



**Stoneybrook South at ChampionsGate  
Community Development District**

**Adopted Budget  
FY 2024**



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# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
<b>Revenues</b>					
Special Assessments - Tax Roll	\$1,040,238	\$1,046,701	\$0	\$1,046,701	\$1,040,238
Interest	\$0	\$5,803	\$2,997	\$8,800	\$3,960
<b>Total Revenues</b>	<b>\$1,040,238</b>	<b>\$1,052,504</b>	<b>\$2,997</b>	<b>\$1,055,501</b>	<b>\$1,044,198</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$7,200	\$2,000	\$9,200	\$12,000
FICA Expense	\$918	\$551	\$153	\$704	\$918
Engineering	\$12,000	\$11,373	\$2,000	\$13,373	\$12,000
Attorney	\$25,000	\$17,925	\$7,075	\$25,000	\$25,000
Dissemination	\$14,000	\$8,750	\$3,500	\$12,250	\$14,000
Arbitrage	\$1,350	\$900	\$450	\$1,350	\$1,350
Annual Audit	\$5,675	\$0	\$5,675	\$5,675	\$5,675
Trustee Fees	\$17,240	\$12,930	\$0	\$12,930	\$17,240
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Management Fees	\$36,750	\$27,563	\$9,188	\$36,750	\$40,000
Information Technology	\$1,300	\$975	\$325	\$1,300	\$1,800
Website Maintenance	\$800	\$600	\$200	\$800	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$100
Postage	\$1,000	\$140	\$35	\$175	\$500
Printing & Binding	\$1,000	\$131	\$29	\$160	\$500
Insurance	\$6,700	\$5,988	\$0	\$5,988	\$6,600
Legal Advertising	\$2,500	\$1,202	\$1,298	\$2,500	\$2,500
Other Current Charges	\$1,000	\$419	\$3,766	\$4,185	\$600
Office Supplies	\$625	\$3	\$2	\$5	\$250
Property Appraiser	\$600	\$921	\$0	\$921	\$1,000
Property Taxes	\$350	\$14	\$0	\$14	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$146,283</b>	<b>\$102,761</b>	<b>\$35,719</b>	<b>\$138,480</b>	<b>\$151,258</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$15,750	\$11,813	\$3,938	\$15,750	\$17,909
Electric	\$39,600	\$18,144	\$6,615	\$24,759	\$66,104
Streetlights	\$123,400	\$59,700	\$78,356	\$138,056	\$172,516
Reclaimed Water	\$94,500	\$50,725	\$22,392	\$73,117	\$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	\$184,059	\$62,511	\$246,570	\$274,249
Landscape Contingency	\$15,000	\$4,075	\$3,425	\$7,500	\$29,339
Tree Trimming	\$0	\$0	\$0	\$0	\$2,667
Irrigation Repairs	\$20,000	\$6,857	\$3,143	\$10,000	\$24,005
Aquatic Maintenance	\$7,020	\$3,678	\$1,275	\$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	\$10,220	\$1,665	\$11,885	\$7,518
Pressure Washing	\$0	\$0	\$0	\$0	\$2,667
Repairs & Maintenance	\$10,000	\$15,370	\$0	\$15,370	\$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	\$1,250	\$1,250	\$8,002
Transfer Out - Capital Reserve	\$278,748	\$278,748	\$0	\$278,748	\$95,404
<b>Total Operations &amp; Maintenance</b>	<b>\$893,955</b>	<b>\$650,008</b>	<b>\$184,569</b>	<b>\$834,577</b>	<b>\$892,940</b>
<b>Total Expenditures</b>	<b>\$1,040,238</b>	<b>\$752,769</b>	<b>\$220,288</b>	<b>\$973,057</b>	<b>\$1,044,198</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$299,735</b>	<b>(\$217,291)</b>	<b>\$82,444</b>	<b>(\$0)</b>

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

# 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
<b>Total</b>	<b>1938</b>		<b>\$1,106,636</b>

#### Fiscal Year 2023

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	200	\$342.96	\$68,592
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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
<b>Total</b>	<b>1938</b>		<b>\$1,106,636</b>

#### Adopted 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
<b>Total</b>	<b>1391</b>			<b>\$0</b>

#### Shared Costs

Operations & Maintenance		Total Adopted	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	\$514,110	\$239,861	\$274,249
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
<b>Total</b>		<b>\$1,495,072</b>	<b>\$697,536</b>	<b>\$797,536</b>

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

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem special assessment on all the 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.

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**EXPENDITURES:**

**Administrative:**

*Supervisors Fees*

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

*FICA Expense*

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

*Engineering*

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

*Attorney*

The District's legal counsel, Latham, 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
<b>9100 8577 8408</b>	<b>1521 Olympic Club Blvd, Entrance Lights</b>	<b>\$50</b>	<b>\$600</b>
<b>9100 8581 1139</b>	<b>60401 Whistling Straits Blvd, Gate</b>	<b>\$100</b>	<b>\$1,200</b>
<b>9100 8581 2255</b>	<b>90191 Leopard Creek Drive, Irrigation</b>	<b>\$35</b>	<b>\$420</b>
<b>9101 2416 4654</b>	<b>11891 S Westside Blvd</b>	<b>\$500</b>	<b>\$6,000</b>
<b>9101 2415 3809</b>	<b>87251 Bella Citta Blvd</b>	<b>\$575</b>	<b>\$6,900</b>
<b>9101 2774 0771</b>	<b>11351 Whistling Straits Blvd</b>	<b>\$650</b>	<b>\$7,800</b>
	<b>Contingency - 5 Fountains</b>		<b>\$39,440</b>
<b>Total</b>			<b>\$123,920</b>



**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 Blvdd 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
<b>9100 8577 8680</b>	<b>000 Tri County Rd, N Parcel Entry</b>	<b>\$850</b>	<b>\$10,200</b>
<b>9100 8581 2560</b>	<b>0000 Whistling Straits Blvd Lite</b>	<b>\$1,475</b>	<b>\$17,700</b>
<b>9100 8577 8185</b>	<b>000 Westside Blvd Lite, SB Tract K SL</b>	<b>\$565</b>	<b>\$6,780</b>
<b>9100 8577 8911</b>	<b>0 Westside Blvd Lite, Fox Prop West Blvd SL</b>	<b>\$855</b>	<b>\$10,260</b>
<b>9100 8581 1402</b>	<b>000 Bella Citta Blvd Lite</b>	<b>\$665</b>	<b>\$7,980</b>
<b>9100 8581 1600</b>	<b>000 Westside Blvd Lite, SS Tract K PH3 SL</b>	<b>\$590</b>	<b>\$7,080</b>
<b>9100 8581 1874</b>	<b>000 Westside Blvd Lite, SS Tract K PH2 SL</b>	<b>\$610</b>	<b>\$7,320</b>
<b>9100 8581 2099</b>	<b>00000 Westside Blvd Lite Fox Prop PH2C1</b>	<b>\$1,390</b>	<b>\$16,680</b>
<b>9101 4906 8762</b>	<b>0000 Westside Blvd Lite, Lite Fox Prpty Ph3A SL</b>	<b>\$1,165</b>	<b>\$13,980</b>
<b>9101 4907 2057</b>	<b>0000 Westside Blvd Lite, Lite Fox Prpty Ph3B SL</b>	<b>\$555</b>	<b>\$6,660</b>
	<b>Fox North/X Tract - 91 Streetlights</b>	<b>\$2,450</b>	<b>\$29,400</b>
	Contingency		\$4,440
<b>Total</b>			<b>\$323,400</b>

**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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>2627512-33111069</b>	<b>1500 Olympic Club Blvd. Meter A</b>	<b>\$2,650</b>	<b>\$31,800</b>
<b>2627512-33169919</b>	<b>1000 Whistling Straits Blvd Block</b>	<b>\$75</b>	<b>\$900</b>
<b>2627512-33254859</b>	<b>1000 Westside Block ODD Blvd 2" RM</b>	<b>\$3,750</b>	<b>\$45,000</b>
<b>2627512-33319269</b>	<b>8703 Bella Cita Blvd</b>	<b>\$160</b>	<b>\$1,920</b>
	Contingency		\$31,680
<b>Total</b>			<b>\$274,500</b>

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 Floralawn, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$22,352	\$268,224
Landscape Maintenance - SSC CDD	\$15,574	\$186,888
Contingency - Future Areas		\$58,998
<b>Total</b>		<b>\$514,110</b>

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.

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
<b>Pond Maintenance - 7 Ponds</b>	<b>\$425</b>	<b>\$5,100</b>
<b>X Tract Pond</b>	<b>\$160</b>	<b>\$1,920</b>
Contingency		\$1,146
<b>Total</b>		<b>\$10,230</b>

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.

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

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries. 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
<b>Total</b>	<b>\$7,100</b>

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

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.

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 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
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**Revenues**

Transfer In	\$278,748	\$278,748	\$0	\$278,748	\$95,404
Interest	\$750	\$13,437	\$4,493	\$17,930	\$5,000
<b>Total Revenues</b>	<b>\$279,498</b>	<b>\$292,185</b>	<b>\$4,493</b>	<b>\$296,678</b>	<b>\$100,404</b>

**Expenditures**

Contingency	\$0	\$30	\$0	\$30	\$0
Capital Outlay	\$127,341	\$88,204	\$0	\$88,204	\$59,228
<b>Total Expenditures</b>	<b>\$127,341</b>	<b>\$88,234</b>	<b>\$0</b>	<b>\$88,234</b>	<b>\$59,228</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$152,157</b>	<b>\$203,951</b>	<b>\$4,493</b>	<b>\$208,444</b>	<b>\$41,176</b>
<b>Fund Balance - Beginning</b>	<b>\$337,632</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$208,444</b>
<b>Fund Balance - Ending</b>	<b>\$489,789</b>	<b>\$203,951</b>	<b>\$4,493</b>	<b>\$208,444</b>	<b>\$249,620</b>

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

FY2024 Adopted Expenses	
Description	Amount
Pond 6 Fountain	\$ 29,206
Pond 10 Fountain	\$ 30,023
<b>Total</b>	<b>\$ 59,228</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2017

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
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**Revenues**

Special Assessments	\$301,800	\$303,817	\$0	\$303,817	\$301,800
Interest Income	\$0	\$8,175	\$3,050	\$11,225	\$5,000
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$222,524	\$225,222	\$0	\$225,222	\$241,476

<b>Total Revenues</b>	<b>\$524,324</b>	<b>\$537,214</b>	<b>\$3,050</b>	<b>\$540,264</b>	<b>\$548,276</b>
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**Expenses**

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

<b>Total Expenditures</b>	<b>\$298,788</b>	<b>\$298,788</b>	<b>\$0</b>	<b>\$298,788</b>	<b>\$297,125</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$225,537</b>	<b>\$238,426</b>	<b>\$3,050</b>	<b>\$241,476</b>	<b>\$251,151</b>
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Principal - 12/15/2024	<b>\$100,000</b>
Interest - 12/15/2024	<b>\$99,400</b>
<b>Total</b>	<b><u>\$199,400</u></b>

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

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/23	\$ 4,295,000	\$ 95,000	\$ 101,062.50	\$ 196,062.50
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
<b>Totals</b>		<b>\$ 4,295,000</b>	<b>\$ 3,096,650</b>	<b>\$ 7,391,650.00</b>

# Stoneybrook South at ChampionsGate

Community Development District

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

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
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**Revenues**

Special Assessments - Tax Roll	\$893,432	\$899,122	\$0	\$899,122	\$899,894
Special Assessments - Direct Billed	\$6,463	\$6,463	\$0	\$6,463	\$0
Interest Income	\$0	\$22,334	\$3,666	\$26,000	\$11,700
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$353,152	\$360,976	\$0	\$360,976	\$391,574

<b>Total Revenues</b>	<b>\$1,253,046</b>	<b>\$1,288,895</b>	<b>\$3,666</b>	<b>\$1,292,561</b>	<b>\$1,303,168</b>
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**Expenses**

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

<b>Total Expenditures</b>	<b>\$900,988</b>	<b>\$900,988</b>	<b>\$0</b>	<b>\$900,988</b>	<b>\$901,188</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$352,059</b>	<b>\$387,908</b>	<b>\$3,666</b>	<b>\$391,574</b>	<b>\$401,980</b>
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<b>Interest - 12/15/2024</b>	<b>\$300,519</b>
<b>Total</b>	<b>\$300,519</b>

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

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



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/23	\$ 13,670,000	\$ -	\$ 305,593.75	\$ 305,593.75
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
<b>Totals</b>		<b>\$ 13,670,000</b>	<b>\$ 9,970,819</b>	<b>\$ 23,640,818.75</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2020

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
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**Revenues**

Special Assessments - Tax Roll	\$691,407	\$695,781	\$0	\$695,781	\$702,564
Special Assessments - Direct Billed	\$11,156	\$11,156	\$0	\$11,156	\$0
Interest Income	\$0	\$18,102	\$4,898	\$23,000	\$10,350
Carry Forward Surplus	\$490,151	\$493,672	\$0	\$493,672	\$517,071

<b>Total Revenues</b>	<b>\$1,192,714</b>	<b>\$1,218,711</b>	<b>\$4,898</b>	<b>\$1,223,609</b>	<b>\$1,229,985</b>
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**Expenses**

Interest - 12/15	\$215,806	\$215,806	\$0	\$215,806	\$212,431
Principal - 12/15	\$270,000	\$270,000	\$0	\$270,000	\$275,000
Interest - 6/15	\$212,431	\$212,431	\$0	\$212,431	\$208,994
Transfer Out	\$0	\$6,537	\$1,763	\$8,300	\$0

<b>Total Expenditures</b>	<b>\$698,238</b>	<b>\$704,775</b>	<b>\$1,763</b>	<b>\$706,538</b>	<b>\$696,425</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$494,477</b>	<b>\$513,936</b>	<b>\$3,135</b>	<b>\$517,071</b>	<b>\$533,560</b>
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Principal - 12/15/2024	\$280,000
Interest - 12/15/2024	\$208,994
<b>Total</b>	<b>\$488,994</b>

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

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/23	\$ 12,195,000	\$ 275,000	\$ 212,431.25	\$ 487,431.25
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
<b>Totals</b>		<b>\$ 12,195,000</b>	<b>\$ 7,187,994</b>	<b>\$ 19,382,993.75</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2023

Proposed Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/22	Adopted Budget FY2024
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**Revenues**

Special Assessments	\$0	\$0	\$118,784	\$118,784	\$302,250
Interest Income	\$0	\$1,410	\$1,200	\$2,610	\$2,500
Bond Proceeds	\$205,238	\$205,238	\$0	\$205,238	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$119,157 *
<b>Total Revenues</b>	<b>\$205,238</b>	<b>\$206,648</b>	<b>\$119,984</b>	<b>\$326,633</b>	<b>\$423,907</b>

**Expenses**

Interest - 12/15	\$0	\$0	\$0	\$0	\$118,784
Principal - 6/15	\$0	\$0	\$0	\$0	\$65,000
Interest - 6/15	\$54,113	\$54,113	\$0	\$54,113	\$118,784
Transfer Out	\$0	\$1,038	\$1,200	\$2,238	\$0
<b>Total Expenditures</b>	<b>\$54,113</b>	<b>\$55,151</b>	<b>\$1,200</b>	<b>\$56,351</b>	<b>\$302,569</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$151,125</b>	<b>\$151,497</b>	<b>\$118,784</b>	<b>\$270,282</b>	<b>\$121,338</b>

\*Less Reserve amount

<b>Interest - 12/15/2024</b>	<b>\$117,322</b>
<b>Total</b>	<b>\$117,322</b>
<b>Net Assessment</b>	<b>\$302,250</b>
<b>Collection Cost (6%)</b>	<b>\$19,293</b>
<b>Gross Assessment</b>	<b>\$321,543</b>

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
<b>Total</b>	<b>358</b>		<b>\$321,543</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 4,450,000</b>	<b>\$ 4,679,075</b>	<b>\$ 9,129,075.00</b>