

*Stoneybrook South at  
ChampionsGate  
Community Development District*

*Agenda*

*April 7, 2025*

# AGENDA

# *Stoneybrook South at ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 31, 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, April 7, 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: 876-571**

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 3, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. 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, **February 3, 2025**, 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	Vice Chairman
Campbell McAnally	Assistant Secretary
John Lambert	Assistant Secretary
Barry Richard <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Jay Lazarovich	District Counsel
Alan Scheerer	Field Manager
Casey Hallman	Floralawn

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 11:00 a.m. and called roll. Four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: There are no members of the public present or on the phone lines.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 2, 2024 Meeting**

Mr. LeBrun: The next item is approval of the minutes from the December 2, 2024 meeting. These are included in your electronic agenda books and distributed by email. If there are no questions or comments, we just look for a motion to approve those minutes.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the December 2, 2024, Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report for Series 2020 Bonds**

Mr. LeBrun: The next item is a presentation of the Arbitrage Report for Series 2020 bonds. I'll point the Board to page 14; this is basically the summary. You can see there is no rebate liability. Essentially you cannot earn more interest than you paid. If you do not have any questions, we need a motion to accept this report.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Arbitrage Report for Series 2020 Bonds, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County**

Mr. LeBrun: Each year the District enters into an agreement with the county property appraiser. I have already signed this on behalf of the District, I just need ratification of this Data Sharing Agreement of Osceola County. Essentially we are saying we are not going to share any confidential information that they provide or that they have. They usually don't send us the confidential information in the first place, but this is just saying we'll protect that information if we receive it or send out correspondence, or things of that nature. We do this every year with the county. I'll take any questions on it, if not I'll just look for ratification.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was ratified.

*\*Mr. Bichard joined the meeting at this time.*

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. LeBrun: This brings us down to our staff reports, District Counsel.

Mr. Lazarovich: My name is Jay Lazarovich and I'm covering for Kristen today. I have no further information for the Board at this time, unless you have any questions for us.

**B. Engineer**

Mr. LeBrun: This brings us to our District engineer. I don't believe we have him on the phone. I haven't been made aware of any information. I'll be happy to take any questions that I can relay to the engineer if the Board wishes.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. LeBrun: The check register is on page 34 of your agendas. You'll see there you have the summary invoices from October 1, 2024 through January 28, 2025. From the general fund you have checks 811 through 865 and you will notice the total seems a lot higher. That is just from the debt service payments that went through, and it transfers into our operating reserves account and they generate more interest. You will see those reflected in there. For general funds for checks 811-865 the total there is \$2,775,748.87. For our October payroll fund we have checks 50100-50104 for a total of \$923.50. And for our December, 2024 payroll fund we have checks 50105 - 50108. The total there is \$738.80. The grand total is \$2,777,411.17. Behind that you have a line-by-line register that shows all those expenses and transfers. I'm happy to take any questions on that, if not I'll just be looking for a motion to approve.

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

**ii. Balance Sheet and Income Statement**

Mr. LeBrun: Behind the check register you have your balance sheet and income statement. There is no action required from the Board on this document. It just shows your unaudited financials through December 31, 2024. That is all I had. I'll be happy to take any question or comments. I will note that our assessments that are roughly 87% collected and the last remaining 13% or so will come in over the next couple of months

Mr. Morgan: Very good.

Mr. LeBrun: You are in very good shape.



**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. LeBrun: Any other business or Supervisor’s request?

Mr. Bichard: Just a question about landscape. It’s more to do with the electoral boxes over at the ponds. Will there be any shrubs planted to cover up those electrical boxes?

Mr. Morgan: Those are the ones around the fountains?

Mr. Bichard: Yes.

Mr. Scheerer: We can certainly look at that, sir. Just need to figure out if we have a water source there or not so we can irrigate whatever we install. Maybe later on in the rainy season, as we get a little further down. But absolutely, yes sir.

Mr. Bichard: It’s just that the ones here seem all grown up.

Mr. Scheerer: They all have irrigation so it’s a big difference. Although this is Casey Hallman, and he is our Account Manager with Floralawn. He attended the meeting earlier, a later meeting, and this one as well. He does everything for the CDD out here. So, I’ll be happy to get with Casey and we can look at those box locations and see about putting up a hedge, as long as we feel comfortable that we can keep it alive. As long as there is a water source. Yes, sir.

Mr. LeBrun: Any other supervisor’s request?

Hearing none, 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

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook South at ChampionsGate Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 4, 2025

HOUR: 11:00 a.m.

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF APRIL, 2025.**

ATTEST:

**STONEYBROOK SOUTH AT  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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

***Proposed Budget***  
***FY2026***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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# Stoneybrook South at ChampionsGate

## Community Development District

### Proposed Budget

FY2026

#### General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026
<b>Revenues:</b>					
Special Assessments	\$ 1,044,107	\$ 942,657	\$ 101,450	\$ 1,044,107	\$ 1,044,107
Interest	18,000	11,206	12,550	23,756	18,000
<b>Total Revenues</b>	<b>\$ 1,062,107</b>	<b>\$ 953,863</b>	<b>\$ 114,000</b>	<b>\$ 1,067,863</b>	<b>\$ 1,062,107</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 6,000	\$ 8,800	\$ 12,000
FICA Expense	918	214	459	673	918
Engineering Fees	12,000	-	4,000	4,000	12,000
Attorney	25,000	1,580	8,420	10,000	25,000
Arbitrage	1,350	900	450	1,350	1,350
Dissemination	14,700	6,125	8,575	14,700	15,141
Annual Audit	5,900	-	5,900	5,900	6,000
Trustee Fees	17,240	8,620	8,620	17,240	18,964
Assessment Administration	7,875	7,875	-	7,875	8,111
Management Fees	45,000	18,750	26,250	45,000	46,350
Information Technology	1,890	788	1,103	1,890	1,947
Website Maintenance	1,260	525	735	1,260	1,298
Telephone	100	-	50	50	100
Postage	500	56	144	200	500
Printing & Binding	500	6	94	100	500
Insurance	6,825	6,631	-	6,631	6,825
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	600	244	350	594	600
Office Supplies	250	13	22	35	250
Property Appraiser Fee	1,000	603	-	603	1,000
Property Taxes	350	7	-	7	350
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 157,933</b>	<b>\$ 55,913</b>	<b>\$ 73,671</b>	<b>\$ 129,584</b>	<b>\$ 161,879</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 21,566	\$ 8,986	\$ 12,580	\$ 21,566	\$ 22,213
Property Insurance	17,973	17,193	-	17,193	19,741
Electric	66,812	20,751	29,583	50,334	62,002
Streetlights	174,362	77,684	106,826	184,511	198,918
Reclaimed Water	183,312	74,664	141,046	215,710	202,182
Landscape Maintenance	256,711	128,611	148,077	276,688	276,314
Landscape Contingency	36,198	2,896	12,137	15,032	21,566
Tree Trimming	2,696	-	1,350	1,350	2,696
Aquatic Maintenance	5,931	2,241	2,695	4,936	5,642
Irrigation Repairs	24,262	2,519	9,631	12,150	18,870
Entry & Walls Maintenance	8,087	-	3,867	3,867	5,392
Fountain Repair & Maintenance	4,044	5,749	1,282	7,030	8,087
Miscellaneous - Stormwater Control	2,696	1,004	616	1,620	2,696
Mitigation Monitoring & Maintenance	7,598	3,173	2,325	5,497	7,926
Pressure Washing	2,696	459	891	1,350	2,696
Repairs & Maintenance	5,392	778	1,922	2,700	5,392
Sidewalk Repair & Maintenance	2,696	-	1,350	1,350	2,696
Roadway Repair & Maintenance - Storm Gutters	2,696	-	1,350	1,350	2,696
Contingency	8,087	-	4,050	4,050	5,392
Hurricane Expenses	-	3,823	-	3,823	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 833,811</b>	<b>\$ 350,530</b>	<b>\$ 481,578</b>	<b>\$ 832,108</b>	<b>\$ 873,115</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 70,363	\$ 70,363	\$ -	\$ 70,363	\$ 27,113
<b>Total Reserves</b>	<b>\$ 70,363</b>	<b>\$ 70,363</b>	<b>\$ -</b>	<b>\$ 70,363</b>	<b>\$ 27,113</b>
<b>Total Expenditures</b>	<b>\$ 1,062,107</b>	<b>\$ 476,806</b>	<b>\$ 555,249</b>	<b>\$ 1,032,055</b>	<b>\$ 1,062,107</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 477,057</b>	<b>\$ (441,249)</b>	<b>\$ 35,808</b>	<b>\$ (0)</b>

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

#### FY2026

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
<b>Total</b>	<b>1983</b>		<b>\$1,110,752</b>

#### FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Condo	260	\$342.96	\$89,170
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Single Family 80'	55	\$1,097.44	\$60,359
<b>Total</b>	<b>1983</b>		<b>\$1,110,752</b>

#### Variance Chart

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
<b>Total</b>	<b>1983</b>			<b>\$0</b>

#### Shared Costs

Operations & Maintenance Descriptions	FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	SSCDD 46%	SSCDD 54%
1 Field Services	\$40,000	\$40,000	\$41,200	\$18,987	\$22,213
2 Property Insurance	\$33,335	\$31,839	\$36,615	\$16,874	\$19,741
3 Electric	\$123,920	\$94,081	\$115,000	\$52,998	\$62,002
4 Streetlights	\$323,400	\$345,335	\$368,946	\$170,028	\$198,918
5 Water & Sewer	\$340,000	\$401,225	\$375,000	\$172,818	\$202,182
6 Landscape Maintenance	\$476,138	\$512,382	\$512,498	\$236,184	\$276,314
7 Landscape Contingency	\$67,138	\$27,499	\$40,000	\$18,434	\$21,566
8 Tree Trimming	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
9 Lake Maintenance	\$11,000	\$8,872	\$10,464	\$4,822	\$5,642
10 Irrigation Repairs	\$45,000	\$22,500	\$35,000	\$16,130	\$18,870
11 Entry & Walls Maintenance	\$15,000	\$7,500	\$10,000	\$4,608	\$5,392
12 Fountain Repair & Maintenance	\$7,500	\$12,746	\$15,000	\$6,913	\$8,087
13 Miscellaneous - Stormwater Control	\$5,000	\$3,000	\$5,000	\$2,304	\$2,696
14 Mitigation Monitoring & Maintenance	\$14,093	\$10,449	\$14,701	\$6,775	\$7,926
15 Pressure Washing	\$5,000	\$2,500	\$5,000	\$2,304	\$2,696
16 Repairs & Maintenance	\$10,000	\$5,000	\$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	\$10,000	\$4,608	\$5,392
<b>Total</b>	<b>\$1,546,524</b>	<b>\$1,539,930</b>	<b>\$1,619,424</b>	<b>\$746,309</b>	<b>\$873,115</b>



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

**REVENUES:**

Special Assessments

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

Interest

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

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**EXPENDITURES:**

**Administrative:**

Supervisors Fees

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

FICA Expense

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

Engineering Fees

The District's engineer, Kimley-Horn and Associates, 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, LLP, 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 Commerce for \$175. This is the only expense under this category for the District.

## **Operations & Maintenance:**

The District is proposing for FY26 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 2026. 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.

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

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	\$1,170	\$14,040
9100 8717 4371	14381 Mickelson Ct., Fountain	\$470	\$5,640
9100 8717 4876	100 Double Eagle Dr, Sign/Lighting	\$1,175	\$14,100
9100 8720 7836	1400 Deuce Cir, Entry Monument	\$35	\$420
9100 8720 8093	8900 Leaderboard Ln, Lighting	\$45	\$540
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	\$590	\$7,080
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	\$510	\$6,120
9100 8723 7957	14471 Mickelson Ct., Fountain	\$500	\$6,000
9100 8723 8205	1200 Stoneybrook Blvd S, 000/Meter A	\$50	\$600
9100 8727 1157	14031 Mickelson Ct, Entry Monument	\$35	\$420
<b>9100 8577 8408</b>	<b>1521 Olympic Club Blvd, Entrance Lights</b>	<b>\$50</b>	<b>\$600</b>
<b>9100 8581 1139</b>	<b>60401 Whistling Straits Blvd, Gate</b>	<b>\$100</b>	<b>\$1,200</b>
<b>9100 8581 2255</b>	<b>90191 Leopard Creek Drive, Irrigation</b>	<b>\$35</b>	<b>\$420</b>
<b>9101 2416 4654</b>	<b>11891 S Westside Blvd</b>	<b>\$500</b>	<b>\$6,000</b>
<b>9101 2415 3809</b>	<b>87251 Bella Citta Blvd</b>	<b>\$575</b>	<b>\$6,900</b>
<b>9101 2774 0771</b>	<b>11351 Whistling Straits</b>	<b>\$650</b>	<b>\$7,800</b>
<b>9101 4599 8975</b>	<b>87831 Beth page Ln</b>	<b>\$520</b>	<b>\$6,240</b>
<b>9101 4602 1723</b>	<b>88251 Falling Oak Dr</b>	<b>\$180</b>	<b>\$2,160</b>
<b>9101 4624 1484</b>	<b>11981 Trappers Loop</b>	<b>\$375</b>	<b>\$4,500</b>
<b>9101 6521 6893</b>	<b>14561 Olympic Club Blvd</b>	<b>\$255</b>	<b>\$3,060</b>
<b>9101 6548 7109</b>	<b>10971 Blackwolf Run Rd Fountain</b>	<b>\$220</b>	<b>\$2,640</b>
	Contingency		\$11,500
<b>Total</b>			<b>\$115,000</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

Streetlights

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

Account #	Description	Monthly	Annual
9100 8723 6576	000 Westside Blvd Lite, Stnbrk S Trc F PH1SL	\$470	\$5,640
9100 8723 8643	000 Westside Blvd Lite, SL	\$720	\$8,640
9100 8717 3619	000 Oasis Club Blvd, Lite, Tract I-J1 PH2B SL	\$740	\$8,880
9100 8717 3867	000 Oasis Club Blvd, Lite, Tract I-J1 PH2A SL	\$660	\$7,920
9100 8717 4107	1551 Flange Dr, Stnybrk S J2-3 PH1 SL	\$1,040	\$12,480
9100 8717 4636	000 Westside Blvd Lite, WS Blvd Ext	\$500	\$6,000
9100 8720 7357	000 Stoneybrook Blvd S Lite, Tract H	\$2,800	\$33,600
9100 8720 7604	000 Oasis Club Blvd Lite, Tract I-J1 PH1A SL	\$500	\$6,000
9100 8720 8316	000 Westside Blvd Lite, Stnbrk S Trc F PH2SL	\$1,125	\$13,500
9100 8720 9250	000 Stoneybrook Blvd S Lite Tract 01	\$550	\$6,600
9100 8720 9531	000 Oasis Club Blvd Lite, Tract I-J1 PH1B SL	\$310	\$3,720
9100 8721 0245	000 Stoneybrook BLVD S Lite, Tract G123	\$1,585	\$19,020
9100 8721 0774	1300 Stoneybrook Blvd S, Lite	\$470	\$5,640
9100 8723 5757	000 Stoneybrook Blvdd S Lite, Tract C	\$985	\$11,820
9100 8723 7212	000 Oasis Club Blvd Lite, SL	\$1,370	\$16,440
9100 8723 7684	000 Stoneybrook Blvd S Lite, Tract C1B	\$630	\$7,560
9100 8723 8445	000 Stoneybrook Blvd S, Lite, Tract E1 SLs	\$440	\$5,280
9100 8723 8908	0 Stoneybrook Blvd S Lite, Lights	\$1,875	\$22,500
9100 8727 1438	1551 Flange Dr, Stnybrk S J2-3 PH2 SL	\$765	\$9,180
<b>9100 8577 8680</b>	<b>000 Tri County Rd, N Parcel Entry</b>	<b>\$960</b>	<b>\$11,520</b>
<b>9100 8581 2560</b>	<b>0000 Whistling Straits Blvd Lite</b>	<b>\$1,830</b>	<b>\$21,960</b>
<b>9100 8577 8185</b>	<b>000 Westside Blvd Lite, SB Tract K SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8577 8911</b>	<b>0 Westside Blvd Lite, Fox Prop West Blvd SL</b>	<b>\$795</b>	<b>\$9,540</b>
<b>9100 8581 1402</b>	<b>000 Bella Citta Blvd Lite</b>	<b>\$765</b>	<b>\$9,180</b>
<b>9100 8581 1600</b>	<b>000 Westside Blvd Lite, SS Tract K PH3 SL</b>	<b>\$660</b>	<b>\$7,920</b>
<b>9100 8581 1874</b>	<b>000 Westside Blvd Lite, SS Tract K PH2 SL</b>	<b>\$685</b>	<b>\$8,220</b>
<b>9100 8581 2099</b>	<b>00000 Westside Blvd Lite Fox Prop PH2C1</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 4906 9762</b>	<b>0000 Westside Blvd Lite, Fox Prop PH3b SL</b>	<b>\$515</b>	<b>\$6,180</b>
<b>9101 4907 2057</b>	<b>000 Westside Blvd Lite, Lite Fox Prop PH3A SL</b>	<b>\$1,055</b>	<b>\$12,660</b>
<b>9101 6872 8662</b>	<b>00 Whistling Straits Blvd Lit, Fox Prop X SL</b>	<b>\$1,965</b>	<b>\$23,580</b>
<b>9101 7466 6458</b>	<b>0000 Bella Citta Blvd Lite</b>	<b>\$950</b>	<b>\$11,400</b>
<b>9101 7471 8825</b>	<b>00 Bella Citta Blvd Lite</b>	<b>\$525</b>	<b>\$6,300</b>
	Contingency		\$10,746
<b>Total</b>			<b>\$368,946</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### GENERAL FUND BUDGET

#### Reclaimed Water

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

Account #	Description	Monthly	Annual
2166394-1188660	9100 E Stoneybrook Boulevard Blk#3	\$3,800	\$45,600
2166394-1188670	9100 E Stoneybrook South Blk#6	\$9,760	\$117,120
2166394-1196480	9100 E Stoneybrook Boulevard Blk#11	\$2,650	\$31,800
2166394-1274540	1500 A Oasis Club Blvd Blk Even	\$4,000	\$48,000
2166394-1274550	1500 B Oasis Club Blvd Blk Even	\$30	\$360
2166394-1279350	8900 Bella Cita Blvd Blk Odd	\$80	\$960
2166394-33016799	1600 Even Moon Valley Drive	\$75	\$900
<b>2627512-33111069</b>	<b>1500 Olympic Club Blvd. Meter A</b>	<b>\$2,500</b>	<b>\$30,000</b>
<b>2627512-33169919</b>	<b>1000 Whistling Straits Blvd Block</b>	<b>\$85</b>	<b>\$1,020</b>
<b>2627512-33254859</b>	<b>1000 Westside Block ODD Blvd 2" RM</b>	<b>\$6,900</b>	<b>\$82,800</b>
<b>2627512-33319269</b>	<b>8703 Bella Cita Blvd</b>	<b>\$250</b>	<b>\$3,000</b>
	Contingency		\$13,440
<b>Total</b>			<b>\$375,000</b>

#### 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 2, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
<b>Total</b>		<b>\$512,498</b>

#### Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract such as annual plant replacements, sod installation, tree replacement, etc.

#### Tree Trimming

Represents estimated cost for the tree trimming service to areas within the District.

# 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 - SS	\$192	\$2,304
Pond Maintenance - SSC	\$680	\$8,160
<b>Total</b>		<b>\$10,464</b>

#### 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 Tigris Aquatic Services LLC for the cogon grass treatments.

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

Description	Monthly	Annual
Cogon Grass Treatment	\$615	\$7,380
Contingency		\$221
<b>Total</b>		<b>\$7,601</b>



**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

#### FY2026

#### Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Transfer In	\$ 70,363	\$ 70,363	\$ -	\$ 70,363	\$ 27,113
Interest	24,000	10,817	14,000	24,817	24,000
<b>Total Revenues</b>	<b>\$ 94,363</b>	<b>\$ 81,180</b>	<b>\$ 14,000</b>	<b>\$ 95,180</b>	<b>\$ 51,113</b>
<b>Expenditures:</b>					
Contingency	\$ 600	\$ 193	\$ 315	\$ 508	\$ 600
Capital Outlay	71,527	-	\$32,349	32,349	\$58,048
<b>Total Expenditures</b>	<b>\$ 72,127</b>	<b>\$ 193</b>	<b>\$ 32,664</b>	<b>\$ 32,857</b>	<b>\$ 58,648</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 22,236</b>	<b>\$ 80,987</b>	<b>\$ (18,664)</b>	<b>\$ 62,323</b>	<b>\$ (7,535)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 662,745</b>	<b>\$ 647,359</b>	<b>\$ -</b>	<b>\$ 647,359</b>	<b>\$ 709,682</b>
<b>Fund Balance - Ending</b>	<b>\$ 684,981</b>	<b>\$ 728,346</b>	<b>\$ (18,664)</b>	<b>\$ 709,682</b>	<b>\$ 702,147</b>

FY2025 Updated Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Monument Repainting & Repair	\$25,000	\$11,521	\$13,479
Installation of Fountain at Pond	\$35,000	\$16,130	\$18,870
<b>Total</b>	<b>\$60,000</b>	<b>\$27,651</b>	<b>\$32,349</b>

FY2026 Proposed Expenses			
Description	Total Amount	SS CDD 46%	SSC CDD 54%
Floralawn - Baseline Irrigation System Upgrade	\$107,665	\$49,617	\$58,048
<b>Total</b>	<b>\$107,665</b>	<b>\$49,617</b>	<b>\$58,048</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Proposed Budget

#### FY2026

#### Debt Service Fund

#### Series 2017

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026

**Revenues:**

Special Assessments	\$	301,800	\$	272,590	\$	29,337	\$	301,926	\$	301,800
Interest		18,000		8,618		11,200		19,818		18,000
Carry Forward Surplus		275,302		280,125		-		280,125		305,069

<b>Total Revenues</b>	<b>\$</b>	<b>595,102</b>	<b>\$</b>	<b>561,333</b>	<b>\$</b>	<b>40,537</b>	<b>\$</b>	<b>601,869</b>	<b>\$</b>	<b>624,869</b>
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**Expenditures:**

**Series 2017**

Interest - 12/15	\$	99,400	\$	99,400	\$	-	\$	99,400	\$	97,400
Principal - 12/15		100,000		100,000		-		100,000		105,000
Interest - 06/15		97,400		-		97,400		97,400		95,300

<b>Total Expenditures</b>	<b>\$</b>	<b>296,800</b>	<b>\$</b>	<b>199,400</b>	<b>\$</b>	<b>97,400</b>	<b>\$</b>	<b>296,800</b>	<b>\$</b>	<b>297,700</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>298,302</b>	<b>\$</b>	<b>361,933</b>	<b>\$</b>	<b>(56,863)</b>	<b>\$</b>	<b>305,069</b>	<b>\$</b>	<b>327,169</b>
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Principal - 12/15/2026	<b>\$110,000</b>
Interest - 12/15/2026	<u>\$95,300</u>
<b>Total</b>	<u><u>\$205,300</u></u>

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

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

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 4,100,000	\$ -	\$ 97,400.00	\$ -
12/15/25	\$ 4,100,000	\$ 105,000	\$ 97,400.00	\$ 299,800.00
6/15/26	\$ 3,995,000	\$ -	\$ 95,300.00	\$ -
12/15/26	\$ 3,995,000	\$ 110,000	\$ 95,300.00	\$ 300,600.00
6/15/27	\$ 3,885,000	\$ -	\$ 93,100.00	\$ -
12/15/27	\$ 3,885,000	\$ 115,000	\$ 93,100.00	\$ 301,200.00
6/15/28	\$ 3,770,000	\$ -	\$ 90,800.00	\$ -
12/15/28	\$ 3,770,000	\$ 120,000	\$ 90,800.00	\$ 301,600.00
6/15/29	\$ 3,650,000	\$ -	\$ 88,400.00	\$ -
12/15/29	\$ 3,650,000	\$ 125,000	\$ 88,400.00	\$ 301,800.00
6/15/30	\$ 3,525,000	\$ -	\$ 85,509.38	\$ -
12/15/30	\$ 3,525,000	\$ 130,000	\$ 85,509.38	\$ 301,018.75
6/15/31	\$ 3,395,000	\$ -	\$ 82,503.13	\$ -
12/15/31	\$ 3,395,000	\$ 135,000	\$ 82,503.13	\$ 300,006.25
6/15/32	\$ 3,260,000	\$ -	\$ 79,381.25	\$ -
12/15/32	\$ 3,260,000	\$ 140,000	\$ 79,381.25	\$ 298,762.50
6/15/33	\$ 3,120,000	\$ -	\$ 76,143.75	\$ -
12/15/33	\$ 3,120,000	\$ 145,000	\$ 76,143.75	\$ 297,287.50
6/15/34	\$ 2,975,000	\$ -	\$ 72,790.63	\$ -
12/15/34	\$ 2,975,000	\$ 155,000	\$ 72,790.63	\$ 300,581.25
6/15/35	\$ 2,820,000	\$ -	\$ 69,206.25	\$ -
12/15/35	\$ 2,820,000	\$ 160,000	\$ 69,206.25	\$ 298,412.50
6/15/36	\$ 2,660,000	\$ -	\$ 65,506.25	\$ -
12/15/36	\$ 2,660,000	\$ 170,000	\$ 65,506.25	\$ 301,012.50
6/15/37	\$ 2,490,000	\$ -	\$ 61,575.00	\$ -
12/15/37	\$ 2,490,000	\$ 175,000	\$ 61,575.00	\$ 298,150.00
6/15/38	\$ 2,315,000	\$ -	\$ 57,528.13	\$ -
12/15/38	\$ 2,315,000	\$ 185,000	\$ 57,528.13	\$ 300,056.25
6/15/39	\$ 2,130,000	\$ -	\$ 53,250.00	\$ -
12/15/39	\$ 2,130,000	\$ 195,000	\$ 53,250.00	\$ 301,500.00
6/15/40	\$ 1,935,000	\$ -	\$ 48,375.00	\$ -
12/15/40	\$ 1,935,000	\$ 200,000	\$ 48,375.00	\$ 296,750.00
6/15/41	\$ 1,735,000	\$ -	\$ 43,375.00	\$ -
12/15/41	\$ 1,735,000	\$ 215,000	\$ 43,375.00	\$ 301,750.00
6/15/42	\$ 1,520,000	\$ -	\$ 38,000.00	\$ -
12/15/42	\$ 1,520,000	\$ 225,000	\$ 38,000.00	\$ 301,000.00
6/15/43	\$ 1,295,000	\$ -	\$ 32,375.00	\$ -
12/15/43	\$ 1,295,000	\$ 235,000	\$ 32,375.00	\$ 299,750.00
6/15/44	\$ 1,060,000	\$ -	\$ 26,500.00	\$ -
12/15/44	\$ 1,060,000	\$ 245,000	\$ 26,500.00	\$ 298,000.00
6/15/45	\$ 815,000	\$ -	\$ 20,375.00	\$ -
12/15/45	\$ 815,000	\$ 260,000	\$ 20,375.00	\$ 300,750.00
6/15/46	\$ 555,000	\$ -	\$ 13,875.00	\$ -
12/15/46	\$ 555,000	\$ 270,000	\$ 13,875.00	\$ 297,750.00
6/15/47	\$ 285,000	\$ -	\$ 7,125.00	\$ -
12/15/47	\$ 285,000	\$ 285,000	\$ 7,125.00	\$ 299,250.00
<b>Totals</b>		<b>\$ 4,100,000</b>	<b>\$ 2,796,788</b>	<b>\$ 6,896,787.50</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Proposed Budget

#### FY2026

#### Debt Service Fund

#### Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	2/28/25	7 Months	9/30/25	FY2026
<b>Revenues:</b>					
Special Assessments	\$ 899,894	\$ 841,023	\$ 90,512	\$ 931,535	\$ 899,894
Interest	42,000	21,180	31,500	52,680	42,000
Carry Forward Surplus	485,401	511,320	-	511,320	594,497
<b>Total Revenues</b>	<b>\$ 1,427,295</b>	<b>\$ 1,373,522</b>	<b>\$ 122,012</b>	<b>\$ 1,495,535</b>	<b>\$ 1,536,391</b>
<b>Expenditures:</b>					
<b>Series 2019</b>					
Interest - 12/15	\$ 300,519	\$ 300,519	-	\$ 300,519	\$ 294,519
Principal - 06/15	300,000	-	300,000	300,000	315,000
Interest - 06/15	300,519	-	300,519	300,519	294,519
<b>Total Expenditures</b>	<b>\$ 901,038</b>	<b>\$ 300,519</b>	<b>\$ 600,519</b>	<b>\$ 901,038</b>	<b>\$ 904,038</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 526,258</b>	<b>\$ 1,073,004</b>	<b>\$ (478,506)</b>	<b>\$ 594,497</b>	<b>\$ 632,354</b>

Interest - 12/15/2026	\$288,219
<b>Total</b>	<b>\$288,219</b>
Net Assessment	\$899,894
Collection Cost (6%)	\$57,440
<b>Gross Assessment</b>	<b>\$957,334</b>

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
<b>Total</b>	<b>757</b>		<b>\$957,379</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 13,380,000	\$ 300,000	\$ 300,518.75	\$ -
12/15/25	\$ 13,080,000	\$ -	\$ 294,518.75	\$ 895,037.50
6/15/26	\$ 13,080,000	\$ 315,000	\$ 294,518.75	\$ -
12/15/26	\$ 12,765,000	\$ -	\$ 288,218.75	\$ 897,737.50
6/15/27	\$ 12,765,000	\$ 330,000	\$ 288,218.75	\$ -
12/15/27	\$ 12,435,000	\$ -	\$ 281,618.75	\$ 899,837.50
6/15/28	\$ 12,435,000	\$ 340,000	\$ 281,618.75	\$ -
12/15/28	\$ 12,095,000	\$ -	\$ 274,818.75	\$ 896,437.50
6/15/29	\$ 12,095,000	\$ 355,000	\$ 274,818.75	\$ -
12/15/29	\$ 11,740,000	\$ -	\$ 267,718.75	\$ 897,537.50
6/15/30	\$ 11,740,000	\$ 370,000	\$ 267,718.75	\$ -
12/15/30	\$ 11,370,000	\$ -	\$ 260,318.75	\$ 898,037.50
6/15/31	\$ 11,370,000	\$ 385,000	\$ 260,318.75	\$ -
12/15/31	\$ 10,985,000	\$ -	\$ 251,656.25	\$ 896,975.00
6/15/32	\$ 10,985,000	\$ 405,000	\$ 251,656.25	\$ -
12/15/32	\$ 10,580,000	\$ -	\$ 242,543.75	\$ 899,200.00
6/15/33	\$ 10,580,000	\$ 420,000	\$ 242,543.75	\$ -
12/15/33	\$ 10,160,000	\$ -	\$ 233,093.75	\$ 895,637.50
6/15/34	\$ 10,160,000	\$ 440,000	\$ 233,093.75	\$ -
12/15/34	\$ 9,720,000	\$ -	\$ 223,193.75	\$ 896,287.50
6/15/35	\$ 9,720,000	\$ 460,000	\$ 223,193.75	\$ -
12/15/35	\$ 9,260,000	\$ -	\$ 212,843.75	\$ 896,037.50
6/15/36	\$ 9,260,000	\$ 485,000	\$ 212,843.75	\$ -
12/15/36	\$ 8,775,000	\$ -	\$ 201,931.25	\$ 899,775.00
6/15/37	\$ 8,775,000	\$ 505,000	\$ 201,931.25	\$ -
12/15/37	\$ 8,270,000	\$ -	\$ 190,568.75	\$ 897,500.00
6/15/38	\$ 8,270,000	\$ 530,000	\$ 190,568.75	\$ -
12/15/38	\$ 7,740,000	\$ -	\$ 178,643.75	\$ 899,212.50
6/15/39	\$ 7,740,000	\$ 550,000	\$ 178,643.75	\$ -
12/15/39	\$ 7,190,000	\$ -	\$ 166,268.75	\$ 894,912.50
6/15/40	\$ 7,190,000	\$ 580,000	\$ 166,268.75	\$ -
12/15/40	\$ 6,610,000	\$ -	\$ 152,856.25	\$ 899,125.00
6/15/41	\$ 6,610,000	\$ 605,000	\$ 152,856.25	\$ -
12/15/41	\$ 6,005,000	\$ -	\$ 138,865.63	\$ 896,721.88
6/15/42	\$ 6,005,000	\$ 635,000	\$ 138,865.63	\$ -
12/15/42	\$ 5,370,000	\$ -	\$ 124,181.25	\$ 898,046.88
6/15/43	\$ 5,370,000	\$ 665,000	\$ 124,181.25	\$ -
12/15/43	\$ 4,705,000	\$ -	\$ 108,803.13	\$ 897,984.38
6/15/44	\$ 4,705,000	\$ 695,000	\$ 108,803.13	\$ -
12/15/44	\$ 4,010,000	\$ -	\$ 92,731.25	\$ 896,534.38
6/15/45	\$ 4,010,000	\$ 730,000	\$ 92,731.25	\$ -
12/15/45	\$ 3,280,000	\$ -	\$ 75,850.00	\$ 898,581.25
6/15/46	\$ 3,280,000	\$ 765,000	\$ 75,850.00	\$ -
12/15/46	\$ 2,515,000	\$ -	\$ 58,159.38	\$ 899,009.38
6/15/47	\$ 2,515,000	\$ 800,000	\$ 58,159.38	\$ -
12/15/47	\$ 1,715,000	\$ -	\$ 39,659.38	\$ 897,818.75
6/15/48	\$ 1,715,000	\$ 840,000	\$ 39,659.38	\$ -
12/15/48	\$ 875,000	\$ -	\$ 20,234.38	\$ 899,893.75
6/15/49	\$ 875,000	\$ 875,000	\$ 20,234.38	\$ 895,234.38
<b>Totals</b>		<b>\$ 13,380,000</b>	<b>\$ 9,059,113</b>	<b>\$ 22,439,112.50</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### Proposed Budget

#### FY2026

#### Debt Service Fund

#### Series 2020

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 702,564	\$ 634,338	\$ 68,269	\$ 702,607	\$ 702,564
Interest	42,000	18,381	23,100	41,481	40,000
Carry Forward Surplus	560,166	575,151	-	575,151	610,304
<b>Total Revenues</b>	<b>\$ 1,304,729</b>	<b>\$ 1,227,871</b>	<b>\$ 91,369</b>	<b>\$ 1,319,239</b>	<b>\$ 1,352,868</b>
<b>Expenditures:</b>					
<b>Series 2020</b>					
Interest - 12/15	\$ 208,994	\$ 208,994	-	\$ 208,994	\$ 205,494
Principal - 12/15	280,000	280,000	-	280,000	290,000
Interest - 06/15	205,494	-	205,494	205,494	201,869
<b>Total Expenditures</b>	<b>\$ 694,488</b>	<b>\$ 488,994</b>	<b>\$ 205,494</b>	<b>\$ 694,488</b>	<b>\$ 697,363</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (16,800)	\$ (6,748)	\$ (7,700)	\$ (14,448)	\$ (14,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (16,800)</b>	<b>\$ (6,748)</b>	<b>\$ (7,700)</b>	<b>\$ (14,448)</b>	<b>\$ (14,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 593,442</b>	<b>\$ 732,129</b>	<b>\$ (121,825)</b>	<b>\$ 610,304</b>	<b>\$ 641,505</b>

Principal - 12/15/2026	\$295,000
Interest - 12/15/2026	\$201,869
<b>Total</b>	<b>\$496,869</b>
<b>Net Assessment</b>	<b>\$702,564</b>
<b>Collection Cost (6%)</b>	<b>\$44,844</b>
<b>Gross Assessment</b>	<b>\$747,408</b>

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
<b>Total</b>	<b>610</b>		<b>\$747,408</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 11,640,000	\$ -	\$ 205,493.75	\$ -
12/15/25	\$ 11,640,000	\$ 290,000	\$ 205,493.75	\$ 700,987.50
6/15/26	\$ 11,350,000	\$ -	\$ 201,868.75	\$ -
12/15/26	\$ 11,350,000	\$ 295,000	\$ 201,868.75	\$ 698,737.50
6/15/27	\$ 11,055,000	\$ -	\$ 197,443.75	\$ -
12/15/27	\$ 11,055,000	\$ 305,000	\$ 197,443.75	\$ 699,887.50
6/15/28	\$ 10,750,000	\$ -	\$ 192,868.75	\$ -
12/15/28	\$ 10,750,000	\$ 315,000	\$ 192,868.75	\$ 700,737.50
6/15/29	\$ 10,435,000	\$ -	\$ 188,143.75	\$ -
12/15/29	\$ 10,435,000	\$ 325,000	\$ 188,143.75	\$ 701,287.50
6/15/30	\$ 10,110,000	\$ -	\$ 183,268.75	\$ -
12/15/30	\$ 10,110,000	\$ 335,000	\$ 183,268.75	\$ 701,537.50
6/15/31	\$ 9,775,000	\$ -	\$ 178,243.75	\$ -
12/15/31	\$ 9,775,000	\$ 345,000	\$ 178,243.75	\$ 701,487.50
6/15/32	\$ 9,430,000	\$ -	\$ 172,206.25	\$ -
12/15/32	\$ 9,430,000	\$ 355,000	\$ 172,206.25	\$ 699,412.50
6/15/33	\$ 9,075,000	\$ -	\$ 165,993.75	\$ -
12/15/33	\$ 9,075,000	\$ 370,000	\$ 165,993.75	\$ 701,987.50
6/15/34	\$ 8,705,000	\$ -	\$ 159,518.75	\$ -
12/15/34	\$ 8,705,000	\$ 380,000	\$ 159,518.75	\$ 699,037.50
6/15/35	\$ 8,325,000	\$ -	\$ 152,868.75	\$ -
12/15/35	\$ 8,325,000	\$ 395,000	\$ 152,868.75	\$ 700,737.50
6/15/36	\$ 7,930,000	\$ -	\$ 145,956.25	\$ -
12/15/36	\$ 7,930,000	\$ 410,000	\$ 145,956.25	\$ 701,912.50
6/15/37	\$ 7,520,000	\$ -	\$ 138,781.25	\$ -
12/15/37	\$ 7,520,000	\$ 420,000	\$ 138,781.25	\$ 697,562.50
6/15/38	\$ 7,100,000	\$ -	\$ 131,431.25	\$ -
12/15/38	\$ 7,100,000	\$ 435,000	\$ 131,431.25	\$ 697,862.50
6/15/39	\$ 6,665,000	\$ -	\$ 123,818.75	\$ -
12/15/39	\$ 6,665,000	\$ 450,000	\$ 123,818.75	\$ 697,637.50
6/15/40	\$ 6,215,000	\$ -	\$ 115,943.75	\$ -
12/15/40	\$ 6,215,000	\$ 470,000	\$ 115,943.75	\$ 701,887.50
6/15/41	\$ 5,745,000	\$ -	\$ 107,718.75	\$ -
12/15/41	\$ 5,745,000	\$ 485,000	\$ 107,718.75	\$ 700,437.50
6/15/42	\$ 5,260,000	\$ -	\$ 98,625.00	\$ -
12/15/42	\$ 5,260,000	\$ 505,000	\$ 98,625.00	\$ 702,250.00
6/15/43	\$ 4,755,000	\$ -	\$ 89,156.25	\$ -
12/15/43	\$ 4,755,000	\$ 520,000	\$ 89,156.25	\$ 698,312.50
6/15/44	\$ 4,235,000	\$ -	\$ 79,406.25	\$ -
12/15/44	\$ 4,235,000	\$ 540,000	\$ 79,406.25	\$ 698,812.50
6/15/45	\$ 3,695,000	\$ -	\$ 69,281.25	\$ -
12/15/45	\$ 3,695,000	\$ 560,000	\$ 69,281.25	\$ 698,562.50
6/15/46	\$ 3,135,000	\$ -	\$ 58,781.25	\$ -
12/15/46	\$ 3,135,000	\$ 580,000	\$ 58,781.25	\$ 697,562.50
6/15/47	\$ 2,555,000	\$ -	\$ 47,906.25	\$ -
12/15/47	\$ 2,555,000	\$ 605,000	\$ 47,906.25	\$ 700,812.50
6/15/48	\$ 1,950,000	\$ -	\$ 36,562.50	\$ -
12/15/48	\$ 1,950,000	\$ 625,000	\$ 36,562.50	\$ 698,125.00
6/15/49	\$ 1,325,000	\$ -	\$ 24,843.75	\$ -
12/15/49	\$ 1,325,000	\$ 650,000	\$ 24,843.75	\$ 699,687.50
6/15/50	\$ 675,000	\$ -	\$ 12,656.25	\$ -
12/15/50	\$ 675,000	\$ 675,000	\$ 12,656.25	\$ 700,312.50
<b>Totals</b>		<b>\$ 11,640,000</b>	<b>\$ 6,557,575</b>	<b>\$ 18,197,575.00</b>



# Stoneybrook South at ChampionsGate

## Community Development District

### Proposed Budget

#### FY2026

#### Debt Service Fund

#### Series 2023

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 302,250	\$ 272,882	\$ 29,368	\$ 302,250	\$ 302,250
Interest	10,000	6,208	8,750	14,958	12,000
Carry Forward Surplus	124,897	133,200	-	133,200	144,360
<b>Total Revenues</b>	<b>\$ 437,147</b>	<b>\$ 412,290</b>	<b>\$ 38,118</b>	<b>\$ 450,408</b>	<b>\$ 458,610</b>
<b>Expenditures:</b>					
<b>Series 2023</b>					
Interest - 12/15	\$ 117,322	\$ 117,322	-	\$ 117,322	\$ 115,859
Principal - 06/15	65,000	-	65,000	65,000	70,000
Interest - 06/15	117,322	-	117,322	117,322	115,859
<b>Total Expenditures</b>	<b>\$ 299,644</b>	<b>\$ 117,322</b>	<b>\$ 182,322</b>	<b>\$ 299,644</b>	<b>\$ 301,719</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (5,700)	\$ (2,904)	\$ (3,500)	\$ (6,404)	\$ (6,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,700)</b>	<b>\$ (2,904)</b>	<b>\$ (3,500)</b>	<b>\$ (6,404)</b>	<b>\$ (6,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 131,803</b>	<b>\$ 292,064</b>	<b>\$ (147,704)</b>	<b>\$ 144,360</b>	<b>\$ 150,892</b>

Interest - 12/15/2026	<b>\$114,284</b>
<b>Total</b>	<b>\$114,284</b>
<b>Net Assessment</b>	<b>\$302,250</b>
<b>Collection Cost (6%)</b>	<b>\$19,293</b>
<b>Gross Assessment</b>	<b>\$321,543</b>

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

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 4,385,000	\$ 65,000	\$ 117,321.88	\$ -
12/15/25	\$ 4,320,000	\$ -	\$ 115,859.38	\$ 298,181.25
6/15/26	\$ 4,320,000	\$ 70,000	\$ 115,859.38	\$ -
12/15/26	\$ 4,250,000	\$ -	\$ 114,284.38	\$ 300,143.75
6/15/27	\$ 4,250,000	\$ 75,000	\$ 114,284.38	\$ -
12/15/27	\$ 4,175,000	\$ -	\$ 112,596.88	\$ 301,881.25
6/15/28	\$ 4,175,000	\$ 75,000	\$ 112,596.88	\$ -
12/15/28	\$ 4,100,000	\$ -	\$ 110,909.38	\$ 298,506.25
6/15/29	\$ 4,100,000	\$ 80,000	\$ 110,909.38	\$ -
12/15/29	\$ 4,020,000	\$ -	\$ 109,109.38	\$ 300,018.75
6/15/30	\$ 4,020,000	\$ 85,000	\$ 109,109.38	\$ -
12/15/30	\$ 3,935,000	\$ -	\$ 107,196.88	\$ 301,306.25
6/15/31	\$ 3,935,000	\$ 90,000	\$ 107,196.88	\$ -
12/15/31	\$ 3,845,000	\$ -	\$ 104,778.13	\$ 301,975.00
6/15/32	\$ 3,845,000	\$ 95,000	\$ 104,778.13	\$ -
12/15/32	\$ 3,750,000	\$ -	\$ 102,225.00	\$ 302,003.13
6/15/33	\$ 3,750,000	\$ 100,000	\$ 102,225.00	\$ -
12/15/33	\$ 3,650,000	\$ -	\$ 99,537.50	\$ 301,762.50
6/15/34	\$ 3,650,000	\$ 105,000	\$ 99,537.50	\$ -
12/15/34	\$ 3,545,000	\$ -	\$ 96,715.63	\$ 301,253.13
6/15/35	\$ 3,545,000	\$ 110,000	\$ 96,715.63	\$ -
12/15/35	\$ 3,435,000	\$ -	\$ 93,759.38	\$ 300,475.00
6/15/36	\$ 3,435,000	\$ 115,000	\$ 93,759.38	\$ -
12/15/36	\$ 3,320,000	\$ -	\$ 90,668.75	\$ 299,428.13
6/15/37	\$ 3,320,000	\$ 120,000	\$ 90,668.75	\$ -
12/15/37	\$ 3,200,000	\$ -	\$ 87,443.75	\$ 298,112.50
6/15/38	\$ 3,200,000	\$ 130,000	\$ 87,443.75	\$ -
12/15/38	\$ 3,070,000	\$ -	\$ 83,950.00	\$ 301,393.75
6/15/39	\$ 3,070,000	\$ 135,000	\$ 83,950.00	\$ -
12/15/39	\$ 2,935,000	\$ -	\$ 80,321.88	\$ 299,271.88
6/15/40	\$ 2,935,000	\$ 145,000	\$ 80,321.88	\$ -
12/15/40	\$ 2,790,000	\$ -	\$ 76,425.00	\$ 301,746.88
6/15/41	\$ 2,790,000	\$ 150,000	\$ 76,425.00	\$ -
12/15/41	\$ 2,640,000	\$ -	\$ 72,393.75	\$ 298,818.75
6/15/42	\$ 2,640,000	\$ 160,000	\$ 72,393.75	\$ -
12/15/42	\$ 2,480,000	\$ -	\$ 68,093.75	\$ 300,487.50
6/15/43	\$ 2,480,000	\$ 170,000	\$ 68,093.75	\$ -
12/15/43	\$ 2,310,000	\$ -	\$ 63,525.00	\$ 301,618.75
6/15/44	\$ 2,310,000	\$ 180,000	\$ 63,525.00	\$ -
12/15/44	\$ 2,130,000	\$ -	\$ 58,575.00	\$ 302,100.00
6/15/45	\$ 2,130,000	\$ 190,000	\$ 58,575.00	\$ -
12/15/45	\$ 1,940,000	\$ -	\$ 53,350.00	\$ 301,925.00
6/15/46	\$ 1,940,000	\$ 200,000	\$ 53,350.00	\$ -
12/15/46	\$ 1,740,000	\$ -	\$ 47,850.00	\$ 301,200.00
6/15/47	\$ 1,740,000	\$ 210,000	\$ 47,850.00	\$ -
12/15/47	\$ 1,530,000	\$ -	\$ 42,075.00	\$ 299,925.00
6/15/48	\$ 1,530,000	\$ 220,000	\$ 42,075.00	\$ -
12/15/48	\$ 1,310,000	\$ -	\$ 36,025.00	\$ 298,100.00
6/15/49	\$ 1,310,000	\$ 235,000	\$ 36,025.00	\$ -
12/15/49	\$ 1,075,000	\$ -	\$ 29,562.50	\$ 300,587.50
6/15/50	\$ 1,075,000	\$ 250,000	\$ 29,562.50	\$ -
12/15/50	\$ 825,000	\$ -	\$ 22,687.50	\$ 302,250.00
6/15/51	\$ 825,000	\$ 260,000	\$ 22,687.50	\$ -
12/15/51	\$ 565,000	\$ -	\$ 15,537.50	\$ 298,225.00
6/15/52	\$ 565,000	\$ 275,000	\$ 15,537.50	\$ -
12/15/52	\$ 290,000	\$ -	\$ 7,975.00	\$ 298,512.50
6/15/53	\$ 290,000	\$ 290,000	\$ 7,975.00	\$ -
12/15/53	\$ -	\$ -	\$ -	\$ 297,975.00
<b>Totals</b>		<b>\$ 4,385,000</b>	<b>\$ 4,324,184</b>	<b>\$ 8,709,184.38</b>

# SECTION V

# SECTION C

# SECTION 1

# Stoneybrook South at ChampionsGate

## Community Development District

### Summary of Invoices

January 28, 2025 - March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/3/25	866-867	\$ 5,663.43
	2/10/25	868-871	46,283.00
	2/13/25	872-877	152,992.99
	2/20/25	878-879	681.50
	2/27/25	880-882	34,948.89
	3/6/25	883	18,561.00
	3/13/25	884-889	55,735.57
	3/24/25	890	53,220.03
	3/27/25	891	541.00
			\$ 368,627.41
Payroll			
	<u>February 2025</u>		
	Adam Morgan	50109	\$ 184.70
	Barry Bichard	50110	\$ 184.70
	Campbell McAnally	50111	\$ 184.70
	John Lambert	50112	\$ 184.70
	Patrick Bonin Jr.	50113	\$ 184.70
			\$ 923.50
<b>TOTAL</b>			<b>\$ 369,550.91</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/25	00032	12/30/24	29946	202412	300-13100-10100				*	345.00		
								ANNUAL WINTERS 12/04/24				
12/30/24		29946		202412	320-53800-46200				*	405.00		
								ANNUAL WINTERS 12/04/24				
1/15/25		30077		202501	300-13100-10100				*	1,200.60		
								LANDSCAPE MAINT JAN25				
1/15/25		30077		202501	320-53800-46200				*	1,409.40		
								LANDSCAPE MAINT JAN25				
1/23/25		30150		202501	300-13100-10100				*	207.00		
								14100 PALM TRIM.RMV 01/14				
1/23/25		30150		202501	320-53800-46200				*	243.00		
								14100 PALM TRIM.RMV 01/14				
1/23/25		30151		202501	300-13100-10100				*	575.00		
								RMV 3 DECLINING PALM TREE				
1/23/25		30151		202501	320-53800-46100				*	675.00		
								RMV 3 DECLINING PALM TREE				
								FLORALAWN 2 LLC			5,060.00	000866
2/03/25	00013	1/22/25	2018877	202501	310-51300-49200				*	603.43		
								2024 TAX ROLL ADMIN FEE				
								OSCEOLA COUNTY PROPERTY APPRAISER			603.43	000867
2/10/25	00024	1/28/25	183223	202411	300-13100-10100				*	402.50		
								QTRLY MNT-MITIGAT-11/25				
1/28/25		183223		202411	320-53800-47200				*	472.50		
								QTRLY MNT-MITIGAT-11/25				
								BIO-TECH CONSULTING, INC.			875.00	000868
2/10/25	00032	12/16/24	29495	202412	300-13100-10100				*	10,118.16		
								INST/FURNISH MULCH #13906				
12/16/24		29495		202412	320-53800-46200				*	11,877.84		
								INST/FURNISH MULCH #13906				
2/01/25		30323		202502	300-13100-10100				*	8,538.06		
								LANDSCAPE MAINT FEB25				
2/01/25		30323		202502	320-53800-46200				*	10,022.94		
								LANDSCAPE MAINT FEB25				
								FLORALAWN 2 LLC			40,557.00	000869
2/10/25	00022	1/28/25	1964946	202501	300-13100-10100				*	248.86		
								MTHLY WATER MGMT JAN25				
1/28/25		1964946		202501	320-53800-47000				*	292.14		
								MTHLY WATER MGMT JAN25				
								THE LAKE DOCTORS, INC.			541.00	000870
2/10/25	00012	1/24/25	7623480	202501	310-51300-32300				*	4,310.00		
								FY25 TRUSTEE FEE SER2020				
								USBANK			4,310.00	000871
								SSCG STONEYS CG				
								TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/25	00001	2/01/25	204	202502	310-51300-34000			MANAGEMENT FEES FEB25	*	3,750.00		
		2/01/25	204	202502	310-51300-35200			WEBSITE ADMIN FEB25	*	105.00		
		2/01/25	204	202502	310-51300-35100			INFORMATION TECH FEB25	*	157.50		
		2/01/25	204	202502	310-51300-31300			DISSEMINATION FEE FEB25	*	1,225.00		
		2/01/25	204	202502	310-51300-51000			OFFICE SUPPLIES	*	.51		
		2/01/25	204	202502	310-51300-42000			POSTAGE	*	21.78		
		2/01/25	204	202502	310-51300-42500			COPIES	*	6.15		
		2/01/25	205	202502	320-53800-12000			FIELD MANAGEMENT FEB25	*	1,797.17		
GOVERNMENTAL MANAGEMENT SERVICES											7,063.11	000872
2/13/25	00011	2/10/25	02102025	202502	300-20700-10000			FY25 DEBT SRVC SER2017	*	11,337.96		
STONEYBROOK SOUTH AT CHAMPIONSGATE											11,337.96	000873
2/13/25	00011	2/10/25	02102025	202502	300-20700-10100			FY25 DEBT SRVC SER2019	*	34,981.05		
STONEYBROOK SOUTH AT CHAMPIONSGATE											34,981.05	000874
2/13/25	00011	2/10/25	02102025	202502	300-20700-10200			FY25 DEBT SRVC SER2020	*	26,384.35		
STONEYBROOK SOUTH AT CHAMPIONSGATE											26,384.35	000875
2/13/25	00011	2/10/25	02102025	202502	300-20700-10300			FY25 DEBT SRVC SER2023	*	11,350.10		
STONEYBROOK SOUTH AT CHAMPIONSGATE											11,350.10	000876
2/13/25	00034	2/10/25	02102025	202502	300-20700-10500			EXP.DUE TO SS SEP24-DEC24	*	144,208.73		
		2/10/25	02102025	202502	300-13100-10100			EXP.DUE FROM SS SEP-DEC24	*	82,332.31-		
STONEYBROOK SOUTH CDD											61,876.42	000877
2/20/25	00002	2/17/25	136835	202501	310-51300-31500			REV.BRD MTG ITEMS/AGENDA	*	140.50		
LATHAM LUNA EDEN & BEAUDINE LLP											140.50	000878
2/20/25	00022	2/20/25	1975218	202502	300-13100-10100			MTHLY WATER MGMT FEB25	*	248.86		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/20/25		1975218	202502	320-53800-47000			THE LAKE DOCTORS, INC.	*	292.14	541.00	000879
2/27/25	99999	2/27/25	VOID	202502	000-00000-00000			C	.00		
*****INVALID VENDOR NUMBER*****											
2/27/25	99999	2/27/25	VOID	202502	000-00000-00000			C	.00	.00	000880
*****INVALID VENDOR NUMBER*****											
2/27/25	00038	2/26/25	02262025	202310	320-53800-43100		DUKE#9100 8671 1247-FY23	*	4,606.76		
		2/26/25	02262025	202310	320-53800-43100		DUKE#9100 8671 1875-FY23	*	8,243.48		
		2/26/25	02262025	202310	320-53800-43100		DUKE#9100 8671 1247-OCT23	*	577.61		
		2/26/25	02262025	202310	320-53800-43100		DUKE#9100 8671 1875-OCT23	*	1,031.56		
		2/26/25	02262025	202311	320-53800-43100		DUKE#9100 8671 1247-NOV23	*	577.61		
		2/26/25	02262025	202311	320-53800-43100		DUKE#9100 8671 1875-NOV23	*	1,031.56		
		2/26/25	02262025	202401	320-53800-43100		DUKE#9100 8671 1247-JAN24	*	566.26		
		2/26/25	02262025	202401	320-53800-43100		DUKE#9100 8671 1875-JAN24	*	1,024.35		
		2/26/25	02262025	202312	320-53800-43100		DUKE#9100 8671 1247-DEC23	*	577.61		
		2/26/25	02262025	202312	320-53800-43100		DUKE#9100 8671 1875-DEC23	*	859.62		
		2/26/25	02262025	202402	320-53800-43100		DUKE#9100 8671 1247-FEB24	*	566.26		
		2/26/25	02262025	202402	320-53800-43100		DUKE#9100 8671 1875-FEB24	*	1,024.35		
		2/26/25	02262025	202403	320-53800-43100		DUKE#9100 8671 1247-MAR24	*	566.21		
		2/26/25	02262025	202403	320-53800-43100		DUKE#9100 8671 1875-MAR24	*	1,024.31		
		2/26/25	02262025	202404	320-53800-43100		DUKE#9100 8671 1247-APR24	*	566.29		
		2/26/25	02262025	202404	320-53800-43100		DUKE#9100 8671 1875-APR24	*	1,024.46		
		2/26/25	02262025	202405	320-53800-43100		DUKE#9100 8671 1247-MAY24	*	566.29		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/25		02262025	202405	320-53800-43100			DUKE#9100 8671 1875-MAY24	*	1,024.46		
2/26/25		02262025	202406	320-53800-43100			DUKE#9100 8671 1247-JUN24	*	560.72		
2/26/25		02262025	202406	320-53800-43100			DUKE#9100 8671 1875-JUN24	*	1,020.87		
2/26/25		02262025	202407	320-53800-43100			DUKE#9100 8671 1247-JUL24	*	560.72		
2/26/25		02262025	202407	320-53800-43100			DUKE#9100 8671 1875-JUL24	*	1,020.87		
2/26/25		02262025	202408	320-53800-43100			DUKE#9100 8671 1247-AUG24	*	560.72		
2/26/25		02262025	202408	320-53800-43100			DUKE#9100 8671 1875-AUG24	*	1,020.87		
2/26/25		02262025	202409	320-53800-43100			DUKE#9100 8671 1247-SEP24	*	560.77		
2/26/25		02262025	202409	320-53800-43100			DUKE#9100 8671 1875-SEP24	*	1,020.92		
2/26/25		02262025	202410	300-13100-10100			DUKE#9100 8671 1247-OCT24	*	257.95		
2/26/25		02262025	202410	320-53800-43100			DUKE#9100 8671 1247-OCT24	*	302.82		
2/26/25		02262025	202410	300-13100-10100			DUKE#9100 8671 1875-OCT24	*	469.62		
2/26/25		02262025	202410	320-53800-43100			DUKE#9100 8671 1875-OCT24	*	551.30		
2/26/25		02262025	202411	300-13100-10100			DUKE#9100 8671 1247-NOV24	*	257.95		
2/26/25		02262025	202411	320-53800-43100			DUKE#9100 8671 1247-NOV24	*	302.82		
2/26/25		02262025	202411	300-13100-10100			DUKE#9100 8671 1875-NOV24	*	469.62		
2/26/25		02262025	202411	320-53800-43100			DUKE#9100 8671 1875-NOV24	*	551.30		
CHAMPIONSGATE MASTER ASSOCIATION										34,948.89	000882
3/06/25	00032	3/01/25	30805	202503	300-13100-10100		LANDSCAPE MAINT MAR25	*	8,538.06		
		3/01/25	30805	202503	320-53800-46200		LANDSCAPE MAINT MAR25	*	10,022.94		
FLORALAWN 2 LLC										18,561.00	000883
3/13/25	00001	3/01/25	206	202503	310-51300-34000		MANAGEMENT FEES MAR25	*	3,750.00		
		3/01/25	206	202503	310-51300-35200		WEBSITE ADMIN MAR25	*	105.00		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/25	206			202503	310	51300-35100	INFORMATION TECH MAR25	*	157.50		
		3/01/25	206			202503	310	51300-31300	DISSEMINATION FEE MAR25	*	1,225.00		
		3/01/25	206			202503	310	51300-51000	OFFICE SUPPLIES	*	.27		
		3/01/25	206			202503	310	51300-42000	POSTAGE	*	23.60		
		3/01/25	207			202503	320	53800-12000	FIELD MANAGEMENT MAR25	*	1,797.17		
		3/01/25	207A			202501	310	51300-51000	OFFICE DEPOT-W2/1099 ENVL	*	11.38		
		3/01/25	207A			202501	310	51300-42000	USPS-MAIL 941 FORMS	*	1.85		
GOVERNMENTAL MANAGEMENT SERVICES												7,071.77	000884
3/13/25	00002	3/11/25	138016			202502	310	51300-31500	AGDA/MTG/TASK LIST/NOTES	*	359.86		
LATHAM LUNA EDEN & BEAUDINE LLP												359.86	000885
3/13/25	00011	3/11/25	03112025			202503	300	20700-10000	FY25 DEBT SRVC SER2017	*	6,515.71		
STONEBROOK SOUTH AT CHAMPIONSGATE												6,515.71	000886
3/13/25	00011	3/11/25	03112025			202503	300	20700-10100	FY25 DEBT SRVC SER2019	*	20,102.95		
STONEBROOK SOUTH AT CHAMPIONSGATE												20,102.95	000887
3/13/25	00011	3/11/25	03112025			202503	300	20700-10200	FY25 DEBT SRVC SER2020	*	15,162.59		
STONEBROOK SOUTH AT CHAMPIONSGATE												15,162.59	000888
3/13/25	00011	3/11/25	03112025			202503	300	20700-10300	FY25 DEBT SRVC SER2023	*	6,522.69		
STONEBROOK SOUTH AT CHAMPIONSGATE												6,522.69	000889
3/24/25	00034	3/24/25	03242025			202503	300	20700-10500	EXP.DUE TO SS DEC24-FEB25	*	106,792.25		
		3/24/25	03242025			202503	300	13100-10100	EXP.DUE FROM SS THR FEB25	*	53,572.22-		
STONEBROOK SOUTH CDD												53,220.03	000890
3/27/25	00022	3/18/25	1976517			202503	300	13100-10100	MTHLY WATER MGMT MAR25	*	248.86		
		3/18/25	1976517			202503	320	53800-47000	MTHLY WATER MGMT MAR25	*	292.14		
THE LAKE DOCTORS, INC.												541.00	000891
TOTAL FOR BANK A											368,627.41		
SSCG STONEYSCG													
TVISCARRA													

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TOTAL FOR REGISTER						368,627.41	

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# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2025***



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# Stoneybrook South at ChampionsGate

## Community Development District

### Balance Sheet

February 28, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 100,708	\$ 132,538	\$ -	\$ -	\$ 233,247
Investments:					
Series 2017					
Reserve	-	-	150,900	-	150,900
Revenue	-	-	361,810	-	361,810
Prepayment	-	-	123	-	123
Series 2019					
Reserve	-	-	449,947	-	449,947
Revenue	-	-	1,072,953	-	1,072,953
Prepayment	-	-	50	-	50
Series 2020					
Reserve	-	-	351,125	-	351,125
Revenue	-	-	732,129	-	732,129
Construction	-	-	-	60,019	60,019
Series 2023					
Reserve	-	-	151,125	-	151,125
Revenue	-	-	292,064	-	292,064
Construction	-	-	-	26,256	26,256
Investment - SBA	886,383	595,807	-	-	1,482,190
Due From SS CDD	53,572	-	-	-	53,572
Deposits	16,000	-	-	-	16,000
<b>Total Assets</b>	<b>\$ 1,056,664</b>	<b>\$ 728,346</b>	<b>\$ 3,562,226</b>	<b>\$ 86,275</b>	<b>\$ 5,433,511</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 373	\$ -	\$ -	\$ -	\$ 373
Due to SS CDD	106,792	-	-	-	106,792
<b>Total Liabilities</b>	<b>\$ 107,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 107,165</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2017	\$ -	\$ -	\$ 512,833	\$ -	\$ 512,833
Assigned For Debt Service 2019	-	-	1,522,951	-	1,522,951
Assigned For Debt Service 2020	-	-	1,083,254	-	1,083,254
Assigned For Debt Service 2023	-	-	443,189	-	443,189
Assigned For Capital Reserves 2020	-	728,346	-	60,019	788,365
Assigned For Capital Reserves 2023	-	-	-	26,256	26,256
Unassigned	949,498	-	-	-	949,498
<b>Total Fund Balances</b>	<b>\$ 949,498</b>	<b>\$ 728,346</b>	<b>\$ 3,562,226</b>	<b>\$ 86,275</b>	<b>\$ 5,326,346</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,056,664</b>	<b>\$ 728,346</b>	<b>\$ 3,562,226</b>	<b>\$ 86,275</b>	<b>\$ 5,433,511</b>



# Stoneybrook South at ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,044,107	\$ 942,657	\$ 942,657	\$ -
Interest	18,000	7,500	11,206	3,706
<b>Total Revenues</b>	<b>\$ 1,062,107</b>	<b>\$ 950,157</b>	<b>\$ 953,863</b>	<b>\$ 3,706</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
FICA Expense	918	383	214	168
Engineering Fees	12,000	5,000	-	5,000
Attorney	25,000	10,417	1,580	8,836
Dissemination	14,700	6,125	6,125	-
Arbitrage	1,350	900	900	-
Annual Audit	5,900	-	-	-
Trustee Fees	17,240	8,620	8,620	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	45,000	18,750	18,750	-
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Telephone	100	42	-	42
Postage	500	208	56	152
Printing & Binding	500	208	6	202
Insurance	6,825	6,825	6,631	194
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	600	250	244	6
Office Supplies	250	104	13	91
Property Appraiser Fee	1,000	1,000	603	397
Property Taxes	350	350	7	343
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 157,933</b>	<b>\$ 74,586</b>	<b>\$ 55,913</b>	<b>\$ 18,673</b>

# Stoneybrook South at ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 21,566	\$ 8,986	\$ 8,986	\$ 0
Property Insurance	17,973	17,973	17,193	780
Electric	66,812	27,838	20,751	7,087
Streetlights	174,362	72,651	77,684	(5,034)
Water & Sewer	183,312	76,380	74,664	1,716
Landscape Maintenance	256,711	106,963	128,611	(21,648)
Landscape Contingency	36,198	15,082	2,896	12,187
Tree Trimming	2,696	1,123	-	1,123
Lake Maintenance	5,931	2,471	2,241	230
Irrigation Repairs	24,262	10,109	2,519	7,591
Entry & Walls Maintenance	8,087	3,370	-	3,370
Fountain Repair & Maintenance	4,044	1,685	5,749	(4,064)
Miscellaneous - Stormwater Control	2,696	1,123	1,004	119
Mitigation Monitoring & Maintenance	7,598	3,166	3,173	(7)
Pressure Washing	2,696	1,123	459	664
Repairs & Maintenance	5,392	2,246	778	1,469
Sidewalk Repair & Maintenance	2,696	1,123	-	1,123
Roadway Repair & Maintenance - Storm Gutters	2,696	1,123	-	1,123
Contingency	8,087	3,370	-	3,370
Hurricane Expenses	-	-	3,823	(3,823)
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 833,811</b>	<b>\$ 357,905</b>	<b>\$ 350,530</b>	<b>\$ 7,375</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>\$ 502,854</b>	<b>\$ 476,806</b>	<b>\$ 26,048</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 477,057</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 472,441</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 949,498</b>	

# Stoneybrook South at ChampionsGate

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 70,363	\$ 70,363	\$ 70,363	\$ -
Interest	24,000	10,000	10,817	817
<b>Total Revenues</b>	<b>\$ 94,363</b>	<b>\$ 80,363</b>	<b>\$ 81,180</b>	<b>\$ 817</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ 193	\$ 57
Capital Outlay	71,527	29,803	-	29,803
<b>Total Expenditures</b>	<b>\$ 72,127</b>	<b>\$ 30,053</b>	<b>\$ 193</b>	<b>\$ 29,803</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 22,236</b>	<b>\$ 50,310</b>	<b>\$ 80,987</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 662,745</b>		<b>\$ 647,359</b>	
<b>Fund Balance - Ending</b>	<b>\$ 684,981</b>		<b>\$ 728,346</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 301,800	\$ 272,590	\$ 272,590	\$ -
Interest	18,000	7,500	8,618	1,118
<b>Total Revenues</b>	<b>\$ 319,800</b>	<b>\$ 280,090</b>	<b>\$ 281,208</b>	<b>\$ 1,118</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>\$ 81,808</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 275,302</b>		<b>\$ 431,025</b>	
<b>Fund Balance - Ending</b>	<b>\$ 298,302</b>		<b>\$ 512,833</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 899,894	\$ 841,023	\$ 841,023	\$ -
Interest	42,000	17,500	21,180	3,680
<b>Total Revenues</b>	<b>\$ 941,894</b>	<b>\$ 858,523</b>	<b>\$ 862,203</b>	<b>\$ 3,680</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>\$ 561,684</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 485,401</b>		<b>\$ 961,266</b>	
<b>Fund Balance - Ending</b>	<b>\$ 526,258</b>		<b>\$ 1,522,951</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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 702,564	\$ 634,338	\$ 634,338	\$ -
Interest	42,000	17,500	18,381	881
<b>Total Revenues</b>	<b>\$ 744,564</b>	<b>\$ 651,838</b>	<b>\$ 652,720</b>	<b>\$ 881</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)	\$ (7,000)	\$ (6,748)	\$ (252)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (16,800)</b>	<b>\$ (7,000)</b>	<b>\$ (6,748)</b>	<b>\$ (252)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 33,277</b>		<b>\$ 156,978</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 560,166</b>		<b>\$ 926,276</b>	
<b>Fund Balance - Ending</b>	<b>\$ 593,443</b>		<b>\$ 1,083,254</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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 302,250	\$ 272,882	\$ 272,882	\$ -
Interest	10,000	4,167	6,208	2,042
<b>Total Revenues</b>	<b>\$ 312,250</b>	<b>\$ 277,048</b>	<b>\$ 279,090</b>	<b>\$ 2,042</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)	\$ (2,375)	\$ (2,904)	\$ 529
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,700)</b>	<b>\$ (2,375)</b>	<b>\$ (2,904)</b>	<b>\$ 529</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 6,906</b>		<b>\$ 158,864</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,897</b>		<b>\$ 284,325</b>	
<b>Fund Balance - Ending</b>	<b>\$ 131,803</b>		<b>\$ 443,189</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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,061	\$ 1,061
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,061</b>	<b>\$ 1,061</b>
<b>Expenditures:</b>				
<b>Series 2020</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,748	\$ (6,748)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,748</b>	<b>\$ (6,748)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,809</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 52,210</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 60,019</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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 465	\$ 465
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 465</b>	<b>\$ 465</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,904	\$ (2,904)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,904</b>	<b>\$ (2,904)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 3,369</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,887</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 26,256</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	\$ 18,410	\$ 38,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 942,657
Interest	1,575	1,108	2,037	3,414	3,073	-	-	-	-	-	-	-	11,206
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,575</b>	<b>\$ 109,619</b>	<b>\$ 779,324</b>	<b>\$ 21,824</b>	<b>\$ 41,521</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 953,863</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
FICA Expense	77	-	61	-	77	-	-	-	-	-	-	-	214
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	810	92	178	141	360	-	-	-	-	-	-	-	1,580
Dissemination	1,225	1,225	1,225	1,225	1,225	-	-	-	-	-	-	-	6,125
Arbitrage	-	450	-	450	-	-	-	-	-	-	-	-	900
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	4,310	-	4,310	-	-	-	-	-	-	-	-	8,620
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	18,750
Information Technology	158	158	158	158	158	-	-	-	-	-	-	-	788
Website Maintenance	105	105	105	105	105	-	-	-	-	-	-	-	525
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	12	7	3	12	22	-	-	-	-	-	-	-	56
Printing & Binding	-	-	-	-	6	-	-	-	-	-	-	-	6
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	41	56	61	41	44	-	-	-	-	-	-	-	244
Office Supplies	0	0	0	11	1	-	-	-	-	-	-	-	13
Property Appraiser Fee	-	-	-	603	-	-	-	-	-	-	-	-	603
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>\$ 10,806</b>	<b>\$ 6,747</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,913</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,986
Property Insurance	17,193	-	-	-	-	-	-	-	-	-	-	-	17,193
Electric	4,524	3,655	4,445	4,123	4,004	-	-	-	-	-	-	-	20,751
Streetlights	16,548	15,711	15,177	12,111	18,138	-	-	-	-	-	-	-	77,684
Water & Sewer	12,508	14,376	14,774	15,104	17,902	-	-	-	-	-	-	-	74,664
Landscape Maintenance	17,809	17,809	44,805	27,034	21,153	-	-	-	-	-	-	-	128,611
Landscape Contingency	-	-	1,824	1,072	-	-	-	-	-	-	-	-	2,896
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	385	385	701	385	385	-	-	-	-	-	-	-	2,241
Irrigation Repairs	2,519	-	-	-	-	-	-	-	-	-	-	-	2,519
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Repair & Maintenance	397	313	4,780	130	130	-	-	-	-	-	-	-	5,749
Miscellaneous - Stormwater Control	1,004	-	-	-	-	-	-	-	-	-	-	-	1,004
Mitigation Monitoring & Maintenance	316	2,192	-	332	332	-	-	-	-	-	-	-	3,173
Pressure Washing	-	-	-	-	459	-	-	-	-	-	-	-	459
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>\$ 79,601</b>	<b>\$ 56,238</b>	<b>\$ 88,303</b>	<b>\$ 62,088</b>	<b>\$ 64,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,530</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>\$ 101,460</b>	<b>\$ 66,399</b>	<b>\$ 165,006</b>	<b>\$ 72,894</b>	<b>\$ 71,047</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 476,806</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (99,885)</b>	<b>\$ 43,220</b>	<b>\$ 614,318</b>	<b>\$ (51,070)</b>	<b>\$ (29,526)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 477,057</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 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
1/2/25		Interest		211.74
1/3/25		Transfer from Reserve		1,306.10
2/3/25		Interest		210.79
2/4/25		Transfer from Reserve		1,266.38
<b>TOTAL</b>				<b>\$ 7,808.74</b>
Project (Construction) Fund at 09/30/24				\$ 52,210.42
Interest Earned/Transferred Funds thru 2/28/25				7,808.74
Requisitions Paid thru 2/28/25				-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 60,019.16</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
1/2/25		Interest		92.70
1/3/25		Transfer from Reserve		562.15
2/3/25		Interest		92.25
2/4/25		Transfer from Reserve		545.05
<b>TOTAL</b>				<b>\$ 3,368.96</b>
Project (Construction) Fund at 09/30/24				\$ 22,887.31
Interest Earned/Transferred Funds thru 2/28/25				3,368.96
Requisitions Paid thru 2/28/25				-
<b>Remaining Project (Construction) Fund</b>				<b>\$ 26,256.27</b>