

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

June 5, 2023

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

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

May 29, 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, June 5, 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 2023-09 Electing Officers
4. Approval of Minutes of the May 1, 2023 Meeting
5. Consideration of Interlocal Agreement with Stoneybrook South CDD
6. Presentation of Joint Landscape RFP 2023-01 Responses and Selection of Vendor to Provide Landscape Maintenance Services
7. Consideration of Revised Fiscal Year 2024 Proposed Budget
8. Consideration of Resolution 2023-08 Designating Assistant Treasurer of the District
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Series 2019 Arbitrage Rebate Calculation Report
 - iv. Presentation of Number of Registered Voters – 579
 - v. Form 1: Statement of Financial Interests Filing Deadline Reminder – Due July 1st
10. Other Business

- A. Discussion of Pending Plat Conveyances
- B. Status of Permit Transfers
- 11. Supervisor's Requests
- 12. 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,



George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2023-09

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 5th day of June, 2023.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION IV

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Stoneybrook South at ChampionsGate Community Development District was held Monday, May 1, 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: There are no members of the public here other than Board and staff. We are dialed into the public call-in line, and we don't have any members of the public on the call-in line either. I am going to go ahead and hang up the line at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4

Mr. Flint: The next item is appointment of individuals for seats #3 and #4. These seats transition to general election and currently are occupied by carryover Board members until such time when a general elector comes forward and is appointed to those seats. We will keep this on the agenda. There is no action on B, C, or D at this point.

B. Administration of Oaths of Office to Newly Appointed Board Members

C. Election of Officers

D. Consideration of Resolution 2023-08 Electing Officers

Items A-D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 3, 2023 Meeting

Mr. Flint: Item four is approval of your April 3, 2023 minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: I read through them. They looked good. I wanted to follow up on the conversation we had at the last meeting about the transfer of the lift station in Tract X and we're putting in the paperwork to get that ready when the lift station is ready.

Mr. Bonin: That's correct.

Mr. Morgan: We are getting all of that prepared?

Mr. Bonin: Kristen and I have already started that process, but we have to finish installing everything for there to be the bill of sale to finalize it, but we've already started it.

Mr. Morgan: I just wanted to follow up, that's all. I was out there this morning.

Mr. Bonin: The point of last month's conversation was to get it turned in.

Ms. Trucco: They have been turned in.

Mr. Bonin: To Toho?

Ms. Trucco: That's right.

Mr. Bonin: Okay.

Ms. Trucco: It's under review right now. The Board has already approved the resolution approving that conveyance and the draft conveyance documents.

Mr. Bonin: I was not aware of that. I knew we were working on the paperwork.

Ms. Trucco: Once it's near complete, he is going to work on putting it in order for a survey.

Mr. Morgan: It sounds like you all are on top of that. That is all I needed. I will make a motion to approve the minutes.

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the April 3, 2023 Board of Supervisors Meeting, were approved, as presented. |
|--|

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: Item five is appointment of an Audit Committee and designation of a Chairperson. We need to go through the bidding process to select an independent auditor and that includes appointing an Audit Committee. The Board has the ability to appoint themselves as the Audit Committee or you can appoint non-Board members as well. Our recommendation would be to appoint yourself as the Audit Committee and then one of the Board members as the Chair.

Mr. Morgan: I will make a motion to appoint the Board as the Audit Committee and myself as Chair.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Appointing the Board as the Audit Committee and Mr. Morgan as the Chairman, were approved.

Mr. Flint: Right after the Board meeting, we will have an Audit Committee meeting to approve the selection criteria and the bidding documents.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else from you Kristen?

Ms. Trucco: The only other update I can provide is we are working on an interlocal agreement with Stoneybrook South for their maintenance cost. George had initiated that with me and their attorney. I think the game plan is for a draft to come back to this Board at the June meeting. I am letting you know that's moving forward. Barry emailed to confirm where we were on the requisition. We reached out to Dave and Amanda and they confirmed that they have a draft of it ready, but it's not ready to be processed until they have confirmation that the infrastructure is actually completed. It's on our radar right now.

Mr. Morgan: How far out are we, Barry? Two months?

Mr. Bichard: It should be under that.

Mr. Morgan: It looks like it's plugging along.

Mr. Bichard: Yes.

Mr. Morgan: We're already building homes in the northeast corner.

Mr. Bichard: I believe we are over a 30-day count, but I don't think we will be two full months.

Ms. Trucco: How far out is the lift station?

Mr. Bichard: It's about 40 days.

Ms. Trucco: Okay.

Mr. Bonin: What is the next step here?

Mr. Bichard: They just finished welding the liner in the wet-well. They are setting the panels and our transformer is ready. That brings power to us.

Mr. Bonin: Is the pad for the transformer set yet?

Mr. Bichard: No, not yet. We have it onsite. That's where we are waiting on Darby to set the panel. We have the left corner on and then we will finish the compound. It comes together quick from here. I am guessing about 40 days.

Mr. Morgan: Alright. Thank you, Kristen.

B. Engineer

Mr. Flint: Amanda, anything?

Ms. Udstad: No.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from March 28th through April 24th for \$129,159.43.

Are there any questions on that?

Mr. Morgan: I will make a motion to approve.

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 March. If you have any questions, we can discuss those. We are in the process of bidding out the landscape maintenance in conjunction with the Stoneybrook South CDD, the retreat, HOA, the Master Association, and Lennar. We have the pre-bid meeting this morning, a mandatory pre-bid conference. I think we had eight bidders participating in the pre-bid conference. The bids themselves are due, is it May 19th?

Mr. Scheerer: May 19th at 2:00 p.m. at our office.

Mr. Flint: Yes. The hope is the bids will come in on the 19th and we will have those reviewed and ranked. Then at the June Board meeting we will have a recommendation for you all

to consider as well as the interlocal agreement between both CDD's and an amended proposed budget reflecting the landscape numbers.

Mr. Morgan: I am assuming that this is going to be a cooperative decision between the two CDDs and the HOA on who to hire?

Mr. Flint: Yes.

Mr. Morgan: Okay.

Mr. Flint: There is selection criteria that are included in the bid document on each entity. We are going to plan on having a meeting to come up with a consensus ranking, hopefully, of the responses.

Mr. Morgan: Okay.

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Other business, anything plats or conveyances or permit transfers that we need to talk about for Stoneybrook at ChampionsGate?

Mr. Scheerer: What about the about the stormwater permit issues.

Mr. Bichard: Brian with KPM was out there Friday walking it. I don't have the answer from what his field inspection was. We got an extension on the time, but that time is elapsing quickly.

Mr. Bonin: Didn't I authorize KPM some survey work a month ago?

Mr. Bichard: They did. Mitch went out and did his part. Brian went out as a field engineer Friday to do a field walk. I haven't spoken to Brian yet today to find out where we are.

Mr. Bonin: Put this on a team's call, so we can get this resolved because I didn't know this was still dragging on.

Mr. Flint: Okay.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

**INTERLOCAL AGREEMENT BETWEEN STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AND
STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT REGARDING
JOINT MAINTENANCE AND OPERATIONS OF FACILITIES**

THIS INTERLOCAL AGREEMENT BETWEEN STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AND STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT REGARDING THE JOINT MAINTENANCE AND OPERATIONS OF FACILITIES (this “Interlocal Agreement”) is made this ____ day of _____, 2023, by and between the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“SBS at CG”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and the **STONEYBROOK SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“SBS”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (collectively referred to herein as the “Districts”).

RECITALS

WHEREAS, the Osceola County Board of County Commissioners (the “County”) has established SBS at CG and SBS by separate Ordinances numbered 2016-70 and 2016-69, respectively, adopted pursuant to Chapter 190, *Florida Statutes*, as may be amended from time to time (collectively, the “Ordinances”); and

WHEREAS, the Districts are special purpose units of local government located entirely within Osceola County, Florida; and

WHEREAS, the external boundaries of SBS at CG and SBS are depicted on **Exhibit “A”** attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to the Ordinances, Osceola County has granted to the Districts the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain infrastructure improvements as well as facilities for parks and indoor and outdoor recreational, cultural and educational uses; and

WHEREAS, SBS at CG is the owner of certain real property within the boundaries of SBS at CG and the improvements located, and to be located, thereon including, but not limited to, storm water retention tracts, landscaping tracts and open space tracts (collectively the “SBS at CG Facilities”), and SBS is the owner of certain real property within the boundaries of SBS and the improvements located thereon including, but not limited to, stormwater retention tracts, landscaping and open space tracts (collectively the “SBS Facilities”) (the SBS at CG Facilities and SBS Facilities shall be collectively referred to as the “District Facilities” and are further described and illustrated on **Exhibit “B”** attached hereto); and

WHEREAS, although the Districts are separate community development districts, for practical purposes the Districts are adjacent to each other and part of the same community; and

WHEREAS, joint operation and maintenance of the District Facilities will enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District’s facilities and enable the operation and maintenance of the community facilities to become more economical; and

WHEREAS, the Districts are empowered by Section 163.01, *Florida Statutes* to enter into interlocal agreements with each other, and Section 190.012(1)(g), *Florida Statutes* provides that the Districts may operate and maintain systems, facilities and basic infrastructure outside of their respective boundaries so long as the project(s) is (i) the subject of an agreement between the Districts and a governmental entity and (ii) is consistent with the local government comprehensive plan of Osceola County; and

WHEREAS, this Interlocal Agreement shall serve as the “agreement between the [community development] district and a governmental entity” required by Section 190.012(g); *Florida Statutes*; and

WHEREAS, the District Facilities are consistent with the County’s comprehensive plan.

WHEREAS, it appears to both SBS at CG and SBS that it is in the best interests of the landowners, residents, invitees and guests of the Districts to restructure the joint allocation of operating and maintenance costs among the Districts; and

WHEREAS, in order to facilitate the development of the real property located within the Districts as one interconnected community, the parties to this Interlocal Agreement have agreed to grant certain non-exclusive access and use rights to the residents, invitees and guests of SBS at CG and SBS over and across the SBS at CG Facilities and the SBS Facilities, respectively, as well as provide for a method of joint operation and maintenance cost allocation; and

WHEREAS, adopting a policy of joint operation and maintenance programs will reduce the administrative burden for each District and provide opportunities for cost sharing between the Districts; and

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which

are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1 Joint Operation and Maintenance Obligations. SBS at CG and SBS hereby agree that they shall be jointly and severally responsible for the costs associated with the operation and maintenance of all District Facilities. A general list (which is not meant to be all-inclusive) of the types of costs associated with the operation and maintenance of the District Facilities which are intended to be allocated between the Districts is attached hereto as **Exhibit “C.”** These joint costs shall be allocated between the Districts on the basis of the number of currently platted equivalent assessment units (“EAUs”) located within each of the Districts so that SBS at CG and SBS shall be responsible for their pro-rata basis share respectively, of the total costs associated with the operation and maintenance of the District Facilities. This allocation is intended to fairly apportion cost-sharing for the maintenance of certain shared District Facilities; it does not amend or remove the requirements of any landowner within either District to pay special assessments levied by such District. The Districts shall each annually review the number of platted lots and the allocation of joint costs for the operation and maintenance of the District Facilities. The calculation of the pro-rata share for the apportionment of joint costs under this section of the Agreement may be made by mutual consent of each District and shall be memorialized in records of each District. In the event the total number of EAUs in either District are recalculated pursuant to any allocation methodology to “True-Up Agreement” or other agreement related to either District’s issuance of tax-exempt bond financing, the relative proportions for cost-sharing set forth herein may be reallocated by the Districts by a written amendment to this Interlocal Agreement (which amendment need not be recorded in the public records of Osceola County, but shall be maintained in the public records of the Districts).

1.2 Budgets. Beginning with the Districts’ 2023/2024 fiscal year, all expenditures contained in the Districts’ budgets relating to operation and/or maintenance of the District Facilities shall be combined with each other and allocated between the Districts in accordance with the percentages set forth herein.

1.3 Joint Operation and Maintenance Contracts. At all times following the beginning of the Districts’ 2023/2024 fiscal year, any new contract entered into for operation and/or maintenance services for the costs specified in Exhibit “C” shall be executed jointly by both Districts and if applicable, shall be approved by both Districts in event a bid is required in accordance with applicable law.

1.4 Additional Expenses. The Districts acknowledge and agree that the budget for each District is adopted at a public hearing following procedures set in Chapter 190, *Florida Statutes*, and that each District and its residents have an opportunity to attend said public hearing. In the event that additional expenses arise with respect to the operation or maintenance of the District Facilities, and such expenses were not included or anticipated in the Districts’ annual budgets, then the Districts will each pay their respective shares of such additional expenses.

1.5 Failure to Pay Costs. In the event that either SBS at CG or SBS fails to pay any amounts owing in accordance with this Interlocal Agreement, and non-paying party continues to fail to do so after thirty (30) days written notice from the notifying party, then the notifying party may, within its sole discretion, choose to pay the non-paying party's portion of the cost or expense and seek contribution from the non-paying party. In the event that the notifying party does in fact pay said costs or expenses on behalf of the non-paying party, then interest on any unpaid amount shall accrue interest at the highest rate allowed by law and the non-paying party shall be responsible for the cost of collection, including attorneys' fees.

SECTION 2

2.1 Review of Joint Maintenance. In the event that either District is dissatisfied with the status of the joint maintenance and operation arrangement(s), such District shall request a joint, public meeting of the Districts' Board of Supervisors. If such a meeting is requested, the meeting shall be held within sixty (60) days of such request. This joint meeting shall be noticed in the same manner as a regular board of supervisors meeting. The purpose of this joint meeting shall be to evaluate the joint maintenance and operation arrangement(s). The Districts agree to use good faith toward the resolution of any such issues prior to the time that the budgets for each year are required to be adopted in accordance with applicable law.

2.2 Mediation. In the event the Districts are unable to resolve the joint maintenance and operation issues which are the subject of the joint public meeting held pursuant to Section 3.1 herein within ninety (90) days of such joint public meeting, the Districts shall submit their dispute to mediation at the request of either District. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days after a request for mediation by either District or at such earliest time as is available by the chosen mediator.

2.3 Unilateral Termination. In the event mediation is unsuccessful, either District shall have the option to terminate this Interlocal Agreement by providing a Notice of Termination to the other District. This Notice of Termination must be provided to the non-terminating District between thirty (30) and sixty (60) days following the mediation held pursuant to Section 3.2 above. The effective date of such termination shall be stated in the Notice of Termination. In no event shall the effective date of termination be sooner than twelve (12) months after the date the Notice of Termination was received by the non-terminating District.

SECTION 3

3.1 Term. This Interlocal Agreement shall continue in full force and effect in perpetuity unless terminated, either unilaterally or mutually, in accordance with the provisions set forth herein.

3.2 Mutual Termination. The Districts shall have the option of terminating this Interlocal Agreement by entering into a mutual written Termination Agreement.

SECTION 4

4.1 Controlling Law. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

SECTION 5

5.1 Severability. In the event any term or provision of this Interlocal Agreement is determined appropriate by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

SECTION 6

6.1 No Violation of District Bond Covenants; No Impact on Public Facility. Nothing contained in this Interlocal Agreement shall operate to violate any of the Districts' covenants set forth in any document related to the Districts' issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in the Interlocal Agreement would constitute a violation of a District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, such obligations shall be null and void. In such event, each District shall have the unilateral right to immediately cancel this Interlocal Agreement. Nothing herein shall be construed to affect the status of either District's recreational amenities as "public" facilities, under the terms and conditions established by the District and the Bond Documents. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

SECTION 7

7.1 Amendment. This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto or as otherwise provided herein.

SECTION 8

8.1 Entire Agreement. This Interlocal Agreement constitutes the entire agreement and understanding between the Districts related to joint operation and maintenance of the District Facilities.

SECTION 9

9.1 No Third Party Beneficiaries. This Interlocal Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Interlocal Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Interlocal Agreement or any provisions or conditions hereof, and all of the provision,

representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 10

10.1 No Waiver of Immunity. Nothing in this Interlocal Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Interlocal Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 11

11.1 Interpretation. This Interlocal Agreement has been negotiated fully between the parties as an arm's length transaction. Both Districts participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 12

12.1 Notice. Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Interlocal Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows:

To SBS at CG: Stoneybrook South at ChampionsGate Community Development
District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street, Suite 1400
Orlando, Florida 32801
Telephone: 407-841-5524

With copy to: Jan Albanese Carpenter, Esquire
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Telephone: 407-481-5800

To SBS: Stoneybrook South Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Telephone: 407-841-5524

With copy to: Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-321-4107

SECTION 13

13.1 Effective Date and Intent. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of _____, _____ which is the date this Interlocal Agreement was approved by the Board of Supervisors of each District. However, as set forth in Section 2.2 herein, the cost sharing and allocation contemplated and described hereunder shall begin with the Districts' 2023/2024 fiscal year. Nothing herein is intended to amend, modify, or apply retroactively to any cost sharing and/or allocation contemplated, described or implemented by the Districts in prior fiscal years

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**SIGNATURE PAGE
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the _____ day of _____, 2023.

**STONEYBROOK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

By: _____

Name: _____

Witness: _____

Title: Chairman

Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2023, by _____ as Chairman of the Board of Supervisors of the Stoneybrook South Community Development District and who has acknowledged that he has executed the same on behalf of the Stoneybrook South Community Development District. He has ☐ produced as identification or ☐ is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

**SIGNATURE PAGE
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the _____ day of _____, 2023.

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

Witness: _____

Print: _____

By: _____

Name: Adam Morgan

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2023, by Adam Morgan as Chairman of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District and who has acknowledged that he has executed the same on behalf of the Stoneybrook South at ChampionsGate Community Development District. He has ☐ produced as identification or ☐ is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT “A”

External Boundaries of the Stoneybrook South Community Development District

&

**External Boundaries of the Stoneybrook South at ChampionsGate
Community Development District**

[See attached.]

EXHIBIT “B”

SBS AT CG FACILITIES & SBS FACILITIES

NOTE: This is a list of certain District Facilities subject to this Interlocal Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and the specific location of these facilities.

| <u>Item Identification on Map</u> | <u>Facility Description</u> |
|-----------------------------------|------------------------------|
| A | Storm Water Retention Tracts |
| B | Landscaping Tracts |
| C | Street Lighting |
| D | Open Space Tracts |
| E | <hr/> |

EXHIBIT “C”

NOTE: This a general list of the types of costs associated with the operation and maintenance of the District Facilities. It is not necessarily an exhaustive list and is not meant to be limiting in nature.

1. Field Maintenance
2. Security
3. Water and Sewer
4. Gas
5. Environmental
6. Drainage
7. Common Area
8. Contingency
9. Plant Replacement
10. Maintenance Reserve
11. Irrigation Maintenance
12. Electric
13. Landscape Maintenance

SECTION VI

STONEYBROOK SOUTH AT
CHAMPIONSGATE CDD

ARAZOZA

BRIGHTVIEW

DOWN TO EARTH

FLORALAWN

UNITED LAND

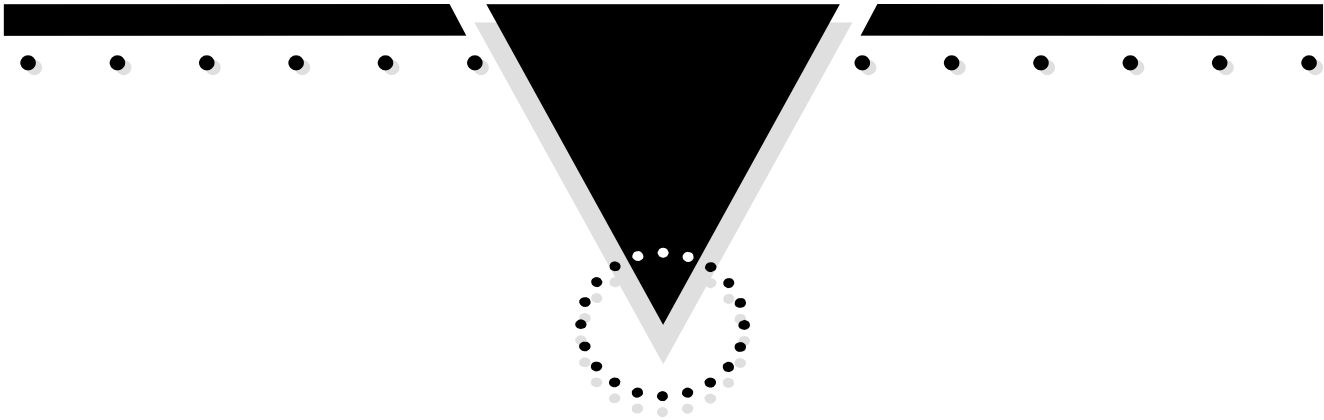
YELLOWSTONE

| | | | | | | |
|--|------------------------|------------------------|----------------------|------------------------|-------------------------|-------------------------|
| GENERAL SERVICES Schedule "A" | \$ 140,555.00 | \$ 192,120.00 | \$ 179,890.00 | \$ 133,200.00 | \$ 196,888.00 | \$ 170,232.00 |
| TURF CARE Schedule "B" | \$ 17,525.00 | \$ 27,780.00 | \$ 7,803.00 | \$ 13,380.00 | \$ 9,971.00 | \$ 7,200.00 |
| TREE/SHRUB CARE Schedule "C" | \$ 9,575.00 | \$ 2,460.00 | \$ 6,385.00 | \$ 6,972.00 | \$ 6,182.00 | \$ 7,200.00 |
| BEDDING PLANTS Schedule "D" | \$ 4,800.00 | \$ 4,404.00 | \$ - | \$ 3,000.00 | \$ 14,190.00 | \$ 15,552.00 |
| | 500 Units Per Rotation | 500 Units Per Rotation | 0 Units Per Rotation | 500 Units Per Rotation | 1650 Units Per Rotation | 1773 Units Per Rotation |
| BED DRESSING Schedule "D" | \$ 23,600.00 | \$ 26,124.00 | \$ 22,000.00 | \$ 21,996.00 | \$ 20,400.00 | \$ 14,436.00 |
| | 400 cubic yds. | 400 cubic yds. | 400 cubic yds. | 400 cubic yds. | 400 cubic yds. | 272 cubic yds. |
| PALM TRIMMING Schedule "D" | \$ 2,110.00 | \$ 984.00 | \$ 2,100.00 | \$ 900.00 | \$ 9,244.00 | \$ 9,864.00 |
| IRRIGATION MAINTENANCE Schedule "E" | \$ 5,208.00 | \$ 32,880.00 | \$ 8,184.00 | \$ 7,440.00 | \$ 6,502.00 | \$ 7,200.00 |
| | 62 Zones | 62 Zones | 62 Zones | 62 Zones | 62 Zones | 62 Zones |
| TOTAL | \$ 203,373.00 | \$ 286,752.00 | \$ 226,362.00 | \$ 186,888.00 | \$ 263,377.00 | \$ 231,684.00 |

Stoneybrook South at Championsgate CDD Landscape Maintenance Services Ranking RFP 2023-100

| | Personnel (25 pts) | Experience (25 pts) | Understanding of Scope of Work (25 pts) | Financial Capability (10 pts) | Price (10 Points) | Reasonableness of Unit Prices (5 pts) | Total Points Earned (Out of 100) | Ranking (1 being highest) |
|---------------|--------------------|---------------------|--|-------------------------------|-------------------|--|-------------------------------------|------------------------------|
| ARAZOZA | | | | | | | | |
| BRIGHTVIEW | | | | | | | | |
| DOWN TO EARTH | | | | | | | | |
| FLORALAWN | | | | | | | | |
| UNITED LAND | | | | | | | | |
| YELLOWSTONE | | | | | | | | |

SECTION VII



**Stoneybrook South at ChampionsGate
Community Development District**

**Proposed Budget
FY 2024**



Table of Contents

| | |
|------|--|
| 1 | <u>General Fund</u> |
| 2 | <u>Assessment/Cost Share Charts</u> |
| 3-11 | <u>General Fund Narrative</u> |
| 12 | <u>Capital Reserve Fund</u> |
| 13 | <u>Debt Service Fund Series 2017</u> |
| 14 | <u>Amortization Schedule Series 2017</u> |
| 15 | <u>Debt Service Fund Series 2019</u> |
| 16 | <u>Amortization Schedule Series 2019</u> |
| 17 | <u>Debt Service Fund Series 2020</u> |
| 18 | <u>Amortization Schedule Series 2020</u> |
| 19 | <u>Debt Service Fund Series 2023</u> |
| 20 | <u>Amortization Schedule Series 2023</u> |

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 | | | | | |
| Administrative | | | | | |
| 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 | \$6,600 |
| 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 | \$151,258 |
| Operations & Maintenance | | | | | |
| Field Services | \$15,750 | \$6,563 | \$9,188 | \$15,750 | \$17,909 |
| Electric | \$39,600 | \$9,258 | \$16,401 | \$25,659 | \$66,104 |
| Streetlights | \$123,400 | \$32,678 | \$45,745 | \$78,423 | \$172,516 |
| Reclaimed Water | \$94,500 | \$24,367 | \$37,914 | \$62,281 | \$146,430 |
| Property Insurance | \$6,800 | \$6,619 | \$0 | \$6,619 | \$15,335 |
| Entry & Walls Maintenance | \$0 | \$0 | \$0 | \$0 | \$8,002 |
| Landscape Maintenance | \$264,377 | \$100,712 | \$145,859 | \$246,570 | \$339,124 |
| Landscape Contingency | \$15,000 | \$1,800 | \$5,700 | \$7,500 | \$29,339 |
| Tree Trimming | \$0 | \$0 | \$0 | \$0 | \$2,667 |
| Irrigation Repairs | \$20,000 | \$2,941 | \$7,059 | \$10,000 | \$24,005 |
| Aquatic Maintenance | \$7,020 | \$2,020 | \$2,933 | \$4,953 | \$5,457 |
| Fountain Repair & Maintenance | \$0 | \$0 | \$0 | \$0 | \$4,001 |
| Miscellaneous - Stormwater Control | \$0 | \$0 | \$0 | \$0 | \$2,667 |
| Mitigation Monitoring & Maintenance | \$13,760 | \$6,125 | \$7,635 | \$13,760 | \$7,518 |
| Pressure Washing | \$0 | \$0 | \$0 | \$0 | \$2,667 |
| Repairs & Maintenance | \$10,000 | \$0 | \$5,000 | \$5,000 | \$5,334 |
| Sidewalk Repair & Maintenance | \$0 | \$0 | \$0 | \$0 | \$2,667 |
| Roadway Repair & Maintenance - Storm Gutters | \$0 | \$0 | \$0 | \$0 | \$2,667 |
| Contingency | \$5,000 | \$0 | \$2,500 | \$2,500 | \$8,002 |
| Transfer Out - Capital Reserve | \$278,748 | \$278,748 | \$0 | \$278,748 | \$27,068 |
| Total Operations & Maintenance | \$893,955 | \$471,831 | \$285,933 | \$757,764 | \$889,480 |
| 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 |

Stoneybrook South at ChampionsGate

Community Development District

Fiscal Year 2024 Assessment Chart

Fiscal Year 2024

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------|---------------|----------------|--------------------|
| Condo | 200 | \$342.96 | \$68,592 |
| Townhome | 620 | \$445.84 | \$276,421 |
| Single Family 40' | 434 | \$548.72 | \$238,144 |
| Single Family 50' | 428 | \$685.90 | \$293,565 |
| Single Family 60' | 186 | \$823.08 | \$153,093 |
| Single Family 80' | 70 | \$1,097.44 | \$76,821 |
| Total | 1938 | | \$1,106,636 |

Fiscal Year 2023

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------|---------------|----------------|--------------------|
| Condo | 200 | \$342.96 | \$68,592 |
| Townhome | 620 | \$445.84 | \$276,421 |
| Single Family 40' | 434 | \$548.72 | \$238,144 |
| Single Family 50' | 428 | \$685.90 | \$293,565 |
| Single Family 60' | 186 | \$823.08 | \$153,093 |
| Single Family 80' | 70 | \$1,097.44 | \$76,821 |
| Total | 1938 | | \$1,106,636 |

Proposed Increase

| Property Type | Platted Units | % Increase | Gross Per Unit | Gross Total |
|-------------------|---------------|------------|----------------|-------------|
| Condo | 168 | 0% | \$0.00 | \$0 |
| Townhome | 181 | 0% | \$0.00 | \$0 |
| Single Family 40' | 82 | 0% | \$0.00 | \$0 |
| Single Family 50' | 698 | 0% | \$0.00 | \$0 |
| Single Family 60' | 197 | 0% | \$0.00 | \$0 |
| Single Family 80' | 65 | 0% | \$0.00 | \$0 |
| Total | 1391 | | | \$0 |

Shared Costs

| Operations & Maintenance | | Total Proposed | SS CDD | SSC CDD |
|--------------------------|--|--------------------|------------------|------------------|
| Descriptions | | 2024 Budget | 47% | 53% |
| 1 | Field Services | \$33,572 | \$15,663 | \$17,909 |
| 2 | Electric | \$123,920 | \$57,816 | \$66,104 |
| 3 | Streetlights | \$323,400 | \$150,884 | \$172,516 |
| 4 | Reclaimed Water | \$274,500 | \$128,070 | \$146,430 |
| 5 | Property Insurance | \$28,747 | \$13,412 | \$15,335 |
| 6 | Entry & Walls Maintenance | \$15,000 | \$6,998 | \$8,002 |
| 7 | Landscape Maintenance | \$635,727 | \$296,603 | \$339,124 |
| 8 | Landscape Contingency | \$55,000 | \$25,661 | \$29,339 |
| 9 | Tree Trimming | \$5,000 | \$2,333 | \$2,667 |
| 10 | Irrigation Repairs | \$45,000 | \$20,995 | \$24,005 |
| 11 | Aquatic Maintenance | \$10,230 | \$4,773 | \$5,457 |
| 12 | Fountain Repair & Maintenance | \$7,500 | \$3,499 | \$4,001 |
| 13 | Miscellaneous - Stormwater Control | \$5,000 | \$2,333 | \$2,667 |
| 14 | Mitigation Monitoring & Maintenance | \$14,093 | \$6,575 | \$7,518 |
| 15 | Pressuring Washing | \$5,000 | \$2,333 | \$2,667 |
| 16 | Repairs & Maintenance | \$10,000 | \$4,666 | \$5,334 |
| 17 | Sidewalk Repair & Maintenance | \$5,000 | \$2,333 | \$2,667 |
| 18 | Roadway Repair & Maintenance - Storm Gutters | \$5,000 | \$2,333 | \$2,667 |
| 19 | Contingency | \$15,000 | \$6,998 | \$8,002 |
| Total | | \$1,616,689 | \$754,277 | \$862,412 |

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.

Interest

The District will invest surplus funds with State Board of Administration.

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:

The District is proposing for FY24 a shared cost for a maintenance costs. 53% of the maintenance costs will be allocated to Stoneybrook South at ChampionsGate and 47% will be allocated to Stoneybrook South during Fiscal Year 2024. The maintenance costs will be considered shared costs between the two districts and will be allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Stoneybrook South at ChampionsGate and Stoneybrook South regarding the joint maintenance.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Field Services

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

Electric

Represents cost of electric services for items such as monument lighting, fountains, etc. District currently has the following accounts with Duke Energy.

| Account # | Description | Monthly | Annual |
|-----------------------|--|--------------|------------------|
| 9100 8720 7117 | 1300 Stoneybrook Blvd S, Fountain | \$950 | \$11,400 |
| 9100 8717 4371 | 14381 Mickelson Ct., Fountain | \$425 | \$5,100 |
| 9100 8717 4876 | 100 Double Eagle Dr, Sign/Lighting | \$1,250 | \$15,000 |
| 9100 8720 7836 | 1400 Deuce Cir, Entry Monument | \$35 | \$420 |
| 9100 8720 8093 | 8900 Leaderboard Ln, Lighting | \$50 | \$600 |
| 9100 8720 8530 | 15511 Oasis Club Blvd, Gatehouse Lighting | \$50 | \$600 |
| 9100 8720 8803 | 1200 Oasis Club Blvd, Meter B | \$35 | \$420 |
| 9100 8720 9010 | 9160 Tri County Rd, Irrigation 1 | \$35 | \$420 |
| 9100 8720 9755 | 14431 Bunker Drive, Fountain | \$750 | \$9,000 |
| 9100 8720 9995 | 1500 Rolling Fairway Dr, Entry Monument | \$35 | \$420 |
| 9100 8721 0518 | 1300 Stoneybrook Blvd S, 000 Blk | \$45 | \$540 |
| 9100 8723 5004 | 1400 Stoneybrook Blvd S, Sign | \$35 | \$420 |
| 9100 8723 5327 | 15101 Mulligan Blvd, West Entry | \$35 | \$420 |
| 9100 8723 5533 | 1500 Flange Dr, Entry Monument Light | \$35 | \$420 |
| 9100 8723 6039 | 9100 Iron Drive | \$35 | \$420 |
| 9100 8723 6253 | 1200 Stoneybrook Blvd S, Pump, Fountains | \$210 | \$2,520 |
| 9100 8723 6766 | 9160 Tri County Rd, Irrigation 2 | \$35 | \$420 |
| 9100 8723 7478 | 13241 Westside Blvd. South, Fountain | \$500 | \$6,000 |
| 9100 8723 7957 | 14471 Mickelson Ct., Fountain | \$500 | \$6,000 |
| 9100 8723 8205 | 1200 Stoneybrook Blvd S, 000/Meter A | \$50 | \$600 |
| 9100 8727 1157 | 14031 Mickelson Ct, Entry Monument | \$35 | \$420 |
| 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 | | \$39,440 |
| Total | | | \$123,920 |

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost of streetlighting services. District currently has the following accounts with Duke Energy.

| Account # | Description | Monthly | Annual |
|-----------------------|--|----------------|------------------|
| 9100 8723 6576 | 000 Westside Blvd Lite, Stnbrk S Trc F PH1SL | \$430 | \$5,160 |
| 9100 8723 8643 | 000 Westside Blvd Lite, SL | \$760 | \$9,120 |
| 9100 8717 3619 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL | \$700 | \$8,400 |
| 9100 8717 3867 | 000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL | \$625 | \$7,500 |
| 9100 8717 4107 | 1551 Flange Dr, Stnybrk S J2-3 PH1 SL | \$950 | \$11,400 |
| 9100 8717 4636 | 000 Westside Blvd Lite, WS Blvd Ext | \$625 | \$7,500 |
| 9100 8720 7357 | 000 Stoneybrook Blvd S Lite, Tract H | \$1,600 | \$19,200 |
| 9100 8720 7604 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL | \$460 | \$5,520 |
| 9100 8720 8316 | 000 Westside Blvd Lite, Stnbrk S Trc F PH2SL | \$1,050 | \$12,600 |
| 9100 8720 9250 | 000 Stoneybrook Blvd S Lite Tract 01 | \$510 | \$6,120 |
| 9100 8720 9531 | 000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL | \$300 | \$3,600 |
| 9100 8721 0245 | 000 Stoneybrook BLVD S Lite, Tract G123 | \$1,450 | \$17,400 |
| 9100 8721 0774 | 1300 Stoneybrook Blvd S, Lite | \$430 | \$5,160 |
| 9100 8723 5757 | 000 Stoneybrook Blvd S Lite, Tract C | \$900 | \$10,800 |
| 9100 8723 7212 | 000 Oasis Club Blvd Lite, SL | \$1,275 | \$15,300 |
| 9100 8723 7684 | 000 Stoneybrook Blvd S Lite, Tract C1B | \$580 | \$6,960 |
| 9100 8723 8445 | 000 Stoneybrook Blvd S, Lite, Tract E1 SLs | \$410 | \$4,920 |
| 9100 8723 8908 | 0 Stoneybrook Blvd S Lite, Lights | \$1,725 | \$20,700 |
| 9100 8727 1438 | 1551 Flange Dr, Stnybrk S J2-3 PH2 SL | \$630 | \$7,560 |
| 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 | | \$25,080 |
| Total | | | \$323,400 |

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

Represents cost of reclaimed water services. District currently has the following accounts with Toho Water Authority.

| Account # | Description | Monthly | Annual |
|-------------------------|---|----------------|------------------|
| 2166394-1188660 | 9100 E Stoneybrook Boulevard Blk#3 | \$3,000 | \$36,000 |
| 2166394-1188670 | 9100 E Stoneybrook South Blk#6 | \$5,000 | \$60,000 |
| 2166394-1196480 | 9100 E Stoneybrook Boulevard Blk#11 | \$2,600 | \$31,200 |
| 2166394-1274540 | 1500 A Oasis Club Blvd Blk Even | \$2,750 | \$33,000 |
| 2166394-1274550 | 1500 B Oasis Club Blvd Blk Even | \$50 | \$600 |
| 2166394-1279350 | 8900 Bella Cita Blvd Blk Odd | \$75 | \$900 |
| 2166394-33016799 | 1600 Even Moon Valley Drive | \$125 | \$1,500 |
| 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 | | \$37,800 |
| Total | | | \$274,500 |

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.

Entry & Walls Maintenance

Represents estimated costs to repair and maintain entry monuments and walls within the District.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

| Description | Monthly | Annual |
|---|----------------|------------------|
| Landscape Maintenance - Oct. - Dec. | \$25,548 | \$76,644 |
| Landscape Maintenance - Jan. - Sept. | \$26,314 | \$236,830 |
| 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%) | | \$10,636 |
| Contingency - Fuel Surcharge | | \$2,575 |
| Total | | \$635,727 |

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors, Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

| Description | Monthly | Annual |
|-----------------------------------|--------------|-----------------|
| Pond Maintenance | \$172 | \$2,064 |
| Pond Maintenance - 7 Ponds | \$425 | \$5,100 |
| X Tract Pond | \$160 | \$1,920 |
| Contingency | | \$1,146 |
| Total | | \$10,230 |

Fountain Repair & Maintenance

Represents estimated repair and maintenance cost to the fountain structures maintained by the District.

Miscellaneous – Stormwater Control

Represents estimated costs for the stormwater analysis requirement and any unforeseen repair costs to stormwater system.

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 |

Pressure Washing

Represents estimated cost for pressure washing any areas within the District.

Repairs & Maintenance

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

Sidewalk Repair & Maintenance

Represents estimated cost to repair and maintain sidewalks within the District.

Roadway Repair & Maintenance – Storm Gutters

Represents estimated cost for any unforeseen repairs and maintenance to the storm gutters maintained by the District.

Contingency

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

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 |
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-------------|-----------|-----------|---------|-----------|----------|
| Transfer In | \$278,748 | \$278,748 | \$0 | \$278,748 | \$27,068 |
| Interest | \$750 | \$6,238 | \$1,762 | \$8,000 | \$4,000 |

| | | | | | |
|-----------------------|------------------|------------------|----------------|------------------|-----------------|
| Total Revenues | \$279,498 | \$284,986 | \$1,762 | \$286,748 | \$31,068 |
|-----------------------|------------------|------------------|----------------|------------------|-----------------|

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 | (\$28,160) |
|---------------------------------------|------------------|------------------|-------------------|------------------|-------------------|

| | | | | | |
|---------------------------------|------------------|------------|------------|------------|------------------|
| Fund Balance - Beginning | \$337,632 | \$0 | \$0 | \$0 | \$198,547 |
|---------------------------------|------------------|------------|------------|------------|------------------|

| | | | | | |
|------------------------------|------------------|------------------|-------------------|------------------|------------------|
| Fund Balance - Ending | \$489,789 | \$284,986 | (\$86,439) | \$198,547 | \$170,387 |
|------------------------------|------------------|------------------|-------------------|------------------|------------------|

| 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 |
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

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 |
|-----------------------|------------------|------------------|----------------|------------------|------------------|

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 |
|---------------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|-------------------|------------------|------------------|
| Excess Revenues/(Expenditures) | \$225,537 | \$311,890 | (\$99,353) | \$212,537 | \$220,212 |
|---------------------------------------|------------------|------------------|-------------------|------------------|------------------|

| | |
|------------------------|------------------|
| 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 |
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

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 |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------------|

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 |
|---------------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Excess Revenues/(Expenditures) | \$352,059 | \$896,960 | (\$523,606) | \$373,354 | \$380,060 |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

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 |
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

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 |
|-----------------------|--------------------|--------------------|-----------------|--------------------|--------------------|

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 |
|---------------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Excess Revenues/(Expenditures) | \$494,477 | \$667,265 | (\$159,931) | \$507,334 | \$513,473 |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

| | |
|------------------------|------------------|
| 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 |
|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

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 |
|-----------------------|------------------|------------|------------------|------------------|------------------|

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 |
|---------------------------|-----------------|------------|-----------------|-----------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------|------------------|------------------|------------------|
| Excess Revenues/(Expenditures) | \$151,125 | \$0 | \$269,909 | \$269,909 | \$118,466 |
|---------------------------------------|------------------|------------|------------------|------------------|------------------|

*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 VIII

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of June 2023.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Checks

April 24, 2023 to May 30, 2023

| Bank | Date | Check # | Amount |
|--------------|-------------------|---------|---------------------------|
| General Fund | 4/27/23 | 587-589 | \$ 1,721.02 |
| | 5/4/23 | 590 | \$ 385.00 |
| | 5/11/23 | 591-595 | \$ 29,236.71 |
| | 5/17/23 | 596-600 | \$ 5,144.50 |
| | | | <hr/> \$ 36,487.23 |
| Payroll Fund | <u>May 2023</u> | | |
| | Adam Morgan | 50050 | \$ 184.70 |
| | Barry Bichard | 50051 | \$ 184.70 |
| | Jarred Cornell | 50052 | \$ 184.70 |
| | Logan Lantrip | 50053 | \$ 184.70 |
| | Patrick Bonin Jr. | 50054 | \$ 184.70 |
| | | | <hr/> \$ 923.50 |
| | | | <hr/> \$ 37,410.73 |

*** CHECK DATES 04/24/2023 - 05/30/2023 ***

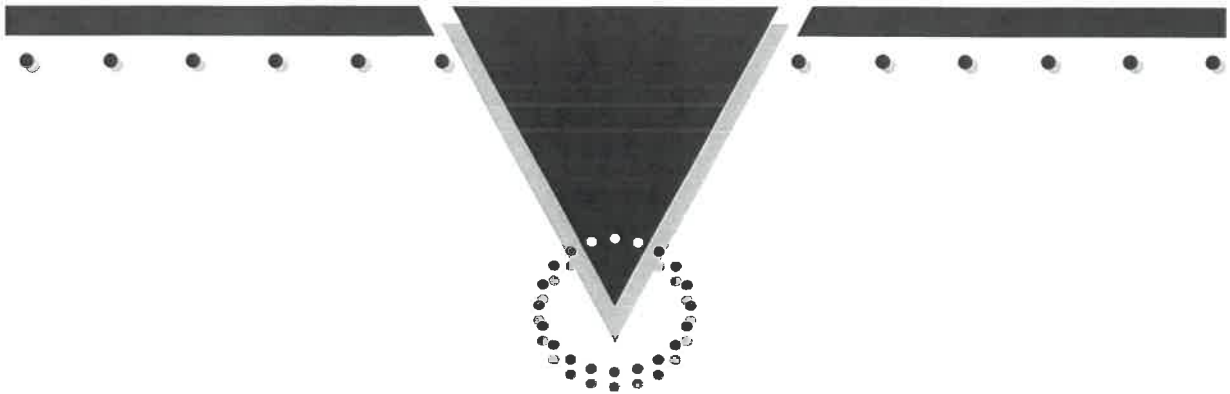
[illegible]

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|---------------|-------|-----------------------------------|---|----------|----------------------------------|--------|-----------|-------------------------|--------|
| 5/11/23 | 00022 | 4/28/23 1756984 | 202304 320-53800-47000 | | MTHLY WATER MGMT APR23 | * | 404.00 | | |
| | | | | | THE LAKE DOCTORS, INC. | | | 404.00 | 000595 |
| 5/17/23 | 00021 | 5/12/23 6067-05- | 202305 310-51300-31200 | | ARBITRAGE SERIES 2019 | * | 450.00 | | |
| | | | | | AMERICAN MUNICIPAL TAX-EXEMPT | | | 450.00 | 000596 |
| 5/17/23 | 00010 | 5/09/23 157964 | 202305 320-53800-46100 | | 5 OAK TRIM-TRAPPER TRAIL | * | 2,275.00 | | |
| | | | | | DOWN TO EARTH LAWNCARE II, INC. | | | 2,275.00 | 000597 |
| 5/17/23 | 00015 | 5/05/23 70012 | 202304 310-51300-31100 | | CDD MAINT MAP/MARKUP/MTG | * | 1,820.00 | | |
| | | | | | HAMILTON ENGINEERING & SURVEYING | | | 1,820.00 | 000598 |
| 5/17/23 | 00022 | 5/12/23 1763333 | 202305 320-53800-47000 | | MTHLY WATER MGMT MAY23 | * | 425.00 | | |
| | | | | | THE LAKE DOCTORS, INC. | | | 425.00 | 000599 |
| 5/17/23 | 00003 | 4/24/23 72167692 | 202304 310-51300-48000 | | NOT.OF MEETING 05/01/23 | * | 174.50 | | |
| | | | | | ORLANDO SENTINEL | | | 174.50 | 000600 |
| | | | | | TOTAL FOR BANK A | | 36,487.23 | | |
| | | | | | TOTAL FOR REGISTER | | 36,487.23 | | |

SSCG STONEYSCG

TVISCARRA

SECTION 2



**Stoneybrook South
at ChampionsGate
Community Development District**

Unaudited Financial Reporting

April 30, 2023



Table of Contents

| | |
|----|---|
| 1 | <u>Balance Sheet</u> |
| 2 | <u>General Fund Income Statement</u> |
| 3 | <u>Capital Reserve Fund</u> |
| 4 | <u>Series 2017 Debt Service Fund Income Statement</u> |
| 5 | <u>Series 2019 Debt Service Fund Income Statement</u> |
| 6 | <u>Series 2020 Debt Service Fund Income Statement</u> |
| 7 | <u>Series 2023 Debt Service Fund Income Statement</u> |
| 8 | <u>Series 2020 Capital Projects Income Statement</u> |
| 9 | <u>Series 2023 Capital Projects Income Statement</u> |
| 10 | <u>Month to Month</u> |
| 11 | <u>Long Term Debt Summary</u> |
| 12 | <u>FY23 Assessment Receipt Schedule</u> |
| 13 | <u>Series 2020 Construction Schedule</u> |
| 14 | <u>Series 2023 Construction Schedule</u> |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

April 30, 2023

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals 2023 |
|--|------------------|-------------------------|----------------------|--------------------------|--------------------|
| <u>ASSETS:</u> | | | | | |
| CASH | \$359,188 | \$232,142 | --- | --- | \$591,330 |
| DEPOSITS | \$16,000 | --- | --- | --- | \$16,000 |
| STATE BOARD OF ADMINISTRATION DUE FROM GENERAL FUND | \$273,286 | \$383,946 | --- | --- | \$657,232 |
| | --- | --- | \$146 | --- | \$146 |
| <u>INVESTMENTS</u> | | | | | |
| SERIES 2017 | | | | | |
| RESERVE | --- | --- | \$150,900 | --- | \$150,900 |
| REVENUE | --- | --- | \$323,719 | --- | \$323,719 |
| PREPAYMENT | --- | --- | \$112 | --- | \$112 |
| SERIES 2019 | | | | | |
| RESERVE | --- | --- | \$449,947 | --- | \$449,947 |
| REVENUE | --- | --- | \$932,158 | --- | \$932,158 |
| PREPAYMENT | --- | --- | \$46 | --- | \$46 |
| SERIES 2020 | | | | | |
| RESERVE | --- | --- | \$351,125 | --- | \$351,125 |
| REVENUE | --- | --- | \$692,948 | --- | \$692,948 |
| CONSTRUCTION | --- | --- | --- | \$25,086 | \$25,086 |
| SERIES 2023 | | | | | |
| RESERVE | --- | --- | \$151,125 | --- | \$151,125 |
| REVENUE | --- | --- | \$37 | --- | \$37 |
| INTEREST | --- | --- | \$54,113 | --- | \$54,113 |
| CONSTRUCTION | --- | --- | --- | \$3,910,589 | \$3,910,589 |
| COST OF ISSUANCE | --- | --- | --- | \$0 | \$0 |
| TOTAL ASSETS | \$648,474 | \$616,087 | \$3,106,377 | \$3,935,676 | \$8,306,615 |
| <u>LIABILITIES:</u> | | | | | |
| ACCOUNTS PAYABLE | \$4,787 | --- | --- | --- | \$4,787 |
| DUE TO DEBT SERVICE 2017 | \$23 | --- | --- | --- | \$23 |
| DUE TO DEBT SERVICE 2019 | \$69 | --- | --- | --- | \$69 |
| DUE TO DEBT SERVICE 2020 | \$54 | --- | --- | --- | \$54 |
| <u>FUND EQUITY:</u> | | | | | |
| FUND BALANCES: | | | | | |
| RESTRICTED FOR DEBT SERVICE 2017 | --- | --- | \$474,755 | --- | \$474,755 |
| RESTRICTED FOR DEBT SERVICE 2019 | --- | --- | \$1,382,220 | --- | \$1,382,220 |
| RESTRICTED FOR DEBT SERVICE 2020 | --- | --- | \$1,044,127 | --- | \$1,044,127 |
| RESTRICTED FOR DEBT SERVICE 2020 | --- | --- | \$205,275 | --- | \$205,275 |
| RESTRICTED FOR CAPITAL PROJECTS 2020 | --- | --- | --- | \$25,086 | \$25,086 |
| RESTRICTED FOR CAPITAL PROJECTS 2020 | --- | --- | --- | \$3,910,590 | \$3,910,590 |
| ASSIGNED | \$16,000 | --- | --- | --- | \$16,000 |
| UNASSIGNED | \$627,541 | \$616,087 | --- | --- | \$1,243,628 |
| TOTAL LIABILITIES & FUND EQUITY | \$648,474 | \$616,087 | \$3,106,377 | \$3,935,676 | \$8,306,615 |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$1,032,243 | \$995,258 | \$995,258 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$7,995 | \$7,995 | \$7,995 | \$0 |
| INTEREST | \$0 | \$0 | \$3,386 | \$3,386 |
| TOTAL REVENUES | \$1,040,238 | \$1,003,253 | \$1,006,640 | \$3,386 |
| <u>EXPENDITURES:</u> | | | | |
| <u>ADMINISTRATIVE:</u> | | | | |
| SUPERVISORS FEES | \$12,000 | \$7,000 | \$5,200 | \$1,800 |
| FICA EXPENSE | \$918 | \$536 | \$398 | \$138 |
| ENGINEERING | \$12,000 | \$7,000 | \$11,373 | (\$4,373) |
| ATTORNEY | \$25,000 | \$14,583 | \$12,579 | \$2,004 |
| DISSEMINATION | \$14,000 | \$8,167 | \$6,125 | \$2,042 |
| 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 | \$21,438 | \$21,438 | \$0 |
| INFORMATION TECHNOLOGY | \$1,300 | \$758 | \$758 | \$0 |
| WEBSITE MAINTENANCE | \$800 | \$467 | \$467 | (\$0) |
| TELEPHONE | \$300 | \$175 | \$0 | \$175 |
| POSTAGE | \$1,000 | \$583 | \$114 | \$470 |
| INSURANCE | \$6,700 | \$6,700 | \$5,988 | \$712 |
| PRINTING & BINDING | \$1,000 | \$583 | \$118 | \$466 |
| LEGAL ADVERTISING | \$2,500 | \$1,458 | \$964 | \$494 |
| OTHER CURRENT CHARGES | \$1,000 | \$583 | \$341 | \$243 |
| OFFICE SUPPLIES | \$625 | \$365 | \$2 | \$362 |
| PROPERTY APPRAISER | \$600 | \$600 | \$921 | (\$321) |
| PROPERTY TAXES | \$350 | \$14 | \$14 | \$0 |
| DUES, LICENSE & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |
| <u>FIELD:</u> | | | | |
| FIELD SERVICES | \$15,750 | \$9,188 | \$9,188 | \$0 |
| PROPERTY INSURANCE | \$6,800 | \$6,800 | \$6,619 | \$181 |
| ELECTRIC | \$39,600 | \$23,100 | \$13,714 | \$9,386 |
| STREETLIGHTING | \$123,400 | \$71,983 | \$46,147 | \$25,837 |
| WATER & SEWER | \$94,500 | \$55,125 | \$42,280 | \$12,845 |
| LANDSCAPE MAINTENANCE | \$264,377 | \$154,220 | \$142,386 | \$11,834 |
| LANDSCAPE CONTINGENCY | \$15,000 | \$8,750 | \$1,800 | \$6,950 |
| IRRIGATION REPAIRS | \$20,000 | \$11,667 | \$6,323 | \$5,343 |
| LAKE MAINTENANCE | \$7,020 | \$4,095 | \$2,828 | \$1,267 |
| MITIGATION MONITORING & MAINTENANCE | \$13,760 | \$8,027 | \$9,110 | (\$1,083) |
| CONTINGENCY | \$5,000 | \$2,917 | \$0 | \$2,917 |
| REPAIRS & MAINTENANCE | \$10,000 | \$5,833 | \$15,370 | (\$9,537) |
| TRANSFER OUT - CAPITAL RESERVE | \$278,748 | \$278,748 | \$278,748 | \$0 |
| TOTAL EXPENDITURES | \$1,040,238 | \$725,707 | \$655,556 | \$70,151 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$351,084 | |
| FUND BALANCE - Beginning | \$0 | | \$292,457 | |
| FUND BALANCE - Ending | \$0 | | \$643,541 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| TRANSFER IN | \$278,748 | \$278,748 | \$278,748 | \$0 |
| INTEREST | \$750 | \$438 | \$10,038 | \$9,601 |
| TOTAL REVENUES | \$279,498 | \$279,186 | \$288,786 | \$9,601 |
| <u>EXPENDITURES:</u> | | | | |
| BANK FEES | \$0 | \$0 | \$30 | (\$30) |
| CAPITAL OUTLAY | \$127,341 | \$74,282 | \$44,102 | \$30,181 |
| TOTAL EXPENDITURES | \$127,341 | \$74,282 | \$44,132 | \$30,151 |
| EXCESS REVENUES (EXPENDITURES) | \$152,157 | | \$244,654 | |
| FUND BALANCE - Beginning | \$337,632 | | \$371,433 | |
| FUND BALANCE - Ending | \$489,789 | | \$616,087 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|----------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$301,800 | \$291,109 | \$291,109 | \$0 |
| INTEREST | \$0 | \$0 | \$5,249 | \$5,249 |
| TOTAL REVENUES | \$301,800 | \$291,109 | \$296,358 | \$5,249 |
| <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 | | \$98,633 | |
| FUND BALANCE - Beginning | \$222,524 | | \$376,122 | |
| FUND BALANCE - Ending | \$225,537 | | \$474,755 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$893,432 | \$861,513 | \$861,513 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$6,463 | \$6,463 | \$6,463 | \$0 |
| INTEREST | \$0 | \$0 | \$13,816 | \$13,816 |
| TOTAL REVENUES | \$899,894 | \$867,975 | \$881,791 | \$13,816 |
| <u>EXPENDITURES:</u> | | | | |
| 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 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER IN | \$0 | \$0 | \$0 | \$0 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | (\$1,094) | | \$571,297 | |
| FUND BALANCE - Beginning | \$353,152 | | \$810,923 | |
| FUND BALANCE - Ending | \$352,059 | | \$1,382,220 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | PROPOSED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| ASSESSMENTS - TAX ROLL | \$691,407 | \$666,677 | \$666,677 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$11,156 | \$11,156 | \$11,156 | \$0 |
| INTEREST | \$0 | \$0 | \$11,671 | \$11,671 |
| TOTAL REVENUES | \$702,563 | \$677,833 | \$689,504 | \$11,671 |
| <u>EXPENDITURES:</u> | | | | |
| 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 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER OUT | \$0 | \$0 | (\$4,368) | \$4,368 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | (\$4,368) | \$4,368 |
| EXCESS REVENUES (EXPENDITURES) | \$4,326 | | \$199,330 | |
| FUND BALANCE - Beginning | \$490,151 | | \$844,797 | |
| FUND BALANCE - Ending | \$494,477 | | \$1,044,127 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | PROPOSED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|------------------|
| <u>REVENUES:</u> | | | | |
| BONDS PROCEEDS | \$0 | \$0 | \$205,238 | \$205,238 |
| INTEREST | \$0 | \$0 | \$142 | \$142 |
| TOTAL REVENUES | \$0 | \$0 | \$205,380 | \$205,380 |
| <u>EXPENDITURES:</u> | | | | |
| PRINCIPAL - 6/15 | \$0 | \$0 | \$0 | \$0 |
| INTEREST - 6/15 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER OUT | \$0 | \$0 | (\$104) | \$104 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | (\$104) | \$104 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$205,275 | |
| FUND BALANCE - Beginning | \$0 | | \$0 | |
| FUND BALANCE - Ending | \$0 | | \$205,275 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2020

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| INTEREST | \$0 | \$0 | \$30,948 | \$30,948 |
| TOTAL REVENUES | \$0 | \$0 | \$30,948 | \$30,948 |
| <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 | \$4,368 | \$4,368 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | \$4,368 | \$4,368 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$34,531 | |
| FUND BALANCE - Beginning | \$0 | | (\$9,445) | |
| FUND BALANCE - Ending | \$0 | | \$25,086 | |

STONEBROOK SOUTH AT CHAMPIONSGATE

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2023

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 4/30/23 | ACTUAL THRU 4/30/23 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|--------------------|
| <u>REVENUES:</u> | | | | |
| BOND PROCEEDS | \$0 | \$0 | \$4,244,762 | \$4,244,762 |
| INTEREST | \$0 | \$0 | \$2,698 | \$2,698 |
| TOTAL REVENUES | \$0 | \$0 | \$4,247,461 | \$4,247,461 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$0 | \$0 |
| CAPITAL OUTLAY - COST OF ISSUANCE | \$0 | \$0 | \$286,975 | (\$286,975) |
| TOTAL EXPENDITURES | \$0 | \$0 | \$286,975 | (\$286,975) |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| TRANSFER IN | \$0 | \$0 | \$104 | \$104 |
| BOND DISCOUNTS | \$0 | \$0 | (\$50,000) | (\$50,000) |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | (\$49,896) | (\$49,896) |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$3,910,590 | |
| FUND BALANCE - Beginning | \$0 | | \$0 | |
| FUND BALANCE - Ending | \$0 | | \$3,910,590 | |

STONEYBROOK SOUTH AT CHAMPIONSGATE
Community Development District

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|---------------------------------------|-------------------|-----------------|------------------|-------------------|--------------------|-------------------|-------------------|------------|------------|------------|------------|------------|--------------------|
| REVENUES: | | | | | | | | | | | | | |
| ASSESSMENTS - TAX ROLL | \$0 | \$71,438 | \$855,968 | \$15,788 | \$17,854 | \$14,827 | \$19,383 | \$0 | \$0 | \$0 | \$0 | \$0 | \$995,258 |
| ASSESSMENTS - DIRECT BILLED | \$7,995 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,995 |
| INTEREST | \$0 | \$0 | \$0 | \$0 | \$392 | \$1,863 | \$1,132 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,386 |
| TOTAL REVENUES | \$7,995 | \$71,438 | \$855,968 | \$15,788 | \$18,246 | \$16,689 | \$20,515 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,006,640 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| SUPERVISOR FEES | \$800 | \$1,400 | \$1,000 | \$0 | \$0 | \$1,000 | \$1,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,200 |
| FICA EXPENSE | \$61 | \$107 | \$77 | \$0 | \$0 | \$77 | \$77 | \$0 | \$0 | \$0 | \$0 | \$0 | \$398 |
| ENGINEERING | \$1,345 | \$1,610 | \$4,035 | \$0 | \$870 | \$1,693 | \$1,820 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,373 |
| ATTORNEY | \$2,396 | \$5,394 | \$967 | \$1,112 | \$265 | \$442 | \$2,004 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,579 |
| DISSEMINATION | \$875 | \$875 | \$875 | \$875 | \$875 | \$875 | \$875 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,125 |
| 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 | \$3,063 | \$3,063 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,438 |
| INFORMATION TECHNOLOGY | \$108 | \$108 | \$108 | \$108 | \$108 | \$108 | \$108 | \$0 | \$0 | \$0 | \$0 | \$0 | \$758 |
| WEBSITE MAINTENANCE | \$67 | \$67 | \$67 | \$67 | \$67 | \$67 | \$67 | \$0 | \$0 | \$0 | \$0 | \$0 | \$467 |
| TELEPHONE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| POSTAGE | \$24 | \$4 | \$27 | \$6 | \$16 | \$13 | \$24 | \$0 | \$0 | \$0 | \$0 | \$0 | \$114 |
| INSURANCE | \$5,988 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,988 |
| PRINTING & BINDING | \$10 | \$3 | \$27 | \$4 | \$0 | \$0 | \$73 | \$0 | \$0 | \$0 | \$0 | \$0 | \$118 |
| LEGAL ADVERTISING | \$790 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$964 |
| OTHER CURRENT CHARGES | \$39 | \$39 | \$40 | \$75 | \$39 | \$39 | \$69 | \$0 | \$0 | \$0 | \$0 | \$0 | \$341 |
| OFFICE SUPPLIES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2 |
| PROPERTY APPRAISER | \$0 | \$0 | \$0 | \$0 | \$0 | \$921 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$921 |
| 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 | \$1,313 | \$1,313 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,188 |
| 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 | \$2,190 | \$2,267 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,714 |
| STREETLIGHTING | \$6,566 | \$6,566 | \$6,188 | \$6,634 | \$6,724 | \$6,723 | \$6,745 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,147 |
| WATER & SEWER | \$6,918 | \$4,772 | \$4,168 | \$3,191 | \$5,319 | \$9,183 | \$8,730 | \$0 | \$0 | \$0 | \$0 | \$0 | \$42,280 |
| LANDSCAPE MAINTENANCE | \$17,364 | \$20,837 | \$20,837 | \$20,837 | \$20,837 | \$20,837 | \$20,837 | \$0 | \$0 | \$0 | \$0 | \$0 | \$142,386 |
| LANDSCAPE CONTINGENCY | \$0 | \$0 | \$0 | \$1,800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,800 |
| IRRIGATION REPAIRS | \$1,826 | \$0 | \$3,850 | \$0 | \$263 | \$0 | \$385 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,323 |
| LAKE MAINTENANCE | \$404 | \$404 | \$404 | \$404 | \$404 | \$404 | \$404 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,828 |
| MITIGATION MONITORING & MAINTENANCE | \$2,155 | \$1,430 | \$555 | \$1,430 | \$555 | \$2,430 | \$555 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,110 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| REPAIRS & MAINTENANCE | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,370 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,370 |
| TRANSFER OUT - CAPITAL RESERVE | \$0 | \$0 | \$0 | \$0 | \$278,748 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$278,748 |
| TOTAL EXPENDITURES | \$65,684 | \$53,826 | \$49,359 | \$47,093 | \$322,259 | \$66,746 | \$50,589 | \$0 | \$0 | \$0 | \$0 | \$0 | \$655,556 |
| EXCESS REVENUES (EXPENDITURES) | (\$57,689) | \$17,612 | \$806,609 | (\$31,305) | (\$304,013) | (\$50,056) | (\$30,074) | \$0 | \$0 | \$0 | \$0 | \$0 | \$351,084 |

**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 |

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

**STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

| | | | | | | | GROSS ASSESSMENTS | \$ 3,105,477 | \$ 1,098,131 | \$ 321,198 | \$ 950,561 | \$ 735,586 |
|---------------|-------|----------------------------|----------------------|------------------|-----------------|---------------------|-------------------|---------------------|---------------------|---------------------|-----------------|------------|
| | | | | | | | NET ASSESSMENTS | \$ 2,919,148 | \$ 1,032,243 | \$ 301,926 | \$ 893,527 | \$ 691,451 |
| DATE RECEIVED | DIST. | GROSS ASSESSMENTS RECEIVED | DISCOUNTS/ PENALTIES | COMMISSIONS PAID | INTEREST INCOME | NET AMOUNT RECEIVED | GENERAL | 2017 | 2019 | 2020 | TOTAL | |
| | | | | | | | FUND 35.36% | DEBT SERVICE 10.34% | DEBT SERVICE 30.61% | DEBT SERVICE 23.69% | | |
| 11/18/22 | ACH | \$ 5,533.78 | \$ 297.15 | \$ 104.73 | \$ - | \$ 5,131.90 | \$ 1,814.70 | \$ 530.79 | \$ 1,570.83 | \$ 1,215.58 | \$ 5,131.90 | |
| 11/22/22 | ACH | \$ 209,281.93 | \$ 8,371.34 | \$ 4,018.21 | \$ - | \$ 196,892.38 | \$ 69,623.33 | \$ 20,364.50 | \$ 60,267.15 | \$ 46,637.41 | \$ 196,892.38 | |
| 12/9/22 | ACH | \$ 2,466,188.24 | \$ 98,646.61 | \$ 47,350.85 | \$ - | \$ 2,320,190.78 | \$ 820,445.15 | \$ 239,976.44 | \$ 710,191.40 | \$ 549,577.79 | \$ 2,320,190.78 | |
| 12/9/22 | ACH | \$ 1,876.27 | \$ 22.36 | \$ 37.07 | \$ - | \$ 1,816.84 | \$ 642.45 | \$ 187.92 | \$ 556.12 | \$ 430.35 | \$ 1,816.84 | |
| 12/22/22 | ACH | \$ 104,217.48 | \$ 3,563.95 | \$ 2,013.06 | \$ - | \$ 98,640.47 | \$ 34,880.36 | \$ 10,202.35 | \$ 30,193.04 | \$ 23,364.72 | \$ 98,640.47 | |
| 1/10/23 | ACH | \$ 39,430.67 | \$ 1,182.96 | \$ 764.95 | \$ - | \$ 37,482.76 | \$ 13,254.32 | \$ 3,876.83 | \$ 11,473.17 | \$ 8,878.45 | \$ 37,482.76 | |
| 1/10/23 | ACH | \$ 5,766.95 | \$ 158.10 | \$ 112.19 | \$ - | \$ 5,496.66 | \$ 1,943.68 | \$ 568.52 | \$ 1,682.48 | \$ 1,301.98 | \$ 5,496.66 | |
| 1/24/23 | ACH | \$ - | \$ - | \$ - | \$ 1,668.64 | \$ 1,668.64 | \$ 590.05 | \$ 172.59 | \$ 510.76 | \$ 395.25 | \$ 1,668.64 | |
| 2/9/23 | ACH | \$ 52,623.42 | \$ 1,101.76 | \$ 1,030.43 | \$ - | \$ 50,491.23 | \$ 17,854.26 | \$ 5,222.29 | \$ 15,454.95 | \$ 11,959.73 | \$ 50,491.23 | |
| 3/10/23 | ACH | \$ 43,238.96 | \$ 453.32 | \$ 855.71 | \$ - | \$ 41,929.93 | \$ 14,826.89 | \$ 4,336.80 | \$ 12,834.41 | \$ 9,931.84 | \$ 41,929.93 | |
| 4/11/23 | ACH | \$ 50,432.28 | \$ - | \$ 1,008.65 | \$ - | \$ 49,423.63 | \$ 17,476.74 | \$ 5,111.87 | \$ 15,128.17 | \$ 11,706.85 | \$ 49,423.63 | |
| 4/11/23 | ACH | \$ 5,270.41 | \$ - | \$ 105.41 | \$ - | \$ 5,165.00 | \$ 1,826.40 | \$ 534.21 | \$ 1,580.96 | \$ 1,223.42 | \$ 5,165.00 | |
| 4/24/23 | ACH | \$ - | \$ - | \$ - | \$ 226.36 | \$ 226.36 | \$ 80.04 | \$ 23.41 | \$ 69.29 | \$ 53.62 | \$ 226.36 | |
| 5/10/23 | ACH | \$ 37,610.08 | \$ - | \$ 752.20 | \$ - | \$ 36,857.88 | \$ 13,033.35 | \$ 3,812.20 | \$ 11,281.90 | \$ 8,730.43 | \$ 36,857.88 | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
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DIRECT BILLED ASSESSMENTS

| | | | | | | | | | |
|-------------------|----------|-------------|--------------|-----------------|--------------|-------------|--------------|-------------|--|
| LEN-CG SOUTH, LLC | | \$25,613.38 | | \$7,994.96 | | \$6,462.50 | | \$11,155.92 | |
| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND | SERIES 2019 | SERIES 2020 | | |
| 10/20/22 | 11/1/22 | 1902741 | \$ 12,806.69 | \$ 12,806.69 | \$ 3,997.48 | \$ 3,231.25 | \$ 5,577.96 | | |
| 10/20/22 | 2/1/23 | 1902741 | \$ 6,403.35 | \$ 6,403.35 | \$ 1,998.74 | \$ 1,615.63 | \$ 2,788.98 | | |
| 10/20/22 | 5/1/23 | 1902741 | \$ 6,403.34 | \$ 6,403.34 | \$ 1,998.74 | \$ 1,615.62 | \$ 2,788.98 | | |
| | | | \$ 25,613.38 | \$ 25,613.38 | \$ 7,994.96 | \$ 6,462.50 | \$ 11,155.92 | | |

**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 |
| 3/1/23 | | Interest | | \$ 42.31 |
| 3/2/23 | | Transfer from Reserve | | \$ 632.99 |
| 4/3/23 | | Interest | | \$ 58.77 |
| 4/4/23 | | Transfer from Reserve | | \$ 854.25 |
| TOTAL | | | | \$ 35,316.31 |
| Acquisition/Construction Fund at 9/30/22 | | | | \$ 7,155,888.88 |
| Interest Earned thru 4/30/23 | | | | \$ 35,316.31 |
| Requisitions Paid thru 4/30/23 | | | | \$ (7,166,118.90) |
| Remaining Acquisition/Construction Fund | | | | \$ 25,086.29 |

**Stoneybrook South at ChampionsGate
Community Development District
Special Assessment Bonds, Series 2023**

| Date | Requisition # | Contractor | Description | Requisitions |
|-------------------------|---------------|--|-------------|------------------------|
| Fiscal Year 2023 | | | | |
| | | TOTAL | | \$ - |
| Fiscal Year 2023 | | | | |
| 4/3/23 | | Interest | | \$ 2,697.98 |
| 4/4/23 | | Transfer from Reserve | | \$ 104.34 |
| | | TOTAL | | \$ 2,802.32 |
| | | Acquisition/Construction Fund at 3/23/23 | | \$ 3,907,786.87 |
| | | Interest Earned thru 4/30/23 | | \$ 2,802.32 |
| | | Requisitions Paid thru 4/30/23 | | \$ - |
| | | Remaining Acquisition/Construction Fund | | \$ 3,910,589.19 |

SECTION 3

REBATE REPORT

\$14,735,000

Stoneybrook South at Championsgate Community Development District

(Osceola County, Florida)

**Special Assessment Bonds, Series 2019
(2019 Assessment Area)**

**Dated: April 29, 2019
Delivered: April 29, 2019**

**Rebate Report to the Computation Date
April 29, 2024
Reflecting Activity To
April 30, 2023**



TABLE OF CONTENTS

| | |
|---|----|
| AMTEC Opinion | 3 |
| Summary of Rebate Computations | 4 |
| Summary of Computational Information and Definitions | 5 |
| Methodology | 7 |
| Sources and Uses | 8 |
| Proof of Arbitrage Yield | 9 |
| Bond Debt Service | 11 |
| Arbitrage Rebate Calculation Detail Report – Escrow Fund | 13 |
| Arbitrage Rebate Calculation Detail Report – Construction Fund | 14 |
| Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund | 15 |
| Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund | 17 |
| Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund | 18 |
| Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits | 19 |



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

May 12, 2023

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: \$14,735,000 Stoneybrook South at Championsgate Community Development District, (Osceola County, Florida), Special Assessment Bonds, Series 2019 (2019 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 April 29, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 29, 2024 Computation Date
Reflecting Activity from April 29, 2019 through April 30, 2023

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|--------------------------------|------------------------------|-----------------------|--------------------------------|
| Escrow Fund | 0.208216% | 2,985.11 | (76,145.86) |
| Construction Fund | 0.194757% | 11,578.01 | (315,725.50) |
| Debt Service Reserve Fund | 0.429723% | 7,777.62 | (84,819.17) |
| Capitalized Interest Fund | 0.298393% | 33.81 | (596.81) |
| Cost of Issuance Fund | 0.232655% | 2.47 | (56.47) |
| Totals | 0.243066% | \$22,377.02 | \$(477,343.81) |
| Bond Yield | 4.564472% | | |
| Rebate Computation Credits | | | (8,199.64) |
| Net Rebatable Arbitrage | | | \$(485,543.45) |

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 April 29, 2019, the date of the closing, to April 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 29, 2024.
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 April 29, 2019 and April 30, 2023, the District made periodic payments into the Debt Service Fund 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 1/12th 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

April 29, 2024.

7. Computation Period

The period beginning on April 29, 2019, the date of the closing, and ending on April 30, 2023.

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:

| Fund | Account Number |
|----------------------|-----------------------|
| Revenue | 26974000 |
| Interest | 26974001 |
| Sinking | 26974002 |
| Debt Service Reserve | 26974003 |
| Prepayment | 26974004 |
| Construction | 26974005 |
| Escrow | 26974006 |
| Cost of Issuance | 26974007 |

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 Rebatable Arbitrage, as of April 30, 2023, 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 April 29, 2024. 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 April 29, 2024, is the Rebatable Arbitrage.

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Delivered: April 29, 2019

| |
|-------------------------|
| Sources of Funds |
|-------------------------|

| | |
|------------------------------------|------------------------|
| Par Amount | \$14,735,000.00 |
| Net Original Issue Discount | -86,855.20 |
| Total | \$14,648,144.80 |

| |
|----------------------|
| Uses of Funds |
|----------------------|

| | |
|-------------------------------------|------------------------|
| Construction Fund | \$11,617,138.82 |
| Escrow Fund | 2,000,000.00 |
| Debt Service Reserve Fund | 449,946.88 |
| Capitalized Interest Account | 82,859.10 |
| Cost of Issuance Fund | 203,500.00 |
| Underwriter's Discount | 294,700.00 |
| Total | \$14,648,144.80 |

PROOF OF ARBITRAGE YIELD

\$14,735,000

Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

| Date | Debt Service | Present Value to 04/29/2019 @ 4.5644720487% |
|------------|--------------|---|
| 06/15/2019 | 82,859.10 | 82,382.64 |
| 12/15/2019 | 324,231.25 | 315,173.84 |
| 06/15/2020 | 579,231.25 | 550,486.99 |
| 12/15/2020 | 319,768.75 | 297,119.31 |
| 06/15/2021 | 579,768.75 | 526,683.18 |
| 12/15/2021 | 315,218.75 | 279,966.76 |
| 06/15/2022 | 585,218.75 | 508,174.01 |
| 12/15/2022 | 310,493.75 | 263,600.89 |
| 06/15/2023 | 590,493.75 | 490,127.53 |
| 12/15/2023 | 305,593.75 | 247,992.21 |
| 06/15/2024 | 595,593.75 | 472,545.35 |
| 12/15/2024 | 300,518.75 | 233,112.05 |
| 06/15/2025 | 600,518.75 | 455,427.77 |
| 12/15/2025 | 294,518.75 | 218,376.38 |
| 06/15/2026 | 609,518.75 | 441,854.80 |
| 12/15/2026 | 288,218.75 | 204,274.67 |
| 06/15/2027 | 618,218.75 | 428,385.00 |
| 12/15/2027 | 281,618.75 | 190,789.05 |
| 06/15/2028 | 621,618.75 | 411,733.08 |
| 12/15/2028 | 274,818.75 | 177,966.31 |
| 06/15/2029 | 629,818.75 | 398,755.62 |
| 12/15/2029 | 267,718.75 | 165,718.05 |
| 06/15/2030 | 637,718.75 | 385,940.17 |
| 12/15/2030 | 260,318.75 | 154,026.71 |
| 06/15/2031 | 645,318.75 | 373,305.73 |
| 12/15/2031 | 251,656.25 | 142,330.47 |
| 06/15/2032 | 656,656.25 | 363,101.49 |
| 12/15/2032 | 242,543.75 | 131,123.28 |
| 06/15/2033 | 662,543.75 | 350,190.27 |
| 12/15/2033 | 233,093.75 | 120,453.64 |
| 06/15/2034 | 673,093.75 | 340,067.12 |
| 12/15/2034 | 223,193.75 | 110,248.05 |
| 06/15/2035 | 683,193.75 | 329,938.16 |
| 12/15/2035 | 212,843.75 | 100,496.13 |
| 06/15/2036 | 697,843.75 | 322,141.32 |
| 12/15/2036 | 201,931.25 | 91,136.33 |
| 06/15/2037 | 706,931.25 | 311,935.63 |
| 12/15/2037 | 190,568.75 | 82,212.77 |
| 06/15/2038 | 720,568.75 | 303,922.47 |
| 12/15/2038 | 178,643.75 | 73,667.34 |
| 06/15/2039 | 728,643.75 | 293,766.45 |
| 12/15/2039 | 166,268.75 | 65,538.63 |
| 06/15/2040 | 746,268.75 | 287,595.30 |
| 12/15/2040 | 152,856.25 | 57,592.97 |
| 06/15/2041 | 757,856.25 | 279,172.69 |
| 12/15/2041 | 138,865.63 | 50,012.74 |
| 06/15/2042 | 773,865.63 | 272,490.41 |
| 12/15/2042 | 124,181.25 | 42,750.53 |
| 06/15/2043 | 789,181.25 | 265,620.75 |
| 12/15/2043 | 108,803.13 | 35,803.58 |
| 06/15/2044 | 803,803.13 | 258,603.57 |
| 12/15/2044 | 92,731.25 | 29,168.27 |
| 06/15/2045 | 822,731.25 | 253,012.74 |
| 12/15/2045 | 75,850.00 | 22,805.51 |
| 06/15/2046 | 840,850.00 | 247,173.83 |
| 12/15/2046 | 58,159.38 | 16,714.89 |
| 06/15/2047 | 858,159.38 | 241,130.13 |

PROOF OF ARBITRAGE YIELD

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

| Date | Debt Service | Present Value to 04/29/2019 @ 4.5644720487% |
|------------|---------------|---|
| 12/15/2047 | 39,659.38 | 10,895.05 |
| 06/15/2048 | 879,659.38 | 236,264.05 |
| 12/15/2048 | 20,234.38 | 5,313.40 |
| 06/15/2049 | 895,234.38 | 229,836.73 |
| | 27,328,102.90 | 14,648,144.80 |

Proceeds Summary

| | |
|------------------------------|---------------|
| Delivery date | 04/29/2019 |
| Par Value | 14,735,000.00 |
| Premium (Discount) | -86,855.20 |
| Target for yield calculation | 14,648,144.80 |

BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|------------|--------------|------------------------|
| 04/29/2019 | | | | | |
| 06/15/2019 | | | 82,859.10 | 82,859.10 | 82,859.10 |
| 12/15/2019 | | | 324,231.25 | 324,231.25 | |
| 06/15/2020 | 255,000 | 3.500% | 324,231.25 | 579,231.25 | 903,462.50 |
| 12/15/2020 | | | 319,768.75 | 319,768.75 | |
| 06/15/2021 | 260,000 | 3.500% | 319,768.75 | 579,768.75 | 899,537.50 |
| 12/15/2021 | | | 315,218.75 | 315,218.75 | |
| 06/15/2022 | 270,000 | 3.500% | 315,218.75 | 585,218.75 | 900,437.50 |
| 12/15/2022 | | | 310,493.75 | 310,493.75 | |
| 06/15/2023 | 280,000 | 3.500% | 310,493.75 | 590,493.75 | 900,987.50 |
| 12/15/2023 | | | 305,593.75 | 305,593.75 | |
| 06/15/2024 | 290,000 | 3.500% | 305,593.75 | 595,593.75 | 901,187.50 |
| 12/15/2024 | | | 300,518.75 | 300,518.75 | |
| 06/15/2025 | 300,000 | 4.000% | 300,518.75 | 600,518.75 | 901,037.50 |
| 12/15/2025 | | | 294,518.75 | 294,518.75 | |
| 06/15/2026 | 315,000 | 4.000% | 294,518.75 | 609,518.75 | 904,037.50 |
| 12/15/2026 | | | 288,218.75 | 288,218.75 | |
| 06/15/2027 | 330,000 | 4.000% | 288,218.75 | 618,218.75 | 906,437.50 |
| 12/15/2027 | | | 281,618.75 | 281,618.75 | |
| 06/15/2028 | 340,000 | 4.000% | 281,618.75 | 621,618.75 | 903,237.50 |
| 12/15/2028 | | | 274,818.75 | 274,818.75 | |
| 06/15/2029 | 355,000 | 4.000% | 274,818.75 | 629,818.75 | 904,637.50 |
| 12/15/2029 | | | 267,718.75 | 267,718.75 | |
| 06/15/2030 | 370,000 | 4.000% | 267,718.75 | 637,718.75 | 905,437.50 |
| 12/15/2030 | | | 260,318.75 | 260,318.75 | |
| 06/15/2031 | 385,000 | 4.500% | 260,318.75 | 645,318.75 | 905,637.50 |
| 12/15/2031 | | | 251,656.25 | 251,656.25 | |
| 06/15/2032 | 405,000 | 4.500% | 251,656.25 | 656,656.25 | 908,312.50 |
| 12/15/2032 | | | 242,543.75 | 242,543.75 | |
| 06/15/2033 | 420,000 | 4.500% | 242,543.75 | 662,543.75 | 905,087.50 |
| 12/15/2033 | | | 233,093.75 | 233,093.75 | |
| 06/15/2034 | 440,000 | 4.500% | 233,093.75 | 673,093.75 | 906,187.50 |
| 12/15/2034 | | | 223,193.75 | 223,193.75 | |
| 06/15/2035 | 460,000 | 4.500% | 223,193.75 | 683,193.75 | 906,387.50 |
| 12/15/2035 | | | 212,843.75 | 212,843.75 | |
| 06/15/2036 | 485,000 | 4.500% | 212,843.75 | 697,843.75 | 910,687.50 |
| 12/15/2036 | | | 201,931.25 | 201,931.25 | |
| 06/15/2037 | 505,000 | 4.500% | 201,931.25 | 706,931.25 | 908,862.50 |
| 12/15/2037 | | | 190,568.75 | 190,568.75 | |
| 06/15/2038 | 530,000 | 4.500% | 190,568.75 | 720,568.75 | 911,137.50 |
| 12/15/2038 | | | 178,643.75 | 178,643.75 | |
| 06/15/2039 | 550,000 | 4.500% | 178,643.75 | 728,643.75 | 907,287.50 |
| 12/15/2039 | | | 166,268.75 | 166,268.75 | |
| 06/15/2040 | 580,000 | 4.625% | 166,268.75 | 746,268.75 | 912,537.50 |
| 12/15/2040 | | | 152,856.25 | 152,856.25 | |
| 06/15/2041 | 605,000 | 4.625% | 152,856.25 | 757,856.25 | 910,712.50 |
| 12/15/2041 | | | 138,865.63 | 138,865.63 | |
| 06/15/2042 | 635,000 | 4.625% | 138,865.63 | 773,865.63 | 912,731.26 |
| 12/15/2042 | | | 124,181.25 | 124,181.25 | |
| 06/15/2043 | 665,000 | 4.625% | 124,181.25 | 789,181.25 | 913,362.50 |
| 12/15/2043 | | | 108,803.13 | 108,803.13 | |
| 06/15/2044 | 695,000 | 4.625% | 108,803.13 | 803,803.13 | 912,606.26 |
| 12/15/2044 | | | 92,731.25 | 92,731.25 | |
| 06/15/2045 | 730,000 | 4.625% | 92,731.25 | 822,731.25 | 915,462.50 |
| 12/15/2045 | | | 75,850.00 | 75,850.00 | |
| 06/15/2046 | 765,000 | 4.625% | 75,850.00 | 840,850.00 | 916,700.00 |
| 12/15/2046 | | | 58,159.38 | 58,159.38 | |
| 06/15/2047 | 800,000 | 4.625% | 58,159.38 | 858,159.38 | 916,318.76 |

BOND DEBT SERVICE

\$14,735,000

Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|------------|--------|---------------|---------------|------------------------|
| 12/15/2047 | | | 39,659.38 | 39,659.38 | |
| 06/15/2048 | 840,000 | 4.625% | 39,659.38 | 879,659.38 | 919,318.76 |
| 12/15/2048 | | | 20,234.38 | 20,234.38 | |
| 06/15/2049 | 875,000 | 4.625% | 20,234.38 | 895,234.38 | 915,468.76 |
| | 14,735,000 | | 12,593,102.90 | 27,328,102.90 | 27,328,102.90 |

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/19 | Beg Bal | -2,000,000.00 | -2,506,294.68 |
| 01/17/20 | | 2,002,853.78 | 2,429,989.56 |
| 01/21/20 | | 131.33 | 159.26 |
| ----- | | | |
| 04/29/24 | TOTALS: | 2,985.11 | -76,145.86 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 04/29/19 | REBATABLE ARBITRAGE: | -76,145.86 |
| COMP DATE: | 04/29/24 | NET INCOME: | 2,985.11 |
| BOND YIELD: | 4.564472% | TAX INV YIELD: | 0.208216% |

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/19 | Beg Bal | -11,617,138.82 | -14,557,986.63 |
| 07/12/19 | | 7,829,239.42 | 9,721,811.14 |
| 08/12/19 | | 12,391.25 | 15,328.84 |
| 01/17/20 | | -2,002,853.78 | -2,429,989.56 |
| 01/21/20 | | -131.33 | -159.26 |
| 02/28/20 | | 289.26 | 349.15 |
| 04/02/20 | | 2,008,738.67 | 2,414,321.95 |
| 05/14/20 | | 3,776,138.00 | 4,514,741.43 |
| 05/18/20 | | 4,860.00 | 5,807.69 |
| 04/08/22 | | 45.34 | 49.75 |
| ----- | | | |
| 04/29/24 | TOTALS: | 11,578.01 | -315,725.50 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-------------|
| ISSUE DATE: | 04/29/19 | REBATABLE ARBITRAGE: | -315,725.50 |
| COMP DATE: | 04/29/24 | NET INCOME: | 11,578.01 |
| BOND YIELD: | 4.564472% | TAX INV YIELD: | 0.194757% |

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/19 | Beg Bal | -449,946.88 | -563,849.74 |
| 05/02/19 | | 7.40 | 9.27 |
| 06/04/19 | | 114.64 | 143.03 |
| 07/02/19 | | 110.95 | 137.94 |
| 08/02/19 | | 95.54 | 118.34 |
| 09/04/19 | | 76.43 | 94.29 |
| 10/02/19 | | 66.57 | 81.84 |
| 11/04/19 | | 57.32 | 70.18 |
| 12/03/19 | | 55.47 | 67.67 |
| 01/03/20 | | 57.32 | 69.67 |
| 02/04/20 | | 57.17 | 69.21 |
| 03/03/20 | | 47.33 | 57.09 |
| 04/02/20 | | 21.33 | 25.64 |
| 05/04/20 | | 3.69 | 4.42 |
| 06/02/20 | | 3.81 | 4.54 |
| 07/02/20 | | 2.21 | 2.63 |
| 08/04/20 | | 2.09 | 2.47 |
| 09/02/20 | | 1.91 | 2.25 |
| 10/02/20 | | 1.84 | 2.16 |
| 11/03/20 | | 1.91 | 2.24 |
| 12/02/20 | | 1.84 | 2.15 |
| 01/05/21 | | 1.91 | 2.22 |
| 02/02/21 | | 1.91 | 2.21 |
| 03/02/21 | | 1.73 | 2.00 |
| 04/02/21 | | 1.91 | 2.19 |
| 05/04/21 | | 1.85 | 2.12 |
| 06/02/21 | | 1.91 | 2.18 |
| 07/02/21 | | 1.85 | 2.10 |
| 08/03/21 | | 1.91 | 2.16 |
| 09/02/21 | | 1.91 | 2.15 |
| 10/04/21 | | 1.85 | 2.08 |
| 11/02/21 | | 1.91 | 2.14 |
| 12/02/21 | | 1.85 | 2.06 |
| 01/04/22 | | 1.91 | 2.12 |
| 02/02/22 | | 1.91 | 2.11 |
| 03/02/22 | | 1.73 | 1.91 |
| 04/04/22 | | 1.91 | 2.10 |
| 05/03/22 | | 1.85 | 2.02 |
| 06/02/22 | | 1.91 | 2.08 |
| 07/05/22 | | 1.85 | 2.01 |
| 08/02/22 | | 1.91 | 2.07 |
| 09/02/22 | | 296.78 | 319.84 |
| 10/04/22 | | 554.73 | 595.45 |
| 11/02/22 | | 680.47 | 727.86 |
| 12/02/22 | | 721.15 | 768.47 |
| 01/04/23 | | 840.72 | 892.30 |
| 02/02/23 | | 894.35 | 945.90 |

\$14,735,000
Stoneybrook South at Championsgate Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(2019 Assessment Area)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 03/02/23 | | 811.14 | 854.67 |
| 04/03/23 | | 1,094.67 | 1,148.94 |
| 04/30/23 | MMkt Bal | 449,946.88 | 470,659.93 |
| 04/30/23 | MMkt Acc | 1,059.36 | 1,108.13 |
| ----- | | | |
| 04/29/24 | TOTALS: | 7,777.62 | -84,819.17 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 04/29/19 | REBATABLE ARBITRAGE: | -84,819.17 |
| COMP DATE: | 04/29/24 | NET INCOME: | 7,777.62 |
| BOND YIELD: | 4.564472% | TAX INV YIELD: | 0.429723% |

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/19 | Beg Bal | -82,859.10 | -103,834.66 |
| 06/17/19 | | 82,859.09 | 103,211.69 |
| 10/22/19 | | -1,817.47 | -2,228.69 |
| 12/16/19 | | -322,380.07 | -392,655.03 |
| 12/16/19 | | 324,231.25 | 394,909.74 |
| 12/31/19 | | 0.11 | 0.13 |
| ----- | | | |
| 04/29/24 | TOTALS: | 33.81 | -596.81 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 04/29/19 | REBATABLE ARBITRAGE: | -596.81 |
| COMP DATE: | 04/29/24 | NET INCOME: | 33.81 |
| BOND YIELD: | 4.564472% | TAX INV YIELD: | 0.298393% |

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/19 | Beg Bal | -203,500.00 | -255,015.48 |
| 04/29/19 | | 48,500.00 | 60,777.65 |
| 04/29/19 | | 31,000.00 | 38,847.57 |
| 04/29/19 | | 6,000.00 | 7,518.88 |
| 04/29/19 | | 49,000.00 | 61,404.22 |
| 04/29/19 | | 49,000.00 | 61,404.22 |
| 04/29/19 | | 10,760.00 | 13,483.87 |
| 05/01/19 | | 1,500.00 | 1,879.25 |
| 05/10/19 | | 5,925.00 | 7,414.67 |
| 10/22/19 | | 1,817.47 | 2,228.69 |
| ----- | | | |
| 04/29/24 | TOTALS: | 2.47 | -56.47 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 04/29/19 | REBATABLE ARBITRAGE: | -56.47 |
| COMP DATE: | 04/29/24 | NET INCOME: | 2.47 |
| BOND YIELD: | 4.564472% | TAX INV YIELD: | 0.232655% |

\$14,735,000
 Stoneybrook South at Championsgate Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (2019 Assessment Area)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.564472%) |
|----------|-------------|------------------------|--|
| 04/29/20 | | -1,760.00 | -2,108.21 |
| 04/29/21 | | -1,780.00 | -2,038.08 |
| 04/29/22 | | -1,830.00 | -2,002.87 |
| 04/29/23 | | -1,960.00 | -2,050.48 |
| ----- | | | |
| 04/29/24 | TOTALS: | -7,330.00 | -8,199.64 |
| ----- | | | |

ISSUE DATE: 04/29/19 REBATABLE ARBITRAGE: -8,199.64
 COMP DATE: 04/29/24
 BOND YIELD: 4.564472%

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Stacie Vanderbilt
Recording Secretary
Stoneybrook South at ChampionsGate Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Stoneybrook South at ChampionsGate Community Development District –
Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Stoneybrook South at ChampionsGate Community Development District as of April 15, 2023.

The number of registered voters within the Stoneybrook South at ChampionsGate CDD is 579 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 28 2023

GMS-CF, LLC

*Vote
Osceola*