$7,153,385</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$36,517	\$393,450	\$45,261	\$21,908	\$8,363	\$0	\$0	\$0	\$0	\$0	\$0	\$505,499
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$46,874	\$0	\$22,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,811
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$36,517</b>	<b>\$439,324</b>	<b>\$45,261</b>	<b>\$44,846</b>	<b>\$8,363</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$574,310</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$0	\$400	\$200	\$0	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA EXPENSE	\$0	\$31	\$15	\$0	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$77
ENGINEERING	\$0	\$190	\$0	\$95	\$48	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$523
ATTORNEY	\$2,913	\$2,322	\$1,559	\$382	\$461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,686
DISSEMINATION	\$625	\$625	\$625	\$917	\$917	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$4,025
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$800
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$14	\$13	\$29	\$11	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$99
INSURANCE	\$5,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,381
PRINTING & BINDING	\$11	\$0	\$185	\$42	\$16	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$274
LEGAL ADVERTISING	\$778	\$4,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,193
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$139	\$0	\$0	\$0	\$0	\$0	\$0	\$139
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
PROPERTY INSURANCE	\$5,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,467
ELECTRIC	\$53	\$52	\$52	\$58	\$57	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$327
STREETLIGHTING	\$5,763	\$3,768	\$6,109	\$3,960	\$5,238	\$5,237	\$0	\$0	\$0	\$0	\$0	\$0	\$30,076
WATER & SEWER	\$603	\$1,644	\$2,419	\$134	\$3,747	\$3,692	\$0	\$0	\$0	\$0	\$0	\$0	\$12,238
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$0	\$0	\$0	\$0	\$0	\$0	\$104,184
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,825	\$1,759	\$0	\$96	\$566	\$547	\$0	\$0	\$0	\$0	\$0	\$0	\$4,794
LAKE MAINTENANCE	\$0	\$0	\$0	\$385	\$385	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$1,155
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$50,227</b>	<b>\$41,162</b>	<b>\$32,809</b>	<b>\$27,728</b>	<b>\$33,556</b>	<b>\$33,059</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$218,540</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$50,227)</b>	<b>(\$4,645)</b>	<b>\$406,515</b>	<b>\$17,533</b>	<b>\$11,289</b>	<b>(\$24,696)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$355,770</b>

**STONEYBROOK SOUTH AT CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,480,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$14,480,000</b>

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA</b>	
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
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$12,730,000</b>



## SPECIAL ASSESSMENT RECEIPTS - FY2021

GROSS ASSESSMENTS	\$ 1,818,361	\$ 588,709	\$ 321,198	\$ 908,454
NET ASSESSMENTS	\$ 1,709,259	\$ 553,387	\$ 301,926	\$ 853,946

### DIRECT BILLED ASSESSMENTS

**\$702,250.00**

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**Stoneybrook South at ChampionsGate  
Community Development District**

**Special Assessment Bonds, Series 2020**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2021</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2021</b>				
1/4/21		Interest		\$ 26.07
1/5/21		Transfer from Reserve		\$ 0.77
2/1/21		Interest		\$ 50.65
2/2/21		Transfer from Reserve		\$ 1.49
3/1/21		Interest		\$ 45.75
3/2/21		Transfer from Reserve		\$ 1.35
<b>TOTAL</b>				<b>\$ 126.08</b>
<b>Acquisition/Construction Fund at 12/16/20</b>				<b>\$11,927,322.50</b>
<b>Interest Earned thru 3/31/21</b>				<b>\$ 126.08</b>
<b>Requisitions Paid thru 3/31/21</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$11,927,448.58</b>