

Stoneybrook South at ChampionsGate
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-10	General Fund Narrative
11	Capital Reserve Fund
12	Debt Service Fund Series 2017
13	Amortization Schedule Series 2017
14	Debt Service Fund Series 2019
15	Amortization Schedule Series 2019
16	Debt Service Fund Series 2020
17	Amortization Schedule Series 2020
18	Debt Service Fund Series 2023
19	Amortization Schedule Series 2023

Stoneybrook South at ChampionsGate

Community Development District

Proposed Budget

FY2025

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	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	SSCDD 46%	SSCDD 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
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
Fund Balance - Beginning	\$ 208,444	\$ 580,802	\$ -	\$ 580,802	\$ 690,282
Fund Balance - Ending	\$ 249,620	\$ 686,384	\$ 3,898	\$ 690,282	\$ 719,934

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

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

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 FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget 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	\$294,519
Total	\$294,519
Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
Gross Assessment	\$957,334

Property Type	Units	Gross Per Unit	Gross Total
Condo	80	989	\$79,120
Townhome	214	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

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

Interest - 12/15/2025	\$115,859
Total	\$115,859
Net Assessment	\$302,250
Collection Cost (6%)	\$19,293
Gross Assessment	\$321,543

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 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