

*Stoneybrook South at ChampionsGate
Community Development District*

Agenda

April 1, 2024

AGENDA

Stoneybrook South at ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 25, 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, April 1, 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. Letter(s) of Interest/Resume(s) for Vacant Seat
 - B. Appointment of Individuals to Fulfill Vacancy in Seat #3
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Election of Officers
 - E. Consideration of Resolution 2024-03 Electing Officers
4. Approval of Minutes of the February 5, 2024 Meeting
5. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. 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
 - iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2020 Bonds
7. Other Business
8. Supervisor's Requests

9. 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 E

RESOLUTION 2024-03

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 1st day of April, 2024.

ATTEST:

**STONEBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, February 5, 2024, at 11:02 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary
Logan Lantrip <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>joined late by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next item on the agenda is the public comment period, just for the record there are no members of the public present at the meeting.

**The third order of business, organizational matters, was moved to be discussed after staff reports.*

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 4, 2023 Meeting

Mr. LeBrun: Item number four is the approval of the minutes of the December 4, 2023, meeting. These are included in your electronic agenda.

Mr. Morgan: They all look correct; I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the December 4, 2023, Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Quotations from Lake Fountains and Aeration for Installation of Fountains in Ponds #6 & #10

Mr. LeBrun: Item #4 the consideration of quotations from Lake Fountains and Aeration for installation of fountains in ponds #6 & #10.

**Logan Lantrip joined the meeting at this time.*

Mr. Scheerer: I did not put these in the agenda package, but I did hand out just now a couple of maps. Some of you may recall we've been putting fountains in the Stoneybrook South at ChampionsGate CDD for the past 3 years. There were 10 originally presented to us many years ago. The Board had been generous enough to put in 2-3 a year. There are the final 2 ponds that were requested by the Homeowners Association. I just handed you out this map, Pond #6 is located at the back side of Blackwolf. It's right here on the front of this map. It actually has a cart path that comes off of one of the holes. Right? And you drive right by it. Later on in the agenda, we'll talk about pond #10, which is the lone pond in Tract A, which is on the other map that I handed out to you. Included in your agenda are proposals for the same company that's been installing all the fountains here for the past 3 years. These are all budgeted in the 2024 budget, and it will close out the initial ponds as we spoke about that were requested 3 years ago. So, pond #6 is a total of \$29,405 and the other one, Pond #10 is \$31,022. There's a breakdown of everything that is in here, what they are going to be doing, where it's going to be going. Pond #10 in Tract K is all by itself. So, it's just surrounded by homes, there is no golf there, and again Pond #6 is the pond off of Blackwolf.

Mr. Morgan: Does Pond #10 have power available for what you need to do?

Mr. Scheerer: That's always the driving factor as to where we get the power, so we're going to be pulling it from a transformer as we have everywhere else in the community. Usually there is a transformer in the front yard. And we find out, we get with the utility, and we find out which one has available tap so we can run the power, the meter can, the breakers and all the controls. And those will be placed, hopefully in a spot where we try to keep it out of line of sight of the resident's homes and then we usually come in with something to shield it.

So, I can answer any questions you might have regarding these. And I know there will possibly be some in the 2025 budget for the North Tract and the Champions Point. They have a couple of ponds there and we will be looking at that for the 2025 budgets.

Mr. Morgan: Champions Point is on dry ponds.

Mr. Sheerer: No, there's a wet one.

Mr. Morgan: Oh, the one in the very back.

Mr. Morgan: Yeah.

Mr. Sheerer: Well, there's one in between that and, there's a wet pond back there and you can see off of Whistling Streets.

Mr. Morgan: That's the one that's in Retreat and Fox North.

Mr. Sheerer: Yes.

Mr. Morgan: Oh, the one in the back corner there.

Mr. Sheerer: So, we will be looking at those for 2025, but these are the 2 remaining fountains that we allocated funding for the 2024 budget. I'll try to answer any questions you may have.

Mr. Morgan: We've already discussed this previously, so this is all good. Everybody good?

Mr. Cornell: Do we need to do a pond, or a fountain in Pond #6, or is it a request?

Mr. Sheerer: You didn't have to do a fountain in any of them.

Mr. Morgan: Yeah.

Mr. Sheerer: Yeah, these are all requests and originally the HOA and the old owner of the golf course went out and looked at all the ponds. They provided us 10 fountains for hundreds of thousands of dollars. We decided to bring it down based on recommendations of previous Board meetings and select 3 a year. So, we've done, we did 2, we did 3, we did 3, and these are the final 2. These are just requests there is no obligation to do this whatsoever.

Mr. Morgan: Got it.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Quote from Lake Fountains, and Aeration for Installation of Fountains in Ponds #6 & #10, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisitions #6 & #7 and Consideration of Requisition #8

**Mr. Reid joined the meeting at this time.*

Mr. LeBrun: This brings us to item #6, which is the ratification of Series 2023 Requisitions #6 & #7 and also Consideration of Requisition #8. These start on page 27 of your electronic agenda packages. I will be happy to answer any questions on those, if not, we will just look for a motion to ratify #6 and #7, and approval of #8.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2023 Requisition #6 & #7, was ratified, and #8 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. LeBrun: That brings us down to staff reports. We will start with District Counsel.

Ms. Trucco: Okay, great. So, I have been going through all the plats that we have in our file, and all the deed too. There are few tracts that still need to be transferred over to the CDD. So, that's in the Stoneybrook South North Parcel replat as well as the Stoneybrook South North Parcel Phase 5 Plat. There's a few there. And then, the other plat is the Stoneybrook South North Parcel Phase 6 Plat. There are 2 drainage tracts that need to come over too. I will print the resolution on the next agenda with these tracts and will order Title work. And then I will send this inventory to Lennar just to confirm that I've got all the plats in my file that you all must make sure we are transferring everything that needs to come over to the CDD. So that's what I've worked on since the last meeting. If you have any questions, I'm happy to try and answer them. Otherwise, that's it. That's all I have.

Mr. Morgan: Thank you.

B. Engineer

Mr. LeBrun: Okay, we will move down to our District Engineer, Dave, we have you now.

Mr. Reid: Yes, in relation to the tracts for a permit, I just got the approval of the Engineer's Certification for Fox North this morning. And tract X was already approved, so I need to follow up on the south Florida transfers now that they've approved the Engineer's Certifications. I submitted them all at the same time, but they held them up until the certifications were approved. So, they should be coming. That's all I got.

Mr. Morgan: Very good.

Mr. LeBrun: Any further questions for Dave?

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: Alright we are down to our District Manager's report. Two items under this. The first one is on page 41. This is the approval of the check register. It's on page 41 of your electronic agenda packages. In the general fund, you have check 6, 164-697. The total amount is \$2,695,698.27. You will note that is higher than usual. This is reflecting the debt service payments for this various bond series under the detail in the register below. That's why that number is higher than you usually see. And you also have your payroll fund for your supervisor, or Supervisor payments as allowed by state statute. Those are checks 5075-5079. A total of the check register is \$2,696,621.78. I'll be happy to take any questions, if not we are just looking for a motion to approve.

Mr. Morgan: Do we normally have that much, I don't remember having that much debt service in one month. Is that normal?

Mr. LeBrun: When I went through it, it looks like the series.

Mr. Morgan: Excess revenue SPA Operator, capital reserve, and then 3 debt service payments.

Mr. Morgan: Oh, you know what? I was just looking at FY24. I didn't see the Series at the end.

Mr. LeBrun: Yes, the series.

Mr. Morgan: I was like FY24, all those payments are coming up.

Mr. LeBrun: And the Series 2020, all add together.

Mr. Morgan: Yeah, I didn't see the end piece. Okay good. No problem.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that your balance sheet and income statement can be found. These are your unaudited financials through December 31, 2023. No action is required on your part, those are just here for your review. That's all I have for my report. Any questions?

THIRD ORDER OF BUSINESS**Organizational Matters****A. Letter(s) of Interest/Resume(s) for Vacant Seats**

**This item was taken out of order.*

Mr. LeBrun: As I discussed earlier, we moved Item #3 Organizational Matters to this part of the meeting. As the Board saw on the agenda, this is a result of one of the general electors expressed interest in one of the open seats that's currently held as hold over seat. They have provided their letter of interest. That's on page #7 of your electronic agenda package. So back at the beginning. You can see their name and qualifications there. They are a qualified elector living within the District. So, you know, we would recommend they be appointed to one of the 2 seats that we have open.

Mr. Morgan: Do we have to?

Mr. LeBrun: Yes, that is correct. Yes.

Mr. Morgan: So, this is not a choice? We have to appoint them, so.

Mr. LeBrun: So just for the awareness of the seat. So, the current seats that are for consideration for the Board to appoint this person to is seat #4, which is held by Logan Lantrip. And that term expires 11.20.26. We also have seat #3, which is for Rob's seat. Which also expires in 2026.

Mr. Morgan: So, I want Rob to be on until all the construction is complete. So, unless there's an argument, looks like you got the short straw.

Mr. LeBrun: As such, we would just need a resignation from Logan Lantrip and do that publicly at this meeting. And then the Board would accept his resignation and then we can move to appoint Mr. Lambert to that open seat. He's not here today, but he expressed interest in writing, and he will also plan on attending the next meeting. Counsel feel free to add any comments.

Ms. Trucco: No, that's perfect.

Mr. Lantrip: So, would this be my last one?

Mr. LeBrun: So, yes, you can resign effective immediately. You can resign now, that would open up the seat, and then the Board would appoint Mr. Lambert to Logan's seat.

Mr. Lantrip: Well, I resign.

B. Appointment of Individuals to Fulfill Vacancies in Seat #4

Mr. LeBrun: So, we have a resignation declared by Mr. Logan Lantrip. We just need a motion by someone to accept that resignation and then the Board can move to fill the seat.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Resignation of Mr. Logan Lantrip, was approved.

Mr. LeBrun: Now the next step in the process would be for the Board to consider candidate John Lambert. He has the background summary detailed and bio there for your review. He is the only one that has expressed interest up until now. So, we recommend the Board make a motion to appoint Mr. Lambert to Logan Lantrip's previously held seat.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Appointment of Mr. Lambert to Seat #4, was approved.

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

Mr. LeBrun: Also, as a part of that, we will administer the oath of office to Mr. Lambert prior to serving on the Board. We can do that outside of a Board meeting.

D. Election of Officers

Mr. LeBrun: Any time there is a new Board member appointed we also have the option the Board can elect to change officers around. They can keep everything as is. Previously Logan Lantrip served as Assistant Secretary. So, if the Board wishes, they can just put Mr. Lambert as Assistant Secretary.

Mr. Morgan: Let's do that for now.

E. Consideration of Resolution 2024-01 Electing Officers

Mr. LeBrun: So that would be consideration of Resolution 2024-01, replacing Mr. Lantrip with Mr. Lambert as Assistant Secretary. So, we need a motion to approve that resolution.

On MOTION by Mr. Morgan, seconded by Mr. Cornwell, with all in favor, the Resolution 2024-01 Electing Officers by Adding Mr. Lambert as Assistant Secretary, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: That leads us down to other business. Any Supervisors' have any business to discuss?

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LeBrun: That brings us down to Supervisor's request. Do any Supervisors have any special requests?

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: Hearing none, we are just looking for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South at ChampionsGate Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: June 3, 2024

HOOR: 11:00 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

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

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

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

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

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

PASSED AND ADOPTED THIS 1st DAY OF APRIL, 2024.

ATTEST:

**STONEYBROOK SOUTH AT
CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Stoneybrook South at ChampionsGate

Community Development District

***Proposed Budget
FY2025***



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Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

General Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 1,040,238	\$ 973,735	\$ 70,372	\$ 1,044,107	\$ 1,044,107
Interest	\$ 3,960	\$ 9,452	\$ 10,198	\$ 19,650	\$ 18,000
Miscellaneous Income	\$ -	\$ 6,471	\$ -	\$ 6,471	\$ -
Total Revenues	\$ 1,044,198	\$ 989,658	\$ 80,570	\$ 1,070,228	\$ 1,062,107
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 5,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ 230	\$ 383	\$ 612	\$ 918
Engineering Fees	\$ 12,000	\$ 802	\$ 5,198	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 1,956	\$ 10,544	\$ 12,500	\$ 25,000
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 14,000	\$ 5,833	\$ 8,167	\$ 14,000	\$ 14,000
Annual Audit	\$ 5,675	\$ 3,675	\$ 5,800	\$ 9,475	\$ 5,900
Trustee Fees	\$ 17,240	\$ 8,620	\$ 8,620	\$ 17,240	\$ 17,240
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,500
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 45,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 500	\$ 136	\$ 114	\$ 250	\$ 500
Printing & Binding	\$ 500	\$ 21	\$ 129	\$ 150	\$ 500
Insurance	\$ 6,600	\$ 6,197	\$ -	\$ 6,197	\$ 6,600
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 248	\$ 350	\$ 598	\$ 600
Office Supplies	\$ 250	\$ 16	\$ 34	\$ 50	\$ 250
Property Appraiser Fee	\$ 1,000	\$ 820	\$ -	\$ 820	\$ 1,000
Property Taxes	\$ 350	\$ 9	\$ -	\$ 9	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 151,258	\$ 57,605	\$ 72,872	\$ 130,477	\$ 156,483
Operations & Maintenance					
Field Services	\$ 17,909	\$ 7,462	\$ 10,447	\$ 17,909	\$ 23,398
Property Insurance	\$ 15,335	\$ 15,635	\$ -	\$ 15,635	\$ 16,175
Electric	\$ 66,104	\$ 18,022	\$ 34,221	\$ 52,243	\$ 66,812
Streetlights	\$ 172,516	\$ 65,843	\$ 92,750	\$ 158,593	\$ 174,362
Water & Sewer	\$ 146,430	\$ 96,278	\$ 86,008	\$ 182,286	\$ 183,312
Landscape Maintenance	\$ 274,249	\$ 89,056	\$ 134,765	\$ 223,821	\$ 256,711
Landscape Contingency	\$ 29,339	\$ 29,235	\$ 16,722	\$ 45,957	\$ 36,198
Tree Trimming	\$ 2,667	\$ -	\$ 2,650	\$ 2,650	\$ 2,696
Lake Maintenance	\$ 5,457	\$ 1,847	\$ 2,586	\$ 4,433	\$ 5,931
Irrigation Repairs	\$ 24,005	\$ 9,283	\$ 11,457	\$ 20,741	\$ 24,262
Entry & Walls Maintenance	\$ 8,002	\$ 7,908	\$ -	\$ 7,908	\$ 8,087
Fountain Repair & Maintenance	\$ 4,001	\$ 12,549	\$ 890	\$ 13,440	\$ 4,044
Miscellaneous - Stormwater Control	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 2,478	\$ 5,004	\$ 7,482	\$ 7,598
Pressure Washing	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Repairs & Maintenance	\$ 5,334	\$ -	\$ 2,350	\$ 2,350	\$ 5,392
Sidewalk Repair & Maintenance	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ -	\$ 1,325	\$ 1,325	\$ 2,696
Contingency	\$ 8,002	\$ -	\$ 3,975	\$ 3,975	\$ 8,087
Total Operations & Maintenance:	\$ 797,536	\$ 355,596	\$ 409,126	\$ 764,723	\$ 833,845
Reserves					
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 71,779
Total Reserves	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 71,779
Total Expenditures	\$ 1,044,198	\$ 508,606	\$ 481,998	\$ 990,603	\$ 1,062,107
Excess Revenues (Expenditures)	\$ -	\$ 481,052	\$ (401,428)	\$ 79,624	\$ 0

Net Assessment	\$1,044,107
Collection Cost (6%)	\$66,645
Gross Assessment	\$1,110,752

Stoneybrook South at ChampionsGate

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	260	\$342.96	\$89,170
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'	55	\$1,097.44	\$60,359
Total	1983		\$1,110,752

Fiscal Year 2024

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

Adopted Increase

Property Type	Platted Units	% Increase	Gross Per Unit	Gross Total
Condo	260	0%	\$0.00	\$0
Townhome	620	0%	\$0.00	\$0
Single Family 40'	434	0%	\$0.00	\$0
Single Family 50'	428	0%	\$0.00	\$0
Single Family 60'	186	0%	\$0.00	\$0
Single Family 80'	55	0%	\$0.00	\$0
Total	1983			\$0

Shared Costs

Operations & Maintenance Descriptions		FY2024 Budget	FY2024 Projections	Total Adopted 2025 Budget	SS CDD 46%	SS CDD 54%
1	Field Services	\$33,572	\$33,572	\$43,398	\$20,000	\$23,398
2	Property Insurance	\$28,747	\$29,500	\$30,000	\$13,825	\$16,175
3	Electric	\$123,920	\$100,773	\$123,920	\$57,108	\$66,812
4	Streetlights	\$323,400	\$301,108	\$323,400	\$149,038	\$174,362
5	Water & Sewer	\$274,500	\$346,223	\$340,000	\$156,688	\$183,312
6	Landscape Maintenance	\$514,110	\$422,304	\$476,138	\$219,427	\$256,711
7	Landscape Contingency	\$55,000	\$81,943	\$67,138	\$30,940	\$36,198
8	Tree Trimming	\$5,000	\$5,000	\$5,000	\$2,304	\$2,696
9	Lake Maintenance	\$10,230	\$8,364	\$11,000	\$5,069	\$5,931
10	Irrigation Repairs	\$45,000	\$39,133	\$45,000	\$20,738	\$24,262
11	Entry & Walls Maintenance	\$15,000	\$20,451	\$15,000	\$6,913	\$8,087
12	Fountain Repair & Maintenance	\$7,500	\$25,358	\$7,500	\$3,456	\$4,044
13	Miscellaneous - Stormwater Control	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
14	Mitigation Monitoring & Maintenance	\$14,093	\$13,918	\$14,093	\$6,495	\$7,598
15	Pressure Washing	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
16	Repairs & Maintenance	\$10,000	\$4,700	\$10,000	\$4,608	\$5,392
17	Sidewalk Repair & Maintenance	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
18	Roadway Repair & Maintenance - Storm Gutters	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
19	Contingency	\$15,000	\$7,500	\$15,000	\$6,913	\$8,087
Total		\$1,495,072	\$1,449,847	\$1,546,587	\$712,742	\$833,845

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Interest

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering Fees

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.

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.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

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.

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 Grau & Associates for this service through FY27 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 Fee

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 FY25 a shared cost for a maintenance costs. 54% of the maintenance costs will be allocated to Stoneybrook South at ChampionsGate and 46% will be allocated to Stoneybrook South during Fiscal Year 2025. 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.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

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

Account #	Description	Monthly	Annual
9100 8720 7117	1300 Stoneybrook Blvd S, Fountain	\$950	\$11,400
9100 8717 4371	14381 Mickelson Ct., Fountain	\$425	\$5,100
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,250	\$15,000
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$50	\$600
9100 8720 8530	15511 Oasis Club Blvd, Gatehouse Lighting	\$50	\$600
9100 8720 8803	1200 Oasis Club Blvd, Meter B	\$35	\$420
9100 8720 9010	9160 Tri County Rd, Irrigation 1	\$35	\$420
9100 8720 9755	14431 Bunker Drive, Fountain	\$750	\$9,000
9100 8720 9995	1500 Rolling Fairway Dr, Entry Monument	\$35	\$420
9100 8721 0518	1300 Stoneybrook Blvd S, 000 Blk	\$45	\$540
9100 8723 5004	1400 Stoneybrook Blvd S, Sign	\$35	\$420
9100 8723 5327	15101 Mulligan Blvd, West Entry	\$35	\$420
9100 8723 5533	1500 Flange Dr, Entry Monument Light	\$35	\$420
9100 8723 6039	9100 Iron Drive	\$35	\$420
9100 8723 6253	1200 Stoneybrook Blvd S, Pump, Fountains	\$210	\$2,520
9100 8723 6766	9160 Tri County Rd, Irrigation 2	\$35	\$420
9100 8723 7478	13241 Westside Blvd. South, Fountain	\$500	\$6,000
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
9100 8577 8408	1521 Olympic Club Blvd, Entrance Lights	\$50	\$600
9100 8581 1139	60401 Whistling Straits Blvd, Gate	\$100	\$1,200
9100 8581 2255	90191 Leopard Creek Drive, Irrigation	\$35	\$420
9101 2416 4654	11891 S Westside Blvd	\$500	\$6,000
9101 2415 3809	87251 Bella Citta Blvd	\$575	\$6,900
9101 2774 0771	11351 Whistling	\$650	\$7,800
	Contingency - 5 Fountains		\$39,440
Total			\$123,920

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Streetlights

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

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$430	\$5,160
9100 8723 8643	000 Westside Blvd Lite, SL	\$760	\$9,120
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$700	\$8,400
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$625	\$7,500
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$950	\$11,400
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$625	\$7,500
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$1,600	\$19,200
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$460	\$5,520
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,050	\$12,600
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$510	\$6,120
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$300	\$3,600
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,450	\$17,400
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$430	\$5,160
9100 8723 5757	000 Stoneybrook 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
9100 8577 8680	000 Tri County Rd, N Parcel Entry	\$850	\$10,200
9100 8581 2560	0000 Whistling Straits Blvd Lite	\$1,475	\$17,700
9100 8577 8185	000 Westside Blvd Lite, SB Tract K SL	\$565	\$6,780
9100 8577 8911	0 Westside Blvd Lite, Fox Prop West Blvd SL	\$855	\$10,260
9100 8581 1402	000 Bella Citta Blvd Lite	\$665	\$7,980
9100 8581 1600	000 Westside Blvd Lite, SS Tract K PH3 SL	\$590	\$7,080
9100 8581 1874	000 Westside Blvd Lite, SS Tract K PH2 SL	\$610	\$7,320
9100 8581 2099	00000 Westside Blvd Lite Fox Prop PH2C1	\$1,390	\$16,680
	Fox North/X Tract - 91 Streetlights	\$2,450	\$29,400
	Contingency		\$25,080
Total			\$323,400

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Reclaimed Water

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

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,000	\$36,000
2166394-1188670	9100 E Stoneybrook South Blk#6	\$6,500	\$78,000
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,600	\$31,200
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$6,500	\$78,000
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	\$75	\$900
2627512-33111069	1500 Olympic Club Blvd. Meter A	\$3,000	\$36,000
2627512-33169919	1000 Whistling Straits Blvd Block	\$75	\$900
2627512-33254859	1000 Westside Block ODD Blvd 2" RM	\$5,800	\$69,600
2627512-33319269	8703 Bella Cita Blvd	\$250	\$3,000
	Contingency		\$4,900
Total			\$340,000

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	\$16,441	\$197,292
Contingency - FY25 Increase (3%)		\$8,047
Contingency - Fuel Surcharge		\$2,575
Total		\$476,138

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.

Stoneybrook South at ChampionsGate

Community Development District

GENERAL FUND BUDGET

Aquatic Maintenance

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

Description	Monthly	Annual
Pond Maintenance	\$172	\$2,064
Pond Maintenance - 7 Ponds	\$541	\$6,492
X Tract Pond	\$160	\$1,920
Contingency		\$524
Total		\$11,000

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Entry & Walls Maintenance

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

Fountain Repair & Maintenance

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

Miscellaneous – Stormwater Control

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

Mitigation Monitoring & Maintenance

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

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

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

Stoneybrook South at ChampionsGate
Community Development District
GENERAL FUND BUDGET

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

Proposed Budget

FY2025

Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
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Revenues:

Transfer In	\$ 95,404	\$ 95,404	\$ -	\$ 95,404	\$ 71,779
Interest	\$ 5,000	\$ 10,262	\$ 17,500	\$ 27,762	\$ 30,000
Total Revenues	\$ 100,404	\$ 105,666	\$ 17,500	\$ 123,166	\$ 101,779

Expenditures:

Contingency	\$ -	\$ 84	\$ 266	\$ 350	\$ 600
Capital Outlay	\$ 59,228	\$ -	\$ 13,336	\$ 13,336	\$ 71,527
Total Expenditures	\$ 59,228	\$ 84	\$ 13,602	\$ 13,686	\$ 72,127

Excess Revenues (Expenditures)	\$ 41,176	\$ 105,582	\$ 3,898	\$ 109,480	\$ 29,652
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Fund Balance - Beginning	\$ 208,444	\$ 580,802	\$ -	\$ 580,802	\$ 690,282
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Fund Balance - Ending	\$ 249,620	\$ 686,384	\$ 3,898	\$ 690,282	\$ 719,934
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FY2024 Updated Expenses			
Description	Total Amount	SS CDD 47%	SSC CDD 53%
Monument Repainting & Architectural Fountain Repair	\$25,000	\$11,664	\$13,336
Total	\$25,000	\$11,664	\$13,336

FY2025 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
Total	\$132,665	\$61,139	\$71,527

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2017

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$	301,800	\$	281,577	\$	20,350	\$	301,926	\$	301,800
Interest	\$	5,000	\$	9,176	\$	11,550	\$	20,726	\$	18,000
Carry Forward Surplus	\$	241,476	\$	245,445	\$	-	\$	245,445	\$	272,635

Total Revenues	\$	548,276	\$	536,198	\$	31,900	\$	568,097	\$	592,435
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Expenditures:

Series 2017

Interest - 12/15	\$	101,063	\$	101,063	\$	-	\$	101,063	\$	99,400
Principal - 12/15	\$	95,000	\$	95,000	\$	-	\$	95,000	\$	100,000
Interest - 06/15	\$	99,400	\$	-	\$	99,400	\$	99,400	\$	97,400

Total Expenditures	\$	295,463	\$	196,063	\$	99,400	\$	295,463	\$	296,800
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Excess Revenues (Expenditures)	\$	252,814	\$	340,135	\$	(67,500)	\$	272,635	\$	295,635
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Principal - 12/15/2025	\$97,400
Interest - 12/15/2025	\$105,000
Total	\$202,400

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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,200,000	\$ -	\$ 99,400.00	\$ -
12/15/24	\$ 4,200,000	\$ 100,000	\$ 99,400.00	\$ 298,800.00
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
Totals		\$ 4,200,000	\$ 2,995,588	\$ 7,195,587.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 899,894	\$ 868,750	\$ 62,785	\$ 931,535	\$ 899,894
Interest	\$ 11,700	\$ 22,142	\$ 22,500	\$ 44,642	\$ 36,000
Carry Forward Surplus	\$ 391,574	\$ 405,540	\$ -	\$ 405,540	\$ 480,529
Total Revenues	\$ 1,303,168	\$ 1,296,432	\$ 85,285	\$ 1,381,717	\$ 1,416,423

Expenditures:

Series 2019

Interest - 12/15	\$ 305,594	\$ 305,594	\$ -	\$ 305,594	\$ 300,519
Principal - 06/15	\$ 290,000	\$ -	\$ 290,000	\$ 290,000	\$ 300,000
Interest - 06/15	\$ 305,594	\$ -	\$ 305,594	\$ 305,594	\$ 300,519
Total Expenditures	\$ 901,188	\$ 305,594	\$ 595,594	\$ 901,188	\$ 901,038
Excess Revenues (Expenditures)	\$ 401,981	\$ 990,839	\$ (510,309)	\$ 480,529	\$ 515,386

Interest - 12/15/2025	<u>\$294,519</u>
Total	<u>\$294,519</u>

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

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	989	\$79,120
Townhome	214	1094	\$234,116
Single Family 40'	207	1302	\$269,514
Single Family 50'	173	\$1,406	\$243,238
Single Family 60'	54	\$1,510	\$81,540
Single Family 80'	29	\$1,719	\$49,851
Total	757		\$957,379

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 13,670,000	\$ 290,000	\$ 305,593.75	\$ -
12/15/24	\$ 13,380,000	\$ -	\$ 300,518.75	\$ 896,112.50
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,518.75	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,518.75	\$ 895,037.50
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
Totals		\$ 13,670,000	\$ 9,665,225	\$ 23,335,225.00

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2020

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 702,564	\$ 655,252	\$ 47,355	\$ 702,607	\$ 702,564
Interest	\$ 10,350	\$ 20,051	\$ 24,500	\$ 44,551	\$ 36,000
Carry Forward Surplus	\$ 517,071	\$ 525,697	\$ -	\$ 525,697	\$ 558,120
Total Revenues	\$ 1,229,985	\$ 1,201,000	\$ 71,855	\$ 1,272,855	\$ 1,296,684

Expenditures:

Series 2020

Interest - 12/15	\$ 212,431	\$ 212,431	\$ -	\$ 212,431	\$ 208,994
Principal - 12/15	\$ 275,000	\$ 275,000	\$ -	\$ 275,000	\$ 280,000
Interest - 06/15	\$ 208,994	\$ -	\$ 208,994	\$ 208,994	\$ 205,494
Total Expenditures	\$ 696,425	\$ 487,431	\$ 208,994	\$ 696,425	\$ 694,488

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (7,809)	\$ (10,500)	\$ (18,309)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (7,809)	\$ (10,500)	\$ (18,309)	\$ -

Excess Revenues (Expenditures)	\$ 533,560	\$ 705,759	\$ (147,639)	\$ 558,120	\$ 602,196
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Principal - 12/15/2025	\$290,000
Interest - 12/15/2025	\$205,494
Total	\$495,494

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

Property Type	Units	Gross Per Unit	Gross Total
Condo	120	989	\$118,680
Townhome	160	1094	\$175,040
Single Family 40'	146	1302	\$190,092
Single Family 50'	145	\$1,406	\$203,870
Single Family 60'	35	\$1,510	\$52,850
Single Family 80'	4	\$1,719	\$6,876
Total	610		\$747,408

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 11,920,000	\$ -	\$ 208,993.75	\$ -
12/15/24	\$ 11,920,000	\$ 280,000	\$ 208,993.75	\$ 697,987.50
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
Totals		\$ 11,920,000	\$ 6,975,563	\$ 18,895,562.50

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2023

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 302,250	\$ 281,878	\$ 20,371	\$ 302,250	\$ 302,250
Interest	\$ 2,500	\$ 5,897	\$ 2,050	\$ 7,947	\$ 6,000
Carry Forward Surplus	\$ 119,157	\$ 119,240	\$ -	\$ 119,240	\$ 118,958
Total Revenues	\$ 423,907	\$ 407,016	\$ 22,421	\$ 429,437	\$ 427,208

Expenditures:

Series 2023

Interest - 12/15	\$ 118,784	\$ 118,784	\$ -	\$ 118,784	\$ 117,322
Principal - 06/15	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 65,000
Interest - 06/15	\$ 118,784	\$ -	\$ 118,784	\$ 118,784	\$ 117,322
Total Expenditures	\$ 302,569	\$ 118,784	\$ 183,784	\$ 302,569	\$ 299,644

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (3,361)	\$ (4,550)	\$ (7,911)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (3,361)	\$ (4,550)	\$ (7,911)	\$ -

Excess Revenues (Expenditures)	\$ 121,338	\$ 284,871	\$ (165,913)	\$ 118,958	\$ 127,564
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Interest - 12/15/2025	<u>\$115,859</u>
Total	<u><u>\$115,859</u></u>
 Net Assessment	 \$302,250
Collection Cost (6%)	<u>\$19,293</u>
Gross Assessment	<u><u>\$321,543</u></u>

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,450,000	\$ 65,000	\$ 118,784.38	\$ -
12/15/24	\$ 4,385,000	\$ -	\$ 117,321.88	\$ 117,321.88
6/15/25	\$ 4,385,000	\$ 65,000	\$ 117,321.88	\$ -
12/15/25	\$ 4,320,000	\$ -	\$ 115,859.38	\$ 298,181.25
6/15/26	\$ 4,320,000	\$ 70,000	\$ 115,859.38	\$ -
12/15/26	\$ 4,250,000	\$ -	\$ 114,284.38	\$ 300,143.75
6/15/27	\$ 4,250,000	\$ 75,000	\$ 114,284.38	\$ -
12/15/27	\$ 4,175,000	\$ -	\$ 112,596.88	\$ 301,881.25
6/15/28	\$ 4,175,000	\$ 75,000	\$ 112,596.88	\$ -
12/15/28	\$ 4,100,000	\$ -	\$ 110,909.38	\$ 298,506.25
6/15/29	\$ 4,100,000	\$ 80,000	\$ 110,909.38	\$ -
12/15/29	\$ 4,020,000	\$ -	\$ 109,109.38	\$ 300,018.75
6/15/30	\$ 4,020,000	\$ 85,000	\$ 109,109.38	\$ -
12/15/30	\$ 3,935,000	\$ -	\$ 107,196.88	\$ 301,306.25
6/15/31	\$ 3,935,000	\$ 90,000	\$ 107,196.88	\$ -
12/15/31	\$ 3,845,000	\$ -	\$ 104,778.13	\$ 301,975.00
6/15/32	\$ 3,845,000	\$ 95,000	\$ 104,778.13	\$ -
12/15/32	\$ 3,750,000	\$ -	\$ 102,225.00	\$ 302,003.13
6/15/33	\$ 3,750,000	\$ 100,000	\$ 102,225.00	\$ -
12/15/33	\$ 3,650,000	\$ -	\$ 99,537.50	\$ 301,762.50
6/15/34	\$ 3,650,000	\$ 105,000	\$ 99,537.50	\$ -
12/15/34	\$ 3,545,000	\$ -	\$ 96,715.63	\$ 301,253.13
6/15/35	\$ 3,545,000	\$ 110,000	\$ 96,715.63	\$ -
12/15/35	\$ 3,435,000	\$ -	\$ 93,759.38	\$ 300,475.00
6/15/36	\$ 3,435,000	\$ 115,000	\$ 93,759.38	\$ -
12/15/36	\$ 3,320,000	\$ -	\$ 90,668.75	\$ 299,428.13
6/15/37	\$ 3,320,000	\$ 120,000	\$ 90,668.75	\$ -
12/15/37	\$ 3,200,000	\$ -	\$ 87,443.75	\$ 298,112.50
6/15/38	\$ 3,200,000	\$ 130,000	\$ 87,443.75	\$ -
12/15/38	\$ 3,070,000	\$ -	\$ 83,950.00	\$ 301,393.75
6/15/39	\$ 3,070,000	\$ 135,000	\$ 83,950.00	\$ -
12/15/39	\$ 2,935,000	\$ -	\$ 80,321.88	\$ 299,271.88
6/15/40	\$ 2,935,000	\$ 145,000	\$ 80,321.88	\$ -
12/15/40	\$ 2,790,000	\$ -	\$ 76,425.00	\$ 301,746.88
6/15/41	\$ 2,790,000	\$ 150,000	\$ 76,425.00	\$ -
12/15/41	\$ 2,640,000	\$ -	\$ 72,393.75	\$ 298,818.75
6/15/42	\$ 2,640,000	\$ 160,000	\$ 72,393.75	\$ -
12/15/42	\$ 2,480,000	\$ -	\$ 68,093.75	\$ 300,487.50
6/15/43	\$ 2,480,000	\$ 170,000	\$ 68,093.75	\$ -
12/15/43	\$ 2,310,000	\$ -	\$ 63,525.00	\$ 301,618.75
6/15/44	\$ 2,310,000	\$ 180,000	\$ 63,525.00	\$ -
12/15/44	\$ 2,130,000	\$ -	\$ 58,575.00	\$ 302,100.00
6/15/45	\$ 2,130,000	\$ 190,000	\$ 58,575.00	\$ -
12/15/45	\$ 1,940,000	\$ -	\$ 53,350.00	\$ 301,925.00
6/15/46	\$ 1,940,000	\$ 200,000	\$ 53,350.00	\$ -
12/15/46	\$ 1,740,000	\$ -	\$ 47,850.00	\$ 301,200.00
6/15/47	\$ 1,740,000	\$ 210,000	\$ 47,850.00	\$ -
12/15/47	\$ 1,530,000	\$ -	\$ 42,075.00	\$ 299,925.00
6/15/48	\$ 1,530,000	\$ 220,000	\$ 42,075.00	\$ -
12/15/48	\$ 1,310,000	\$ -	\$ 36,025.00	\$ 298,100.00
6/15/49	\$ 1,310,000	\$ 235,000	\$ 36,025.00	\$ -
12/15/49	\$ 1,075,000	\$ -	\$ 29,562.50	\$ 300,587.50
6/15/50	\$ 1,075,000	\$ 250,000	\$ 29,562.50	\$ -
12/15/50	\$ 825,000	\$ -	\$ 22,687.50	\$ 302,250.00
6/15/51	\$ 825,000	\$ 260,000	\$ 22,687.50	\$ -
12/15/51	\$ 565,000	\$ -	\$ 15,537.50	\$ 298,225.00
6/15/52	\$ 565,000	\$ 275,000	\$ 15,537.50	\$ -
12/15/52	\$ 290,000	\$ -	\$ 7,975.00	\$ 298,512.50
6/15/53	\$ 290,000	\$ 290,000	\$ 7,975.00	\$ -
12/15/53	\$ -	\$ -	\$ -	\$ 297,975.00
Totals		\$ 4,450,000	\$ 4,560,291	\$ 9,010,290.63

SECTION VI

SECTION C

SECTION 1

Stoneybrook South at ChampionsGate

Community Development District

Summary of Invoices

January 31, 2024 - March 25, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	698-700	\$ 17,061.00
	2/8/24	701-702	12,218.00
	2/15/24	703-711	66,253.88
	2/22/24	712-713	12,748.00
	2/29/24	714	525.00
	3/6/24	715-716	16,536.00
	3/13/24	717-722	33,724.97
	3/21/24	723	570.00
			<hr/>
			\$ 159,636.85
Capital Reserve			
	3/7/24	6	\$ 30,214.13
			<hr/>
			\$ 30,214.13
Payroll			
	<u>February 2024</u>		
	Adam Morgan	50080	\$ 184.70
	Barry Bichard	50081	\$ 184.70
	Jarred Cornell	50082	\$ 184.70
	Logan Lantrip	50083	\$ 184.70
	Patrick Bonin Jr.	50084	\$ 184.70
			<hr/>
			\$ 923.50
TOTAL			\$ 190,774.48

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 3/25/24		PAGE 2	
*** CHECK DATES 01/31/2024 - 03/25/2024 ***		GENERAL FUND													
		BANK A GENERAL FUND													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
		DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS						AMOUNT	#		
2/15/24	00002	2/14/24	123578	202401	310-51300-31500					*	67.53				
			FORM 1/NEW ETHICS TRAIN												
						LATHAM,LUNA,EDEN & BEAUDINE,LLP						67.53	000704		
2/15/24	00030	1/29/24	02307.00	202401	310-51300-31100					*	105.00				
			CR #6 & #7 SIGN												
						MADDEN MOORHEAD & STOKES LLC						105.00	000705		
2/15/24	00013	2/01/24	2018822	202402	310-51300-49200					*	819.93				
			2023 TAX ROLL ADMIN FEE												
						OSCEOLA COUNTY PROPERTY APPRAISER						819.93	000706		
2/15/24	00011	2/08/24	02082024	202402	300-20700-10000					*	7,370.53				
			FY24 DEBT SRVC SER2017												
						STONEYBROOK SOUTH AT CHAMPIONSGATE						7,370.53	000707		
2/15/24	00011	2/08/24	02082024	202402	300-20700-10100					*	22,740.37				
			FY24 DEVT SRVC SER2019												
						STONEYBROOK SOUTH AT CHAMPIONSGATE						22,740.37	000708		
2/15/24	00011	2/08/24	02082024	202402	300-20700-10200					*	17,151.85				
			FY24 DEBT SRVC SER2020												
						STONEYBROOK SOUTH AT CHAMPIONSGATE						17,151.85	000709		
2/15/24	00011	2/08/24	02082024	202402	300-20700-10300					*	7,378.44				
			FY24 DEBT SRVC SER2023												
						STONEYBROOK SOUTH AT CHAMPIONSGATE						7,378.44	000710		
2/15/24	00012	1/25/24	7200339	202401	310-51300-32300					*	4,310.00				
			FY24 TRUSTEE FEE SER2020												
						USBANK						4,310.00	000711		
2/22/24	00024	2/18/24	178380	202311	300-13100-10100					*	411.25				
			QTRLY MNT-MITIGATION NOV												
		2/18/24	178380	202311	320-53800-47100					*	463.75				
			QTRLY MNT-MITIGATION NOV												
		2/18/24	178380A	202401	300-13100-10100					*	411.25				
			QTRLY MNT-MITIGATION JAN												
		2/18/24	178380A	202401	320-53800-47100					*	463.75				
			QTRLY MNT-MITIGATION JAN												
						BIO-TECH CONSULTING, INC.						1,750.00	000712		
2/22/24	00032	2/13/24	23649	202402	300-13100-10100					*	5,169.06				
			FINAL-MULCH INSTALLATION												
		2/13/24	23649	202402	320-53800-46100					*	5,828.94				
			FINAL-MULCH INSTALLATION												
						FLORALAWN 2, LLC						10,998.00	000713		

SSCG STONEYSCG TVISCARRA															

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 3/25/24		PAGE 3		
*** CHECK DATES 01/31/2024 - 03/25/2024 ***		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 #	
2/29/24	00022	2/21/24	1840357	202402	300-13100-10100		*	246.75			
			MTHLY WATER MGMT FEB24								
		2/21/24	1840357	202402	320-53800-47000		*	278.25			
			MTHLY WATER MGMT FEB24								
						THE LAKE DOCTORS, INC.			525.00	000714	

3/06/24	00027	3/01/24	20241000	202403	300-13100-10100		*	274.95			
			WATER MGMT TREATMNT MAR24								
		3/01/24	20241000	202403	320-53800-47100		*	310.05			
			WATER MGMT TREATMNT MAR24								
						AMERICAN ECOSYSTEMS, INC.			585.00	000715	

3/06/24	00032	3/01/24	23982	202403	300-13100-10100		*	7,496.97			
			LANDSCAPE MAINT MAR24								
		3/01/24	23982	202403	320-53800-46200		*	8,454.03			
			LANDSCAPE MAINT MAR24								
						FLORALAWN 2, LLC			15,951.00	000716	

3/13/24	00001	3/01/24	178	202403	310-51300-34000		*	3,333.33			
			MANAGMEENT FEES MAR24								
		3/01/24	178	202403	310-51300-35200		*	100.00			
			WEBSITE ADMIN MAR24								
		3/01/24	178	202403	310-51300-35100		*	150.00			
			INFORMATION TECH MAR24								
		3/01/24	178	202403	310-51300-31300		*	1,166.67			
			DISSEMINATION FEE MAR24								
		3/01/24	178	202403	310-51300-51000		*	.36			
			OFFICE SUPPLIES								
		3/01/24	178	202403	310-51300-42000		*	6.32			
			POSTAGE								
		3/01/24	178	202403	310-51300-42500		*	13.05			
			COPIES								
		3/01/24	179	202403	320-53800-12000		*	1,492.42			
			FIELD MANAGEMENT MAR24								
		3/01/24	179A	202401	310-51300-51000		*	14.43			
			OFFICE DEPOT-W2/W3/1096								
		3/01/24	179A	202401	310-51300-42000		*	.79			
			USPS-MAIL W3 FORMS								
		3/01/24	179A	202401	310-51300-42000		*	.89			
			USPS-MAIL 941&944 FORMS								
		3/01/24	179A	202401	310-51300-42000		*	.66			
			USPS-MAIL 1099 FORMS								
						GOVERNMENTAL MANAGEMENT SERVICES			6,278.92	000717	

3/13/24	00030	2/26/24	023070.0	202402	310-51300-31100		*	105.30			
			CDD BOS MTG/COPY 2ND PRD.								
						MADDEN MOORHEAD & STOKES LLC			105.30	000718	

					SSCG STONEYSCG	TVISCARRA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/13/24	00011	3/12/24 03122024	202403 300-20700-10000 FY24 DEBT SRVC SER2017	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	3,687.99	3,687.99 000719
3/13/24	00011	3/12/24 03122024	202403 300-20700-10100 FY24 DEBT SRVC SER2019	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	11,378.57	11,378.57 000720
3/13/24	00011	3/12/24 03122024	202403 300-20700-10200 FY24 DEBT SRVC SER2020	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	8,582.25	8,582.25 000721
3/13/24	00011	3/12/24 03122024	202403 300-20700-10300 FY24 DEBT SRVC SER2023	STONEYBROOK SOUTH AT CHAMPIONSGATE	*	3,691.94	3,691.94 000722
3/21/24	00002	3/18/24 124079	202402 310-51300-31500 MTG/REV PLAT/INFORM PCKET	LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	570.00	570.00 000723
TOTAL FOR BANK A						159,636.85	
TOTAL FOR REGISTER						159,636.85	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/24	00001	3/07/24 03072024	202403 300-13100-10100		*	14,200.64	
			50%DEP-POND10&6 FNT PCKGE				
		3/07/24 03072024	202403 320-53800-60000		*	16,013.49	
			50%DEP-POND10&6 FNT PCKGE				
LAKE FOUNTAINS AND AERATION, INC.							30,214.13 000006
-----							-----
TOTAL FOR BANK B						30,214.13	
TOTAL FOR REGISTER						30,214.13	

SECTION 2

Stoneybrook South at ChampionsGate
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Stoneybrook South at ChampionsGate

Community Development District

Balance Sheet

February 29, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 283,337	\$ 187,972	\$ -	\$ -	\$ 471,310
Investments:					
Series 2017					
Reserve	\$ -	\$ -	\$ 150,900	\$ -	\$ 150,900
Revenue	\$ -	\$ -	\$ 340,018	\$ -	\$ 340,018
Prepayment	\$ -	\$ -	\$ 117	\$ -	\$ 117
Series 2019					
Reserve	\$ -	\$ -	\$ 449,947	\$ -	\$ 449,947
Revenue	\$ -	\$ -	\$ 990,791	\$ -	\$ 990,791
Prepayment	\$ -	\$ -	\$ 48	\$ -	\$ 48
Series 2020					
Reserve	\$ -	\$ -	\$ 351,125	\$ -	\$ 351,125
Revenue	\$ -	\$ -	\$ 705,759	\$ -	\$ 705,759
Construction	\$ -	\$ -	\$ -	\$ 40,102	\$ 40,102
Series 2023					
Reserve	\$ -	\$ -	\$ 151,125	\$ -	\$ 151,125
Revenue	\$ -	\$ -	\$ 284,871	\$ -	\$ 284,871
Construction	\$ -	\$ -	\$ -	\$ 17,665	\$ 17,665
Investment - SBA	\$ 709,007	\$ 498,411	\$ -	\$ -	\$ 1,207,419
Due From SS CDD	\$ 114,131	\$ -	\$ -	\$ -	\$ 114,131
Deposits	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Total Assets	\$ 1,122,476	\$ 686,384	\$ 3,424,701	\$ 57,768	\$ 5,291,328
Liabilities:					
Accounts Payable	\$ 692	\$ -	\$ -	\$ -	\$ 692
Due to SS CDD	\$ 231,868	\$ -	\$ -	\$ -	\$ 231,868
Total Liabilities	\$ 232,561	\$ -	\$ -	\$ -	\$ 232,561
Fund Balances:					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 491,035	\$ -	\$ 491,035
Assigned For Debt Service 2019	\$ -	\$ -	\$ 1,440,786	\$ -	\$ 1,440,786
Assigned For Debt Service 2020	\$ -	\$ -	\$ 1,056,884	\$ -	\$ 1,056,884
Assigned For Debt Service 2023	\$ -	\$ -	\$ 435,996	\$ -	\$ 435,996
Assigned For Capital Reserves 2020	\$ -	\$ 686,384	\$ -	\$ 40,102	\$ 726,486
Assigned For Capital Reserves 2023	\$ -	\$ -	\$ -	\$ 17,665	\$ 17,665
Unassigned	\$ 889,915	\$ -	\$ -	\$ -	\$ 889,915
Total Fund Balances	\$ 889,915	\$ 686,384	\$ 3,424,701	\$ 57,768	\$ 5,058,767
Total Liabilities & Fund Equity	\$ 1,122,476	\$ 686,384	\$ 3,424,701	\$ 57,768	\$ 5,291,328

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 1,040,238	\$ 973,735	\$ 973,735	\$ -
Interest	\$ 3,960	\$ 1,650	\$ 9,452	\$ 7,802
Miscellaneous Income	\$ -	\$ -	\$ 6,471	\$ 6,471
Total Revenues	\$ 1,044,198	\$ 975,385	\$ 989,658	\$ 14,273
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
FICA Expense	\$ 918	\$ 383	\$ 230	\$ 153
Engineering Fees	\$ 12,000	\$ 5,000	\$ 802	\$ 4,198
Attorney	\$ 25,000	\$ 10,417	\$ 1,956	\$ 8,461
Dissemination	\$ 14,000	\$ 5,833	\$ 5,833	\$ (0)
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,675	\$ 3,675	\$ 3,675	\$ -
Trustee Fees	\$ 17,240	\$ 8,620	\$ 8,620	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 500	\$ 208	\$ 136	\$ 72
Printing & Binding	\$ 500	\$ 500	\$ 21	\$ 479
Insurance	\$ 6,600	\$ 6,600	\$ 6,197	\$ 403
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 600	\$ 250	\$ 248	\$ 2
Office Supplies	\$ 250	\$ 104	\$ 16	\$ 88
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 820	\$ 180
Property Taxes	\$ 350	\$ 9	\$ 9	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 151,258	\$ 74,724	\$ 57,605	\$ 17,119

Stoneybrook South at ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 17,909	\$ 7,462	\$ 7,462	\$ (0)
Property Insurance	\$ 15,335	\$ 15,335	\$ 15,635	\$ (300)
Electric	\$ 66,104	\$ 27,543	\$ 18,022	\$ 9,522
Streetlights	\$ 172,516	\$ 71,882	\$ 65,843	\$ 6,038
Water & Sewer	\$ 146,430	\$ 61,013	\$ 96,278	\$ (35,265)
Entry & Walls Maintenance	\$ 8,002	\$ 3,334	\$ 7,908	\$ (4,573)
Landscape Maintenance	\$ 274,249	\$ 114,270	\$ 89,056	\$ 25,214
Landscape Contingency	\$ 29,339	\$ 12,225	\$ 29,235	\$ (17,010)
Tree Trimming	\$ 2,667	\$ 1,111	\$ -	\$ 1,111
Irrigation Repairs	\$ 24,005	\$ 10,002	\$ 9,283	\$ 719
Aquatic Maintenance	\$ 5,457	\$ 2,274	\$ 1,847	\$ 427
Fountain Repair & Maintenance	\$ 4,001	\$ 1,667	\$ 12,549	\$ (10,882)
Miscellaneous - Stormwater Control	\$ 2,667	\$ 1,111	\$ -	\$ 1,111
Mitigation Monitoring & Maintenance	\$ 7,518	\$ 3,133	\$ 2,478	\$ 655
Pressure Washing	\$ 2,667	\$ 1,111	\$ -	\$ 1,111
Repairs & Maintenance	\$ 5,334	\$ 2,223	\$ -	\$ 2,223
Sidewalk Repair & Maintenance	\$ 2,667	\$ 1,111	\$ -	\$ 1,111
Roadway Repair & Maintenance - Storm Gutters	\$ 2,667	\$ 1,111	\$ -	\$ 1,111
Contingency	\$ 8,002	\$ 3,334	\$ -	\$ 3,334
Total Operations & Maintenance:	\$ 797,536	\$ 341,252	\$ 355,596	\$ (14,344)
<i>Reserves</i>				
Capital Reserve Transfer	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Reserves	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Total Expenditures	\$ 1,044,198	\$ 511,380	\$ 508,606	\$ 2,775
Excess Revenues (Expenditures)	\$ -		\$ 481,052	
Fund Balance - Beginning	\$ -		\$ 408,863	
Fund Balance - Ending	\$ -		\$ 889,915	

Stoneybrook South at ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Transfer In	\$ 95,404	\$ 95,404	\$ 95,404	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 10,262	\$ 8,178
Total Revenues	\$ 100,404	\$ 97,487	\$ 105,666	\$ 8,178
Expenditures:				
Contingency	\$ -	\$ -	\$ 84	\$ (84)
Capital Outlay	\$ 59,228	\$ 24,678	\$ -	\$ 24,678
Total Expenditures	\$ 59,228	\$ 24,678	\$ 84	\$ 24,678
Excess Revenues (Expenditures)	\$ 41,176	\$ 72,809	\$ 105,582	
Fund Balance - Beginning	\$ 208,444		\$ 580,802	
Fund Balance - Ending	\$ 249,620		\$ 686,384	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 301,800	\$ 281,577	\$ 281,577	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 9,176	\$ 7,093
Total Revenues	\$ 306,800	\$ 283,660	\$ 290,753	\$ 7,093
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		\$ 94,690	
Fund Balance - Beginning	\$ 241,476		\$ 396,345	
Fund Balance - Ending	\$ 252,814		\$ 491,035	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 899,894	\$ 868,750	\$ 868,750	\$ -
Interest	\$ 11,700	\$ 4,875	\$ 22,142	\$ 17,267
Total Revenues	\$ 911,594	\$ 873,625	\$ 890,892	\$ 17,267
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		\$ 585,299	
Fund Balance - Beginning	\$ 391,574		\$ 855,487	
Fund Balance - Ending	\$ 401,981		\$ 1,440,786	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 702,564	\$ 655,252	\$ 655,252	\$ -
Interest	\$ 10,350	\$ 4,313	\$ 20,051	\$ 15,739
Total Revenues	\$ 712,914	\$ 659,565	\$ 675,303	\$ 15,739
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)	\$ -	\$ -	\$ (7,809)	\$ 7,809
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,809)	\$ 7,809
Excess Revenues (Expenditures)	\$ 16,489		\$ 180,063	
Fund Balance - Beginning	\$ 517,071		\$ 876,822	
Fund Balance - Ending	\$ 533,560		\$ 1,056,884	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 302,250	\$ 281,878	\$ 281,878	\$ -
Interest	\$ 2,500	\$ 1,042	\$ 5,897	\$ 4,855
Total Revenues	\$ 304,750	\$ 282,920	\$ 287,775	\$ 4,855
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)	\$ -	\$ -	\$ (3,361)	\$ 3,361
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,361)	\$ 3,361
Excess Revenues (Expenditures)	\$ 2,181		\$ 165,630	
Fund Balance - Beginning	\$ 119,157		\$ 270,365	
Fund Balance - Ending	\$ 121,338		\$ 435,996	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,335	\$ 2,335
Total Revenues	\$ -	\$ -	\$ 2,335	\$ 2,335
Expenditures:				
Series 2020				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,248	\$ (6,248)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,248	\$ (6,248)
Excess Revenues (Expenditures)	\$ -		\$ 8,583	
Fund Balance - Beginning	\$ -		\$ 31,519	
Fund Balance - Ending	\$ -		\$ 40,102	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 51,992	\$ 51,992
Total Revenues	\$ -	\$ -	\$ 51,992	\$ 51,992
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 4,003,060	\$ (4,003,060)
Total Expenditures	\$ -	\$ -	\$ 4,003,060	\$ (4,003,060)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,361	\$ (3,361)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,361	\$ (3,361)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (3,947,707)	
Fund Balance - Beginning	\$ -		\$ 3,965,372	
Fund Balance - Ending	\$ -		\$ 17,665	

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	\$ 15,802	\$ 24,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 973,735
Interest	\$ 1,331	\$ 1,030	\$ 960	\$ 3,020	\$ 3,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,452
Miscellaneous Income	\$ -	\$ -	\$ 6,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,471
													\$ -
Total Revenues	\$ 1,331	\$ 83,833	\$ 857,984	\$ 18,822	\$ 27,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989,658
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 266	\$ 221	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 802
Attorney	\$ 983	\$ -	\$ 335	\$ 68	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,956
Dissemination	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ 3,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,675
Trustee Fees	\$ -	\$ 4,310	\$ -	\$ 4,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,620
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 9	\$ 8	\$ 24	\$ 29	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136
Printing & Binding	\$ 1	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 74	\$ 54	\$ 40	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 820
Property Taxes	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,996	\$ 13,048	\$ 6,344	\$ 9,336	\$ 7,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,605
Operations & Maintenance													
Field Services	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ 1,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,462
Property Insurance	\$ 15,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,635
Electric	\$ 4,524	\$ 3,133	\$ 3,473	\$ 2,003	\$ 4,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,022
Streetlights	\$ 13,440	\$ 13,855	\$ 13,440	\$ 9,215	\$ 15,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,843
Water & Sewer	\$ 18,524	\$ 14,073	\$ 12,287	\$ 32,623	\$ 18,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,278
Entry & Walls Maintenance	\$ -	\$ 451	\$ 1,084	\$ 644	\$ 5,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,908
Landscape Maintenance	\$ 19,139	\$ 17,479	\$ 17,479	\$ 17,479	\$ 17,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,056
Landscape Contingency	\$ 3,279	\$ -	\$ -	\$ 14,039	\$ 11,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,235
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,372	\$ 2,250	\$ 2,397	\$ 2,015	\$ 1,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,283
Aquatic Maintenance	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,847
Fountain Repair & Maintenance	\$ 8,240	\$ 2,117	\$ 127	\$ 1,938	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,549
Miscellaneous - Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring & Maintenance	\$ 310	\$ 774	\$ 310	\$ 774	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repair & Maintenance - Storm Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 86,324	\$ 55,994	\$ 52,460	\$ 82,592	\$ 78,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,596
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 95,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,404
Total Reserves	\$ -	\$ -	\$ 95,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,404
Total Expenditures	\$ 107,320	\$ 69,042	\$ 154,208	\$ 91,929	\$ 86,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,606
Excess Revenues (Expenditures)	\$ (105,990)	\$ 14,792	\$ 703,776	\$ (73,106)	\$ (58,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,052

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

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	31.81%	9.20%	28.38%	21.41%	9.21%	69.39%
							O&M Portion	2017 Debt Service Asmt	2019 Debt Service Asmt	2020 Debt Service Asmt	2023 Debt Service Asmt	Total
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
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$2,864.72	\$2,864.72	\$911.24	\$263.50	\$812.99	\$613.20	\$263.79	\$2,864.72
02/08/24	ACH	\$78,763.00	\$1,543.08	\$1,609.14	\$0.00	\$75,610.78	\$24,051.04	\$6,954.88	\$21,457.94	\$16,184.58	\$6,962.33	\$75,610.77
02/08/24	ACH	\$1,687.89	\$33.75	\$0.00	\$0.00	\$1,654.14	\$526.17	\$152.15	\$469.44	\$354.07	\$152.32	\$1,654.15
03/08/24	ACH	\$41,347.03	\$818.26	\$434.39	\$0.00	\$40,094.38	\$12,753.63	\$3,687.99	\$11,378.57	\$8,582.25	\$3,691.94	\$40,094.38
						\$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		\$ 3,288,873.02	\$ 63,233.12	\$ 127,217.18	\$ 2,864.72	\$ 3,101,287.44	\$ 986,488.89	\$ 285,264.80	\$ 880,129.04	\$ 663,834.41	\$ 285,570.33	\$ 3,101,287.47

94.48%	Net Percent Collected
\$ 181,137.83	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
1/2/24		Interest		\$ 163.62
1/3/24		Transfer from Reserve		\$ 1,575.44
2/1/24		Interest		\$ 170.13
2/2/24		Transfer from Reserve		\$ 1,561.36
TOTAL				\$ 8,583.41
Project (Construction) Fund at 09/30/23				\$ 31,518.97
Interest Earned/Transferred Funds thru 2/29/24				\$ 8,583.41
Requisitions Paid thru 2/29/24				\$ -
Remaining Project (Construction) Fund				\$ 40,102.38

Stoneybrook South at ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
11/29/23	4	Lennar Homes LLC	Reimbursement of Construction Costs for North Fox Utilities & Tract X	\$ 4,002,255.23
1/12/24	6	Latham, Luna, Eden & Beaudine	Invoice #121704 - Finalization of Conveyance to TWA of Tract LS-1 of Tract X Plat	\$ 264.50
1/12/24	7	Latham, Luna, Eden & Beaudine	Invoice #122213 - Review of Req.4 & Preparation of Coveyance Documents	\$ 540.00
TOTAL				\$ 4,003,059.73
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
1/2/24		Interest		\$ 75.81
1/3/24		Transfer from Reserve		\$ 678.07
2/1/24		Interest		\$ 76.28
2/2/24		Transfer from Reserve		\$ 672.01
TOTAL				\$ 55,353.17
Project (Construction) Fund at 09/30/23				\$ 3,965,371.76
Interest Earned/Transferred Funds thru 2/29/24				\$ 55,353.17
Requisitions Paid thru 2/29/24				\$ (4,003,059.73)
Remaining Project (Construction) Fund				\$ 17,665.20

SECTION 3

REBATE REPORT

\$12,730,000

Stoneybrook South at Championsgate Community Development District

(Osceola County, Florida)

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

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

**Rebate Report to the Computation Date
December 16, 2025
Reflecting Activity To
December 31, 2023**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

February 5, 2024

Stoneybrook South at Championsgate
Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

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

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report as of December 31, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the December 16, 2025 Computation Date
Reflecting Activity from December 16, 2020 through December 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.238187%	37,412.41	(604,395.79)
Reserve Account	1.570032%	16,976.15	(24,499.43)
Cost of Issuance Account	0.006026%	0.01	(7.05)
Totals	0.323799%	\$54,388.57	\$(628,902.27)
Bond Yield	3.592127%		
Rebate Computation Credits			(6,161.14)
		Net Rebatable Arbitrage	\$(635,063.41)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 16, 2020, the date of the closing, to December 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2020 and December 31, 2023, the District made periodic payments into the Revenue, Interest, Sinking and Prepayment Funds (collectively, the "Debt Service Funds") that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

December 16, 2025.

7. Computation Period

The period beginning on December 16, 2020, the date of the closing, and ending on December 31, 2023.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2025, is the Rebatable Arbitrage.

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

Sources of Funds

Par Amount	\$12,730,000.00
Total	\$12,730,000.00

Uses of Funds

Acquisition & Construction Account	\$11,927,322.50
Reserve Account	351,125.00
Cost of Issuance Account	196,952.50
Underwriter's Discount	254,600.00
Total	\$12,730,000.00

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-11,927,322.50	-14,251,244.78
01/05/21		-0.77	-0.92
03/02/21		-1.49	-1.77
03/02/21		-1.35	-1.60
04/02/21		-1.49	-1.76
04/21/21		4,767,193.90	5,626,054.25
05/04/21		-1.44	-1.70
05/26/21		6,870.00	8,079.69
06/02/21		-1.49	-1.75
07/02/21		-1.44	-1.69
08/03/21		-1.49	-1.74
09/02/21		-1.49	-1.74
10/04/21		-1.44	-1.67
11/02/21		-1.49	-1.73
12/02/21		-1.44	-1.66
01/04/22		-1.49	-1.71
02/02/22		-1.49	-1.71
03/02/22		-1.35	-1.54
04/04/22		-1.49	-1.70
05/03/22		-1.44	-1.64
06/02/22		-1.49	-1.69
07/05/22		-1.44	-1.63
08/02/22		-1.49	-1.68
08/12/22		2,010.00	2,264.16
08/12/22		1,000.00	1,126.45
09/02/22		-231.60	-260.37
10/04/22		-432.89	-485.13
10/13/22		2,575.00	2,883.16
10/13/22		2,750.00	3,079.10
11/02/22		-531.02	-593.45
11/18/22		975.00	1,087.91
11/30/22		7,159,818.90	7,979,490.07
12/02/22		-562.76	-627.06
01/04/23		-656.07	-728.72
02/02/23		-697.92	-773.06
03/02/23		-632.99	-699.07
04/04/23		-854.25	-940.44
05/02/23		-1,065.88	-1,170.18
06/02/23		-1,103.40	-1,207.78
07/05/23		-1,096.66	-1,196.49
08/02/23		-1,278.00	-1,390.63
09/01/23		190.00	206.15
09/05/23		-1,595.45	-1,730.39
10/03/23		-1,543.99	-1,669.95
11/02/23		-1,595.68	-1,720.92
12/04/23		-1,532.92	-1,648.01

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/31/23	Bal	36,631.83	39,280.88
12/31/23	Acc	160.26	171.85

12/16/25	TOTALS:	37,412.41	-604,395.79

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-604,395.79
COMP DATE:	12/16/25	NET INCOME:	37,412.41
BOND YIELD:	3.592127%	TAX INV YIELD:	0.238187%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/20	Beg Bal	-351,125.00	-419,538.28
01/05/21		0.77	0.92
02/02/21		1.49	1.77
03/02/21		1.35	1.60
04/02/21		1.49	1.76
05/04/21		1.44	1.70
06/02/21		1.49	1.75
07/02/21		1.44	1.69
08/03/21		1.49	1.74
09/02/21		1.49	1.74
10/04/21		1.44	1.67
11/02/21		1.49	1.73
12/02/21		1.44	1.66
01/04/22		1.49	1.71
02/02/22		1.49	1.71
03/02/22		1.35	1.54
04/04/22		1.49	1.70
05/03/22		1.44	1.64
06/02/22		1.49	1.69
07/05/22		1.44	1.63
08/02/22		1.49	1.68
09/02/22		231.60	260.37
10/04/22		432.89	485.13
11/02/22		531.02	593.45
12/01/22		562.76	627.12
01/04/23		656.07	728.72
02/02/23		697.92	773.06
03/02/23		632.99	699.07
04/04/23		854.25	940.44
05/02/23		1,065.88	1,170.18
06/02/23		1,103.40	1,207.78
07/05/23		1,096.66	1,196.49
08/02/23		1,278.00	1,390.63
09/05/23		1,595.45	1,730.39
10/03/23		1,543.99	1,669.95
11/02/23		1,595.68	1,720.92
12/04/23		1,532.92	1,648.01
12/31/23	Bal	351,125.00	376,516.83
12/31/23	Acc	1,536.17	1,647.26

12/16/25	TOTALS:	16,976.15	-24,499.43

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-24,499.43
COMP DATE:	12/16/25	NET INCOME:	16,976.15
BOND YIELD:	3.592127%	TAX INV YIELD:	1.570032%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

12/16/25	TOTALS:	0.01	-7.05

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.592127%)
12/16/21		-1,780.00	-2,052.43
12/16/22		-1,830.00	-2,036.28
12/16/23		-1,930.00	-2,072.44

12/16/25	TOTALS:	-5,540.00	-6,161.14

ISSUE DATE: 12/16/20 REBATABLE ARBITRAGE: -6,161.14
 COMP DATE: 12/16/25
 BOND YIELD: 3.592127%