

*Stoneybrook South at  
ChampionsGate  
Community Development District*

*Agenda*

*February 3, 2025*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

---

219 E. Livingston Street, Orlando, Florida 32801

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

January 27, 2025

Board of Supervisors  
Stoneybrook South at ChampionsGate  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District will be held **Monday, February 3, 2025 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: 189-483-798**

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 2, 2024 Meeting
4. Presentation of Arbitrage Report for Series 2020 Bonds
5. Ratification of Data Sharing and Usage Agreement with Osceola County
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
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

Enclosures

# MINUTES

**MINUTES OF MEETING  
STONEBROOK 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, **December 2, 2024**, at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin <i>joined late by phone</i>	Vice Chairman
Barry Bichard	Assistant Secretary
Campbell McAnally	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco <i>by phone</i>	District Counsel
Alan Scheerer	Field Manager
Jason Alligood <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 11:01 a.m. and called roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: There are no members of the public present, just Board and staff. There are no members of the public on the call in line.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individuals to Fulfill Vacancies in Seats #1 and #2**

Mr. LeBrun: This item is for the appointment of individuals who fill the vacancies in seats #1 and #2. As the Board will recall, no one qualified through the Supervisor of Elections for those two seats. We do have current Board members in those seats. Since no one qualified for those

seats, the Board can choose to appoint members into those seats, seat #1 & #2 which is Campbell and Barry's. Kristen, do you need to add anything onto that.

Ms. Trucco: No, you have covered it.

Mr. LeBrun: If the Board wishes, they can appoint Campbell and Barry to continue on in those seats for the new 4-year term.

Mr. Morgan: That is fine.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Appointment of Campbell McAnally to Seat #1 & Barry Bichard to Seat #2, was approved.
----------------------------------------------------------------------------------------------------------------------------------------------------------------

*\*Jason Alligood with Kimley-Horn joined the meeting.*

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

Mr. LeBrun: Even though you are still in your current seats, we are starting a new term so we have to do a note for the new 4-year term. I will read it to you and you both can respond and affirm then sign and notarize it for you.

Mr. McAnally & Mr. Bichard: I Campbell McAnally and I Barry Bichard citizens in the State of Florida and United States of America and being employed by an officer of Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such employee or officer, hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Bichard: I do.

Mr. McAnally: I do.

*\*Mr. Bonin joined the meeting by phone.*

**C. Election of Officers**

Mr. LeBrun: Any time there is an appointment or change in Board members, we are required to do an election of officers.

**D. Consideration of Resolution 2025-02 Electing Officers**

Mr. LeBrun: The Board can change the Chairman, Vice Chair, or elect to keep everything as is.

Mr. Morgan: I would like to make a motion to keep everything as is for now. Just to confirm, that is Adam as Chairman and Rob as Vice Chair. Is that correct?

Mr. LeBrun: Correct. We will keep everything as is.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2025-02 Electing Officers – Keeping the Same Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 7, 2024 Meeting**

Mr. LeBrun: This is approval of the minutes from the October 7, 2024 meeting. Kristen did send in some meeting corrections so we have those and will incorporate those into the final version. Happy to take any other changes the Board may have, if not, we would look for a motion to approve those.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the October 7, 2024, Meeting, were approved subject to counsel’s amendments.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report for Series 2023 Bonds**

Mr. LeBrun: This is an exercise that determines if there is any rebate liability. Essentially, you can’t earn more interest on your bonds than you are paying. AMTEC provided this calculation and report. The important part is page 23 that basically says based upon their calculations, there is no rebate liability which is good news.

Mr. Morgan: Wonderful.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Arbitrage Report for Series 2023 Bonds, was approved.

**EIGHTH ORDER OF BUISNESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: Good morning, I do not have any updates for you this morning but I am here if you have any questions for me.

Mr. Morgan: Thanks for sending out the reminder about the thing that is due by the end of December.

Ms. Trucco: The ethics training, as a rule of thumb, if you served as a Supervisor in 2024 we recommend that you just go ahead and complete those 4 hours of ethics training so that would be everybody sitting on this Board right now. Hopefully you got my email last week on the 4 hours of ethics training that is required now, but if you did not, please reach out to Jeremy or myself.

Mr. Morgan: Thank you.

Mr. Bichard: Got it Kristen.

### **B. Engineer**

Mr. Alligood: Good Morning, Jason Alligood with Kimley-Horn. Nothing to report yet, I need to get out and look at the system as a whole and get familiar with the area. I am not sure, was Dave Reid also the engineer previously?

Mr. Morgan: Yes, it was Dave. He is very familiar with the area.

### **C. District Manager's Report**

Mr. LeBrun: A couple of items under this one and as Kristen mentioned already the ethics training. Let us know if you need any assistance with those links or anything.

#### **i. Approval of Check Register**

Mr. LeBrun: Next is approval of the check register from October 1, 2024 through November 30, 2024. From the general fund checks 811-839, total there is \$343,163.17. There is also the payroll fund, checks 50100-50104, total there is \$923.50. The total check register is \$344,086.67.

Mr. Morgan: Does this go through November?

Mr. LeBrun: Correct, this is October 1 through November 30<sup>th</sup>.

Mr. Morgan: The Board didn't receive compensation in November?

Mr. LeBrun: The last you met was in October.

Mr. Morgan: That is right. Everybody else met in November but this one did not.

Mr. LeBrun: This one is every other month.

Mr. Morgan: Make a motion to approve.



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

**ii. Balance Sheet and Income Statement**

Mr. LeBrun: Behind that, you have your unaudited financial reports. No Board action is required on this, just there for your review for those unaudited financials.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. LeBrun: Is there any other business or Supervisor requests? There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Morgan: I make 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 IV

# **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, 2024**



**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Reserve Account	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account	17
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	18



# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

January 14, 2025

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 16, 2025, the Computatrion Date. 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, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.252645%	39,817.85	(603,652.30)
Reserve Account	2.407050%	34,835.18	(18,879.69)
Cost of Issuance Account	0.006026%	0.01	(7.05)
<b>Totals</b>	<b>0.433034%</b>	<b>\$74,653.04</b>	<b>\$(622,539.04)</b>
<b>Bond Yield</b>	<b>3.592127%</b>		
Rebate Computation Credits			(8,306.17)
		<b>Net Rebtable Arbitrage</b>	<b>\$(630,845.21)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 16, 2020, the date of the closing, to December 31, 2024, 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, 2024, 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 1/12<sup>th</sup> 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, 2024.

### **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:

<b>Account</b>	<b>Account Number</b>
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 Rebateable Arbitrage, as of December 31, 2024, 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 Rebateable 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**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$12,730,000.00</b>
<b>Total</b>	<b>\$12,730,000.00</b>

<b>Uses of Funds</b>	
----------------------	--

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

## 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%)
01/03/24		-1,575.44	-1,688.87
02/02/24		-1,561.36	-1,668.98
03/04/24		-1,460.85	-1,556.61
04/02/24		-1,561.99	-1,659.78
05/02/24		-1,511.22	-1,601.07
06/04/24		-1,561.58	-1,649.20
07/02/24		-1,511.22	-1,591.60
08/02/24		-1,560.65	-1,638.79
09/04/24		-1,560.39	-1,633.34
10/02/24		-1,452.50	-1,516.20
11/04/24		-1,411.65	-1,468.90
12/03/24		-1,311.32	-1,360.60
12/31/24	Bal	57,024.15	59,009.17
12/31/24	Acc	213.55	220.98
-----			
12/16/25	TOTALS:	39,817.85	-603,652.30
-----			

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-603,652.30
COMP DATE:	12/16/25	NET INCOME:	39,817.85
BOND YIELD:	3.592127%	TAX INV YIELD:	0.252645%



\$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
01/03/24		1,575.44	1,688.87
02/02/24		1,561.36	1,668.98
03/04/24		1,460.85	1,556.61
04/02/24		1,561.99	1,659.78
05/02/24		1,511.22	1,601.07
06/04/24		1,561.58	1,649.20
07/02/24		1,511.22	1,591.60
08/02/24		1,560.65	1,638.79
09/04/24		1,560.39	1,633.34

\$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%)
10/02/24		1,452.50	1,516.20
11/04/24		1,411.65	1,468.90
12/03/24		1,311.32	1,360.60
12/31/24	Bal	351,125.00	363,347.70
12/31/24	Acc	1,355.03	1,402.20
-----			
12/16/25	TOTALS:	34,835.18	-18,879.69
-----			

ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-18,879.69
COMP DATE:	12/16/25	NET INCOME:	34,835.18
BOND YIELD:	3.592127%	TAX INV YIELD:	2.407050%

\$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
12/16/24		-2,070.00	-2,145.02
-----			
12/16/25	TOTALS:	-7,610.00	-8,306.17
-----			
ISSUE DATE:	12/16/20	REBATABLE ARBITRAGE:	-8,306.17
COMP DATE:	12/16/25		
BOND YIELD:	3.592127%		

# SECTION V



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Stoneybrook South at Championsgate CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Stoneybrook South at Championsgate CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

Stoneybrook South at Championsgate CDD

Signature: [Handwritten Signature]

Print: Jeremy LeBrun

Title: District Manager

Date: 12/17/24

Please returned signed **original copy**, no later than January 31, 2025

# SECTION VI

# SECTION C



# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Invoices

October 1, 2024 - January 28, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/24	811-814	\$ 47,813.19
	10/17/24	815-818	9,481.42
	10/24/24	819-823	5,585.12
	10/30/24	824	3,457.22
	11/7/24	825-831	35,360.45
	11/14/24	832	7,042.29
	11/21/24	832-835	1,801.16
	11/24/24	836-839	232,622.32
	12/5/24	840-842	19,083.50
	12/12/24	843-845	11,440.54
	12/14/24	846-852	2,282,410.91
	12/19/24	853	541.00
	1/9/25	854-859	80,646.08
	1/16/25	860-865	38,463.67
			\$ 2,775,748.87
Payroll			
	<u>October 2024</u>		
	Adam Morgan	50100	\$ 184.70
	Barry Bichard	50101	\$ 184.70
	John Lambert	50102	\$ 184.70
	Patrick Bonin Jr.	50103	\$ 184.70
	Campbell McAnally	50104	\$ 184.70
			\$ 923.50
	<u>December 2024</u>		
	Adam Morgan	50105	\$ 184.70
	Barry Bichard	50106	\$ 184.70
	Campbell McAnally	50107	\$ 184.70
	Patrick Bonin Jr.	50108	\$ 184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$2,777,411.17</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/09/24	00032	10/01/24	28173	202410	300	13100	10100		LANDSCAPE MAINT OCT24	*	7,337.46		
		10/01/24	28173	202410	320	53800	46200		LANDSCAPE MAINT OCT24	*	8,613.54		
FLORALAWN 2 LLC												15,951.00	000811
10/09/24	00036	9/23/24	17084	202409	300	13100	10100		CLN FOUNT POND 5-09/23/24	*	47.00		
		9/23/24	17084	202409	320	53800	47100		CLN FOUNT POND 5-09/23/24	*	53.00		
		9/23/24	17085	202409	300	13100	10100		RPLC CONTROL BOX POND 8	*	323.83		
		9/23/24	17085	202409	320	53800	47100		RPLC CONTROL BOX POND 8	*	365.17		
		9/23/24	17086	202409	300	13100	10100		CLN FNT HWY 27-09/23/24	*	47.00		
		9/23/24	17086	202409	320	53800	47100		CLN FNT HWY 27-09/23/24	*	53.00		
		9/23/24	17087	202409	300	13100	10100		PULL FNT/CLN POND 6-09/06	*	253.80		
		9/23/24	17087	202409	320	53800	47100		PULL FNT/CLN POND 6-09/06	*	286.20		
		9/30/24	17098	202409	300	13100	10100		RPLC TIMER POND 6-9/30/24	*	128.78		
		9/30/24	17098	202409	320	53800	47100		RPLC TIMER POND 6-9/30/24	*	145.22		
LAKE FOUNTAINS AND AERATION INC												1,703.00	000812
10/09/24	00003	9/18/24	10074508	202409	310	51300	48000		NOT.OF FY25 MEETING DATES	*	264.50		
ORLANDO SENTINEL												264.50	000813
10/09/24	00034	10/09/24	10092024	202410	300	20700	10500		EXP.DUE TO SS THRU AUG24	*	70,286.26		
		10/09/24	10092024	202410	300	13100	10100		EXP.DUE FROM SS THR AUG24	*	40,391.57-		
STONEYBROOK SOUTH CDD												29,894.69	000814
10/17/24	00027	10/01/24	20243469	202410	300	13100	10100		WATER MGMT TREATMNT OCT24	*	269.10		
		10/01/24	20243469	202410	320	53800	47200		WATER MGMT TREATMNT OCT24	*	315.90		
AMERICAN ECOSYSTEMS, INC.												585.00	000815
10/17/24	00024	10/11/24	181766	202409	300	13100	10100		QTRLY MNT-MITIGATION SEP	*	805.00		

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/24	181766	202409 320-53800-47200	QTRLY MNT-MITIGATION SEP	BIO-TECH CONSULTING, INC.	*	945.00	1,750.00 000816
10/17/24	00001	10/01/24 196	202410 310-51300-34000	MANAGEMENT FEES OCT24	*	3,750.00	
		10/01/24 196	202410 310-51300-35200	WEBSITE ADMIN OCT24	*	105.00	
		10/01/24 196	202410 310-51300-35100	INFORMATION TECH OCT24	*	157.50	
		10/01/24 196	202410 310-51300-31300	DISSEMINATION FEE OCT24	*	1,225.00	
		10/01/24 196	202410 310-51300-51000	OFFICE SUPPLIES	*	.21	
		10/01/24 196	202410 310-51300-42000	POSTAGE	*	11.54	
		10/01/24 197	202410 320-53800-12000	FIELD MANAGEMENT OCT24	*	1,797.17	
				GOVERNMENTAL MANAGEMENT SERVICES			7,046.42 000817
10/17/24	00036	10/14/24 17113	202410 300-13100-10100	CLEAN FOUNTAIN-POND 6 FNT	*	46.00	
		10/14/24 17113	202410 320-53800-47100	CLEAN FOUNTAIN-POND 6 FNT	*	54.00	
				LAKE FOUNTAINS AND AERATION INC			100.00 000818
10/24/24	00006	10/01/24 91242	202410 310-51300-54000	SPECIAL DISTRICT FEE-FY25	*	175.00	
				FLORIDACOMMERCE			175.00 000819
10/24/24	00032	10/04/24 28384	202410 300-13100-10100	MTR#19006225-LEAK REPAIR	*	324.39	
		10/04/24 28384	202410 320-53800-47300	MTR#19006225-LEAK REPAIR	*	380.81	
		10/18/24 28453	202410 300-13100-10100	HURRICANE MILTON-CLEANUP	*	1,628.40	
		10/18/24 28453	202410 320-53800-53100	HURRICANE MILTON-CLEANUP	*	1,911.60	
				FLORALAWN 2 LLC			4,245.20 000820
10/24/24	00022	10/21/24 1840365	202410 300-13100-10100	MTHLY WATER MGMT OCT24	*	248.86	
		10/21/24 1840365	202410 320-53800-47000	MTHLY WATER MGMT OCT24	*	292.14	
				THE LAKE DOCTORS, INC.			541.00 000821

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00036	10/16/24	17116-A	202410	300	13100	10100		SIEMONS 40AMP 2POLE BRKR	*	181.70		
		10/16/24	17116-A	202410	320	53800	47100		SIEMONS 40AMP 2POLE BRKR	*	213.30		
LAKE FOUNTAINS AND AERATION INC											395.00	000822	
10/24/24	00030	10/21/24	23MMS070	202409	310	51300	31100		PLAT TRANSFER PRCL RESRCH	*	228.92		
MADDEN MOORHEAD & STOKES LLC											228.92	000823	
10/30/24	00032	10/18/24	28342	202410	300	13100	10100		CTRL#1-OASIS BLVD-IRG.RPR	*	1,590.32		
		10/18/24	28342	202410	320	53800	47300		CTRL#1-OASIS BLVD-IRG.RPR	*	1,866.90		
FLORALAWN 2 LLC											3,457.22	000824	
11/07/24	00027	11/01/24	20243796	202411	300	13100	10100		WATER MGMT TREATMNT NOV24	*	269.10		
		11/01/24	20243796	202411	320	53800	47200		WATER MGMT TREATMNT NOV24	*	315.90		
AMERICAN ECOSYSTEMS, INC.											585.00	000825	
11/07/24	00025	11/04/24	R302527-	202411	310	51300	49100		PROPERTY TAXES 2024-1WC10	*	1.13		
		11/04/24	R312527-	202411	310	51300	49100		PROPERTY TAXES 2024-30000	*	.98		
		11/04/24	R312527-	202411	310	51300	49100		PROPERTY TAXES 2024-1WC20	*	1.66		
		11/04/24	R312527-	202411	310	51300	49100		PROPERTY TAXES 2024-1WC30	*	3.46		
BRUCE VICKERS, TAX COLLECTOR											7.23	000826	
11/07/24	00032	11/01/24	28679	202411	300	13100	10100		LANDSCAPE MAINT NOV24	*	7,337.46		
		11/01/24	28679	202411	320	53800	46200		LANDSCAPE MAINT NOV24	*	8,613.54		
FLORALAWN 2 LLC											15,951.00	000827	
11/07/24	00011	11/01/24	11012024	202411	300	20700	10000		FY24 DEBT SRVC SER2017	*	2,538.25		
STONEBROOK SOUTH AT CHAMPIONSGATE											2,538.25	000828	
11/07/24	00011	11/01/24	11012024	202411	300	20700	10100		FY24 DEBT SRVC SER2019	*	7,831.28		
STONEBROOK SOUTH AT CHAMPIONSGATE											7,831.28	000829	

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/24	00011	11/01/24 11012024	202411 300-20700-10200		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	5,906.72	5,906.72 000830
11/07/24	00011	11/01/24 11012024	202411 300-20700-10300		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	2,540.97	2,540.97 000831
11/14/24	00001	11/01/24 198	202411 310-51300-34000		MANAGEMENT FEES NOV24	*	3,750.00	
		11/01/24 198	202411 310-51300-35200		WEBSITE ADMIN NOV24	*	105.00	
		11/01/24 198	202411 310-51300-35100		INFORMATION TECH NOV24	*	157.50	
		11/01/24 198	202411 310-51300-31300		DISSEMINATION FEE NOV24	*	1,225.00	
		11/01/24 198	202411 310-51300-51000		OFFICE SUPPLIES	*	.39	
		11/01/24 198	202411 310-51300-42000		POSTAGE	*	7.23	
		11/01/24 199	202411 320-53800-12000		FIELD MANAGEMENT NOV24	*	1,797.17	
					GOVERNMENTAL MANAGEMENT SERVICES			7,042.29 000832
11/21/24	00021	11/13/24 7658-11-	202411 310-51300-31200		AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000833
11/21/24	00002	11/14/24 132807	202410 310-51300-31500		LATHAM LUNA EDEN & BEAUDINE LLP	*	810.16	810.16 000834
11/21/24	00022	11/15/24 1935616	202411 300-13100-10100		MTHLY WATER MGMT NOV24	*	248.86	
		11/15/24 1935616	202411 320-53800-47000		MTHLY WATER MGMT NOV24	*	292.14	
					THE LAKE DOCTORS, INC.			541.00 000835
11/24/24	00011	11/22/24 11222024	202411 300-20700-10000		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	31,378.39	31,378.39 000836
11/24/24	00011	11/22/24 11222024	202411 300-20700-10100		STONEYBROOK SOUTH AT CHAMPIONSGATE	*	96,811.89	96,811.89 000837

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/24/24	00011	11/22/24	11222024	202411	300	20700	10200		FY25 DEBT SERVICE SER2020	*	73,020.05		
STONEYBROOK SOUTH AT CHAMPIONSGATE												73,020.05	000838
11/24/24	00011	11/22/24	11222024	202411	300	20700	10300		FY25 DEBT SERVICE SER2023	*	31,411.99		
STONEYBROOK SOUTH AT CHAMPIONSGATE												31,411.99	000839
12/05/24	00024	12/02/24	182451	202411	300	13100	10100		SEMI.ANN.MITIGATION-NOV24	*	460.00		
		12/02/24	182451	202411	320	53800	47200		SEMI.ANN.MITIGATION-NOV24	*	540.00		
		12/02/24	182451	202411	300	13100	10100		ANN.MITIGATION RPT-NOV24	*	736.00		
		12/02/24	182451	202411	320	53800	47200		ANN.MITIGATION RPT-NOV24	*	864.00		
BIO-TECH CONSULTING, INC.												2,600.00	000840
12/05/24	00032	12/01/24	29317	202412	300	13100	10100		LANDSCAPE MAINT DEC24	*	7,337.46		
		12/01/24	29317	202412	320	53800	46200		LANDSCAPE MAINT DEC24	*	8,613.54		
FLORALAWN 2 LLC												15,951.00	000841
12/05/24	00002	10/15/24	131722	202409	310	51300	31500		TRI-PARTY AGR/LNDSCP SRVC	*	532.50		
LATHAM LUNA EDEN & BEAUDINE LLP												532.50	000842
12/12/24	00001	12/01/24	200	202412	310	51300	34000		MANAGEMENT FEES DEC24	*	3,750.00		
		12/01/24	200	202412	310	51300	35200		WEBSITE ADMIN DEC24	*	105.00		
		12/01/24	200	202412	310	51300	35100		INFORMATION TECH DEC24	*	157.50		
		12/01/24	200	202412	310	51300	31300		DISSEMINATION FEE DEC24	*	1,225.00		
		12/01/24	200	202412	310	51300	51000		OFFICE SUPPLIES	*	.12		
		12/01/24	200	202412	310	51300	42000		POSTAGE	*	2.75		
		12/01/24	201	202412	320	53800	12000		FIELD MANAGEMENT DEC24	*	1,797.17		
		12/01/24	201A	202410	310	51300	42000		USPS-MAIL 941 FORMS	*	.86		
GOVERNMENTAL MANAGEMENT SERVICES												7,038.40	000843

SSCG STONEYSCG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/24	00002	12/09/24	133028	202411	310-51300	31500	REV.AGDA/ETHICS TRAIN REQ	*	92.14		
							LATHAM LUNA EDEN & BEAUDINE LLP			92.14	000844
12/12/24	00012	11/25/24	7553598	202411	310-51300	32300	FY25 TRUSTEE FEE SER2017	*	4,310.00		
							USBANK			4,310.00	000845
12/14/24	00011	12/11/24	12112024	202412	300-20700	10000	FY25 DEBT SERV SER2017	*	217,488.85		
		12/11/24	12112024	202412	300-20700	10000	FY25 DEBT SERV SER2017	V	217,488.85-		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			.00	000846
12/14/24	00011	12/11/24	12112024	202412	300-20700	10100	FY25 DEBT SERV SER2019	*	670,896.13		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			670,896.13	000847
12/14/24	00011	12/11/24	12112024	202412	300-20700	10200	FY25 DEBT SERV SER2020	*	506,021.18		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			506,021.18	000848
12/14/24	00011	12/11/24	12112024	202412	300-20700	10300	FY25 DEBT SERV SER2023	*	217,681.75		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			217,681.75	000849
12/14/24	00026	12/11/24	12112024	202412	300-58100	10000	FY25 CAPITAL RESERVE AMT	*	70,363.00		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			70,363.00	000850
12/14/24	00026	12/11/24	12112024	202412	300-15100	10000	TRANSFER FUNDS-OPER. RES.	*	600,000.00		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			600,000.00	000851
12/14/24	00011	12/11/24	12112024	202412	300-20700	10000	FY25 DEBT SERV SER2017	*	217,448.85		
							STONEYBROOK SOUTH AT CHAMPIONSGATE			217,448.85	000852
12/19/24	00022	12/16/24	1936267	202412	300-13100	10100	MTHLY WATER MGMT DEC24	*	248.86		
		12/16/24	1936267	202412	320-53800	47000	MTHLY WATER MGMT DEC24	*	292.14		
							THE LAKE DOCTORS, INC.			541.00	000853
1/09/25	00032	12/31/24	30007	202412	300-13100	10100	INST.DWARF RED IXORA	*	665.64		

SSCG STONEYSCG TVISCARRA



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/24		30007	202412	320	53800	46100	INST.DWARF RED IXORA	*	781.41		
12/31/24		30008	202412	300	13100	10100	REPLACEMENT BLVD TREE	*	888.04		
12/31/24		30008	202412	320	53800	46100	REPLACEMENT BLVD TREE	*	1,042.49		
1/01/25		29829	202501	300	13100	10100	LANDSCAPE MAINT JAN25	*	7,337.46		
1/01/25		29829	202501	320	53800	46200	LANDSCAPE MAINT JAN25	*	8,613.54		
FLORALAWN 2 LLC										19,328.58	000854
1/09/25	00001	1/01/25	202	202501	310	51300-34000	MANAGEMENT FEES JAN25	*	3,750.00		
1/01/25		202	202501	310	51300	35200	WEBSITE ADMIN JAN25	*	105.00		
1/01/25		202	202501	310	51300	35100	INFORMATION TECH JAN25	*	157.50		
1/01/25		202	202501	310	51300	31300	DISSEMINATION FEE JAN25	*	1,225.00		
1/01/25		202	202501	310	51300	51000	OFFICE SUPPLIES	*	.06		
1/01/25		202	202501	310	51300	42000	POSTAGE	*	10.00		
1/01/25		203	202501	320	53800	12000	FIELD MANAGEMENT JAN25	*	1,797.17		
GOVERNMENTAL MANAGEMENT SERVICES										7,044.73	000855
1/09/25	00011	1/01/25	01012025	202501	300	20700-10000	FY25 DEBT SRVC SER2017	*	7,320.84		
STONEBROOK SOUTH AT CHAMPIONSGATE										7,320.84	000856
1/09/25	00011	1/01/25	01012025	202501	300	20700-10100	FY25 DEBT SRVC SER2019	*	22,587.04		
STONEBROOK SOUTH AT CHAMPIONSGATE										22,587.04	000857
1/09/25	00011	1/01/25	01012025	202501	300	20700-10200	FY25 DEBT SRVC SER2020	*	17,036.20		
STONEBROOK SOUTH AT CHAMPIONSGATE										17,036.20	000858
1/09/25	00011	1/01/25	01012025	202501	300	20700-10300	FY25 DEBT SRVC SER2023	*	7,328.69		
STONEBROOK SOUTH AT CHAMPIONSGATE										7,328.69	000859
1/16/25	00021	1/14/25	6672-01-	202501	310	51300-31200	ARBITRAGE SERIES 2020	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT										450.00	000860
SSCG STONEYSCG TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/25	00002	1/14/25	134262	202412	310	51300	31500		REV.AGDA/MTG/TSK LST/EDIT	*	177.66		
									LATHAM LUNA EDEN & BEAUDINE LLP			177.66	000861
1/16/25	00011	1/10/25	01102025	202501	300	20700	10000		FY25 DEBT SRVC SER2017	*	5,103.69		
									STONEBROOK SOUTH AT CHAMPIONSGATE			5,103.69	000862
1/16/25	00011	1/10/25	01102025	202501	300	20700	10100		FY25 DEBT SRVC SER2019	*	15,746.45		
									STONEBROOK SOUTH AT CHAMPIONSGATE			15,746.45	000863
1/16/25	00011	1/10/25	01102025	202501	300	20700	10200		FY25 DEBT SRVC SER2020	*	11,876.71		
									STONEBROOK SOUTH AT CHAMPIONSGATE			11,876.71	000864
1/16/25	00011	1/10/25	01102025	202501	300	20700	10300		FY25 DEBT SRVC SER2023	*	5,109.16		
									STONEBROOK SOUTH AT CHAMPIONSGATE			5,109.16	000865
TOTAL FOR BANK A											2,775,748.87		
TOTAL FOR REGISTER											2,775,748.87		

SSCG STONEYSCG TVISCARRA

# SECTION 2

***Stoneybrook South at ChampionsGate***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



# Table of Contents

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

# Stoneybrook South at ChampionsGate

## Community Development District

### Balance Sheet

December 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 359,455	\$ 132,615	\$ -	\$ -	\$ 492,070
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	334,565	-	334,565
Prepayment	-	-	122	-	122
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	989,901	-	989,901
Prepayment	-	-	50	-	50
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	672,040	-	672,040
Construction	-	-	-	57,024	57,024
Series 2023					
Reserve	-	-	151,125	-	151,125
Revenue	-	-	266,552	-	266,552
Construction	-	-	-	24,964	24,964
Investment - SBA	879,896	591,447	-	-	1,471,342
Due From General Fund	-	-	54,273	-	54,273
Due From SS CDD	82,332	-	-	-	82,332
Deposits	16,000	-	-	-	16,000
<b>Total Assets</b>	<b>\$ 1,337,683</b>	<b>\$ 724,062</b>	<b>\$ 3,420,599</b>	<b>\$ 81,988</b>	<b>\$ 5,564,332</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 3,555	\$ -	\$ -	\$ -	\$ 3,555
Accrued Expenses	15,291	-	-	-	15,291
Due to Debt Service 2017	7,321	-	-	-	7,321
Due to Debt Service 2019	22,587	-	-	-	22,587
Due to Debt Service 2020	17,036	-	-	-	17,036
Due to Debt Service 2023	7,329	-	-	-	7,329
Due to SS CDD	144,209	-	-	-	144,209
<b>Total Liabilities</b>	<b>\$ 217,328</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 217,328</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 492,908	\$ -	\$ 492,908
Assigned For Debt Service 2019	-	-	1,462,485	-	1,462,485
Assigned For Debt Service 2020	-	-	1,040,201	-	1,040,201
Assigned For Debt Service 2023	-	-	425,006	-	425,006
Assigned For Capital Reserves 2020	-	724,062	-	57,024	781,086
Assigned For Capital Reserves 2023	-	-	-	24,964	24,964
Unassigned	1,120,356	-	-	-	1,120,356
<b>Total Fund Balances</b>	<b>\$ 1,120,356</b>	<b>\$ 724,062</b>	<b>\$ 3,420,599</b>	<b>\$ 81,988</b>	<b>\$ 5,347,005</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,337,683</b>	<b>\$ 724,062</b>	<b>\$ 3,420,599</b>	<b>\$ 81,988</b>	<b>\$ 5,564,332</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,044,107	\$ 885,799	\$ 885,799	\$ -
Interest	18,000	4,500	4,719	219
<b>Total Revenues</b>	<b>\$ 1,062,107</b>	<b>\$ 890,299</b>	<b>\$ 890,518</b>	<b>\$ 219</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,800	\$ 1,200
FICA Expense	918	230	138	92
Engineering Fees	12,000	3,000	-	3,000
Attorney	25,000	6,250	1,080	5,170
Dissemination	14,700	3,675	3,675	-
Arbitrage	1,350	450	450	-
Annual Audit	5,900	-	-	-
Trustee Fees	17,240	4,310	4,310	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	45,000	11,250	11,250	-
Information Technology	1,890	473	473	-
Website Maintenance	1,260	315	315	-
Telephone	100	25	-	25
Postage	500	125	22	103
Printing & Binding	500	125	-	125
Insurance	6,825	6,825	6,631	194
Legal Advertising	2,500	625	-	625
Other Current Charges	600	150	159	(9)
Office Supplies	250	63	1	62
Property Appraiser Fee	1,000	-	-	-
Property Taxes	350	350	7	343
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 157,933</b>	<b>\$ 49,290</b>	<b>\$ 38,360</b>	<b>\$ 10,929</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 21,566	\$ 5,392	\$ 5,392	\$ 0
Property Insurance	17,973	17,973	17,193	780
Electric	66,812	16,703	12,624	4,079
Streetlights	174,362	43,590	44,586	(995)
Water & Sewer	183,312	45,828	41,658	4,170
Landscape Maintenance	256,711	64,178	44,232	19,946
Landscape Contingency	36,198	9,049	1,824	7,225
Tree Trimming	2,696	674	-	674
Lake Maintenance	5,931	1,483	1,471	12
Irrigation Repairs	24,262	6,065	2,519	3,547
Entry & Walls Maintenance	8,087	2,022	-	2,022
Fountain Repair & Maintenance	4,044	1,011	5,489	(4,478)
Miscellaneous - Stormwater Control	2,696	674	1,004	(330)
Mitigation Monitoring & Maintenance	7,598	1,900	2,036	(136)
Pressure Washing	2,696	674	-	674
Repairs & Maintenance	5,392	1,348	778	570
Sidewalk Repair & Maintenance	2,696	674	-	674
Roadway Repair & Maintenance - Storm Gutters	2,696	674	-	674
Contingency	8,087	2,022	-	2,022
Hurricane Expenses	-	-	3,823	(3,823)
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 833,811</b>	<b>\$ 221,932</b>	<b>\$ 184,628</b>	<b>\$ 37,304</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
<b>Total Reserves</b>	<b>\$ 70,363</b>	<b>\$ 70,363</b>	<b>\$ 70,363</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,062,107</b>	<b>\$ 341,585</b>	<b>\$ 293,351</b>	<b>\$ 48,233</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 597,167</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 523,189</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 1,120,356</b>	



# Stoneybrook South at ChampionsGate

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
Interest	24,000	6,000	6,454	454
<b>Total Revenues</b>	<b>\$ 94,363</b>	<b>\$ 76,363</b>	<b>\$ 76,817</b>	<b>\$ 454</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 150	\$ 114	\$ 36
Capital Outlay	71,527	17,882	-	17,882
<b>Total Expenditures</b>	<b>\$ 72,127</b>	<b>\$ 18,032</b>	<b>\$ 114</b>	<b>\$ 17,882</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 22,236</b>	<b>\$ 58,331</b>	<b>\$ 76,703</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 662,745</b>		<b>\$ 647,359</b>	
<b>Fund Balance - Ending</b>	<b>\$ 684,981</b>		<b>\$ 724,062</b>	

# Stoneybrook South at ChampionsGate

## Community Development District

### Debt Service Fund - Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 301,800	\$ 256,148	\$ 256,148	\$ -
Interest	18,000	4,500	5,134	634
<b>Total Revenues</b>	<b>\$ 319,800</b>	<b>\$ 260,648</b>	<b>\$ 261,282</b>	<b>\$ 634</b>
<b>Expenditures:</b>				
<b>Series 2017</b>				
Interest - 12/15	\$ 99,400	\$ 99,400	\$ 99,400	\$ -
Principal - 12/15	100,000	100,000	100,000	-
Interest - 06/15	97,400	-	-	-
<b>Total Expenditures</b>	<b>\$ 296,800</b>	<b>\$ 199,400</b>	<b>\$ 199,400</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 23,000</b>		<b>\$ 61,882</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 275,302</b>		<b>\$ 431,025</b>	
<b>Fund Balance - Ending</b>	<b>\$ 298,302</b>		<b>\$ 492,908</b>	

# Stoneybrook South at ChampionsGate

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 899,894	\$ 790,295	\$ 790,295	\$ -
Interest	42,000	10,500	11,442	942
<b>Total Revenues</b>	<b>\$ 941,894</b>	<b>\$ 800,795</b>	<b>\$ 801,737</b>	<b>\$ 942</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 300,519	\$ 300,519	\$ 300,519	\$ -
Principal - 06/15	300,000	-	-	-
Interest - 06/15	300,519	-	-	-
<b>Total Expenditures</b>	<b>\$ 901,038</b>	<b>\$ 300,519</b>	<b>\$ 300,519</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 40,857</b>		<b>\$ 501,218</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 485,401</b>		<b>\$ 961,266</b>	
<b>Fund Balance - Ending</b>	<b>\$ 526,258</b>		<b>\$ 1,462,485</b>	

# Stoneybrook South at ChampionsGate

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 702,564	\$ 596,077	\$ 596,077	\$ -
Interest	42,000	10,500	11,017	517
<b>Total Revenues</b>	<b>\$ 744,564</b>	<b>\$ 606,577</b>	<b>\$ 607,094</b>	<b>\$ 517</b>
<b>Expenditures:</b>				
<b>Series 2020</b>				
Interest - 12/15	\$ 208,994	\$ 208,994	\$ 208,994	\$ -
Principal - 12/15	280,000	280,000	280,000	-
Interest - 06/15	205,494	-	-	-
<b>Total Expenditures</b>	<b>\$ 694,488</b>	<b>\$ 488,994</b>	<b>\$ 488,994</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (16,800)	\$ (4,200)	\$ (4,175)	\$ (25)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (16,800)</b>	<b>\$ (4,200)</b>	<b>\$ (4,175)</b>	<b>\$ (25)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 33,277</b>		<b>\$ 113,925</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 560,166</b>		<b>\$ 926,276</b>	
<b>Fund Balance - Ending</b>	<b>\$ 593,443</b>		<b>\$ 1,040,201</b>	

# Stoneybrook South at ChampionsGate

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 302,250	\$ 256,422	\$ 256,422	\$ -
Interest	10,000	2,500	3,377	877
<b>Total Revenues</b>	<b>\$ 312,250</b>	<b>\$ 258,922</b>	<b>\$ 259,799</b>	<b>\$ 877</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 12/15	\$ 117,322	\$ 117,322	\$ 117,322	\$ -
Principal - 06/15	65,000	-	-	-
Interest - 06/15	117,322	-	-	-
<b>Total Expenditures</b>	<b>\$ 299,644</b>	<b>\$ 117,322</b>	<b>\$ 117,322</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (5,700)	\$ (1,425)	\$ (1,797)	\$ 372
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,700)</b>	<b>\$ (1,425)</b>	<b>\$ (1,797)</b>	<b>\$ 372</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 6,906</b>		<b>\$ 140,680</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,897</b>		<b>\$ 284,325</b>	
<b>Fund Balance - Ending</b>	<b>\$ 131,803</b>		<b>\$ 425,006</b>	

# Stoneybrook South at ChampionsGate

## Community Development District Capital Projects Fund - Series 2020

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted		Prorated Budget		Actual	
	Budget		Thru 12/31/24		Thru 12/31/24	Variance
<b>Revenues:</b>						
Interest	\$	-	\$	-	\$ 638	\$ 638
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 638</b>	<b>\$ 638</b>
<b>Expenditures:</b>						
<b>Series 2020</b>						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>						
Transfer In/(Out)	\$	-	\$	-	\$ 4,175	\$ (4,175)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 4,175</b>	<b>\$ (4,175)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 4,814</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$ 52,210</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$ 57,024</b>	

# Stoneybrook South at ChampionsGate

## Community Development District Capital Projects Fund - Series 2023

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 12/31/24		Thru 12/31/24		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$	280	\$ 280
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>280</b>	<b>\$ 280</b>
<b>Expenditures:</b>							
<b>Series 2023</b>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	1,797	\$ (1,797)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,797</b>	<b>\$ (1,797)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>2,077</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>22,887</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>24,964</b>	

**Stoneybrook South at ChampionsGate**

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 108,511	\$ 777,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885,799
Interest	1,575	1,108	2,037	-	-	-	-	-	-	-	-	-	4,719
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,575</b>	<b>\$ 109,619</b>	<b>\$ 779,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 890,518</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Expense	77	-	61	-	-	-	-	-	-	-	-	-	138
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	810	92	178	-	-	-	-	-	-	-	-	-	1,080
Dissemination	1,225	1,225	1,225	-	-	-	-	-	-	-	-	-	3,675
Arbitrage	-	450	-	-	-	-	-	-	-	-	-	-	450
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	4,310	-	-	-	-	-	-	-	-	-	-	4,310
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,750	3,750	3,750	-	-	-	-	-	-	-	-	-	11,250
Information Technology	158	158	158	-	-	-	-	-	-	-	-	-	473
Website Maintenance	105	105	105	-	-	-	-	-	-	-	-	-	315
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	12	7	3	-	-	-	-	-	-	-	-	-	22
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	41	56	61	-	-	-	-	-	-	-	-	-	159
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	7	-	-	-	-	-	-	-	-	-	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 21,859</b>	<b>\$ 10,161</b>	<b>\$ 6,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,360</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,797	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,392
Property Insurance	17,193	-	-	-	-	-	-	-	-	-	-	-	17,193
Electric	4,524	3,655	4,445	-	-	-	-	-	-	-	-	-	12,624
Streetlights	15,123	14,286	15,177	-	-	-	-	-	-	-	-	-	44,586
Water & Sewer	12,508	14,376	14,774	-	-	-	-	-	-	-	-	-	41,658
Landscape Maintenance	17,809	17,809	8,614	-	-	-	-	-	-	-	-	-	44,232
Landscape Contingency	-	-	1,824	-	-	-	-	-	-	-	-	-	1,824
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	385	385	701	-	-	-	-	-	-	-	-	-	1,471
Irrigation Repairs	2,519	-	-	-	-	-	-	-	-	-	-	-	2,519
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Repair & Maintenance	397	313	4,780	-	-	-	-	-	-	-	-	-	5,489
Miscellaneous - Stormwater Control	1,004	-	-	-	-	-	-	-	-	-	-	-	1,004
Mitigation Monitoring & Maintenance	316	1,720	-	-	-	-	-	-	-	-	-	-	2,036
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	778	-	-	-	-	-	-	-	-	-	-	-	778
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	3,823	-	-	-	-	-	-	-	-	-	-	-	3,823
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 78,176</b>	<b>\$ 54,341</b>	<b>\$ 52,111</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184,628</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 70,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,363
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,363</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,363</b>
<b>Total Expenditures</b>	<b>\$ 100,035</b>	<b>\$ 64,501</b>	<b>\$ 128,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,351</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (98,460)</b>	<b>\$ 45,117</b>	<b>\$ 650,509</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 597,167</b>



**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)
LESS: PRINCIPAL PAYMENT 12/15/24	(\$100,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,100,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$13,670,000</b>

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)
LESS: PRINCIPAL PAYMENT 12/15/24	(\$280,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$11,640,000</b>

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
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,450,000</b>

# Stoneybrook South at ChampionsGate

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

#### Fiscal Year 2025

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
11/18/24	ACH	\$12,520.66	\$237.16	\$662.56	\$0.00	\$11,620.94	\$3,696.51	\$1,068.93	\$3,297.96	\$2,487.48	\$1,070.07	\$11,620.95
11/22/24	ACH	\$350,247.26	\$6,724.74	\$14,009.94	\$0.00	\$329,512.58	\$104,814.69	\$30,309.46	\$93,513.93	\$70,532.57	\$30,341.92	\$329,512.57
12/10/24	ACH	\$694.57	\$13.89	\$0.00	\$0.00	\$680.68	\$216.52	\$62.61	\$193.17	\$145.70	\$62.68	\$680.68
12/11/24	ACH	\$2,512,051.90	\$48,231.40	\$100,482.20	\$0.00	\$2,363,338.30	\$751,754.55	\$217,386.24	\$670,702.96	\$505,875.48	\$217,619.07	\$2,363,338.30
12/20/24	ACH	\$84,042.28	\$1,624.27	\$2,828.65	\$0.00	\$79,589.36	\$25,316.59	\$7,320.84	\$22,587.04	\$17,036.20	\$7,328.69	\$79,589.36
01/09/25	ACH	\$7,857.88	\$152.46	\$235.72	\$0.00	\$7,469.70	\$2,376.04	\$687.08	\$2,119.86	\$1,598.90	\$687.82	\$7,469.70
01/09/25	ACH	\$50,510.91	\$979.91	\$1,515.35	\$0.00	\$48,015.65	\$15,273.30	\$4,416.61	\$13,626.59	\$10,277.81	\$4,421.34	\$48,015.65
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 3,017,925.46</b>	<b>\$ 57,963.83</b>	<b>\$ 119,734.42</b>	<b>\$ -</b>	<b>\$ 2,840,227.21</b>	<b>\$ 903,448.20</b>	<b>\$ 261,251.77</b>	<b>\$ 806,041.51</b>	<b>\$ 607,954.14</b>	<b>\$ 261,531.59</b>	<b>\$ 2,840,227.21</b>

<b>86.53%</b>	<b>Net Percent Collected</b>
<b>\$ 442,198.06</b>	<b>Balance Remaining to Collect</b>

**Stoneybrook South at ChampionsGate**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2020**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 215.21
10/2/24		Transfer from Reserve		1,452.50
11/1/24		Interest		216.39
11/4/24		Transfer from Reserve		1,411.65
12/2/24		Interest		206.66
12/3/24		Transfer from Reserve		1,311.32
<b>TOTAL</b>				<b>\$ 4,813.73</b>
Project (Construction) Fund at 09/30/24				\$ 52,210.42
Interest Earned/Transferred Funds thru 12/31/24				4,813.73
Requisitions Paid thru 12/31/24				-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 57,024.15</b>

**Stoneybrook South at ChampionsGate**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2023**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2024</b>				
10/1/24		Interest		\$ 94.35
10/2/24		Transfer from Reserve		625.16
11/1/24		Interest		94.81
11/4/24		Transfer from Reserve		607.58
12/2/24		Interest		90.51
12/3/24		Transfer from Reserve		564.40
<b>TOTAL</b>				<b>\$ 2,076.81</b>
Project (Construction) Fund at 09/30/24				\$ 22,887.31
Interest Earned/Transferred Funds thru 12/31/24				2,076.81
Requisitions Paid thru 12/31/24				-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 24,964.12</b>