Stoneybrook South at ChampionsGate Community Development District

Agenda

February 5, 2024

AGENDA

Stoneybrook South at ChampionsGate
Community Development District

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

January 29, 2024

Board of Supervisors
Stoneybrook South at ChampionsGate
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, February 5, 2024 at 11:00 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 2024-01 Electing Officers
4. Approval of Minutes of the December 4, 2023 Meeting
5. Consideration of Quotations from Lake Fountains and Aeration for Installation of Fountains in Ponds #6 & #10
6. Ratification of Series 2023 Requisitions #6 & #7 and Consideration of Requisition #8
7. Staff Reports
   A. Attorney
      i. Discussion of Pending Plat Conveyances
      ii. Status of Permit Transfers
   B. Engineer
   C. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2024-01

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.
_____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 5th day of February, 2024.

ATTEST:

STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

MINUTES

SECTION V

Order Number B33959-A

Order Date 01/25/24 **Bid Expiration Date** (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Required Date	Unit Price	Discount %	Tax	Extended Price
1	0	LF5000PRP 5HP,230V,1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	01/30/23	13495.00	25.000	N	10121.25
150	0	6-4 6-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00		N	0.00
100	0	6-4 6-4 SEOWA CABLE ADDITIONAL PUMP CABLE 250FT TOTAL	FT	01/30/23	17.95	25.000	N	1346.25
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		01/30/23	6995.00	25.000	N	5246.25
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00		N	0.00
100	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 250FT TOTAL	FT	01/30/23	3.89	25.000	N	291.75
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	12000.00		N	12000.00

Approved by: **(Date)**

Name **(Date)**

Order Number B33959-A

Order Date 01/25/24 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 6

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Required Date	Unit Price	Discount %	Tax	Extended Price
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/30/23	400.00		N	400.00

Approved by: **(Date)**

Name **(Date)**

Non Taxable Subtotal	29405.50
Taxable Subtotal	0.00
Tax	0.00
Total Order	29405.50

TERMS AND CONDITIONS

1. **Ordering of parts and fabrication of fountains and aeration systems will not begin until deposit has been received by LAKE FOUNTAINS. Delay in receipt of deposit may void agreed upon delivery date.**

2. Equipment sold by LAKE FOUNTAINS, exclusive of electric lamp bulbs, is warranted to be free from defects in materials and workmanship for a period of three years from receipt of equipment by CUSTOMER. Specifically excluded from this 3-year warranty are pumps, motors and light fixtures, which carry a standard 1-year manufacturer's warranty. The liability is limited to the repair or replacement of such items deemed by LAKE FOUNTAINS to be defective and will not include items damaged by misuse, vandalism, acts of God or other causes. Unless equipment was installed by LAKE FOUNTAINS, within Florida, it is understood that purchaser shall deliver such defective items to LAKE FOUNTAINS for repair and bear all shipping costs to and from site. Any repairs, alterations or modifications made by anyone other than an authorized representative of LAKE FOUNTAINS will void the warranty. Warranty work will not be performed or paid for by LAKE FOUNTAINS unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment. **Improper electrical hookup by customer's electrician will completely void this warranty**.

3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers and other common maintenance items.

4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups, including mounting of controls, trenching, conduit and final hookup. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by LAKE FOUNTAINS and CUSTOMER and generally within 25' of less of lake or pool edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER's responsibility to ensure that proposed equipment to be supplied by LAKE FOUNTAINS meets all other governmental standards, including but not limited to; local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.

5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, LAKE FOUNTAINS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.

6. LAKE FOUNTAINS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by LAKE FOUNTAINS. Furthermore, LAKE FOUNTAINS assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from LAKE FOUNTAINS and improperly installed, used or maintained by CUSTOMER or others.

7. LAKE FOUNTAINS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of LAKE FOUNTAINS. However, LAKE FOUNTAINS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.

8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

9. LAKE FOUNTAINS, at its expense, shall maintain the following insurance coverages: a) workers' compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage.

10. This Agreement is not assignable by CUSTOMER except upon prior written consent by LAKE FOUNTAINS.

11. This Agreement may not be terminated except by mutual written agreement of both parties. Termination will require a charge equal to time and materials expended up to time of cancellation.

12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of ninety (90) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments are F.O.B. shipping point.

13. Special or custom orders are not returnable for credit. A special or custom order is defined by LAKE FOUNTAINS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications. All returns are subject to a restocking fee.

14. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both LAKE FOUNTAINS and CUSTOMER.

15. LAKE FOUNTAINS reserves the right to impose a service charge of 1.5 percent per month on past due balances.

16. Should it become necessary for LAKE FOUNTAINS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by LAKE FOUNTAINS resulting from such collection action.

Order Number B33960-B

Order Date 01/25/24 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Required Date	Unit Price	Discount %	Tax	Extended Price
1	0	LF5000PRP 5HP,230V,1PH POD/RING FOUNTAIN PACKAGE W/ CONTROLS	EA	01/30/23	13495.00	25.000	N	10121.25
150	0	8-4 8-4 SEOWA CABLE INCLUDED WITH FOUNTAIN	FT	01/30/23	0.00		N	0.00
50	0	8-4 8-4 SEOWA CABLE ADDITIONAL PUMP CABLE 200FT TOTAL	FT	01/30/23	14.95	25.000	N	560.63
1	0	LK40-4 4-40 WATT 120V LED LIGHT PKG		01/30/23	6995.00		N	6995.00
150	0	14-3 14-3 SEOWA CABLE INCLUDED WITH LIGHTS	FT	01/30/23	0.00		N	0.00
50	0	14-3 14-3 SEOWA CABLE ADDITIONAL LIGHT CABLE 200FT TOTAL	FT	01/30/23	3.89	25.000	N	145.88
1	0	ELECTSUB ELECTRICAL SUBCONTRACTOR		01/30/23	12800.00		N	12800.00

Approved by: **(Date)**

Name **(Date)**

(Continued)

Customer Original

Order Number B33960-B

Order Date 01/25/24 Bid Expiration Date (45 DAYS)

LAKE FOUNTAINS & AERATION, INC.
1305 Central Park Drive
Sanford, FL 32771 USA

Telephone: 407/324-1515

Bill To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
C/O GMS CENTRAL FLORIDA
219 E. LIVINGSTON STREET
ORLANDO, FL 34771

Ship To:

STONEYBROOK SOUTH AT CHAMPIONS GATE
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219 E. LIVINGSTON STREET
ORLANDO, FL 34771
POND 10

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
532002	OUR TRUCK	SANFORD, FL	50% Deposit, 50% COD		WS	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Required Date	Unit Price	Discount %	Tax	Extended Price
1	0	DELIVERY INCLUDES POSITIONING FOUNTAIN IN LAKE	EA	01/30/23	400.00		N	400.00

Approved by: **(Date)**

Name **(Date)**

Non Taxable Subtotal	31022.76
Taxable Subtotal	0.00
Tax	0.00
Total Order	31022.76

TERMS AND CONDITIONS

1. Ordering of parts and fabrication of fountains and aeration systems will not begin until deposit has been received by LAKE FOUNTAINS. Delay in receipt of deposit may void agreed upon delivery date.

2. Equipment sold by LAKE FOUNTAINS, exclusive of electric lamp bulbs, is warranted to be free from defects in materials and workmanship for a period of three years from receipt of equipment by CUSTOMER. Specifically excluded from this 3-year warranty are pumps, motors and light fixtures, which carry a standard 1-year manufacturer's warranty. The liability is limited to the repair or replacement of such items deemed by LAKE FOUNTAINS to be defective and will not include items damaged by misuse, vandalism, acts of God or other causes. Unless equipment was installed by LAKE FOUNTAINS, within Florida, it is understood that purchaser shall deliver such defective items to LAKE FOUNTAINS for repair and bear all shipping costs to and from site. Any repairs, alterations or modifications made by anyone other than an authorized representative of LAKE FOUNTAINS will void the warranty. Warranty work will not be performed or paid for by LAKE FOUNTAINS unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment. **Improper electrical hookup by customer's electrician will completely void this warranty.**

3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers and other common maintenance items.

4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups, including mounting of controls, trenching, conduit and final hookup. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by LAKE FOUNTAINS and CUSTOMER and generally within 25' of less of lake or pool edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER's responsibility to ensure that proposed equipment to be supplied by LAKE FOUNTAINS meets all other governmental standards, including but not limited to; local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.

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7. LAKE FOUNTAINS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of LAKE FOUNTAINS. However, LAKE FOUNTAINS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.

8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

9. LAKE FOUNTAINS, at its expense, shall maintain the following insurance coverages: a) workers' compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage.

10. This Agreement is not assignable by CUSTOMER except upon prior written consent by LAKE FOUNTAINS.

11. This Agreement may not be terminated except by mutual written agreement of both parties. Termination will require a charge equal to time and materials expended up to time of cancellation.

12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of ninety (90) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments are F.O.B. shipping point.

13. Special or custom orders are not returnable for credit. A special or custom order is defined by LAKE FOUNTAINS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications. All returns are subject to a restocking fee.

14. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both LAKE FOUNTAINS and CUSTOMER.

15. LAKE FOUNTAINS reserves the right to impose a service charge of 1.5 percent per month on past due balances.

16. Should it become necessary for LAKE FOUNTAINS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by LAKE FOUNTAINS resulting from such collection action.

SECTION VI

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **6**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Latham, Luna, Eden & Beaudine, LLP

(D) Amount Payable: **$264.50**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #121704 – Finalization of conveyance to TWA of Tract LS-1 of the Tract X plat.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 1/8/24

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

October 5, 2023

Invoice #: 121704
Federal ID #:59-3366512

Stoneybrook South at ChampionsGate CDD
c/o GMS-CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

Matter ID: 7192-007 Conveyances/Requisitions

For Professional Services Rendered:

9/1/2023	KET	Review of final title policy and jacket from Fidelity for finalization of the conveyance of Tract LS-1 of the Tract X plat to TWA. Emailed executed copies to Fidelity. Email correspondence to TWA regarding same.	0.70	$185.50
9/5/2023	erd	Prepare cover letter and overnight for Toho Water Authority for liftgate conveyance	0.50	$52.50
9/6/2023	KET	Finalized cover letter to TWA enclosing originals for the conveyance of Tract LS-1 of the Tract X plat.	0.10	$26.50
Total Professional Services:			**1.30**	**$264.50**

Total	$264.50
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$264.50**

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **7**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Latham, Luna, Eden & Beaudine, LLP

(D) Amount Payable: **$540.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #122213 – Review of Req. 4 and preparation of conveyance documents from Len-CG South, LLC.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 1/8/24

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

November 15, 2023

Invoice #: 122213
Federal ID #:59-3366512

Stoneybrook South at ChampionsGate CDD
c/o GMS-CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

Matter ID: 7192-007 Conveyances/Requisitions

For Professional Services Rendered:

10/2/2023	KET	Review of email correspondence from the District Engineer regarding improvements subject to Requisition No. 4 of the Series 2023 Bonds and responded to same.	0.30	$79.50
10/3/2023	KET	Review of email correspondence from the District Engineer regarding improvements related to Requisition No. 4. Review of the Engineer's Report regarding same. Prepared conveyance documents from Len-CG South, LLC for improvements located in the Tract X plat and prepared conveyance documents from Lennar for improvements located in the Fox North plat. Email correspondence to the District Engineer and Developer regarding same.	1.50	$397.50
10/9/2023	erd	Emails regarding requisition documents	0.60	$63.00
Total Professional Services:			**2.40**	**$540.00**

Total	$540.00
Previous Balance	$264.50
Total Due	**$804.50**

STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(SERIES 2023 ASSESSMENT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Stoneybrook South at ChampionsGate Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2017, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **8**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

Latham, Luna, Eden & Beaudine, LLP

(D) Amount Payable: **$545.90**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #122691 – Review of Req. 4 and preparation of conveyance documents from Len-CG South, LLC. – November 2023

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Series 2023 Project; and

4. each disbursement represents a Cost of the Series 2023 Project which has not previously been paid.

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

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

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

STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2023 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

December 13, 2023

Invoice #: 122691
Federal ID #:59-3366512

Stoneybrook South at ChampionsGate CDD
c/o GMS-CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

Matter ID: 7192-007 Conveyances/Requisitions

For Professional Services Rendered:

11/20/2023	KET	Review of message from Developer regarding requisition no. 4. Review of documents related to same, telephone discussion with the District Engineer and updated conveyance documents per discussion to include conveyances to Osceola County and TWA.	1.06	$280.90
11/22/2023	KET	Review of email correspondence from Developer and Chairman regarding sign-off on the updated and revised versions of conveyance documents. Worked on compiling signature pages on the updated and revised versions of conveyance documents. Review of requisition regarding same.	1.00	$265.00
Total Professional Services:			**2.06**	**$545.90**

Total	$545.90
Previous Balance	$804.50
Total Due	**$1,350.40**

SECTION VII

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

November 28, 2023 - January 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/30/23	664-666	$ 6,735.00
	12/6/23	667-670	20,660.87
	12/13/23	671-676	2,517,105.22
	12/20/23	677-681	12,719.20
	1/4/24	682-688	95,949.30
	1/11/24	689-693	38,212.59
	1/18/24	694-695	2,994.10
	1/25/24	696-697	1,322.00
			$ 2,695,698.28
Payroll			
	December 2023		
	Adam Morgan	50075	$ 184.70
	Barry Bichard	50076	$ 184.70
	Jarred Cornell	50077	$ 184.70
	Logan Lantrip	50078	$ 184.70
	Patrick Bonin Jr.	50079	$ 184.70
			$ 923.50
TOTAL			**$ 2,696,621.78**

*** CHECK DATES 11/28/2023 - 01/30/2024 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/30/23	00017	11/20/23	364646	202311	310-51300-32200		*	3,675.00		
			FY22 AUDIT SERVICES							
						BERGER,TOOMBS,ELAM,GAINES&FRANK			3,675.00	000664
11/30/23	00032	11/30/23	21846	202311	300-13100-10100		*	1,191.45		
			PRCL.B/FOX N.LDSCP-NOV23							
		11/30/23	21846	202311	320-53800-46200		*	1,343.55		
			PRCL.B/FOX N.LDSCP-NOV23							
						FLORALAWN 2, LLC			2,535.00	000665
11/30/23	00022	11/17/23	1796378	202311	300-13100-10100		*	246.75		
			MTHLY WATER MGMT NOV23							
		11/17/23	1796378	202311	320-53800-47000		*	278.25		
			MTHLY WATER MGMT NOV23							
						THE LAKE DOCTORS, INC.			525.00	000666
12/06/23	00027	12/01/23	20234142	202312	300-13100-10100		*	274.95		
			WATER MGMT TREATMNT DEC23							
		12/01/23	20234142	202312	320-53800-47100		*	310.05		
			WATER MGMT TREATMNT DEC23							
						AMERICAN ECOSYSTEMS, INC.			585.00	000667
12/06/23	00033	11/25/23	5419	202311	300-13100-10100		*	321.95		
			RPLC 2 LGHTBLB/CHCK MONUM							
		11/25/23	5419	202311	320-53800-46300		*	363.05		
			RPLC 2 LGHTBLB/CHCK MONUM							
						BERRY CONSTRUCTION INC			685.00	000668
12/06/23	00032	11/22/23	21759	202310	300-13100-10100		*	533.64		
			MAINLINE RPR-BC CORNER							
		11/22/23	21759	202310	320-53800-47300		*	601.76		
			MAINLINE RPR-BC CORNER							
		12/01/23	22034	202312	300-13100-10100		*	7,496.97		
			LANDSCAPE MAINT DEC23							
		12/01/23	22034	202312	320-53800-46200		*	8,454.03		
			LANDSCAPE MAINT DEC23							
						FLORALAWN 2, LLC			17,086.40	000669
12/06/23	00002	10/05/23	121703	202309	310-51300-31500		*	1,453.67		
			REQ#4/QUIT CLAIM DEED/MTG							
		11/15/23	122212	202310	310-51300-31500		*	850.80		
			TRI-PARTY AGR/MTG/LAKEDOC							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,304.47	000670
12/13/23	00011	12/11/23	12112023	202312	300-20700-10000		*	259,217.94		
			FY24 DEBT SERVICE SER2017							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			259,217.94	000671

*** CHECK DATES 11/28/2023 - 01/30/2024 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/13/23	00011	12/11/23	12112023	202312	300-20700-10100		*	799,766.49		
			FY24 DEBT SERVICE SER2019							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			799,766.49	000672
12/13/23	00011	12/11/23	12112023	202312	300-20700-10200		*	603,221.23		
			FY24 DEBT SERVICE SER2020							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			603,221.23	000673
12/13/23	00011	12/11/23	12112023	202312	300-20700-10300		*	259,495.56		
			FY24 DEBT SERVICE SER2023							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			259,495.56	000674
12/13/23	00026	12/11/23	12112023	202312	300-58100-10000		*	95,404.00		
			FY24 CAPITAL RESERVE AMT							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			95,404.00	000675
12/13/23	00026	12/11/23	12112023	202312	300-15100-10000		*	500,000.00		
			EXCESS REVENUE-SBA OPER.							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			500,000.00	000676
12/20/23	00033	12/10/23	5429	202312	300-13100-10100		*	697.95		
			RPLC 5 LNDSCP LT/2TWR LTS							
		12/10/23	5429	202312	320-53800-46300		*	787.05		
			RPLC 5 LNDSCP LT/2TWR LTS							
						BERRY CONSTRUCTION INC			1,485.00	000677
12/20/23	00001	12/01/23	172	202312	310-51300-34000		*	3,333.33		
			MANAGEMENT FEES DEC23							
		12/01/23	172	202312	310-51300-35200		*	100.00		
			WEBSITE ADMIN DEC23							
		12/01/23	172	202312	310-51300-35100		*	150.00		
			INFORMATION TECH DEC23							
		12/01/23	172	202312	310-51300-31300		*	1,166.67		
			DISSEMINATION FEE DEC23							
		12/01/23	172	202312	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		12/01/23	172	202312	310-51300-42000		*	23.60		
			POSTAGE							
		12/01/23	173	202312	320-53800-12000		*	1,492.42		
			FIELD MANAGEMENT DEC23							
		12/01/23	173A	202310	310-51300-42000		*	.47		
			USPS-3RD QTR 2023 941FORM							
						GOVERNMENTAL MANAGEMENT SERVICES			6,266.70	000678
12/20/23	00002	12/13/23	122690	202311	310-51300-31500		*	132.50		
			REV.AUDIT REPORT/AGDA MTG							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			132.50	000679

*** CHECK DATES 11/28/2023 - 01/30/2024 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/20/23	00022	12/18/23	1798630	202312	300-13100-10100		*	246.75		
			MTHLY WATER MGMT DEC23							
		12/18/23	1798630	202312	320-53800-47000		*	278.25		
			MTHLY WATER MGMT DEC23							
						THE LAKE DOCTORS, INC.			525.00	000680
12/20/23	00012	11/25/23	7134260	202311	310-51300-32300		*	4,310.00		
			FY24 TRUSTEE FEE SER2017							
						USBANK			4,310.00	000681
1/04/24	00027	1/01/24	20240301	202401	300-13100-10100		*	274.95		
			WATER MGMT TREATMNT JAN24							
		1/01/24	20240301	202401	320-53800-47100		*	310.05		
			WATER MGMT TREATMNT JAN24							
						AMERICAN ECOSYSTEMS, INC.			585.00	000682
1/04/24	00032	1/01/24	22550	202401	300-13100-10100		*	7,496.97		
			LANDSCAPE MAINT JAN24							
		1/01/24	22550	202401	320-53800-46200		*	8,454.03		
			LANDSCAPE MAINT JAN24							
						FLORALAWN 2, LLC			15,951.00	000683
1/04/24	00030	11/27/23	023070.0	202311	310-51300-31100		*	220.90		
			ENGEERS CERT FOR CR#4/CPY							
						MADDEN MOORHEAD & STOKES LLC			220.90	000684
1/04/24	00011	1/02/24	01022024	202401	300-20700-10000		*	10,682.25		
			FY24 DEBT SRVC SER2017							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			10,682.25	000685
1/04/24	00011	1/02/24	01022024	202401	300-20700-10100		*	32,958.00		
			FY24 DEBT SRVC SER2019							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			32,958.00	000686
1/04/24	00011	1/02/24	01022024	202401	300-20700-10200		*	24,858.46		
			FY24 DEBT SRVC SER2020							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			24,858.46	000687
1/04/24	00011	1/02/24	01022024	202401	300-20700-10300		*	10,693.69		
			FY24 DEBT SRVC SER2023							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			10,693.69	000688
1/11/24	00001	1/01/24	174	202401	310-51300-34000		*	3,333.33		
			MANAGEMENT FEES JAN24							
		1/01/24	174	202401	310-51300-35200		*	100.00		
			WEBSITE ADMIN JAN24							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		1/01/24	174	202401	310-51300-35100		*	150.00		
			INFORMATION TECH JAN24							
		1/01/24	174	202401	310-51300-31300		*	1,166.67		
			DISSEMINATION FEE JAN24							
		1/01/24	174	202401	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		1/01/24	174	202401	310-51300-42000		*	26.27		
			POSTAGE							
		1/01/24	174	202401	310-51300-42500		*	20.55		
			COPIES							
		1/01/24	175	202401	320-53800-12000		*	1,492.42		
			FIELD MANAGEMENT JAN24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,289.57	000689
1/11/24	00011	1/10/24	01102024	202401	300-20700-10000		*	4,306.09		
			FY24 DEBT SRVC SER2017							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			4,306.09	000690
1/11/24	00011	1/10/24	01102024	202401	300-20700-10100		*	13,285.61		
			FY24 DEBT SRVC SER2019							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			13,285.61	000691
1/11/24	00011	1/10/24	01102024	202401	300-20700-10200		*	10,020.62		
			FY24 DEBT SRVC SER2020							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			10,020.62	000692
1/11/24	00011	1/10/24	01102024	202401	300-20700-10300		*	4,310.70		
			FY24 DEBT SRVC SER2023							
						STONEYBROOK SOUTH AT CHAMPIONSGATE			4,310.70	000693
1/18/24	00032	1/10/24	22718	202311	300-13100-10100		*	785.12		
			IRG RPR-NOV23-65SPRY/40NZ							
		1/10/24	22718	202311	320-53800-47300		*	885.34		
			IRG RPR-NOV23-65SPRY/40NZ							
		1/11/24	22741	202312	300-13100-10100		*	314.58		
			8879 WHISTLING-RPR VLV LK							
		1/11/24	22741	202312	320-53800-47300		*	354.74		
			8879 WHISTLING-RPR VLV LK							
		1/12/24	22747	202311	300-13100-10100		*	258.18		
			9523 WHISTLING-STUCK VLVE							
		1/12/24	22747	202311	320-53800-47300		*	291.14		
			9523 WHISTLING-STUCK VLVE							
						FLORALAWN 2, LLC			2,889.10	000694
1/18/24	00030	1/08/24	023070.0	202312	310-51300-31100		*	105.00		
			CDD BRD OF SUPERVISOR MTG							
						MADDEN MOORHEAD & STOKES LLC			105.00	000695

*** CHECK DATES 11/28/2023 - 01/30/2024 ***
GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/25/24	00032	1/15/24	22931	202312	300-13100-10100			*	463.89		
			RPR 18SPRAY/46NOZZ/LAT.LN								
		1/15/24	22931	202312	320-53800-47300			*	523.11		
			RPR 18SPRAY/46NOZZ/LAT.LN								
							FLORALAWN 2, LLC			987.00	000696
1/25/24	00002	1/22/24	123122	202312	310-51300-31500			*	335.00		
			2022-2023 AUDIT UPDT/MTG								
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			335.00	000697

TOTAL FOR BANK A 2,695,698.28

TOTAL FOR REGISTER 2,695,698.28

SECTION 2

Stoneybrook South at ChampionsGate

Community Development District

Unaudited Financial Reporting

December 31, 2023

Table of Contents

Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

December 31, 2023

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist Bank	$ 445,083	$ 188,045	$ -	$ -	$ 633,128
Investments:					
Series 2017					
Reserve	$ -	$ -	$ 150,900	$ -	$ 150,900
Revenue	$ -	$ -	$ 313,751	$ -	$ 313,751
Prepayment	$ -	$ -	$ 116	$ -	$ 116
Series 2019					
Reserve	$ -	$ -	$ 449,947	$ -	$ 449,947
Revenue	$ -	$ -	$ 911,008	$ -	$ 911,008
Prepayment	$ -	$ -	$ 47	$ -	$ 47
Series 2020					
Reserve	$ -	$ -	$ 351,125	$ -	$ 351,125
Revenue	$ -	$ -	$ 648,443	$ -	$ 648,443
Construction	$ -	$ -	$ -	$ 36,632	$ 36,632
Series 2023					
Reserve	$ -	$ -	$ 151,125	$ -	$ 151,125
Revenue	$ -	$ -	$ 260,564	$ -	$ 260,564
Construction	$ -	$ -	$ -	$ 16,968	$ 16,968
Investment - SBA	$ 702,877	$ 493,888	$ -	$ -	$ 1,196,765
Due From General Fund	$ -	$ -	$ 79,192	$ -	$ 79,192
Due From SS CDD	$ 65,240	$ -	$ -	$ -	$ 65,240
Deposits	$ 16,000	$ -	$ -	$ -	$ 16,000
Total Assets	**$ 1,229,200**	**$ 681,934**	**$ 3,316,219**	**$ 53,599**	**$ 5,280,951**
Liabilities:					
Accounts Payable	$ 4,537	$ -	$ -	$ -	$ 4,537
Due to Debt Service 2017	$ 10,682	$ -	$ -	$ -	$ 10,682
Due to Debt Service 2019	$ 32,958	$ -	$ -	$ -	$ 32,958
Due to Debt Service 2020	$ 24,858	$ -	$ -	$ -	$ 24,858
Due to Debt Service 2023	$ 10,694	$ -	$ -	$ -	$ 10,694
Due to SS CDD	$ 123,274		$ -	$ -	$ 123,274
Total Liabilities	**$ 207,004**	**$ -**	**$ -**	**$ -**	**$ 207,004**
Fund Balances:					
Assigned For Debt Service 2017	$ -	$ -	$ 475,449	$ -	$ 475,449
Assigned For Debt Service 2019	$ -	$ -	$ 1,393,961	$ -	$ 1,393,961
Assigned For Debt Service 2020	$ -	$ -	$ 1,024,426	$ -	$ 1,024,426
Assigned For Debt Service 2023	$ -	$ -	$ 422,383	$ -	$ 422,383
Assigned For Capital Reserves 2020	$ -	$ 681,934	$ -	$ 36,632	$ 718,566
Assigned For Capital Reserves 2023	$ -	$ -	$ -	$ 16,968	$ 16,968
Unassigned	$ 1,022,196	$ -	$ -	$ -	$ 1,022,196
Total Fund Balances	**$ 1,022,196**	**$ 681,934**	**$ 3,316,219**	**$ 53,599**	**$ 5,073,948**
Total Liabilities & Fund Equity	$ 1,229,200	$ 681,934	$ 3,316,219	$ 53,599	$ 5,280,951

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	$ 1,040,238	$ 933,356	$ 933,356	$ -
Interest	$ 3,960	$ 990	$ 3,321	$ 2,331
Miscellaneous Income	$ -	$ -	$ 6,471	$ 6,471
Total Revenues	**$ 1,044,198**	**$ 934,346**	**$ 943,148**	**$ 8,802**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 3,000	$ 2,000	$ 1,000
FICA Expense	$ 918	$ 230	$ 153	$ 77
Engineering Fees	$ 12,000	$ 3,000	$ 592	$ 2,408
Attorney	$ 25,000	$ 6,250	$ 1,318	$ 4,932
Dissemination	$ 14,000	$ 3,500	$ 3,500	$ (0)
Arbitrage	$ 1,350	$ -	$ -	$ -
Annual Audit	$ 5,675	$ 3,675	$ 3,675	$ -
Trustee Fees	$ 17,240	$ 4,310	$ 4,310	$ -
Assessment Administration	$ 7,500	$ 7,500	$ 7,500	$ -
Management Fees	$ 40,000	$ 10,000	$ 10,000	$ 0
Information Technology	$ 1,800	$ 450	$ 450	$ -
Website Maintenance	$ 1,200	$ 300	$ 300	$ -
Telephone	$ 100	$ 25	$ -	$ 25
Postage	$ 500	$ 125	$ 40	$ 85
Printing & Binding	$ 500	$ 500	$ 1	$ 499
Insurance	$ 6,600	$ 6,600	$ 6,197	$ 403
Legal Advertising	$ 2,500	$ 625	$ -	$ 625
Other Current Charges	$ 600	$ 150	$ 167	$ (17)
Office Supplies	$ 250	$ 63	$ 1	$ 62
Property Appraiser Fee	$ 1,000	$ -	$ -	$ -
Property Taxes	$ 350	$ 9	$ 9	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 151,258**	**$ 50,486**	**$ 40,388**	**$ 10,099**

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Operations & Maintenance				
Field Services	$ 17,909	$ 4,477	$ 4,477	$ (0)
Property Insurance	$ 15,335	$ 15,335	$ 15,635	$ (300)
Electric	$ 66,104	$ 16,526	$ 11,130	$ 5,396
Streetlights	$ 172,516	$ 43,129	$ 40,736	$ 2,393
Water & Sewer	$ 146,430	$ 36,608	$ 44,883	$ (8,276)
Entry & Walls Maintenance	$ 8,002	$ 2,001	$ 1,534	$ 466
Landscape Maintenance	$ 274,249	$ 68,562	$ 54,098	$ 14,465
Landscape Contingency	$ 29,339	$ 7,335	$ 3,279	$ 4,056
Tree Trimming	$ 2,667	$ 667	$ -	$ 667
Irrigation Repairs	$ 24,005	$ 6,001	$ 5,728	$ 273
Aquatic Maintenance	$ 5,457	$ 1,364	$ 1,108	$ 256
Fountain Repair & Maintenance	$ 4,001	$ 1,000	$ 10,175	$ (9,175)
Miscellaneous - Stormwater Control	$ 2,667	$ 667	$ -	$ 667
Mitigation Monitoring & Maintenance	$ 7,518	$ 1,880	$ 1,239	$ 640
Pressure Washing	$ 2,667	$ 667	$ -	$ 667
Repairs & Maintenance	$ 5,334	$ 1,334	$ -	$ 1,334
Sidewalk Repair & Maintenance	$ 2,667	$ 667	$ -	$ 667
Roadway Repair & Maintenance - Storm Gutters	$ 2,667	$ 667	$ -	$ 667
Contingency	$ 8,002	$ 2,001	$ -	$ 2,001
Total Operations & Maintenance:	**$ 797,536**	**$ 210,885**	**$ 194,023**	**$ 16,862**
Reserves				
Capital Reserve Transfer	$ 95,404	$ 95,404	$ 95,404	$ -
Total Reserves	**$ 95,404**	**$ 95,404**	**$ 95,404**	**$ -**
Total Expenditures	**$ 1,044,198**	**$ 356,776**	**$ 329,815**	**$ 26,961**
Excess Revenues (Expenditures)	$ -		$ 613,333	
Fund Balance - Beginning	$ -		$ 408,863	
Fund Balance - Ending	$ -		$ 1,022,196	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Transfer In	$ 95,404	$ 95,404	$ 95,404	$ -
Interest	$ 5,000	$ 1,250	$ 5,736	$ 4,486
Total Revenues	**$ 100,404**	**$ 96,654**	**$ 101,140**	**$ 4,486**
Expenditures:				
Contingency	$ -	$ -	$ 8	$ (8)
Capital Outlay	$ 59,228	$ 14,807	$ -	$ 14,807
Total Expenditures	**$ 59,228**	**$ 14,807**	**$ 8**	**$ 14,807**
Excess Revenues (Expenditures)	$ 41,176	$ 81,847	$ 101,132	
Fund Balance - Beginning	$ 208,444		$ 580,802	
Fund Balance - Ending	$ 249,620		$ 681,934	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	$ 301,800	$ 269,900	$ 269,900	$ -
Interest	$ 5,000	$ 1,250	$ 5,266	$ 4,016
Total Revenues	**$ 306,800**	**$ 271,150**	**$ 275,166**	**$ 4,016**
Expenditures:				
Series 2017				
Interest - 12/15	$ 101,063	$ 101,063	$ 101,063	$ -
Principal - 12/15	$ 95,000	$ 95,000	$ 95,000	$ -
Interest - 06/15	$ 99,400	$ -	$ -	$ -
Total Expenditures	**$ 295,463**	**$ 196,063**	**$ 196,063**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 11,338		$ 79,104	
Fund Balance - Beginning	$ 241,476		$ 396,345	
Fund Balance - Ending	$ 252,814		$ 475,449	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	$ 899,894	$ 832,724	$ 832,724	$ -
Interest	$ 11,700	$ 2,925	$ 11,343	$ 8,418
Total Revenues	**$ 911,594**	**$ 835,649**	**$ 844,067**	**$ 8,418**
Expenditures:				
Series 2019				
Interest - 12/15	$ 305,594	$ 305,594	$ 305,594	$ -
Principal - 06/15	$ 290,000	$ -	$ -	$ -
Interest - 06/15	$ 305,594	$ -	$ -	$ -
Total Expenditures	**$ 901,188**	**$ 305,594**	**$ 305,594**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 10,407		$ 538,474	
Fund Balance - Beginning	$ 391,574		$ 855,487	
Fund Balance - Ending	$ 401,981		$ 1,393,961	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	$ 702,564	$ 628,080	$ 628,080	$ -
Interest	$ 10,350	$ 2,588	$ 11,629	$ 9,041
Total Revenues	**$ 712,914**	**$ 630,667**	**$ 639,708**	**$ 9,041**
Expenditures:				
Series 2020				
Interest - 12/15	$ 212,431	$ 212,431	$ 212,431	$ -
Principal - 12/15	$ 275,000	$ 275,000	$ 275,000	$ -
Interest - 06/15	$ 208,994	$ -	$ -	$ -
Total Expenditures	**$ 696,425**	**$ 487,431**	**$ 487,431**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (4,673)	$ 4,673
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (4,673)**	**$ 4,673**
Excess Revenues (Expenditures)	$ 16,489		$ 147,605	
Fund Balance - Beginning	$ 517,071		$ 876,822	
Fund Balance - Ending	$ 533,560		$ 1,024,426	

Stoneybrook South at ChampionsGate

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	$ 302,250	$ 270,189	$ 270,189	$ -
Interest	$ 2,500	$ 625	$ 2,623	$ 1,998
Total Revenues	**$ 304,750**	**$ 270,814**	**$ 272,812**	**$ 1,998**
Expenditures:				
Series 2023				
Interest - 12/15	$ 118,784	$ 118,784	$ 118,784	$ -
Principal - 06/15	$ 65,000	$ -	$ -	$ -
Interest - 06/15	$ 118,784	$ -	$ -	$ -
Total Expenditures	**$ 302,569**	**$ 118,784**	**$ 118,784**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (2,011)	$ 2,011
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (2,011)**	**$ 2,011**
Excess Revenues (Expenditures)	$ 2,181		$ 152,017	
Fund Balance - Beginning	$ 119,157		$ 270,365	
Fund Balance - Ending	$ 121,338		$ 422,383	

Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Interest	$ -	$ -	$ 440	$ 440
Total Revenues	**$ -**	**$ -**	**$ 440**	**$ 440**
Expenditures:				
Series 2020				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 4,673	$ (4,673)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 4,673**	**$ (4,673)**
Excess Revenues (Expenditures)	$ -		$ 5,113	
Fund Balance - Beginning	$ -		$ 31,519	
Fund Balance - Ending	$ -		$ 36,632	

Stoneybrook South at ChampionsGate

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Interest	$ -	$ -	$ 51,840	$ 51,840
Total Revenues	**$ -**	**$ -**	**$ 51,840**	**$ 51,840**
Expenditures:				
Series 2023				
Capital Outlay	$ -	$ -	$ 4,002,255	$ (4,002,255)
Total Expenditures	**$ -**	**$ -**	**$ 4,002,255**	**$ (4,002,255)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 2,011	$ (2,011)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 2,011**	**$ (2,011)**
Excess Revenues (Expenditures)	$ -		$ (3,948,405)	
Fund Balance - Beginning	$ -		$ 3,965,372	
Fund Balance - Ending	$ -		$ 16,968	

Stoneybrook South at ChampionsGate

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	$ -	$ 82,803	$ 850,553	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 933,356
Interest	$ 1,331	$ 1,030	$ 960	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,321
Miscellaneous Income	$ -	$ -	$ 6,471	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,471
													$ -
Total Revenues	**$ 1,331**	**$ 83,833**	**$ 857,984**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 943,148**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000
FICA Expense	$ 77	$ -	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 153
Engineering Fees	$ 266	$ 221	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 592
Attorney	$ 983	$ -	$ 335	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,318
Dissemination	$ 1,167	$ 1,167	$ 1,167	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ 3,675	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,675
Trustee Fees	$ -	$ 4,310	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,310
Assessment Administration	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Management Fees	$ 3,333	$ 3,333	$ 3,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000
Information Technology	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Website Maintenance	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 9	$ 8	$ 24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40
Printing & Binding	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Insurance	$ 6,197	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,197
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 39	$ 74	$ 54	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 167
Office Supplies	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Property Appraiser Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ 9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative:	**$ 20,996**	**$ 13,048**	**$ 6,344**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 40,388**
Operations & Maintenance													
Field Services	$ 1,492	$ 1,492	$ 1,492	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,477
Property Insurance	$ 15,635	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,635
Electric	$ 4,524	$ 3,133	$ 3,473	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,130
Streetlights	$ 13,440	$ 13,855	$ 13,440	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,736
Water & Sewer	$ 18,524	$ 14,073	$ 12,287	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 44,883
Entry & Walls Maintenance	$ -	$ 451	$ 1,084	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,534
Landscape Maintenance	$ 19,139	$ 17,479	$ 17,479	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,098
Landscape Contingency	$ 3,279	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,279
Tree Trimming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 1,081	$ 2,250	$ 2,397	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,728
Aquatic Maintenance	$ 369	$ 369	$ 369	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,108
Fountain Repair & Maintenance	$ 7,311	$ 2,427	$ 437	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,175
Miscellaneous - Stormwater Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mitigation Monitoring & Maintenance	$ 1,239	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,239
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk Repair & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roadway Repair & Maintenance - Storm Gutters	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance:	**$ 86,033**	**$ 55,530**	**$ 52,460**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 194,023**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 95,404	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 95,404
Total Reserves	**$ -**	**$ -**	**$ 95,404**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 95,404**
Total Expenditures	**$ 107,029**	**$ 68,578**	**$ 154,208**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 329,815**
Excess Revenues (Expenditures)	$ (105,699)	$ 15,255	$ 703,776	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 613,333

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)
LESS: PRINCIPAL PAYMENT 12/15/23		($95,000)
CURRENT BONDS OUTSTANDING		**$4,200,000**

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)
LESS: PRINCIPAL PAYMENT 6/15/23		($280,000)
CURRENT BONDS OUTSTANDING		**$13,670,000**

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)
LESS: PRINCIPAL PAYMENT 12/15/23		($275,000)
CURRENT BONDS OUTSTANDING		**$11,920,000**

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

Fiscal Year 2024

	O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
Gross Assessments	$ 1,110,752.16	$ 321,198.24	$ 990,994.68	$ 747,454.45	$ 321,542.25	$ 3,491,941.78
Net Assessments	$ 1,044,107.03	$ 301,926.35	$ 931,535.00	$ 702,607.18	$ 302,249.72	$ 3,282,425.27

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
							31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
11/10/23	ACH	$10,351.90	$197.25	$489.17	$0.00	$9,665.48	$3,074.49	$889.06	$2,743.01	$2,068.91	$890.01	$9,665.48
11/24/23	ACH	$266,419.57	$5,115.25	$10,656.86	$0.00	$250,647.46	$79,728.48	$23,055.23	$71,132.43	$53,651.40	$23,079.92	$250,647.46
12/11/23	ACH	$3,247.91	$64.28	$34.50	$0.00	$3,149.13	$1,001.71	$289.67	$893.71	$674.08	$289.98	$3,149.15
12/11/23	ACH	$2,715,408.44	$52,135.79	$108,618.67	$0.00	$2,554,653.98	$812,610.18	$234,983.98	$724,997.34	$546,826.84	$235,235.65	$2,554,653.99
12/22/23	ACH	$122,435.06	$2,370.07	$3,931.77	$0.00	$116,133.22	$36,940.83	$10,682.25	$32,958.00	$24,858.46	$10,693.69	$116,133.23
01/10/24	ACH	$43,530.86	$844.49	$1,305.93	$0.00	$41,380.44	$13,162.71	$3,806.28	$11,743.55	$8,857.53	$3,810.36	$41,380.43
01/10/24	ACH	$5,681.36	$110.90	$136.75	$0.00	$5,433.71	$1,728.41	$499.81	$1,542.06	$1,163.09	$500.34	$5,433.71
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 3,167,075.10**	**$ 60,838.03**	**$ 125,173.65**	**$ -**	**$ 2,981,063.42**	**$ 948,246.81**	**$ 274,206.28**	**$ 846,010.10**	**$ 638,100.31**	**$ 274,499.95**	**$ 2,981,063.45**

90.82%	**Net Percent Collected**
$ 301,361.85	**Balance Remaining to Collect**

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description		Requisition
Fiscal Year 2024					
		TOTAL		**$**	**-**
Fiscal Year 2024					
10/2/23		Interest		$	137.58
10/3/23		Transfer from Reserve		$	1,543.99
11/1/23		Interest		$	150.38
11/2/23		Transfer from Reserve		$	1,595.68
12/1/23		Interest		$	152.31
12/4/23		Transfer from Reserve		$	1,532.92
		TOTAL		**$**	**5,112.86**
			Project (Construction) Fund at 09/30/23	**$**	**31,518.97**
			Interest Earned/Transferred Funds thru 12/31/23	**$**	**5,112.86**
			Requisitions Paid thru 12/31/23	**$**	**-**
			Remaining Project (Construction) Fund	**$**	**36,631.83**

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
11/29/23	1	Lennar Homes LLC	Reimbursement of Construction Costs for North Fox Utilities & Tract X	$ 4,002,255.23
		TOTAL		**$ 4,002,255.23**
Fiscal Year 2024				
10/2/23		Interest		$ 17,434.71
10/3/23		Transfer from Reserve		$ 664.54
11/1/23		Interest		$ 18,097.44
11/2/23		Transfer from Reserve		$ 686.78
12/1/23		Interest		$ 16,307.76
12/4/23		Transfer from Reserve		$ 659.77
		TOTAL		**$ 53,851.00**
			Project (Construction) Fund at 09/30/23	**$ 3,965,371.76**
			Interest Earned/Transferred Funds thru 12/31/23	**$ 53,851.00**
			Requisitions Paid thru 12/31/23	**$ (4,002,255.23)**
			Remaining Project (Construction) Fund	**$ 16,967.53**