



**Stoneybrook South at ChampionsGate  
Community Development District**

**Adopted Budget  
FY 2022**



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# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 General Fund

	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
<b>Revenues</b>					
Special Assessments - Tax Roll	\$553,387	\$559,204	\$0	\$559,204	\$747,005
Special Assessments - Direct Billed	\$91,748	\$91,748	\$0	\$91,748	\$128,370
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$189,927
<b>Total Revenues</b>	<b>\$645,135</b>	<b>\$650,952</b>	<b>\$0</b>	<b>\$650,952</b>	<b>\$1,065,302</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$1,200	\$1,200	\$2,400	\$12,000
FICA Expense	\$918	\$92	\$92	\$184	\$918
Engineering	\$12,000	\$1,623	\$1,377	\$3,000	\$12,000
Attorney	\$25,000	\$11,499	\$8,501	\$20,000	\$25,000
Dissemination	\$7,500	\$7,375	\$2,750	\$10,125	\$11,000
Arbitrage	\$450	\$450	\$0	\$450	\$900
Annual Audit	\$4,135	\$3,135	\$0	\$3,135	\$5,118
Trustee Fees	\$9,000	\$8,620	\$0	\$8,620	\$13,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$126	\$49	\$175	\$1,000
Printing & Binding	\$1,000	\$325	\$75	\$400	\$1,000
Insurance	\$5,650	\$5,381	\$0	\$5,381	\$5,950
Legal Advertising	\$2,500	\$5,193	\$1,500	\$6,693	\$2,500
Other Current Charges	\$1,000	\$147	\$28	\$175	\$1,000
Office Supplies	\$625	\$2	\$13	\$15	\$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>\$77,757</b>	<b>\$24,685</b>	<b>\$102,441</b>	<b>\$134,986</b>
<u>Operations &amp; Maintenance</u>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$6,000	\$5,467	\$0	\$5,467	\$6,050
Electric	\$7,500	\$482	\$103	\$585	\$38,580
Streetlights	\$70,000	\$45,794	\$15,720	\$61,514	\$71,200
Water & Sewer	\$75,000	\$21,441	\$9,330	\$30,771	\$75,000
Landscape Maintenance	\$219,449	\$156,276	\$52,092	\$208,368	\$218,369
Landscape Contingency	\$15,000	\$14,938	\$0	\$14,938	\$15,000
Irrigation Repairs	\$15,000	\$6,216	\$3,784	\$10,000	\$15,000
Lake Maintenance	\$10,000	\$2,310	\$1,155	\$3,465	\$5,000
Mitigation Monitoring & Maintenance	\$0	\$2,600	\$875	\$3,475	\$7,100
Contingency	\$15,000	\$0	\$3,750	\$3,750	\$5,000
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$10,000
Transfer Out - Capital Reserve	\$67,383	\$0	\$0	\$0	\$449,017
<b>Total Operations &amp; Maintenance</b>	<b>\$520,332</b>	<b>\$266,775</b>	<b>\$91,809</b>	<b>\$358,584</b>	<b>\$930,316</b>
<b>Total Expenditures</b>	<b>\$645,135</b>	<b>\$344,531</b>	<b>\$116,494</b>	<b>\$461,025</b>	<b>\$1,065,302</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$306,421</b>	<b>(\$116,494)</b>	<b>\$189,927</b>	<b>\$0</b>

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

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.

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**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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Description</b>	<b>Quarterly</b>	<b>Annual</b>
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 Docotors Inc. for this service.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries.

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

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 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Transfer In	\$0	\$0	\$0	\$0	\$449,017
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$449,017</b>

**Expenditures**

Capital Outlay	\$0	\$0	\$0	\$0	\$77,075
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$77,075</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,942</b>
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FY2022 Adopted Expenses	
Description	Amount
<b>Purchase &amp; Installation of Fountains</b>	
Pond 1 Fountain	\$ 24,456
Pond 3 Fountain	\$ 28,163
Pond Bella Citta Fountain	\$ 24,456
<b>Total</b>	<b>\$ 77,075</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2017

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

Special Assessments	\$301,800	\$305,100	\$0	\$305,100	\$301,800
Interest Income	\$250	\$15	\$3	\$18	\$0
Carry Forward Surplus	\$205,857	\$207,965	\$0	\$207,965	\$212,908

<b>Total Revenues</b>	<b>\$507,907</b>	<b>\$513,080</b>	<b>\$3</b>	<b>\$513,083</b>	<b>\$514,708</b>
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**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	\$104,300	\$0	\$104,300	\$102,725

<b>Total Expenditures</b>	<b>\$300,175</b>	<b>\$300,175</b>	<b>\$0</b>	<b>\$300,175</b>	<b>\$297,025</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$207,732</b>	<b>\$212,905</b>	<b>\$3</b>	<b>\$212,908</b>	<b>\$217,683</b>
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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>

Property Type	Units	Gross Per Unit	Gross Total
Single Family 50'	79	\$1,406	\$111,074
Single Family 60'	97	\$1,510	\$146,470
Single Family 80'	37	\$1,719	\$63,603
<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 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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#### Revenues

Special Assessments	\$899,894	\$908,944	\$0	\$908,944	\$899,894
Interest Income	\$250	\$40	\$10	\$50	\$0
Carry Forward Surplus	\$327,699	\$332,155	\$0	\$332,155	\$341,611

<b>Total Revenues</b>	<b>\$1,227,843</b>	<b>\$1,241,138</b>	<b>\$10</b>	<b>\$1,241,148</b>	<b>\$1,241,505</b>
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#### Expenses

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

<b>Total Expenditures</b>	<b>\$899,538</b>	<b>\$899,538</b>	<b>\$0</b>	<b>\$899,538</b>	<b>\$900,438</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$328,305</b>	<b>\$341,601</b>	<b>\$10</b>	<b>\$341,611</b>	<b>\$341,067</b>
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Interest - 12/15/2022	<u>\$310,494</u>
<b>Total</b>	<u><b>\$310,494</b></u>

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

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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Special Assessments - Tax Roll	\$702,250	\$702,250	\$0	\$702,250	\$393,776
Special Assessments - Direct Billed	\$0	\$0	\$0	\$0	\$308,787
Interest Income	\$0	\$15	\$5	\$20	\$0
Bond Proceeds	\$351,125	\$351,125	\$0	\$351,125	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$484,358
<b>Total Revenues</b>	<b>\$1,053,375</b>	<b>\$1,053,390</b>	<b>\$5</b>	<b>\$1,053,395</b>	<b>\$1,186,921</b>

**Expenses**

Interest - 12/15	\$0	\$0	\$0	\$0	\$219,119
Principal - 12/15	\$0	\$0	\$0	\$0	\$265,000
Interest - 6/15	\$217,901	\$217,901	\$0	\$217,901	\$215,806
Transfer Out	\$0	\$8	\$3	\$11	\$0
<b>Total Expenditures</b>	<b>\$217,901</b>	<b>\$217,909</b>	<b>\$3</b>	<b>\$217,912</b>	<b>\$699,925</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$835,474</b>	<b>\$835,480</b>	<b>\$3</b>	<b>\$835,483</b>	<b>\$486,996</b>

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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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>