

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

April 3, 2023

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 27, 2023

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, April 3, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4
 - B. Administration of Oaths of Office to Newly Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2023-08 Electing Officers
4. Approval of Minutes of the March 6, 2023 Meeting
5. Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Consideration of Series 2020 Requisition #9
7. Consideration of Water Management Agreement with The Lake Doctors, Inc.
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2023-08

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of April, 2023.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, March 6, 2023 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	Chairman
Rob Bonin	Vice Chairman
Logan Lantrip	Assistant Secretary
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We have all five members of the Board here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We do not have any members of the public here other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 5, 2022 Board of Supervisors Meeting

Mr. Flint: Approval of your December 5, 2022 minutes, did the Board have any comments or corrections?

Mr. Morgan: They all look good.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the December 5, 2022 Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Finalizing the Series 2023 Bonds**

Mr. Flint: Next is Resolution 2023-06 Finalizing the Series 2023 Bonds. Kristen?

Ms. Trucco: As you know the District is issuing Series 2023 bonds this month and so the Board has already approved a resolution to declare its special assessments setting a public hearing to levy assessments on the project area and then levying assessments on the project area. This is the next statutory requirement which is finalizing the assessment resolution. The bonds just priced last week in the amount of \$4,235,000. This resolution is designed to supplement the levying assessment resolution and it is going to approve the levying of assessments in the amount of \$4,235,000 in accordance with the assessment methodology report that is attached to the resolution as exhibit 'B' and in order to construct the project that is detailed in the engineer's report and attached to the resolution as exhibit 'A'. This will also approve the District Secretary recording the amount of the special assessments for \$4,235,000 in the District's improvement lien book which will make the assessments coequal to any other lien or tax of the state, municipality or county and superior in priority to any private lien that may be reported in the title in the future. We recommend approval of this resolution. We are looking for motion to approve Resolution 2023-06, unless you have any questions which I can answer right now.

Mr. Morgan: What is the difference between the \$4,450,000 and the \$4,235,000? That is what is in all of the assessments is \$4,450,000.

Ms. Trucco: The Board originally authorized the issuance of up to \$4,450,000 but the priced last week at \$4,235,000 and that is the purpose of bringing this back is just to memorialize that this is how much the bonds will be issued and levied for.

Mr. Morgan: Okay, thank you.

Ms. Trucco: Any other questions for me? We are just looking for a motion to approve Resolution 2023-06.

Mr. Flint: Hold on before you do that. Where was the \$4.2 number you were at?

Mr. Morgan: That is what they priced at \$4,235,000, that is what they sold for.

Mr. Flint: Kristen, the resolution has \$4,450,000 in it and my methodology has \$4,450,000.

Ms. Trucco: Oh okay, alright so you are saying now \$4,235,000.

Mr. Morgan: That is what you just said. That is what I am wondering, what is the difference? Because all of the documents that I just signed are for \$4,450,000.

Mr. Flint: Yeah. The other number, I am not sure where that number came from.

Ms. Trucco: If you look at page 5 of your assessment methodology report, it is showing \$4,235,000.

Mr. Flint: That needs to be corrected. We revised the Methodology Report after it was priced so if you go to the bond sizing on table 3 which is page 45 of the PDF, the par amount is \$4,450,000 and the interest rate is 5.44% so that is the correct amount. If we have a reference to another number in the text, we need to correct that. We may not have caught it when we finalized after the pricing.

Mr. Morgan: You are saying the pricing changed after this assessment report?

Mr. Flint: There is an initial supplemental report that is prepared that is included in the offering memorandum with an estimated amount and then once it is priced, we finalize the supplemental report with the final interest rate and par amount.

Mr. Morgan: So, we have not done that yet?

Mr. Flint: No. The \$4,450,000 is the final.

Mr. Morgan: Oh okay.

Mr. Flint: If there is a reference to \$4.2m.

Mr. Morgan: I do not see it anywhere. My page 5 has \$4,450,000.

Mr. Flint: I think you are looking at an older version.

Ms. Trucco: Supplemental Methodology.

Mr. Flint: Yeah, the version they have on the iPads is the correct version.

Ms. Trucco: Okay, okay so it's just the amount of bonds being issued is \$4,450,000. The resolution is going to do the same thing. I just have the wrong price of the bonds in this resolution.

Mr. Morgan: I am good now. I was just worried that we were going to be short.

Ms. Trucco: We will reflect in the record that the amount of bonds is \$4,450,000 and will revise this resolution to reflect that.

Mr. Flint: The resolution they have in their iPad has \$4,450,000.

Ms. Trucco: Okay. I thought that I had revised it. My paralegal has this one which is last week's agenda.

Mr. Morgan: So, for the record it is \$4,450,000.

Mr. Flint: Correct. What you have on your iPads is the right number.

Mr. Morgan: Alright, I am good now.

Ms. Trucco: Sorry about that.

Mr. Flint: Kristen just did not get the latest version of the agenda.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-06 Finalizing the Series 2023 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: You have seen this agreement. It just says we will keep anything to the extent that is confidential that they provide us, we will not disclose it.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Proposals from Lake Fountains & Aeration, Inc. for Pond Fountain Installations

Mr. Scheerer: Included in your agenda packets proposals for five additional fountains within the Stoneybrook South at ChampionsGate, CDD. The Board is aware over the last year or two years we have installed five fountains already in various locations requested by the HOA. This will be the final five if the Board so chooses to do it. They average between 7.5hp depending on the size of the pond to a 3hp which is the par three on Whistling Straits and a couple of smaller ponds with 5hp fountains. The budget amount that we had this year is \$127,341 for all five fountains. With the cost increase since we did these back in probably March of last year to this last month, it has elevated the total cost to \$147,431.76. We do not need to approve all of these fountains. This was a request by the HOA which is why we put them in here. We could do four fountains and stay well under our budget or we could do three of the five.

Mr. Bonin: Is that cost for the fountains or the cost and the maintenance?

Mr. Scheerer: The cost of the fountain, the cost of running the electrical, the permit, the meter, and permitting everything. Some have longer runs than others.

Mr. Morgan: Do we have this in the budget, George? Do we have the money in the budget for all five?

Mr. Scheerer: No, we have \$127,000 allocated. It is \$147,000.

Mr. Morgan: Which ponds do you think would be best?

Mr. Scheerer: I think if we did them, we do everything but pond 10. If you look in your agenda, there is a map. Pond 10 is the lone pond in parcel K across the street. It is surrounded by houses there and these get a little look from the golf course. If we were going to do it, I would probably hold off on 10 until next year and that would put us in about \$20,000 under our budget.

Mr. Morgan: They want us to do pond 10 which we are not going to do. What are the numbers of the other ponds?

Mr. Scheerer: Ponds, 2, 4, 5, and 6.

Mr. Bichard: What about 1 and 3?

Mr. Scheerer: Those are done sir.

Mr. Bichard: Do those have fountains in them?

Mr. Scheerer: Yes sir, correct.

Mr. Morgan: So, 2, 4, 5, 6? I got it. I am looking at it.

Mr. Cornell: 5 and 6 do not need one.

Mr. Morgan: I don't think 6 needs a fountain either.

Mr. Scheerer: I mean it sits on the back of the homes. There is a dry pond next to it. The only people that are really going to see it are the golfers and the people that live back there.

Mr. Morgan: That is full time resident homes, right or is that rental property? No that is resident homes.

Mr. Scheerer: Yes.

Mr. Morgan: Definitely 2.

Mr. Scheerer: I kind of like 5 with that par three.

Mr. Bonin: Yes, me too. That is the lesser pump, right?

Mr. Scheerer: That is the 3hp pump. We went with a much less one because it is such a small pond.

Mr. Cornell: If we did 2, 4, and 5 but did not do 6 and 10.

Mr. Morgan: Yes, I agree.

Mr. Cornell: 10 is surrounded by houses on all four sides and there is no golf course.

Mr. Morgan: We will do 2, 4, and 5 this year.

Mr. Scheerer: We will be happy to do that. Thank you.

Mr. Flint: Is there a motion then to approve the proposals for 2, 4, and 5?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Proposals from Lake Fountains & Aeration, Inc. for Pond Fountain Installations on Ponds 2, 4, and 5, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything, Kristen?

Ms. Trucco: No other updates.

B. Engineer

Mr. Flint: Anything from the engineer?

Ms. Udstad: Just for the permit transfers, I think Dave has some questions on the ponds and elevations were not correct.

Mr. Bonin: Who had questions?

Ms. Udstad: Dave had questions about the pond in track K for this one for the permit transfer.

Mr. Flint: You were copied on those emails.

Mr. Lantrip: The skimmer being off. KPM is working with Dave.

Mr. Bonin: What do we know so far?

Ms. Udstad: They just sent us the as-builts and the record drawings this morning so Dave is going to go over those and I am going out to look at them and take pictures for him so he will be reviewing that.

Mr. Bonin: I want a Teams call this week on that list.

Mr. Flint: Dave thinks there might be a bust you know in what they are using for elevation. There is something off.

Mr. Bonin: Is it off? Did they turn in that information originally? That is what part I am not following.

Mr. Flint: They have never been certified apparently and so now KPM is trying to certify them and they are finding inconsistencies.

Mr. Bonin: I thought he was using their certified information from the past.

Mr. Flint: No, they have never been certified.

Mr. Bonin: So, what was he comparing? What was Dave comparing to?

Ms. Udstad: We asked them for their certification and that is what they sent but I do not think they ever turned it in and he is reviewing that because we have to send them before we can do our part and it is off.

Mr. Bonin: Let me re-ask this. The information KPM provided, was it old information or did they go out and get it recently when they were asked for it?

Ms. Udstad: I am not aware of that.

Mr. Morgan: I bet it is the old information, Rob.

Mr. Bonin: I bet it is the old information which would indicate it has been old and wrong all this time and that does not make sense.

Mr. Morgan: That is tract K, it has been done forever.

Mr. Bonin: Something is not making sense. I want a call into them.

Mr. Morgan: Let them go out and look at them again.

Ms. Udstad: I am going out today to take pictures while I am here because he thinks they are just off because he says that he has seen that they are not wrong.

Mr. Morgan: They need to be resurveyed first before you bother trying to figure out what is going on, don't you think?

Mr. Bonin: Yeah, but I want to hear Murray's explanation for how they are so off from what they were supposed to built back and why they did not say something when they were reviewing the as-builts, they were wrong this whole time.

Mr. Bichard: They should have a certified disc on the structure which should set the Benchmark.

Mr. Morgan: Rob, are you going to run with that one?

Mr. Bonin: Sure.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from November 29th through February 27th for \$2,782,000 rounding and the detailed register is behind the summary. If there are any questions, we can discuss those. The majority of it is just moving the debt service assessment revenue.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of January. If there are any question, we can discuss those.

Mr. Morgan: No.

Mr. Flint: Looks like there is a little bit left in the capital project fund but that was at the end of January 2022.

Mr. Morgan: There are several different ending balances here, hold on.

Mr. Flint: It is \$22,755.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2020 Bonds

Mr. Flint: We have the Arbitrage Rebate Calculation Report for the Series 2020 Bonds, we have a negative rebatable arbitrage of \$635,365 so there are no arbitrage issues. Is there a motion to accept the report?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2020 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: We have talked about the permit issue on parcel K. Anything else that we need to discuss regarding permits or conveyances?

Mr. Morgan: No.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was readjourned at 11:47 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South at ChampionsGate Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 7, 2023
HOUR:	11:30 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

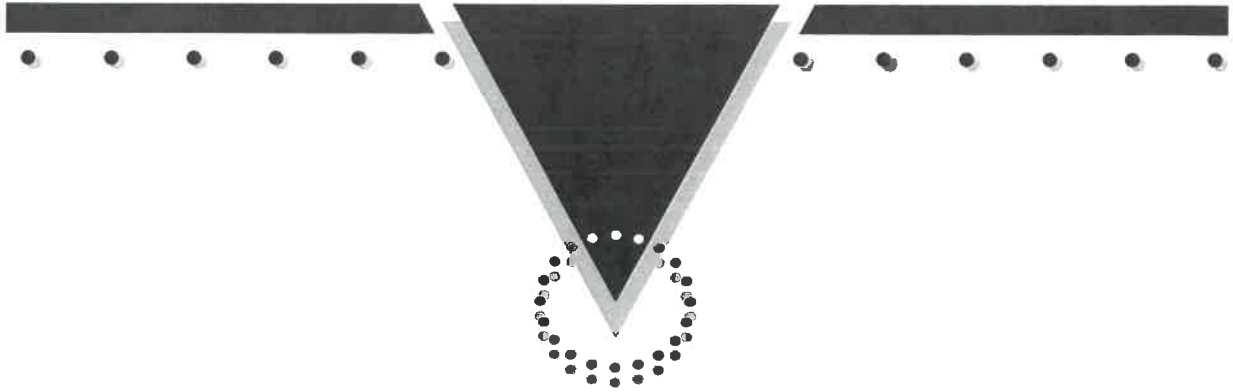
PASSED AND ADOPTED THIS 3RD DAY OF APRIL, 2023.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2024**



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Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
Revenues					
Special Assessments - Tax Roll	\$1,040,238	\$969,043	\$71,195	\$1,040,238	\$1,040,238
Interest	\$0	\$392	\$250	\$642	\$500
Total Revenues	\$1,040,238	\$969,435	\$71,445	\$1,040,880	\$1,040,738
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$3,385	\$7,000	\$10,385	\$12,000
FICA Expense	\$918	\$245	\$536	\$780	\$918
Engineering	\$12,000	\$7,860	\$4,140	\$12,000	\$12,000
Attorney	\$25,000	\$10,134	\$14,866	\$25,000	\$25,000
Dissemination	\$14,000	\$4,375	\$7,000	\$11,375	\$14,000
Arbitrage	\$1,350	\$450	\$900	\$1,350	\$1,350
Annual Audit	\$5,675	\$0	\$4,675	\$4,675	\$5,675
Trustee Fees	\$17,240	\$8,620	\$4,310	\$12,930	\$17,240
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Management Fees	\$36,750	\$15,313	\$21,438	\$36,750	\$40,000
Information Technology	\$1,300	\$542	\$758	\$1,300	\$1,800
Website Maintenance	\$800	\$333	\$467	\$800	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$100
Postage	\$1,000	\$77	\$123	\$200	\$500
Printing & Binding	\$1,000	\$45	\$205	\$250	\$500
Insurance	\$6,700	\$5,988	\$0	\$5,988	\$6,700
Legal Advertising	\$2,500	\$790	\$1,710	\$2,500	\$2,500
Other Current Charges	\$1,000	\$232	\$280	\$512	\$600
Office Supplies	\$625	\$2	\$3	\$5	\$250
Property Appraiser	\$600	\$0	\$921	\$921	\$1,000
Property Taxes	\$350	\$14	\$0	\$14	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$146,283	\$63,577	\$69,357	\$132,935	\$151,358
<u>Operations & Maintenance</u>					
Field Services	\$15,750	\$6,563	\$9,188	\$15,750	\$16,538
Property Insurance	\$6,800	\$6,619	\$0	\$6,619	\$6,800
Electric	\$39,600	\$9,258	\$16,401	\$25,659	\$58,920
Streetlights	\$123,400	\$32,678	\$45,745	\$78,423	\$123,400
Water & Sewer	\$94,500	\$24,367	\$37,914	\$62,281	\$94,500
Landscape Maintenance	\$264,377	\$100,712	\$145,859	\$246,570	\$319,118
Landscape Contingency	\$15,000	\$1,800	\$5,700	\$7,500	\$15,000
Irrigation Repairs	\$20,000	\$2,941	\$7,059	\$10,000	\$20,000
Lake Maintenance	\$7,020	\$2,020	\$2,933	\$4,953	\$7,230
Mitigation Monitoring & Maintenance	\$13,760	\$6,125	\$7,635	\$13,760	\$14,093
Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Repairs & Maintenance	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Transfer Out - Capital Reserve	\$278,748	\$278,748	\$0	\$278,748	\$198,781
Total Operations & Maintenance	\$893,955	\$471,831	\$285,933	\$757,764	\$889,380
Total Expenditures	\$1,040,238	\$535,408	\$355,290	\$890,699	\$1,040,738
Excess Revenues/(Expenditures)	\$0	\$434,027	(\$283,846)	\$150,181	\$0

Net Assessment	\$1,040,238
Collection Cost (6%)	\$66,398
Gross Assessment	\$1,106,636

Property Type	Units	Gross Per Unit	Gross Total
Condo	200	\$343	\$68,592
Townhome	620	\$446	\$276,421
Single Family 40'	434	\$549	\$238,144
Single Family 50'	428	\$686	\$293,565
Single Family 60'	186	\$823	\$153,093
Single Family 80'	70	\$1,097	\$76,821
Total	1938		\$1,106,636

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 assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

The District's legal counsel, Latham, Luna, 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. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessments Bonds, the Series 2020 Special Assessment Bonds Fox South Assessment Area and the Series 2023 Series 2023 Special Assessment Bonds.

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

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, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

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 through FY22 audit year.

Trustee Fees

The District will pay annual trustee fees for the Series 2017, Series 2019 Special Assessment Bonds, Series 2020 Special Assessment Bonds (Fox South Assessment Area) and Series 2023 Special Assessment Bonds 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-Central Florida, 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

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for 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.

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

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.

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.

Property Taxes

Represents the non-ad valorem assessment from Osceola County that will be charged to the District.

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 lake 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.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

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.

Electric

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

Account #	Description	Monthly	Annual
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling	\$650	\$7,800
	Contingency - 5 Fountains		\$36,000
Total			\$58,920

Streetlights

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

Account #	Description	Monthly	Annual
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$10,000
Total			\$123,400

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Water & Sewer

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

Account #	Description	Monthly	Annual
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$2,650	\$31,800
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$3,300	\$39,600
2627512-33319269	8703 Bella Cita Blvd	\$100	\$1,200
	Contingency		\$21,000
Total			\$94,500

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance		
Tract K	\$3,804	\$45,648
North Whistling Straits	\$6,407	\$76,882
Baxter Tract	\$975	\$11,700
Phase 1 - Westside Blvd	\$3,651	\$43,815
Fox Property Ph5 Pond 1	\$469	\$5,631
Fox Property Ph5 Pond 2	\$2,994	\$35,925
Fox Property Ph5 Pond 4	\$1,095	\$13,134
Fox Property Ph5 Pond 6	\$1,029	\$12,354
Fox Property Ph5 Pond 7	\$413	\$4,955
Fox North - Future	\$709	\$8,511
Westside Blvd Fox North - Future	\$1,708	\$20,499
Westside Blvd Tract X - Future	\$1,947	\$23,361
Tract X - Future	\$552	\$6,627
Contingency - FY24 Increase (3%)		\$7,501
Contingency - Fuel Surcharge		\$2,575
Total		\$319,118

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Landscape Contingency

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

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

Irrigation Repairs

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

Lake Maintenance

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

Description	Monthly	Annual
Pond Maintenance - 7 Ponds	\$425	\$5,100
X Tract Pond	\$160	\$1,920
Contingency		\$210
Total		\$7,230

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. The District has contracted with Bio-Tech Consulting, Inc. for the mitigation monitoring and maintenance and American Ecosystems, Inc. for the cogon grass treatments.

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

Description	Monthly	Annual
Cogon Grass Treatment	\$555	\$6,660
Contingency		\$333
Total		\$6,993

Contingency

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND 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 2024 Capital Reserve Fund

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
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Revenues

Transfer In	\$278,748	\$278,748	\$0	\$278,748	\$203,194
Interest	\$750	\$6,238	\$1,762	\$8,000	\$4,000
Total Revenues	\$279,498	\$284,986	\$1,762	\$286,748	\$207,194

Expenditures

Capital Outlay	\$127,341	\$0	\$88,201	\$88,201	\$59,228
Total Expenditures	\$127,341	\$0	\$88,201	\$88,201	\$59,228
Excess Revenues/(Expenditures)	\$152,157	\$284,986	(\$86,439)	\$198,547	\$147,966
Fund Balance - Beginning	\$337,632	\$0	\$0	\$0	\$198,547
Fund Balance - Ending	\$489,789	\$284,986	(\$86,439)	\$198,547	\$346,513

FY2023 Updated Expenses	
Description	Amount
Purchase & Installation of Fountains	
Pond 2 Fountain	\$ 33,106
Pond 4 Fountain	\$ 33,106
Pond 5 Fountain	\$ 21,993
Total	\$ 88,204

FY2024 Proposed Expenses	
Description	Amount
Pond 6 Fountain	\$ 29,206
Pond 10 Fountain	\$ 30,023
Total	\$ 59,228

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2017

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
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Revenues

Special Assessments	\$301,800	\$281,102	\$0	\$281,102	\$301,800
Interest Income	\$0	\$3,290	\$1,710	\$5,000	\$3,000
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$222,524	\$225,222	\$0	\$225,222	\$212,537

Total Revenues	\$524,324	\$509,615	\$1,710	\$511,325	\$517,337
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Expenses

Interest - 12/15	\$102,725	\$102,725	\$0	\$102,725	\$102,725
Principal - 12/15	\$95,000	\$95,000	\$0	\$95,000	\$95,000
Interest - 6/15	\$101,063	\$0	\$101,063	\$101,063	\$99,400

Total Expenditures	\$298,788	\$197,725	\$101,063	\$298,788	\$297,125
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Excess Revenues/(Expenditures)	\$225,537	\$311,890	(\$99,353)	\$212,537	\$220,212
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Principal - 12/15/2024	\$100,000
Interest - 12/15/2024	\$99,400
Total	\$199,400

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

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
Total	213		\$321,147

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 4,295,000	\$ 3,197,713	\$ 7,492,712.50

Stoneybrook South at ChampionsGate

Community Development District

**Fiscal Year 2024
Debt Service Fund
Series 2019**

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$893,432	\$831,900	\$61,532	\$893,432	\$899,894
Special Assessments - Direct Billed	\$6,463	\$6,463	\$0	\$6,463	\$0
Interest Income	\$0	\$8,115	\$5,356	\$13,471	\$8,000
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$353,152	\$360,976	\$0	\$360,976	\$373,354

Total Revenues	\$1,253,046	\$1,207,454	\$66,888	\$1,274,341	\$1,281,248
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Expenses

Interest - 12/15	\$310,494	\$310,494	\$0	\$310,494	\$305,594
Principal - 6/15	\$280,000	\$0	\$280,000	\$280,000	\$290,000
Interest - 6/15	\$310,494	\$0	\$310,494	\$310,494	\$305,594

Total Expenditures	\$900,988	\$310,494	\$590,494	\$900,988	\$901,188
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Excess Revenues/(Expenditures)	\$352,059	\$896,960	(\$523,606)	\$373,354	\$380,060
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Interest - 12/15/2024	\$300,519
Total	\$300,519

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

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
Total	757		\$957,379

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 13,950,000	\$ 280,000	\$ 310,493.75	\$ -
12/15/23	\$ 13,670,000	\$ -	\$ 305,593.75	\$ 896,087.50
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,593.75	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,518.75	\$ 896,112.50
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,518.75	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,518.75	\$ 895,037.50
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
Totals		\$ 13,950,000	\$ 10,281,313	\$ 24,231,312.50

Stoneybrook South at ChampionsGate

Community Development District

**Fiscal Year 2024
Debt Service Fund
Series 2020**

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$691,407	\$643,761	\$47,646	\$691,407	\$702,564
Special Assessments - Direct Billed	\$11,156	\$11,156	\$0	\$11,156	\$0
Interest Income	\$0	\$7,362	\$4,859	\$12,221	\$0
Carry Forward Surplus	\$490,151	\$493,672	\$0	\$493,672	\$507,334

Total Revenues	\$1,192,714	\$1,155,951	\$52,505	\$1,208,456	\$1,209,898
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Expenses

Interest - 12/15	\$215,806	\$215,806	\$0	\$215,806	\$212,431
Principal - 12/15	\$270,000	\$270,000	\$0	\$270,000	\$275,000
Interest - 6/15	\$212,431	\$0	\$212,431	\$212,431	\$208,994
Transfer Out	\$0	\$2,881	\$4	\$2,885	\$0

Total Expenditures	\$698,238	\$488,687	\$212,435	\$701,122	\$696,425
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Excess Revenues/(Expenditures)	\$494,477	\$667,265	(\$159,931)	\$507,334	\$513,473
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Principal - 12/15/2024	\$280,000
Interest - 12/15/2024	\$208,994
Total	\$488,994

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

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
Total	610		\$747,408

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 12,195,000	\$ 7,400,425	\$ 19,595,425.00

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2023

Proposed Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2024
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Revenues

Special Assessments	\$0	\$0	\$118,784	\$118,784	\$302,250
Interest Income	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$205,238	\$0	\$205,238	\$205,238	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$118,784 *

Total Revenues	\$205,238	\$0	\$324,022	\$324,022	\$421,034
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Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$118,784
Principal - 6/15	\$0	\$0	\$0	\$0	\$65,000
Interest - 6/15	\$54,113	\$0	\$54,113	\$54,113	\$118,784
Transfer Out	\$0	\$0	\$0	\$0	\$0

Total Expenditures	\$54,113	\$0	\$54,113	\$54,113	\$302,569
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Excess Revenues/(Expenditures)	\$151,125	\$0	\$269,909	\$269,909	\$118,466
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*Less Reserve amount

Interest - 12/15/2024	\$117,322
Total	\$117,322

Net Assessment	\$302,250
Collection Cost (6%)	\$19,293
Gross Assessment	\$321,543

Property Type	Units	Gross Per Unit	Gross Total
Townhome	246	\$702	\$172,700
Single Family 40'	81	\$1,300	\$105,317
Single Family 50'	31	\$1,404	\$43,526
Total	358		\$321,543

Stoneybrook South at ChampionsGate
Series 2023, Special Assessment Bonds (Series 2023 Assessment Area)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 4,450,000	\$ -	\$ 54,112.88	\$ -
12/15/23	\$ 4,450,000	\$ -	\$ 118,784.38	\$ 118,784.38
6/15/24	\$ 4,450,000	\$ 65,000	\$ 118,784.38	\$ -
12/15/24	\$ 4,385,000	\$ -	\$ 117,321.88	\$ 117,321.88
6/15/25	\$ 4,385,000	\$ 65,000	\$ 117,321.88	\$ -
12/15/25	\$ 4,320,000	\$ -	\$ 115,859.38	\$ 298,181.25
6/15/26	\$ 4,320,000	\$ 70,000	\$ 115,859.38	\$ -
12/15/26	\$ 4,250,000	\$ -	\$ 114,284.38	\$ 300,143.75
6/15/27	\$ 4,250,000	\$ 75,000	\$ 114,284.38	\$ -
12/15/27	\$ 4,175,000	\$ -	\$ 112,596.88	\$ 301,881.25
6/15/28	\$ 4,175,000	\$ 75,000	\$ 112,596.88	\$ -
12/15/28	\$ 4,100,000	\$ -	\$ 110,909.38	\$ 298,506.25
6/15/29	\$ 4,100,000	\$ 80,000	\$ 110,909.38	\$ -
12/15/29	\$ 4,020,000	\$ -	\$ 109,109.38	\$ 300,018.75
6/15/30	\$ 4,020,000	\$ 85,000	\$ 109,109.38	\$ -
12/15/30	\$ 3,935,000	\$ -	\$ 107,196.88	\$ 301,306.25
6/15/31	\$ 3,935,000	\$ 90,000	\$ 107,196.88	\$ -
12/15/31	\$ 3,845,000	\$ -	\$ 104,778.13	\$ 301,975.00
6/15/32	\$ 3,845,000	\$ 95,000	\$ 104,778.13	\$ -
12/15/32	\$ 3,750,000	\$ -	\$ 102,225.00	\$ 302,003.13
6/15/33	\$ 3,750,000	\$ 100,000	\$ 102,225.00	\$ -
12/15/33	\$ 3,650,000	\$ -	\$ 99,537.50	\$ 301,762.50
6/15/34	\$ 3,650,000	\$ 105,000	\$ 99,537.50	\$ -
12/15/34	\$ 3,545,000	\$ -	\$ 96,715.63	\$ 301,253.13
6/15/35	\$ 3,545,000	\$ 110,000	\$ 96,715.63	\$ -
12/15/35	\$ 3,435,000	\$ -	\$ 93,759.38	\$ 300,475.00
6/15/36	\$ 3,435,000	\$ 115,000	\$ 93,759.38	\$ -
12/15/36	\$ 3,320,000	\$ -	\$ 90,668.75	\$ 299,428.13
6/15/37	\$ 3,320,000	\$ 120,000	\$ 90,668.75	\$ -
12/15/37	\$ 3,200,000	\$ -	\$ 87,443.75	\$ 298,112.50
6/15/38	\$ 3,200,000	\$ 130,000	\$ 87,443.75	\$ -
12/15/38	\$ 3,070,000	\$ -	\$ 83,950.00	\$ 301,393.75
6/15/39	\$ 3,070,000	\$ 135,000	\$ 83,950.00	\$ -
12/15/39	\$ 2,935,000	\$ -	\$ 80,321.88	\$ 299,271.88
6/15/40	\$ 2,935,000	\$ 145,000	\$ 80,321.88	\$ -
12/15/40	\$ 2,790,000	\$ -	\$ 76,425.00	\$ 301,746.88
6/15/41	\$ 2,790,000	\$ 150,000	\$ 76,425.00	\$ -
12/15/41	\$ 2,640,000	\$ -	\$ 72,393.75	\$ 298,818.75
6/15/42	\$ 2,640,000	\$ 160,000	\$ 72,393.75	\$ -
12/15/42	\$ 2,480,000	\$ -	\$ 68,093.75	\$ 300,487.50
6/15/43	\$ 2,480,000	\$ 170,000	\$ 68,093.75	\$ -
12/15/43	\$ 2,310,000	\$ -	\$ 63,525.00	\$ 301,618.75
6/15/44	\$ 2,310,000	\$ 180,000	\$ 63,525.00	\$ -
12/15/44	\$ 2,130,000	\$ -	\$ 58,575.00	\$ 302,100.00
6/15/45	\$ 2,130,000	\$ 190,000	\$ 58,575.00	\$ -
12/15/45	\$ 1,940,000	\$ -	\$ 53,350.00	\$ 301,925.00
6/15/46	\$ 1,940,000	\$ 200,000	\$ 53,350.00	\$ -
12/15/46	\$ 1,740,000	\$ -	\$ 47,850.00	\$ 301,200.00
6/15/47	\$ 1,740,000	\$ 210,000	\$ 47,850.00	\$ -
12/15/47	\$ 1,530,000	\$ -	\$ 42,075.00	\$ 299,925.00
6/15/48	\$ 1,530,000	\$ 220,000	\$ 42,075.00	\$ -
12/15/48	\$ 1,310,000	\$ -	\$ 36,025.00	\$ 298,100.00
6/15/49	\$ 1,310,000	\$ 235,000	\$ 36,025.00	\$ -
12/15/49	\$ 1,075,000	\$ -	\$ 29,562.50	\$ 300,587.50
6/15/50	\$ 1,075,000	\$ 250,000	\$ 29,562.50	\$ -
12/15/50	\$ 825,000	\$ -	\$ 22,687.50	\$ 302,250.00
6/15/51	\$ 825,000	\$ 260,000	\$ 22,687.50	\$ -
12/15/51	\$ 565,000	\$ -	\$ 15,537.50	\$ 298,225.00
6/15/52	\$ 565,000	\$ 275,000	\$ 15,537.50	\$ -
12/15/52	\$ 290,000	\$ -	\$ 7,975.00	\$ 298,512.50
6/15/53	\$ 290,000	\$ 290,000	\$ 7,975.00	\$ -
12/15/53	\$ -	\$ -	\$ -	\$ 297,975.00
Totals		\$ 4,450,000	\$ 4,733,188	\$ 9,183,187.88

SECTION VI

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

(Acquisition and Construction)

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

- (A) Requisition Number: **9**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Hamilton Engineering & Surveying, LLC.
- (D) Amount Payable: **\$190.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #68977 – Review of reimbursement req.#5 to Lennar. – Dec.22
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

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

Consulting Engineer

Invoice**HAMILTON**
ENGINEERING & SURVEYING, LLCTAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535Teresa Viscarra
Stoneybrook South at Championsgate CDD
1408 Hamlin Ave
Unit E
St. Cloud, FL 34771December 30, 2022
Project No: 53670.0003
Invoice No: 68977
Project Manager: David Reid

Project 53670.0003 SBS at CG CDD Construction 2020

Professional Services for the Period: November 27, 2022 to December 24, 2022

Phase 030B Reports

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 12/5/2022	1.00	190.00	190.00
review & sign CR#5 - Lennar & Len-CG South			
Totals	1.00		190.00
Total Labor			190.00

Total for this Section: \$190.00**TOTAL DUE THIS INVOICE: \$190.00****Billed-to-Date**

	Current	Prior	Total
Labor	190.00	16,860.00	17,050.00
Totals	190.00	16,860.00	17,050.00

Outstanding Invoices

Number	Date	Balance
68730	12/2/2022	680.00
Total		680.00

SECTION VII



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

JAB/719736

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

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

Hereinafter called "CUSTOMER" **REQUESTED START DATE:** May 1, 2023

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of sixteen (16) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Seven (7) ponds associated with **STONEBROOK SOUTH AT CHAMPIONSGATE CDD**, Davenport, FL

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

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>425.00 Monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Free Callback Service	\$	<u>INCLUDED</u>
4. Monthly Written Service Reports	\$	<u>INCLUDED</u>
5. Additional Treatments, if required	\$	<u>INCLUDED</u>
Total of Services Accepted	\$	<u>425.00 Monthly</u>

\$425.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$425.00** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **April 15, 2023**.

- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Jonathan Bandy SALES MANAGER

CUSTOMER

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

SECTION VIII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

February 28, 2023 to March 27, 2023

Bank	Date	Check #	Amount
General Fund	3/9/23	566-568	\$ 6,255.99
	3/16/23	569-573	\$ 48,809.98
	3/23/23	574-575	\$ 1,186.42
			<hr/> \$ 56,252.39
Payroll Fund	<u>March 2023</u>		
	Adam Morgan	50040	\$ 184.70
	Barry Bichard	50041	\$ 184.70
	Jarred Cornell	50042	\$ 184.70
	Logan Lantrip	50043	\$ 184.70
	Patrick Bonin Jr.	50044	\$ 184.70
			<hr/> \$ 923.50
			<hr/> \$ 57,175.89

*** CHECK DATES 02/28/2023 - 03/27/2023 ***
 GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/09/23	00027	3/01/23	20230992	202303	320	53800	47100		AMERICAN ECOSYSTEMS, INC.	*	555.00	555.00	000566
									WATER MGMT TREATMNT MAR23				
3/09/23	00010	2/28/23	151419	202302	320	53800	47300		RPLC BRKN HDS/ADJ BUBBLER	*	263.04	263.04	
									DOWN TO EARTH LAWCARE II, INC.				
3/09/23	00001	3/01/23	152	202303	310	51300	34000		MANAGEMENT FEES MAR23	*	3,062.50	3,062.50	
		3/01/23	152	202303	310	51300	35200		WEBSITE ADMIN MAR23	*	66.67	66.67	
		3/01/23	152	202303	310	51300	35100		INFORMATION TECH MAR23	*	108.33	108.33	
		3/01/23	152	202303	310	51300	31300		DISSEMINATION FEE MAR23	*	875.00	875.00	
		3/01/23	152	202303	310	51300	51000		OFFICE SUPPLIES	*	.21	.21	
		3/01/23	152	202303	310	51300	42000		POSTAGE	*	12.74	12.74	
		3/01/23	153	202303	320	53800	12000		FIELD MANAGEMENT MAR23	*	1,312.50	1,312.50	
									GOVERNMENTAL MANAGEMENT SERVICES			5,437.95	000568
3/16/23	00010	3/01/23	152326	202303	320	53800	46200		LANDSCAPE SERVICES MAR23	*	20,836.93	20,836.93	
									DOWN TO EARTH LAWCARE II, INC.				
3/16/23	00015	3/05/23	69466	202302	310	51300	31100		CDD MNT MAP/MODIFY EXHIBT	*	870.00	870.00	
									HAMILTON ENGINEERING & SURVEYING			870.00	000570
3/16/23	00011	3/01/23	03102023	202303	300	20700	10100		FY23 DEBT SRVC SER2019	*	12,834.41	12,834.41	
									STONEBROOK SOUTH AT CHAMPIONSGATE			12,834.41	000571
3/16/23	00011	3/10/23	03102023	202303	300	20700	10000		FY23 DEBT SRVC SER2017	*	4,336.80	4,336.80	
									STONEBROOK SOUTH AT CHAMPIONSGATE			4,336.80	000572
3/16/23	00011	3/10/23	03102023	202303	300	20700	10200		FY23 DEBT SRVC SER2020	*	9,931.84	9,931.84	
									STONEBROOK SOUTH AT CHAMPIONSGATE			9,931.84	000573
3/23/23	00002	3/07/23	110116	202302	310	51300	31500		REV TASK LIST/RESOLUTION	*	265.00	265.00	
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			265.00	000574

SSCG STONEYS CG TVISCARRA

AP300R
*** CHECK DATES 02/28/2023 - 03/27/2023 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/27/23
GENERAL FUND
BANK A GENERAL FUND
PAGE 2

*** CHECK DATES 02/28/2023 - 03/27/2023 ***

CHECK DATE	VEND#INVOICE.....EXPENSED TO....	VENDOR NAME	STATUSCHECK....					
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	AMOUNT	#

DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS
01/01/01	0000000000	0000	0000	0000000000	0000	0000

3/23/23	00013	3/13/23	2018678	202303	310-51300-49200
					2022 TAX ROLL ADMIN FEE

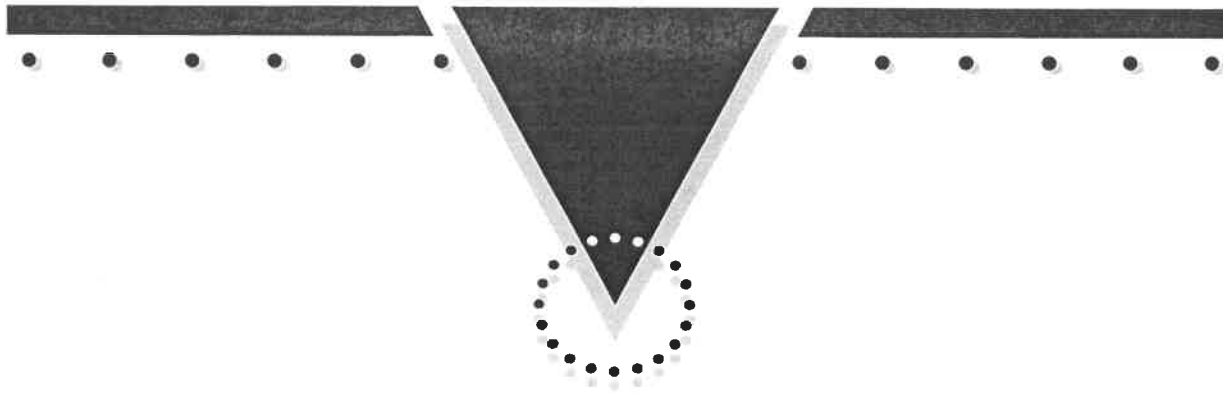
OSCEOLA COUNTY PROPERTY APPRAISER 921.42 000575

TOTAL FOR BANK A 56,252.39

TOTAL FOR REGISTER 56,252.39

SSCG STONEYSCG TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

February 28, 2023



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STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

February 28, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>					
CASH	\$112,365	\$19,520	---	---	\$131,885
DEPOSITS	\$16,000	---	---	---	\$16,000
STATE BOARD OF ADMINISTRATION	\$600,392	\$636,898	---	---	\$1,237,290
<u>INVESTMENTS</u>					
SERIES 2017					
RESERVE	---	---	\$150,900	---	\$150,900
REVENUE	---	---	\$311,777	---	\$311,777
PREPAYMENT	---	---	\$112	---	\$112
SERIES 2019					
RESERVE	---	---	\$449,947	---	\$449,947
REVENUE	---	---	\$896,914	---	\$896,914
PREPAYMENT	---	---	\$46	---	\$46
SERIES 2020					
RESERVE	---	---	\$351,125	---	\$351,125
REVENUE	---	---	\$667,265	---	\$667,265
CONSTRUCTION	---	---	---	\$23,498	\$23,498
TOTAL ASSETS	\$728,757	\$656,418	\$2,828,086	\$23,498	\$4,236,759
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$2,273	---	---	---	\$2,273
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$462,790	---	\$462,790
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,346,907	---	\$1,346,907
RESTRICTED FOR DEBT SERVICE 2020	---	---	\$1,018,390	---	\$1,018,390
RESTRICTED FOR CAPITAL PROJECTS 2020	---	---	---	\$23,498	\$23,498
ASSIGNED	\$16,000	---	---	---	\$16,000
UNASSIGNED	\$710,484	\$656,418	---	---	\$1,366,902
TOTAL LIABILITIES & FUND EQUITY	\$728,757	\$656,418	\$2,828,086	\$23,498	\$4,236,759

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,032,243	\$961,048	\$961,048	\$0
ASSESSMENTS - DIRECT BILLED	\$7,995	\$7,995	\$7,995	\$0
INTEREST	\$0	\$0	\$392	\$392
TOTAL REVENUES	\$1,040,238	\$969,043	\$969,435	\$392
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$5,000	\$3,385	\$1,615
FICA EXPENSE	\$918	\$383	\$245	\$138
ENGINEERING	\$12,000	\$5,000	\$7,860	(\$2,860)
ATTORNEY	\$25,000	\$10,417	\$10,134	\$283
DISSEMINATION	\$14,000	\$5,833	\$4,375	\$1,458
ARBITRAGE	\$1,350	\$450	\$450	\$0
ANNUAL AUDIT	\$5,675	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$17,240	\$8,620	\$8,620	\$0
MANAGEMENT FEES	\$36,750	\$15,313	\$15,313	\$0
INFORMATION TECHNOLOGY	\$1,300	\$542	\$542	\$0
WEBSITE MAINTENANCE	\$800	\$333	\$333	(\$0)
TELEPHONE	\$300	\$125	\$0	\$125
POSTAGE	\$1,000	\$417	\$77	\$339
INSURANCE	\$6,700	\$6,700	\$5,988	\$712
PRINTING & BINDING	\$1,000	\$417	\$45	\$372
LEGAL ADVERTISING	\$2,500	\$1,042	\$790	\$252
OTHER CURRENT CHARGES	\$1,000	\$417	\$232	\$185
OFFICE SUPPLIES	\$625	\$260	\$2	\$259
PROPERTY APPRAISER	\$600	\$0	\$0	\$0
PROPERTY TAXES	\$350	\$14	\$14	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,750	\$6,563	\$6,563	\$0
PROPERTY INSURANCE	\$6,800	\$6,800	\$6,619	\$181
ELECTRIC	\$39,600	\$16,500	\$9,258	\$7,242
STREETLIGHTING	\$123,400	\$51,417	\$32,678	\$18,738
WATER & SEWER	\$94,500	\$39,375	\$24,367	\$15,008
LANDSCAPE MAINTENANCE	\$264,377	\$110,157	\$100,712	\$9,445
LANDSCAPE CONTINGENCY	\$15,000	\$6,250	\$1,800	\$4,450
IRRIGATION REPAIRS	\$20,000	\$8,333	\$2,941	\$5,392
LAKE MAINTENANCE	\$7,020	\$2,925	\$2,020	\$905
MITIGATION MONITORING & MAINTENANCE	\$13,760	\$5,733	\$6,125	(\$392)
CONTINGENCY	\$5,000	\$2,083	\$0	\$2,083
REPAIRS & MAINTENANCE	\$10,000	\$4,167	\$0	\$4,167
TRANSFER OUT - CAPITAL RESERVE	\$278,748	\$278,748	\$278,748	\$0
TOTAL EXPENDITURES	\$1,040,238	\$605,507	\$535,408	\$70,098
EXCESS REVENUES (EXPENDITURES)	\$0		\$434,027	
FUND BALANCE - Beginning	\$0		\$292,457	
FUND BALANCE - Ending	\$0		\$726,484	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRO RATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$278,748	\$278,748	\$278,748	\$0
INTEREST	\$750	\$313	\$6,238	\$5,925
TOTAL REVENUES	\$279,498	\$279,061	\$284,986	\$5,925
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$127,341	\$53,059	\$0	\$53,059
TOTAL EXPENDITURES	\$127,341	\$53,059	\$0	\$53,059
EXCESS REVENUES (EXPENDITURES)	\$152,157		\$284,986	
FUND BALANCE - Beginning	\$337,632		\$371,433	
FUND BALANCE - Ending	\$489,789		\$656,418	

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$301,800	\$281,102	\$281,102	\$0
INTEREST	\$0	\$0	\$3,290	\$3,290
TOTAL REVENUES	\$301,800	\$281,102	\$284,393	\$3,290
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$102,725	\$102,725	\$102,725	\$0
PRINCIPAL - 12/15	\$95,000	\$95,000	\$95,000	\$0
INTEREST - 6/15	\$101,063	\$0	\$0	\$0
TOTAL EXPENDITURES	\$298,788	\$197,725	\$197,725	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,013		\$86,668	
FUND BALANCE - Beginning	\$222,524		\$376,122	
FUND BALANCE - Ending	\$225,537		\$462,790	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$893,432	\$831,900	\$831,900	\$0
ASSESSMENTS - DIRECT BILLED	\$6,463	\$6,463	\$6,463	\$0
INTEREST	\$0	\$0	\$8,115	\$8,115
TOTAL REVENUES	\$899,894	\$838,362	\$846,477	\$8,115
EXPENDITURES:				
INTEREST - 12/15	\$310,494	\$310,494	\$310,494	\$0
PRINCIPAL - 6/15	\$280,000	\$0	\$0	\$0
INTEREST - 6/15	\$310,494	\$0	\$0	\$0
TOTAL EXPENDITURES	\$900,988	\$310,494	\$310,494	\$0
OTHER SOURCES/(USES)				
TRANSFER IN	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,094)		\$535,984	
FUND BALANCE - Beginning	\$353,152		\$810,923	
FUND BALANCE - Ending	\$352,059		\$1,346,907	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	PROPOSED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$691,407	\$643,761	\$643,761	\$0
ASSESSMENTS - DIRECT BILLED	\$11,156	\$11,156	\$11,156	\$0
INTEREST	\$0	\$0	\$7,362	\$7,362
TOTAL REVENUES	\$702,563	\$654,917	\$662,280	\$7,362
EXPENDITURES:				
INTEREST - 12/15	\$215,806	\$215,806	\$215,806	\$0
PRINCIPAL - 12/15	\$270,000	\$270,000	\$270,000	\$0
INTEREST - 6/15	\$212,431	\$0	\$0	\$0
TOTAL EXPENDITURES	\$698,238	\$485,806	\$485,806	\$0
OTHER SOURCES/(USES)				
TRANSFER OUT	\$0	\$0	(\$2,881)	\$2,881
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$2,881)	\$2,881
EXCESS REVENUES (EXPENDITURES)	\$4,326		\$173,593	
FUND BALANCE - Beginning	\$490,151		\$844,797	
FUND BALANCE - Ending	\$494,477		\$1,018,390	

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$30,847	\$30,847
TOTAL REVENUES	\$0	\$0	\$30,847	\$30,847
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$785	(\$785)
TOTAL EXPENDITURES	\$0	\$0	\$785	(\$785)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$2,881	\$2,881
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$2,881	\$2,881
EXCESS REVENUES (EXPENDITURES)	\$0		\$32,943	
FUND BALANCE - Beginning	\$0		(\$9,445)	
FUND BALANCE - Ending	\$0		\$23,498	

STONEBROOK SOUTH AT CHAMPIONSGATE Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$71,438	\$855,968	\$15,788	\$17,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$961,048
ASSESSMENTS - DIRECT BILLED	\$7,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,995
INTEREST	\$0	\$0	\$0	\$0	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392
TOTAL REVENUES	\$7,995	\$71,438	\$855,968	\$15,788	\$18,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$889,435
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$1,400	\$1,000	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,385
FICA EXPENSE	\$61	\$107	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ENGINEERING	\$1,345	\$1,610	\$4,035	\$0	\$870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,860
ATTORNEY	\$2,396	\$5,394	\$967	\$1,112	\$265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,134
DISSEMINATION	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,375
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
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	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,620
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,313
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$542
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$24	\$4	\$27	\$6	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
INSURANCE	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
PRINTING & BINDING	\$10	\$3	\$27	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
LEGAL ADVERTISING	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790
OTHER CURRENT CHARGES	\$39	\$39	\$40	\$75	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,569
PROPERTY INSURANCE	\$6,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,619
ELECTRIC	\$1,779	\$1,511	\$1,760	\$1,865	\$2,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,258
STREETLIGHTING	\$6,566	\$6,566	\$6,188	\$6,634	\$6,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,678
WATER & SEWER	\$6,918	\$4,772	\$4,168	\$3,191	\$5,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,367
LANDSCAPE MAINTENANCE	\$17,364	\$20,837	\$20,837	\$20,837	\$20,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,712
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
IRRIGATION REPAIRS	\$1,826	\$0	\$852	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,941
LAKE MAINTENANCE	\$404	\$404	\$404	\$404	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,020
MITIGATION MONITORING & MAINTENANCE	\$2,155	\$1,430	\$555	\$1,430	\$555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,125
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$278,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,748
TOTAL EXPENDITURES	\$65,684	\$53,826	\$46,362	\$47,278	\$322,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$535,408
EXCESS REVENUES (EXPENDITURES)	(\$57,689)	\$17,612	\$809,606	(\$31,490)	(\$304,013)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$434,027

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

SERIES 2017, SPECIAL ASSESSMENT BONDS PARCEL K ASSESSMENT AREA	
INTEREST RATES:	3.500%, 4.000%, 4.625%, 5.000%
MATURITY DATE:	12/15/2047
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$150,900
RESERVE FUND BALANCE	\$150,900
BONDS OUTSTANDING - 10/30/17	\$4,710,000
LESS: PRINCIPAL PAYMENT 12/15/18	(\$55,000)
LESS: PRINCIPAL PAYMENT 12/15/19	(\$85,000)
LESS: PRINCIPAL PAYMENT 12/15/20	(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/21	(\$90,000)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$95,000)
CURRENT BONDS OUTSTANDING	\$4,295,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	3.500%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$449,947
RESERVE FUND BALANCE	\$449,947
BONDS OUTSTANDING - 4/29/19	\$14,735,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$255,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$260,000)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$270,000)
CURRENT BONDS OUTSTANDING	\$13,950,000

SERIES 2020, SPECIAL ASSESSMENT BONDS FOX SOUTH ASSESSMENT AREA	
INTEREST RATES:	2.500%, 3.000%, 3.500%, 3.750%
MATURITY DATE:	12/15/2050
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$351,125
RESERVE FUND BALANCE	\$351,125
BONDS OUTSTANDING - 12/16/20	\$12,730,000
LESS: PRINCIPAL PAYMENT 12/15/21	(\$265,000)
LESS: PRINCIPAL PAYMENT 12/15/22	(\$270,000)
CURRENT BONDS OUTSTANDING	\$12,195,000

**STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

		GROSS ASSESSMENTS \$ 3,305,477 \$ 1,098,131 \$ 321,198 \$ 950,561 \$ 735,586						NET ASSESSMENTS \$ 2,919,148 \$ 1,032,243 \$ 301,926 \$ 893,527 \$ 691,451					

**Stoneybrook South at ChampionsGate
Community Development District**

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
11/30/22	5	Lennar Homes LLC	Reimbursement #2 Infrastructure for Phase 1	\$ 7,159,818.90
10/13/22	6	Hamilton Engineering & Surveying, LLC	Invoice #67936 - Preparation of reimbursement CR#2	\$ 2,575.00
10/13/22	7	Hamilton Engineering & Surveying, LLC	Invoice #68200 - Preparation of Fox South reimbursement	\$ 2,750.00
11/18/22	8	Hamilton Engineering & Surveying, LLC	Invoice #68447 - Review of reimbursement CR#5	\$ 975.00
TOTAL				\$ 7,166,118.90
Fiscal Year 2023				
10/3/22		Interest		\$ 8,822.13
10/4/22		Transfer from Reserve		\$ 432.89
11/1/22		Interest		\$ 10,829.85
11/2/22		Transfer from Reserve		\$ 531.02
12/1/22		Interest		\$ 11,109.74
12/2/22		Transfer from Reserve		\$ 562.76
1/3/23		Interest		\$ 40.51
1/4/23		Transfer from Reserve		\$ 656.07
2/1/23		Interest		\$ 45.10
2/2/23		Transfer from Reserve		\$ 697.92
TOTAL				\$ 33,727.99
Acquisition/Construction Fund at 9/30/22				\$ 7,155,888.88
Interest Earned thru 2/28/23				\$ 33,727.99
Requisitions Paid thru 2/28/23				\$ (7,166,118.90)
Remaining Acquisition/Construction Fund				\$ 23,497.97