

*Stoneybrook South at ChampionsGate  
Community Development District*

*Agenda*

*February 7, 2022*

# 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

January 31, 2022

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, February 7, 2022 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. Approval of Minutes of the November 1, 2021 Meeting
4. Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
5. Consideration of Resolution 2022-01 Authorizing Execution of the Public Depositor's Report
6. Consideration of Resolution 2022-02 Declaring the Series 2017 Project Complete
7. Consideration of Resolution 2022-03 Declaring the Series 2019 Project Complete
8. Discussion of Pending Plat Conveyances
9. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Proposal for Preparation of Stormwater Management System Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Arbitrage Rebate Calculation Report
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 approval of the minutes of the November 1, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the ratification of the Data Sharing and Usage agreement with the Osceola County Property Appraiser. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of Resolution 2022-01 authorizing the execution of the Public Depositor's Report. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of Resolution 2022-02 declaring the Series 2017 project complete. A copy of the Resolution is enclosed for your review.

The seventh order of business is consideration of Resolution 2022-03 declaring the Series 2019 project complete. A copy of the Resolution is enclosed for your review.

The eighth order of business is the discussion the pending plat conveyances from the Developer to the District. This is an open discussion item.

The ninth order of business is Staff Reports. Sub-Section 1 of the District Engineer's Report is the consideration of proposal for the preparation of the stormwater management system report per the new statutory requirement. 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. Sub-Section 3 is the presentation of the arbitrage rebate calculation report for the Series 2020 bonds. A copy of the report is enclosed for your 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

# 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, November 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  
Rob Bonin  
Daniel La Rosa

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Kristen Trucco  
David Reid  
Alan Scheerer

District Manager  
LLEB  
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: We do not have any members of the public present to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 4,  
2021 Meeting**

Mr. Flint: We will move onto the minutes from October 4, 2021. Did the Board have any comments or corrections to the minutes?

Mr. Morgan: They look good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Minutes of the October 4, 2021 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Agreement with  
American Ecosystems, Inc. to Provide  
Aquatic Management Services**

Mr. Scheerer: As the Board is aware, there was a permit for cutting grass maintenance that was in the name of the Stoneybrook South CDD. That permit has either been transferred or is in the process of being transferred to the Stoneybrook South at Champions CDD. This is David Reid, he wanted to make sure we stay on top of these wetland buffer areas with the grass. This is the same company that provided for the Stoneybrook South CDD. They went ahead and amended it and it started on October 1, 2021 and will expire September 30, 2022. I handed out an updated map. The one that was in the agenda did not show the areas but it is the exact same wetland buffer areas that was in the original agreement with this company. I believe they started at the end of 2015-2016. David recommends that we continue that grass treatment moving forward. Since the permit has been transferred, we had them provide us a proposal in the name of the new permit holder.

Mr. Flint: It is east of Parcel K and then north of Bella Citta.

Mr. Morgan: It has been a few months since I have gone out and looked, have you been observing that they have been spraying it monthly?

Mr. Scheerer: Yes. We didn't spray last month because we did not have the agreement in place and we missed that. You can drive by any of these and you will see that they are smoked right now. I would suggest we continue.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Agreement with American Ecosystems, Inc. to Provide Aquatic Management Services, was approved.

**FIFTH ORDER OF BUSINESS****Discussion of Proposals for Installation of  
Fountains**

Mr. Flint: In your budget you had some fountains to be installed. Alan?

Mr. Scheerer: During the budget process last year if the Board recalls, we were asked to add around 10 fountains throughout the Stoneybrook South at ChampionsGate CDD and the Board elected to go ahead and approve funding for three. One is at the Bella Citta location. It is actually at the corner of Westside Boulevard and Bella Citta. The other one I believe is located at Black Wolf Run, which would be number 1, and then number 3 which is the large pond on North Whistling Straights on the golf course. Included in your agenda package are the proposals from

Lake Fountains, who has done all of the other fountains here. A little backup with the electricians estimates for all three of these fountains, they have all been contemplated in the budget. The electrician said there may be some minor changes in his cost depending on the materials which is why I wanted to bring it to you in advance with as long as it has taken to get things done anymore. This is the same agreement that you saw when we did the budgets back in May and August.

Mr. Flint: So each proposal from Lake Fountains has the subcontractor of the electrical at \$9,800, and then you have the estimate of \$9,800 attached to each and those actual costs may vary for the electrical.

Mr. Scheerer: Lake Fountains said their costs are firm. They are not changing. He said there may be a 5-10% increase for the material for the electrical for the conduit and the copper and wiring materials.

Mr. La Rosa: How many lakes is this on?

Mr. Scheerer: Three.

Mr. Morgan: It is \$24,000 for two of them, and \$28,000 for the third one. Fountains have gotten expensive.

Mr. Flint: Yes, they average about \$25,000 a piece.

Mr. Scheerer: Most of it is the electrical work and trying to get the electrical from the transformer to the pedestal in the different locations.

Mr. La Rosa: Which are the three ponds?

Mr. Scheerer: There is a map there with the three ponds. Ponds 1 and 3. There is a separate map in there for Bella Citta, which is basically the one from Westside Boulevard and Bella Citta Boulevard as you are going into Fox. Those are the three locations that the Board approved in their budget adoption here this past August.

Mr. Flint: Are there any other questions on the proposal? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal from Lake Fountains & Aeration, Inc. for the Installation of Fountains, was approved.

## **SIXTH ORDER OF BUSINESS**

## **Discussion of Pending Plat Conveyances**

Mr. Flint: This is a standing item discussion. Dave, are you there?

Mr. Reid: Yes.



Mr. Flint: We are going over anything related to conveyances or plats that are pending at this time. Kristen, are you aware of any?

Ms. Trucco: I am not aware of any. Dave, are you aware of anything in your queue that needs to be conveyed to the District?

Mr. Reid: We have North plat that is being reviewed by the county and Tract X is also being reviewed so there are conveyances in those proposed plats. They are not finished with review nor are they recorded yet.

Ms. Trucco: Are construction on those tracts completed?

Mr. Bonin: What is the nature of the question here?

Mr. Flint: We are asking if there are any pending plats or conveyances we need to discuss or be aware of that need to be on the agenda.

Mr. Bonin: There is no urgency for it. The plats are in or about to be approved for Tract X and North, we are going to get started on Fox North, but we are 5 to 6 months away from having roads built and all of that.

Mr. Morgan: So there is nothing to convey at this time?

Mr. Bonin: When would be the ideal time to convey?

Mr. Flint: Doesn't Osceola county require the District to join on the plat? We need to make sure it is circulated to Jan, Kristen, and myself.

Mr. Bonin: Has it not been, Dave?

Mr. Reid: Yes, I sent in Fox. I sent Fox to you, George. I don't remember if X was sent in.

Mr. Bonin: They are both at the same stage of the review process. X is maybe 30 days behind, but I thought you guys had seen both of those plats.

Mr. Reid: I will resend them. It has been a while. Fox was sent pretty early on. Maybe I sent it too early. I will resend both Fox and X.

Mr. Flint: Okay, then we need to get resolutions on an agenda authorizing the chair to sign. Dave, we also have \$7 million in the construction account, are you working on a requisition?

Mr. Reid: Not on Stoneybrook South, no.

Mr. Flint: Okay.

Mr. Reid: I think that is all for the Fox South work. We never did 100% of Fox South, but that development was going slow on the townhomes. The rest of that would be for Fox and X, I think.

Mr. Bonin: What was the intention? Was there a cap on what was going to be requisitioned for Fox South?

Mr. Flint: I think it was all master infrastructures.

Mr. Bonin: Meaning if Fox South bled out the construction fund, that would be fine?

Mr. Flint: Yes.

Mr. Bonin: It probably is not going to quite bleed it out, but it is going to come close. So Dave, they are basically through the final phase of Fox South, there is quite a bit of money to requisition for Fox South.

Mr. Reid: Someone can post that stuff on the box. I haven't seen anything recently on that. Is America still doing that?

Mr. Bonin: America is out indefinitely. Lewis and Josh in our office, and I will put you on an email with them Dave.

Mr. Reid: Yes, send me an email so I can get that stuff.

Mr. Flint: I had sent Mark a spreadsheet with all of the construction accounts for all of the Districts with the balances. I am sure you are already aware.

Mr. Bonin: Was I on that email? Yes, please forward me that.

Mr. Flint: The other big one is Shingle Creek at Bronson, there is a fair amount sitting in that construction account.

Mr. Bonin: Usually America helps get all of the pay apps and everything like that. Are you talking about Shingle Creek at Bronson?

Mr. Flint: Yeah. I want to say there is \$2 million in that account.

Mr. Reid: Yeah, and I am working on that one, I am about ready to wrap that up.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Presentation of Memorandum Regarding New Statutory Requirement**

Mr. Flint: Okay, staff reports. Kristen?

Ms. Trucco: My only update is this memorandum that is included in your agenda package. It is regarding a new law that legislature passed. It became effect July 1 and requires all cities, municipalities, and Special Districts, which the CDD qualifies as a Special District, to compile and submit a 20-year trajectory needs analysis report of its stormwater and wastewater systems. The criteria are on the second page there for what we need to include in the report. We have spoken to

a few District engineer's and they have indicated that they have several of these items already so we are recommending that the Board direct their District Engineer to work in conjunction with George and his team to come forward with a proposal stating how much of an additional cost it would be to prepare that report. It needs to be submitted to the county by June 30, 2022. We are not in a rush but are trying to stay ahead of the deadline and have Dave and George review the criteria to see if need an outside vendor, again to stay ahead of the deadline. We are hoping to have something within the first 2 to 3 months from the engineer if he is in agreement regarding the cost and whether they can prepare the report.

Mr. Flint: Obviously with us it would just be the stormwater piece since we don't own the wastewater system. Our goal would be to have a proposal back from Dave for the Board to consider by the end of January and the report would need to be done by the end of June.

Mr. Morgan: So that is a 20 year needs analysis for maintenance? Obviously, it is already paid for and installed.

Mr. Flint: The information is evolving because this is brand new. They have provided some guidance and spreadsheets to use for this report so we are all kind of still trying to forget about what this means.

Ms. Trucco: Like George said, this is sort of the first go around that we have. A lot of engineering firms are coming together with a form report.

Mr. Flint: That is just information for the Board, there is no action for you to take.

## **B. Engineer**

Mr. Flint: Dave, anything else from you?

Mr. Reid: I have a question regarding this report I have to do. I will do a work authorization by January or earlier, but what budget does all of this come out of?

Mr. Flint: Once we get your proposal, we are going to have to figure that out. We don't have a budget for it right now. Ideally it would be able to be accommodated under your general consulting budget.

Mr. Reid: It is all new and the scope seems kind of broad, I will have to study that a little to see. Fortunately, it is just stormwater and maybe we have to increase the maintenance budget or something. Maybe we have to have a specific maintenance budget for that to satisfy those requirements. I will do some work on that proposal.

Mr. Flint: Sounds good.

**C. District Manager's Report****i. Approval of Check Register**

Mr. Flint: You have the check register from September 27<sup>th</sup> through October 25<sup>th</sup>. This totals \$8,210.30 and the detail is behind the summary. Does the Board have any questions on the check register?

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Check Register totaling \$8,210.30, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through September 30<sup>th</sup>. There is no action required, if the Board has any questions, we can discuss those. Are there any questions on the financial statements?

**EIGHTH ORDER OF BUSINESS****Other Business**

Mr. Morgan: What are we looking at as an estimated timeline to install those fountains we approved?

Mr. Scheerer: We are probably 60 to 90 days out. That is why I wanted to start a little early, we will have to put a deposit down and that is about it. Permitting is always the fun part. Probably January.

Mr. La Rosa: Do you have power sources?

Mr. Scheerer: Yes. They found transformers based on the information from the utility provider that put our electrical meter in and the fountain boxes will need to go in each location.

**NINTH ORDER OF BUSINESS****Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS****Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Stoneybrook South at Championsgate CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Stoneybrook South at Championsgate CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

### OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

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

### Stoneybrook South at Championsgate CDD

Signature: 

Print: George S. Flork

Title: District Manager

Date: 12/7/21

Please return signed original copy, no later than January 31, 2022

## SECTION V



## **RESOLUTION 2022-01**

**A RESOLUTION OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER, TREASURER AND ASSISTANT TREASURER TO EXECUTE THE PUBLIC DEPOSITORS REPORT, AND FURTHER AUTHORIZING THE EXECUTION OF ANY AND ALL OTHER FINANCIAL REPORTS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS,** Stoneybrook South at ChampionsGate Community Development District has established the position of Treasurer and Assistant Treasurer for the purpose of maintaining the financial records of the District.

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

1. The District Manager, Treasurer or Assistant Treasurer are hereby authorized on behalf of Stoneybrook South at ChampionsGate Community Development District to execute the public depositor report to the Office of the Treasurer as required by Chapter 280, Florida Statutes, and any and all other financial reports required by any other rule, statute, law ordinance or regulation.
2. This Resolution shall be effective immediately upon adoption.

**THIS RESOLUTION INTRODUCED and ADOPTED by the BOARD OF SUPERVISORS** at their Board of Supervisors meeting on the 7<sup>th</sup> day of January, 2022.

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Chairman/Vice Chairman

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Secretary/ Assistant Secretary

## SECTION VI

## RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PARCEL K ASSESSMENT AREA IS COMPLETE; DECLARING THE PARCEL K ASSESSMENT AREA PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 4, 2016 and October 2, 2017, the Board of Supervisors (“**Board**”) of the Stoneybrook South at ChampionsGate Community Development District (“**District**”) adopted Resolution 2017-17 and Resolution 2018-03, respectively, authorizing, among other things, the issuance of Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2017, in an aggregate principal amount not-to-exceed \$6,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

**WHEREAS**, the District authorized and issued the \$4,710,000 “Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2017 (Parcel K Assessment Area)” (“**Series 2017 Bonds**”), pursuant to the Master Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated October 1, 2017 (“**Master Trust Indenture**”) and the First Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated October 1, 2017 (“**First Supplemental Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as “2017 Project”; and

**WHEREAS**, the District adopted the “Stoneybrook South at ChampionsGate Community Development District Master Project Engineer’s Report” dated October 4, 2016, as amended from time to time (the “**Engineer’s Report**”), which identifies and describes the capital improvement plan for the Parcel K Assessment Area, financed with the Series 2017 Bonds (“**2017 Project**”); and

**WHEREAS**, 2017 Project has been completed; and

**WHEREAS**, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer’s Certification of Completion dated February \_\_, 2022 (“**Engineer’s Certification**”), attached hereto as *Exhibit “A,”* wherein the District Engineer established the completion date of the 2017 Project; and

**WHEREAS**, Section 170.08, *Florida Statutes*, requires that upon completion of the 2017 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

**1. Recitals.** The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

**2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. Acceptance and Certification of Completion of the 2017 Project.** The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies that the 2017 Project is complete in accordance with the Master Trust Indenture and First Supplemental Trust Indenture.

**4. Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2017-18, 2017-19 and 2017-25. The amount of special assessments levied pursuant to Resolution 2017-25, adopted by the Board on December 5, 2016, was later revised to \$4,710,000 by Resolution 2018-05, adopted by the Board on November 6, 2017 ("**2017 Special Assessments**"). The Engineer's Certification indicates that the cost of the 2017 Project was in excess of \$4,710,000. The 2017 Project cost therefore does exceed the par amount of the 2017 Special Assessments, as required by Section 170.08, *Florida Statutes*.

**5. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**6. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**7. Effective Date.** This resolution shall take effect immediately upon its adoption.

***[SIGNATURE PAGE TO FOLLOW]***

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: George Flint  
Title: Secretary

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

**EXHIBIT “A”**

**ENGINEER’S CERTIFICATION DATED FEBRUARY \_\_, 2022**

*[See attached.]*

## ENGINEER'S CERTIFICATE

The undersigned representative of HAMILTON ENGINEERING & SURVEYING, INC., as the designated engineer ("**District Engineer**") for the Stoneybrook South at ChampionsGate Community Development District in connection with the \$4,710,000 "Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2017 (Parcel K Assessment Area)" ("**Series 2017 Bonds**") hereby certify:

1. The District Engineer prepared the "Stoneybrook South at ChampionsGate Community Development District Master Project Engineer's Report," dated October 4, 2016, amended from time to time (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for the Parcel K Assessment Area, financed with the Series 2017 Bonds, referred to therein as the Capital Improvement Plan for the Parcel K Assessment Area (the "**2017 Project**"). According to Table 2.1 of the Engineer's Report, the total cost of the 2017 Project was anticipated to be \$4,860,709.

2. The 2017 Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the 2017 Project, as described in the Engineer's Report, was in excess of \$4,710,000.

**HAMILTON ENGINEERING &  
SURVEYING, INC.**

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

Name: David A. Reid

Title: Vice President of Engineering -  
Orlando

Dated: February \_\_, 2022

## SECTION VII



## RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE 2019 ASSESSMENT AREA IS COMPLETE; DECLARING THE 2019 ASSESSMENT AREA PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 4, 2016 and April 1, 2019, the Board of Supervisors ("**Board**") of the Stoneybrook South at ChampionsGate Community Development District ("**District**") adopted Resolution 2017-17 and Resolution 2019-05, respectively, authorizing, among other things, the issuance of Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2019, in an aggregate principal amount not-to-exceed \$17,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

**WHEREAS**, the District authorized and issued the \$14,735,000 "Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2019 (2019 Assessment Area)" ("**Series 2019 Bonds**"), pursuant to the Master Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated October 1, 2017 ("**Master Trust Indenture**") and the Second Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated April 1, 2019 ("**Second Supplemental Indenture**"), for the purpose of acquiring and constructing all or a portion of the District referred to as "2019 Project"; and

**WHEREAS**, the District adopted the "Stoneybrook South at ChampionsGate Community Development District Supplemental Engineer's Report for the Expansion Property and 2019 Assessment Area," dated April 1, 2019, as amended from time to time (the "**Engineer's Report**"), which identifies and describes the capital improvement plan for the 2019 Assessment Area, financed with the Series 2019 Bonds ("**2019 Project**"); and

**WHEREAS**, 2019 Project has been completed; and

**WHEREAS**, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer's Certification of Completion dated February \_\_, 2022 ("**Engineer's Certification**"), attached hereto as ***Exhibit "A,"*** wherein the District Engineer established the completion date of the 2019 Project; and

**WHEREAS**, Section 170.08, *Florida Statutes*, requires that upon completion of the 2019 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

**1. Recitals.** The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

**2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. Acceptance and Certification of Completion of the 2019 Project.** The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies that the 2019 Project is complete in accordance with the Master Trust Indenture and Second Supplemental Trust Indenture.

**4. Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2017-18, 2017-19 and 2017-25, 2019-08, 2019-09 and 2019-12. The amount of special assessments levied pursuant to Resolutions 2017-25 and 2019-12, adopted by the Board on December 5, 2016 and September 9, 2019, respectively, was \$14,735,000 ("**2019 Special Assessments**"). The Engineer's Certification indicates that the cost of the 2019 Project was in excess of \$4,710,000. The 2019 Project cost therefore does exceed the par amount of the 2017 Special Assessments, as required by Section 170.08, *Florida Statutes*.

**5. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**6. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**7. Effective Date.** This resolution shall take effect immediately upon its adoption.

***[SIGNATURE PAGE TO FOLLOW]***

**PASSED AND ADOPTED THIS 7th DAY OF FEBRUARY, 2022.**

ATTEST:

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: George Flint  
Title: Secretary

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

**EXHIBIT “A”**

**ENGINEER’S CERTIFICATION DATED FEBRUARY \_\_, 2022**

*[See attached.]*

## ENGINEER'S CERTIFICATE

The undersigned representative of HAMILTON ENGINEERING & SURVEYING, INC., as the designated engineer ("**District Engineer**") for the Stoneybrook South at ChampionsGate Community Development District in connection with the \$14,735,000 "Stoneybrook South at ChampionsGate Community Development District Special Assessment Bonds, Series 2019 (2019 Assessment Area)" ("**Series 2019 Bonds**") hereby certify:

1. The District Engineer prepared the "Stoneybrook South at ChampionsGate Community Development District Supplemental Engineer's Report for the Expansion Property and the 2019 Assessment Area," dated April 1, 2019, amended from time to time (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for the 2019 Assessment Area, financed with the Series 2019 Bonds, referred to therein as the capital improvement plan for the 2019 Assessment Area (the "**2019 Project**"). According to Tables 2.0 and 2.1 of the Engineer's Report, the total cost of the 2019 Project, consisting of the "North" and "Baxter" parcels in the Engineer's Report, was anticipated to be \$18,435,145.

2. The 2019 Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the 2019 Project, as described in the Engineer's Report, was in excess of \$14,735,000.

**HAMILTON ENGINEERING &  
SURVEYING, INC.**

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

Name: David A. Reid

Title: Vice President of Engineering -  
Orlando

Dated: February \_\_, 2022

## SECTION IX

## SECTION B

# SECTION 1



*This item will be provided under  
separate cover*

## SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Checks

October 25, 2021 to January 31, 2022

Bank	Date	Check #	Amount
General Fund	10/28/21	364-365	\$ 2,008.57
	11/4/21	366-369	\$ 43,234.15
	11/10/21	370	\$ 5,263.32
	11/12/21	371-376	\$ 23,143.99
	11/23/21	378-380	\$ 457,183.51
	12/2/21	381-384	\$ 2,041.28
	12/9/21	385-391	\$ 1,415,122.48
	12/10/21	392	\$ 5,229.77
	12/16/21	393	\$ 1,111.42
	12/27/21	394-396	\$ 66,744.50
	1/7/22	397-399	\$ 21,431.21
	1/11/22	400	\$ 5,254.06
	1/12/22	401-403	\$ 32,203.83
			<hr/>
			\$ 2,079,972.09
Capital Reserve Fund	1/18/22	1	\$ 38,537.52
			<hr/>
			\$ 38,537.52
Payroll Fund	<u>November 2021</u>		
	Adam Morgan	50009	\$ 184.70
	Patrick Bonin Jr.	50010	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			<b>\$ 2,118,879.01</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/28/21	00010	10/21/21 108677	202110 320-53800-47300		DOWN TO EARTH LAWCARE II, INC.	*	783.57	783.57 000364
			RPR VALVE/NOZZLE/COUPLING					
10/28/21	00002	10/21/21 99695	202109 310-51300-31500		LNDSCP AGREE/DISB TITLES	*	1,225.00	1,225.00 000365
					LATHAM,LUNA,EDEN & BEAUDINE,LLP			
11/04/21	99999	11/04/21 VOID	202111 000-00000-00000		VOID CHECK	C	.00	.00
					*****INVALID VENDOR NUMBER*****			.00 000366
11/04/21	00010	9/01/21 106696	202109 320-53800-46200		LANDSCAPE-TRAK K-SEP21	*	3,170.00	3,170.00
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-WHISTLING STRTS	*	5,339.00	5,339.00
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-WESTSIDE BLVD	*	3,042.70	3,042.70
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-BAXTER TRACT	*	812.50	812.50
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-FOX PROP PH5 P1	*	391.01	391.01
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-FOX PROP PH5 P2	*	2,494.78	2,494.78
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-FOX PROP PH5 P4	*	912.11	912.11
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-FOX PROP PH5 P6	*	857.88	857.88
		9/01/21 106696	202109 320-53800-46200		LANDSCAPE-FOX PROP PH5 P7	*	344.07	344.07
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-TRAK K-OCT21	*	3,170.00	3,170.00
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-WHISTLING STRTS	*	5,339.00	5,339.00
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-WESTSIDE BLVD	*	3,042.70	3,042.70
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-BAXTER TRACT	*	812.50	812.50
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-FOX PROP PH5 P1	*	391.01	391.01
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-FOX PROP PH5 P2	*	2,494.78	2,494.78
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-FOX PROP PH5 P4	*	912.11	912.11
		10/10/21 108749	202110 320-53800-46200		LANDSCAPE-FOX PROP PH5 P6	*	857.88	857.88

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\*\*\* CHECK DATES 10/25/2021 - 01/31/2022 \*\*\*

GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	.....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/10/21	108749	202110 320-53800-46200	DOWN TO EARTH LAWCARE II, INC.			*	344.07	
11/01/21	11012021	202111 300-20700-10000				*	2,221.87	34,728.10 000367
11/01/21	11012021	202111 300-20700-10000				*	2,221.87	
11/01/21	11012021	202111 300-20700-10100	STONEBROOK SOUTH AT CHAMPIONSGATE			*	6,284.18	2,221.87 000368
11/01/21	11012021	202111 300-20700-10100				*	6,284.18	
11/01/21	11012021	202111 300-20700-10100	STONEBROOK SOUTH AT CHAMPIONSGATE			*	2,916.67	6,284.18 000369
11/01/21	11012021	202111 300-20700-10100				*	2,916.67	
11/01/21	11012021	202111 300-20700-10100				*	50.00	
11/01/21	11012021	202111 300-20700-10100				*	87.50	
11/01/21	11012021	202111 300-20700-10100				*	916.67	
11/01/21	11012021	202111 300-20700-10100				*	.21	
11/01/21	11012021	202111 300-20700-10100				*	3.57	
11/01/21	11012021	202111 300-20700-10100				*	38.70	
11/01/21	11012021	202111 300-20700-10100				*	1,250.00	
11/01/21	11012021	202111 300-20700-10100				*	5,263.32	000370
11/01/21	11012021	202111 300-20700-10100				*	1,000.00	
11/01/21	11012021	202111 300-20700-10100				*	1,600.00	
11/01/21	11012021	202111 300-20700-10100				*	875.00	
11/01/21	11012021	202111 300-20700-10100				*	3,475.00	000371
11/01/21	11012021	202111 300-20700-10100				*	4.66	
11/01/21	11012021	202111 300-20700-10100				*	11.05	
11/01/21	11012021	202111 300-20700-10100				*	1.53	
11/01/21	11012021	202111 300-20700-10100				*	1.50	

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/01/21	00008	9/29/21	69631	28	2021	09	320-53800-43100	00000 WESTSIDE BLVD LITE	BRUCE VICKERS, TAX COLLECTOR	*	693.05	343.84 000372
11/01/21	00010	11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-TRAK K-NOV21			*	3,170.00	1,386.10 000373
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-WHISTLING STRTS			*	5,339.00	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-WESTSIDE BLVD			*	3,042.70	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-BAXTER TRACT			*	812.50	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-FOX PROP PH5 P1			*	391.01	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-FOX PROP PH5 P2			*	2,494.78	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-FOX PROP PH5 P4			*	912.11	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-FOX PROP PH5 P6			*	857.88	
11/01/21		11/01/21	109197	2021	11	320-53800-46200	LANDSCAPE-FOX PROP PH5 P7			*	344.07	
11/01/21	00015	11/01/21	65276	2021	10	310-51300-31100	CDD BRD OF SUPERVISOR MTG		DOWN TO EARTH LAWN CARE II, INC.	*	190.00	17,364.05 000374
11/01/21									HAMILTON ENGINEERING & SURVEYING		190.00	190.00 000375
									SSCG STONEYS CG			
									TVISCARRA			

AP300R													
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/31/22													
*** CHECK DATES 10/25/2021 - 01/31/2022 ***													
GENERAL FUND													
BANK A GENERAL FUND													
CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/12/21	00022	11/01/21	615139	202111	320-53800-47000					THE LAKE DOCTORS, INC.	*	385.00	385.00 000376
					MTHLY WATER MGMT NOV21								
11/23/21	00011	11/23/21	11232021	202111	300-20700-10000					STONEBROOK SOUTH AT CHAMPIONSGATE	*	28,102.81	28,102.81 000377
					FY22 DEBT SERV SER 2017								
11/23/21	00011	11/23/21	11232021	202111	300-20700-10100					STONEBROOK SOUTH AT CHAMPIONSGATE	*	83,637.41	83,637.41 000378
					FY22 DEBT SERV SER 2019								
11/23/21	00011	11/23/21	11232021	202111	300-20700-10200					STONEBROOK SOUTH AT CHAMPIONSGATE	*	36,656.11	36,656.11 000379
					FY22 DEBT SERV SER 2020								
11/23/21	00011	11/23/21	11232021	202111	300-20700-10200					STONEBROOK SOUTH AT CHAMPIONSGATE	*	308,787.18	308,787.18 000380
					FY22 LEN-CG SOUTH SER2020								
12/02/21	00002	11/22/21	99974	202110	310-51300-31500					LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	573.83	573.83 000381
					BRD MTG/LNDSCP AGRMT/HB53								
12/02/21	00011	12/02/21	12022021	202112	300-20700-10000					STONEBROOK SOUTH AT CHAMPIONSGATE	*	277.90	277.90 000382
					FY22 DEBT SERV SER2017								
12/02/21	00011	12/02/21	12022021	202112	300-20700-10100					STONEBROOK SOUTH AT CHAMPIONSGATE	*	827.07	827.07 000383
					FY22 DEBT SERV SER2019								
12/02/21	00011	12/02/21	12022021	202112	300-20700-10200					STONEBROOK SOUTH AT CHAMPIONSGATE	*	362.48	362.48 000384
					FY22 DEBT SERV SER2020								
12/09/21	00015	12/03/21	65552	202111	310-51300-31100					STONEBROOK SOUTH AT CHAMPIONSGATE	*	285.00	285.00 000385
					OWNERSHIP TRSFR SFWD/MTG								
12/09/21	00022	12/01/21	621299	202112	320-53800-47000					HAMILTON ENGINEERING & SURVEYING	*	385.00	385.00 000386
					MTHLY WATER MGMT DEC21								
12/09/21	00011	12/07/21	12072021	202112	300-20700-10000					THE LAKE DOCTORS, INC.	*	200,952.43	200,952.43 000387
					FY22 DEBT SERV SER2017								
										STONEBROOK SOUTH AT CHAMPIONSGATE		200,952.43	200,952.43 000387
										SSCG STONEYSCG			
										TVISCARRA			

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/27/21	00011	12/22/21	12222021 202112 300-20700-10200 FY22 DEET SERV SER2020		STONEBROOK SOUTH AT CHAMPIONS GATE	*	16,486.89	16,486.89 000396
1/07/22	00010	12/10/21	113493 202112 320-53800-46200 LANDSCAPE-TRAK K-DEC21			*	3,170.00	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-WHISTLING STRTS			*	5,339.00	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-WESTSIDE BLVD			*	3,042.70	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-BAXTER TRACT			*	812.50	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-FOX PROP PH5 P1			*	391.01	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-FOX PROP PH5 P2			*	2,494.78	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-FOX PROP PH5 P4			*	912.11	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-FOX PROP PH5 P6			*	857.88	
		12/10/21	113493 202112 320-53800-46200 LANDSCAPE-FOX PROP PH5 P7			*	344.07	
		12/21/21	113690 202112 320-53800-47300 RPR VALVE/RAIN BIRD/ROTOR			*	2,778.62	
1/07/22	00002	12/13/21	100160 202111 310-51300-31500 AMERICAN ECO AGR/MTG/RPT		DOWN TO EARTH LAWN CARE II, INC.	*	20,142.67	20,142.67 000397
1/07/22	00022	1/01/22	627323 202201 320-53800-47000 MTHLY WATER MGMT JAN22		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	903.54	903.54 000398
1/11/22	00001	1/01/22	122 202201 310-51300-34000 MANAGEMENT FEES JAN22		THE LAKE DOCTORS, INC.	*	385.00	385.00 000399
		1/01/22	122 202201 310-51300-35200 WEBSITE ADMIN JAN22			*	2,916.67	
		1/01/22	122 202201 310-51300-35100 INFORMATION TECH JAN22			*	50.00	
		1/01/22	122 202201 310-51300-31300 DISSEMINATION FEE JAN22			*	87.50	
		1/01/22	122 202201 310-51300-51000 OFFICE SUPPLIES			*	916.67	
		1/01/22	122 202201 310-51300-42000 POSTAGE			*	.15	
		1/01/22	122 202201 310-51300-42000			*	33.07	

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CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE YRMO	.....EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
1/01/22	123	202201	320-53800-12000			GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	5,254.06	000400
1/10/22	00011	202201	300-20700-10000			STONEBROOK SOUTH AT CHAMPIONS GATE	*	6,098.66	6,098.66	000401
1/10/22	00011	202201	300-20700-10100			STONEBROOK SOUTH AT CHAMPIONS GATE	*	18,150.34	18,150.34	000402
1/10/22	00011	202201	300-20700-10200			STONEBROOK SOUTH AT CHAMPIONS GATE	*	7,954.83	7,954.83	000403

TOTAL FOR BANK A 2,079,972.09  
 TOTAL FOR REGISTER 2,079,972.09

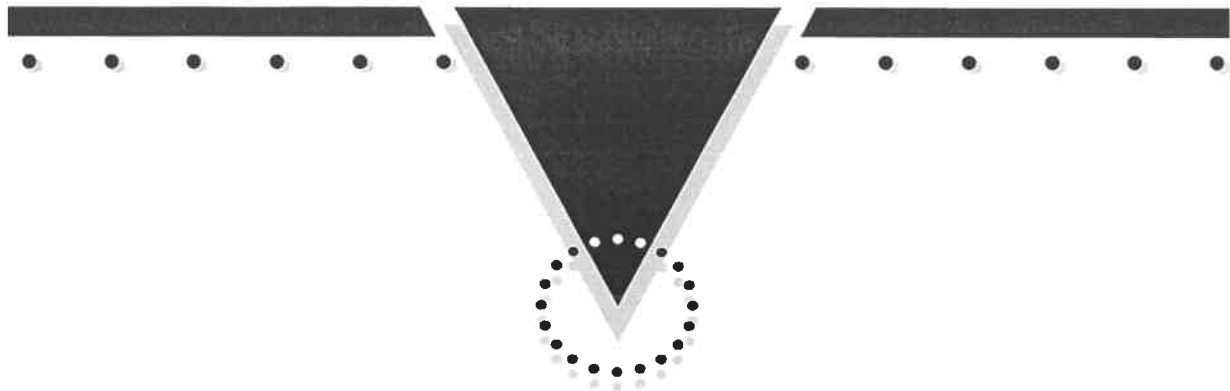
SSCG STONEYSCG TVISCARRA

AP300R  
 \*\*\* CHECK DATES 10/25/2021 - 01/31/2022 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 CAPITAL RESERVE FUND  
 BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	PAGE
1/18/22	00001	1/14/22	0114	2022	01	320-53800-60000		LAKE FOUNTAINS AND AERATION, INC.	*	38,537.52		1
										38,537.52	000001	
TOTAL FOR BANK B										38,537.52		
TOTAL FOR REGISTER										38,537.52		

SSCG STONEYS CG TVISCARRA

## SECTION 2



**Stoneybrook South  
at ChampionsGate  
Community Development District**

**Unaudited Financial Reporting**

**December 31, 2021**



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1	<u>Balance Sheet</u>
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5	<u>Series 2019 Debt Service Fund Income Statement</u>
6	<u>Series 2020 Debt Service Fund Income Statement</u>
7	<u>Series 2017 Capital Projects Income Statement</u>
8	<u>Series 2019 Capital Projects Income Statement</u>
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12	<u>FY22 Assessment Receipt Schedule</u>
13	<u>Series 2020 Construction Schedule</u>

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### BALANCE SHEET

December 31, 2021

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<b>ASSETS:</b>					
CASH	\$546,925	\$100,001	---	---	\$646,926
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	---	\$349,038	---	---	\$349,038
<b>INVESTMENTS</b>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$262,809	---	\$262,809
CONSTRUCTION	---	---	---	\$111	\$111
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$752,829	---	\$752,829
CONSTRUCTION	---	---	---	\$45	\$45
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$624,655	---	\$624,655
INTEREST	---	---	\$0	---	\$0
CONSTRUCTION	---	---	---	\$7,153,701	\$7,153,701
<b>TOTAL ASSETS</b>	<b>\$562,925</b>	<b>\$449,039</b>	<b>\$2,592,265</b>	<b>\$7,153,857</b>	<b>\$10,758,086</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$21,046	---	---	---	\$21,046
<b>FUND EQUITY:</b>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$413,709	---	\$413,709
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,202,776	---	\$1,202,776
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$975,780	---	\$975,780
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	---	\$111	\$111
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	---	\$45	\$45
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$7,153,701	\$7,153,701
UNASSIGNED	\$541,879	\$449,039	---	---	\$990,918
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$562,925</b>	<b>\$449,039</b>	<b>\$2,592,265</b>	<b>\$7,153,857</b>	<b>\$10,758,086</b>



# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$747,005	\$598,053	\$598,053	\$0
ASSESSMENTS - DIRECT BILLED	\$128,370	\$128,370	\$128,370	\$0
<b>TOTAL REVENUES</b>	<b>\$875,375</b>	<b>\$726,423</b>	<b>\$726,423</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$12,000	\$3,000	\$800	\$2,200
FICA EXPENSE	\$918	\$230	\$61	\$168
ENGINEERING	\$12,000	\$3,000	\$475	\$2,525
ATTORNEY	\$25,000	\$6,250	\$1,477	\$4,773
DISSEMINATION	\$11,000	\$2,750	\$2,750	(\$0)
ARBITRAGE	\$900	\$0	\$0	\$0
ANNUAL AUDIT	\$5,118	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$13,500	\$4,310	\$4,310	\$0
MANAGEMENT FEES	\$35,000	\$8,750	\$8,750	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$263	\$263	\$0
WEBSITE MAINTENANCE	\$600	\$150	\$150	\$0
TELEPHONE	\$300	\$75	\$0	\$75
POSTAGE	\$1,000	\$250	\$14	\$236
INSURANCE	\$5,950	\$5,950	\$5,570	\$380
PRINTING & BINDING	\$1,000	\$250	\$59	\$191
LEGAL ADVERTISING	\$2,500	\$625	\$0	\$625
OTHER CURRENT CHARGES	\$1,000	\$250	\$122	\$128
OFFICE SUPPLIES	\$625	\$156	\$1	\$155
PROPERTY APPRAISER	\$350	\$350	\$0	\$350
PROPERTY TAXES	\$0	\$0	\$344	(\$344)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$3,750	\$3,750	\$0
PROPERTY INSURANCE	\$6,050	\$6,050	\$5,658	\$392
ELECTRIC	\$38,580	\$9,645	\$405	\$9,240
STREETLIGHTING	\$71,200	\$17,800	\$15,747	\$2,053
WATER & SEWER	\$75,000	\$18,750	\$20,337	(\$1,587)
LANDSCAPE MAINTENANCE	\$218,369	\$54,592	\$52,092	\$2,500
LANDSCAPE CONTINGENCY	\$15,000	\$3,750	\$0	\$3,750
IRRIGATION REPAIRS	\$15,000	\$3,750	\$4,674	(\$924)
LAKE MAINTENANCE	\$5,000	\$1,250	\$1,155	\$95
MITIGATION MONITORING & MAINTENANCE	\$7,100	\$1,775	\$3,475	(\$1,700)
CONTINGENCY	\$5,000	\$1,250	\$0	\$1,250
REPAIRS & MAINTENANCE	\$10,000	\$2,500	\$0	\$2,500
CAPITAL RESERVE	\$449,017	\$449,017	\$449,017	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,065,302</b>	<b>\$615,663</b>	<b>\$586,631</b>	<b>\$29,032</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$189,927)</b>		<b>\$139,792</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$189,927</b>		<b>\$402,087</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$541,879</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$449,017	\$449,017	\$449,017	\$0
INTEREST	\$0	\$0	\$22	\$22
<b>TOTAL REVENUES</b>	<b>\$449,017</b>	<b>\$449,017</b>	<b>\$449,039</b>	<b>\$22</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$77,075	\$19,269	\$0	\$19,269
<b>TOTAL EXPENDITURES</b>	<b>\$77,075</b>	<b>\$19,269</b>	<b>\$0</b>	<b>\$19,269</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$371,942</b>		<b>\$449,039</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$371,942</b>		<b>\$449,039</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$301,800	\$241,973	\$241,973	\$0
INTEREST	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$301,800</b>	<b>\$241,973</b>	<b>\$241,978</b>	<b>\$5</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$104,300	\$104,300	\$104,300	\$0
PRINCIPAL - 12/15	\$90,000	\$90,000	\$90,000	\$0
INTEREST - 6/15	\$102,725	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$297,025</b>	<b>\$194,300</b>	<b>\$194,300</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,775</b>		<b>\$47,678</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$212,908</b>		<b>\$366,032</b>	
<b>FUND BALANCE - Ending</b>	<b>\$217,683</b>		<b>\$413,709</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$899,894	\$720,141	\$720,141	\$0
INTEREST	\$0	\$0	\$10	\$10
<b>TOTAL REVENUES</b>	<b>\$899,894</b>	<b>\$720,141</b>	<b>\$720,151</b>	<b>\$10</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$315,219	\$315,219	\$315,219	\$0
PRINCIPAL - 6/15	\$270,000	\$0	\$0	\$0
INTEREST - 6/15	\$315,219	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$900,438</b>	<b>\$315,219</b>	<b>\$315,219</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$544)</b>		<b>\$404,933</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$341,611</b>		<b>\$797,843</b>	
<b>FUND BALANCE - Ending</b>	<b>\$341,067</b>		<b>\$1,202,776</b>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$393,776	\$315,619	\$315,619	\$0
ASSESSMENTS - DIRECT BILLED	\$308,787	\$308,787	\$308,787	\$0
INTEREST	\$0	\$0	\$11	\$11
<b>TOTAL REVENUES</b>	<b>\$702,563</b>	<b>\$624,407</b>	<b>\$624,417</b>	<b>\$11</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$219,119	\$219,119	\$219,119	\$0
PRINCIPAL - 12/15	\$265,000	\$265,000	\$265,000	\$0
INTEREST - 6/15	\$215,806	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$699,925</b>	<b>\$484,119</b>	<b>\$484,119</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$4)	\$4
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4)</b>	<b>\$4</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$2,638</b>		<b>\$140,294</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$484,358</b>		<b>\$835,486</b>	
<b>FUND BALANCE - Ending</b>	<b>\$486,996</b>		<b>\$975,780</b>	

# STONEBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2017

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	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
<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 December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	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
<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>	

# STONEYBROOK SOUTH AT CHAMPIONSGATE

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2020

### CAPITAL PROJECTS FUND

### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$89	\$89
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89</b>	<b>\$89</b>
<b><u>EXPENDITURES:</u></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><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$4	\$4
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$94</b>	
<b>F UND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$7,153,607</b>	
<b>F UND BALANCE - Ending</b>	<b>\$0</b>		<b>\$7,153,701</b>	



# STONEYBROOK 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	\$70,145	\$527,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$598,053
ASSESSMENTS - DIRECT BILLED	\$0	\$128,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,370
<b>TOTAL REVENUES</b>	\$0	\$198,515	\$527,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$726,423
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$190	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
ATTORNEY	\$574	\$904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,477
DISSEMINATION	\$917	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,750
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
INFORMATION TECHNOLOGY	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
WEBSITE MAINTENANCE	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$4	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
INSURANCE	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
PRINTING & BINDING	\$20	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$40	\$35	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$344
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
PROPERTY INSURANCE	\$5,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,658
ELECTRIC	\$123	\$59	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405
STREETLIGHTING	\$6,039	\$5,475	\$4,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,747
WATER & SEWER	\$2,379	\$6,785	\$11,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,337
LANDSCAPE MAINTENANCE	\$17,364	\$17,364	\$17,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,092
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,895	\$0	\$2,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,674
LAKE MAINTENANCE	\$385	\$385	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,155
MITIGATION MONITORING & MAINTENANCE	\$3,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,475
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$449,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,017
<b>TOTAL EXPENDITURES</b>	\$54,541	\$41,639	\$490,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$586,631
<b>EXCESS REVENUES (EXPENDITURES)</b>	(\$54,541)	\$156,875	\$37,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,792

**STONEBROOK 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)
LESS: PRINCIPAL PAYMENT 12/15/21	(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,390,000</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)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$260,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$14,220,000</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
LESS: PRINCIPAL PAYMENT 12/15/21	(\$265,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$12,465,000</b>



**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 2022</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2022</b>				
10/1/21		Interest		\$ 29.40
10/4/21		Transfer from Reserve		\$ 1.44
11/1/21		Interest		\$ 30.38
11/2/21		Transfer from Reserve		\$ 1.49
12/1/21		Interest		\$ 29.40
12/2/21		Transfer from Reserve		\$ 1.44
<b>TOTAL</b>				<b>\$ 93.55</b>
Acquisition/Construction Fund at 9/30/21				\$ 7,153,607.22
Interest Earned thru 12/31/21				\$ 93.55
Requisitions Paid thru 12/31/21				\$ -
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 7,153,700.77</b>

# SECTION 3

# **REBATE REPORT**

**\$12,730,000**

## **Stoneybrook South at Championsgate Community Development District**

**(Osceola County, Florida)**

**Special Assessment Bonds, Series 2020  
(Fox South Assessment Area)**

**Dated: December 16, 2020  
Delivered: December 16, 2020**

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**Rebate Report to the Computation Date  
December 16, 2025  
Reflecting Activity To  
December 31, 2021**



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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
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January 31, 2022

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

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

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

We have scheduled our next Report as of December 31, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Caitlyn C. McGovern  
Analyst



## SUMMARY OF REBATE COMPUTATIONS

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

For the December 16, 2025 Computation Date  
Reflecting Activity from December 16, 2020 through December 31, 2021

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Account	0.005003%	455.73	(379,938.63)
Reserve Account	0.005006%	18.31	(15,212.57)
Cost of Issuance Account	0.006026%	0.01	(7.05)
<b>Totals</b>	<b>0.005003%</b>	<b>\$474.05</b>	<b>\$(395,158.25)</b>
<b>Bond Yield</b>	<b>3.592127%</b>		
Rebate Computation Credit			(2,052.43)
<b>Net Rebatable Arbitrage</b>			<b>\$(397,210.68)</b>

**Based upon our computations, no rebate liability exists.**

## **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

### **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 16, 2020, the date of the closing, to December 31, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2020 and December 31, 2021, the District made periodic payments into the Revenue, Interest, Sinking and Prepayment Funds (collectively, the "Debt Service Funds") that were used, along with the interest earned, to provide the required debt service payments.

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

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

### **DEFINITIONS**

#### **6. Computation Date**

December 16, 2025.

#### **7. Computation Period**

The period beginning on December 16, 2020, the date of the closing, and ending on December 31, 2021.

#### **8. Bond Year**

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

## **9. Bond Yield**

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

## **10. Taxable Investment Yield**

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

## **11. Issue Price**

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

## **12. Rebatable Arbitrage**

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

## **13. Funds and Accounts**

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

<b>Account</b>	<b>Account Number</b>
Revenue	227587000
Interest	227587001
Sinking	227587002
Reserve	227587003
Prepayment	227587004
Acquisition & Construction	227587005
Cost of Issuance	227587006

## **METHODOLOGY**

### **Bond Yield**

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

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of December 31, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2025, is the Rebateable Arbitrage.

**\$12,730,000**  
**Stoneybrook South at Championsgate**  
**Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Fox South Assessment Area)**  
**Delivered: December 16, 2020**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$12,730,000.00</b>
<b>Total</b>	<b>\$12,730,000.00</b>

<b>Uses of Funds</b>
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<b>Acquisition &amp; Construction Account</b>	<b>\$11,927,322.50</b>
<b>Reserve Account</b>	<b>351,125.00</b>
<b>Cost of Issuance Account</b>	<b>196,952.50</b>
<b>Underwriter's Discount</b>	<b>254,600.00</b>
<b>Total</b>	<b>\$12,730,000.00</b>

## PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 12/16/2020 @ 3.5921268936%
06/15/2021	217,901.42	214,077.99
12/15/2021	484,118.75	467,232.33
06/15/2022	215,806.25	204,603.95
12/15/2022	485,806.25	452,462.00
06/15/2023	212,431.25	194,359.80
12/15/2023	487,431.25	438,097.14
06/15/2024	208,993.75	184,526.76
12/15/2024	488,993.75	424,129.41
06/15/2025	205,493.75	175,090.55
12/15/2025	495,493.75	414,735.58
06/15/2026	201,868.75	165,985.91
12/15/2026	496,868.75	401,340.35
06/15/2027	197,443.75	156,669.17
12/15/2027	502,443.75	391,648.64
06/15/2028	192,868.75	147,686.25
12/15/2028	507,868.75	382,031.08
06/15/2029	188,143.75	139,029.20
12/15/2029	513,143.75	372,498.29
06/15/2030	183,268.75	130,690.10
12/15/2030	518,268.75	363,059.91
06/15/2031	178,243.75	122,661.03
12/15/2031	523,243.75	353,724.68
06/15/2032	172,206.25	114,361.34
12/15/2032	527,206.25	343,937.79
06/15/2033	165,993.75	106,380.03
12/15/2033	535,993.75	337,440.42
06/15/2034	159,518.75	98,654.78
12/15/2034	539,518.75	327,779.62
06/15/2035	152,868.75	91,235.35
12/15/2035	547,868.75	321,210.67
06/15/2036	145,956.25	84,063.05
12/15/2036	555,956.25	314,551.74
06/15/2037	138,781.25	77,134.96
12/15/2037	558,781.25	305,092.36
06/15/2038	131,431.25	70,494.81
12/15/2038	566,431.25	298,452.17
06/15/2039	123,818.75	64,088.92
12/15/2039	573,818.75	291,769.78
06/15/2040	115,943.75	57,913.78
12/15/2040	585,943.75	287,514.35
06/15/2041	107,718.75	51,923.50
12/15/2041	592,718.75	280,666.32
06/15/2042	98,625.00	45,877.28
12/15/2042	603,625.00	275,833.42
06/15/2043	89,156.25	40,022.16
12/15/2043	609,156.25	268,624.98
06/15/2044	79,406.25	34,398.65
12/15/2044	619,406.25	263,591.45
06/15/2045	69,281.25	28,962.79
12/15/2045	629,281.25	258,427.40
06/15/2046	58,781.25	23,713.82
12/15/2046	638,781.25	253,153.51
06/15/2047	47,906.25	18,650.61
12/15/2047	652,906.25	249,701.21
06/15/2048	36,562.50	13,736.46
12/15/2048	661,562.50	244,162.37

## PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 12/16/2020 @ 3.5921268936%
06/15/2049	24,843.75	9,007.29
12/15/2049	674,843.75	240,352.77
06/15/2050	12,656.25	4,428.13
12/15/2050	687,656.25	236,349.84
	20,999,057.67	12,730,000.00

Proceeds Summary

Delivery date	12/16/2020
Par Value	12,730,000.00
Target for yield calculation	12,730,000.00

## BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/16/2020					
06/15/2021			217,901.42	217,901.42	
12/15/2021	265,000	2.500%	219,118.75	484,118.75	702,020.17
06/15/2022			215,806.25	215,806.25	
12/15/2022	270,000	2.500%	215,806.25	485,806.25	701,612.50
06/15/2023			212,431.25	212,431.25	
12/15/2023	275,000	2.500%	212,431.25	487,431.25	699,862.50
06/15/2024			208,993.75	208,993.75	
12/15/2024	280,000	2.500%	208,993.75	488,993.75	697,987.50
06/15/2025			205,493.75	205,493.75	
12/15/2025	290,000	2.500%	205,493.75	495,493.75	700,987.50
06/15/2026			201,868.75	201,868.75	
12/15/2026	295,000	3.000%	201,868.75	496,868.75	698,737.50
06/15/2027			197,443.75	197,443.75	
12/15/2027	305,000	3.000%	197,443.75	502,443.75	699,887.50
06/15/2028			192,868.75	192,868.75	
12/15/2028	315,000	3.000%	192,868.75	507,868.75	700,737.50
06/15/2029			188,143.75	188,143.75	
12/15/2029	325,000	3.000%	188,143.75	513,143.75	701,287.50
06/15/2030			183,268.75	183,268.75	
12/15/2030	335,000	3.000%	183,268.75	518,268.75	701,537.50
06/15/2031			178,243.75	178,243.75	
12/15/2031	345,000	3.500%	178,243.75	523,243.75	701,487.50
06/15/2032			172,206.25	172,206.25	
12/15/2032	355,000	3.500%	172,206.25	527,206.25	699,412.50
06/15/2033			165,993.75	165,993.75	
12/15/2033	370,000	3.500%	165,993.75	535,993.75	701,987.50
06/15/2034			159,518.75	159,518.75	
12/15/2034	380,000	3.500%	159,518.75	539,518.75	699,037.50
06/15/2035			152,868.75	152,868.75	
12/15/2035	395,000	3.500%	152,868.75	547,868.75	700,737.50
06/15/2036			145,956.25	145,956.25	
12/15/2036	410,000	3.500%	145,956.25	555,956.25	701,912.50
06/15/2037			138,781.25	138,781.25	
12/15/2037	420,000	3.500%	138,781.25	558,781.25	697,562.50
06/15/2038			131,431.25	131,431.25	
12/15/2038	435,000	3.500%	131,431.25	566,431.25	697,862.50
06/15/2039			123,818.75	123,818.75	
12/15/2039	450,000	3.500%	123,818.75	573,818.75	697,637.50
06/15/2040			115,943.75	115,943.75	
12/15/2040	470,000	3.500%	115,943.75	585,943.75	701,887.50
06/15/2041			107,718.75	107,718.75	
12/15/2041	485,000	3.750%	107,718.75	592,718.75	700,437.50
06/15/2042			98,625.00	98,625.00	
12/15/2042	505,000	3.750%	98,625.00	603,625.00	702,250.00
06/15/2043			89,156.25	89,156.25	
12/15/2043	520,000	3.750%	89,156.25	609,156.25	698,312.50
06/15/2044			79,406.25	79,406.25	
12/15/2044	540,000	3.750%	79,406.25	619,406.25	698,812.50
06/15/2045			69,281.25	69,281.25	
12/15/2045	560,000	3.750%	69,281.25	629,281.25	698,562.50
06/15/2046			58,781.25	58,781.25	
12/15/2046	580,000	3.750%	58,781.25	638,781.25	697,562.50
06/15/2047			47,906.25	47,906.25	
12/15/2047	605,000	3.750%	47,906.25	652,906.25	700,812.50
06/15/2048			36,562.50	36,562.50	
12/15/2048	625,000	3.750%	36,562.50	661,562.50	698,125.00



## BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2049			24,843.75	24,843.75	
12/15/2049	650,000	3.750%	24,843.75	674,843.75	699,687.50
06/15/2050			12,656.25	12,656.25	
12/15/2050	675,000	3.750%	12,656.25	687,656.25	700,312.50
	12,730,000		8,269,057.67	20,999,057.67	20,999,057.67

\$12,730,000  
Stoneybrook South at Championsgate  
Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2020  
(Fox South Assessment Area)  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-11,927,322.50	-14,251,244.78
01/05/21		-0.77	-0.92
03/02/21		-1.49	-1.77
03/02/21		-1.35	-1.60
04/02/21		-1.49	-1.76
04/21/21		4,767,193.90	5,626,054.25
05/04/21		-1.44	-1.70
05/26/21		6,870.00	8,079.69
06/02/21		-1.49	-1.75
07/02/21		-1.44	-1.69
08/03/21		-1.49	-1.74
09/02/21		-1.49	-1.74
10/04/21		-1.44	-1.67
11/02/21		-1.49	-1.73
12/02/21		-1.44	-1.66
12/31/21	Bal	7,153,700.77	8,237,156.96
12/31/21	Acc	30.38	34.98
-----			
12/16/25	TOTALS:	455.73	-379,938.63
-----			

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-379,938.63
COMP DATE:	12/16/25	NET INCOME:	455.73
BOND YIELD:	3.592127%	TAX INV YIELD:	0.005003%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-351,125.00	-419,538.28
01/05/21		0.77	0.92
02/02/21		1.49	1.77
03/02/21		1.35	1.60
04/02/21		1.49	1.76
05/04/21		1.44	1.70
06/02/21		1.49	1.75
07/02/21		1.44	1.69
08/03/21		1.49	1.74
09/02/21		1.49	1.74
10/04/21		1.44	1.67
11/02/21		1.49	1.73
12/02/21		1.44	1.66
12/31/21	Bal	351,125.00	404,304.27
12/31/21	Acc	1.49	1.72
-----			
12/16/25	TOTALS:	18.31	-15,212.57
-----			

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-15,212.57
COMP DATE:	12/16/25	NET INCOME:	18.31
BOND YIELD:	3.592127%	TAX INV YIELD:	0.005006%

\$12,730,000  
Stoneybrook South at Championsgate  
Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2020  
(Fox South Assessment Area)  
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-196,952.50	-235,326.77
12/16/20		49,000.00	58,547.17
12/16/20		49,000.00	58,547.17
12/16/20		6,000.00	7,169.04
12/16/20		31,000.00	37,040.05
12/16/20		50,000.00	59,742.01
12/17/20		1,500.00	1,792.08
12/21/20		4,477.50	5,347.25
12/22/20		5,975.00	7,134.94
06/22/21		0.01	0.01
-----			
12/16/25	TOTALS:	0.01	-7.05
-----			

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-7.05
COMP DATE:	12/16/25	NET INCOME:	0.01
BOND YIELD:	3.592127%	TAX INV YIELD:	0.006026%

\$12,730,000  
 Stoneybrook South at Championsgate  
 Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2020  
 (Fox South Assessment Area)  
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/21		-1,780.00	-2,052.43
12/16/25	TOTALS:	-1,780.00	-2,052.43

ISSUE DATE: 12/16/20    REBATABLE ARBITRAGE: -2,052.43  
 COMP DATE: 12/16/25  
 BOND YIELD: 3.592127%