

**Stoneybrook South at ChampionsGate  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**Stoneybrook South at ChampionsGate Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Stoneybrook South at ChampionsGate Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Stoneybrook South at ChampionsGate Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Management's Discussion and Analysis*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Stoneybrook South at ChampionsGate Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022

**Stoneybrook South at ChampionsGate Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

Management's discussion and analysis of Stoneybrook South at ChampionsGate Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Stoneybrook South at ChampionsGate Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including construction in progress, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$2,496,480 (net position). Unrestricted net position for Governmental Activities was \$401,774. Restricted net position was \$675,006 and net investment in capital assets was \$1,419,700.
- ◆ Governmental activities revenues totaled \$2,580,257 while governmental activities expenses totaled \$2,098,758.

**Stoneybrook South at ChampionsGate Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

|                                  | <b>Governmental Activities</b> |                     |
|----------------------------------|--------------------------------|---------------------|
|                                  | <b>2021</b>                    | <b>2020</b>         |
| Current assets                   | \$ 432,819                     | \$ 225,725          |
| Restricted assets                | 9,144,618                      | 1,134,531           |
| Capital assets                   | <u>24,703,574</u>              | <u>19,929,510</u>   |
| Total Assets                     | <u>34,281,011</u>              | <u>21,289,766</u>   |
| <br>                             |                                |                     |
| Current liabilities              | 1,019,766                      | 616,381             |
| Non-current liabilities          | <u>30,764,765</u>              | <u>18,658,404</u>   |
| Total Liabilities                | <u>31,784,531</u>              | <u>19,274,785</u>   |
| <br>                             |                                |                     |
| Net investment in capital assets | 1,419,700                      | 1,522,109           |
| Restricted for debt service      | 675,006                        | 291,827             |
| Net position - unrestricted      | <u>401,774</u>                 | <u>201,045</u>      |
| Total Net Position               | <u>\$ 2,496,480</u>            | <u>\$ 2,014,981</u> |

The increase in current assets is related to the increase in cash in the current year.

The increase in restricted assets and increase in capital assets is related to the issuance on new long-term debt and capital project costs in the current year.

The increase in non-current liabilities is primarily related to the issuance of new long-term debt in the current year.

The increase in net position is primarily related to revenues exceeding expenses in the current year.

**Stoneybrook South at ChampionsGate Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

|                                  | <b>Governmental Activities</b> |                     |
|----------------------------------|--------------------------------|---------------------|
|                                  | <b>2021</b>                    | <b>2020</b>         |
| Program Revenues                 |                                |                     |
| Charges for services             | \$ 2,579,825                   | \$ 1,701,457        |
| Operating contributions          | -                              | 14,245              |
| Capital contributions            | -                              | 1,971,533           |
| General Revenues                 |                                |                     |
| Investment earnings              | 432                            | 5,680               |
| Total Revenues                   | <u>2,580,257</u>               | <u>3,692,915</u>    |
| Expenses                         |                                |                     |
| General government               | 101,408                        | 134,151             |
| Physical environment             | 352,575                        | 194,120             |
| Interest and other charges       | <u>1,644,775</u>               | <u>859,590</u>      |
| Total Expenses                   | <u>2,098,758</u>               | <u>1,187,861</u>    |
| Change in Net Position           | 481,499                        | 2,505,054           |
| Net Position - Beginning of Year | <u>2,014,981</u>               | <u>(490,073)</u>    |
| Net Position - End of Year       | <u>\$ 2,496,480</u>            | <u>\$ 2,014,981</u> |

The increase in charges for services is related to a budgeted increase in special assessments in the current year.

The decrease in capital contributions is related to the completion of the capital project in the prior year.

The decrease in operating contributions is related to the increase in special assessments in the current year.

The decrease in general government expenses is related to decreased legal fees in the current year.

The increase in physical environment expenses is mainly related to increased streetlighting and landscape maintenance expenses in the current year.

The increase in interest and other charges is related to bond issuance costs and interest on the bonds issued in the current year.



**Stoneybrook South at ChampionsGate Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

| <b>Description</b>       | <b>Governmental Activities</b> |               |
|--------------------------|--------------------------------|---------------|
|                          | <b>2021</b>                    | <b>2020</b>   |
| Construction in progress | \$ 24,703,574                  | \$ 19,929,510 |

The activity for the year consisted of \$4,774,064 in construction in progress additions.

**General Fund Budgetary Highlights**

Actual governmental expenditures were less than final budgeted amounts primarily due to lower water and sewer, landscape and contingency expenditures than were anticipated in the budget.

The September 30, 2021 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

In October 2017, the District issued \$4,710,000 Special Assessment Bonds, Series 2017 (Parcel K Assessment Area). The Bonds were issued to fund the acquisition and construction costs associated with the public infrastructure allocated to Parcel K Assessment Area (the "2017 Project"). The balance outstanding at September 30, 2021 was \$4,480,000.

In April 2019, the District issued \$14,735,000 Special Assessment Bonds, Series 2019 (2019 Assessment Area). The Bonds were issued to fund the acquisition and construction costs associated with the 2019 Assessment Area (the "2019 Project"). The balance outstanding at September 30, 2021 was \$14,220,000.

In December 2020, the District issued \$12,730,000 Special Assessment Bonds, Series 2020. The Bonds were issued fund the acquisition and construction costs associated the Fox South Project. The balance outstanding at September 30, 2021 was \$12,730,000.

**Stoneybrook South at ChampionsGate Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District anticipates continuing the construction of capital improvements in fiscal year 2022. Stoneybrook South at ChampionsGate Community Development District does not anticipate economic factors to affect operations for the year ended September 30, 2022.

**Request for Information**

The financial report is designed to provide a general overview of Stoneybrook South at ChampionsGate Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Stoneybrook South at ChampionsGate Community Development District, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**Stoneybrook South at ChampionsGate Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2021**

|                                       | <b>Governmental<br/>Activities</b> |
|---------------------------------------|------------------------------------|
| <b>ASSETS</b>                         |                                    |
| Current Assets                        |                                    |
| Cash                                  | \$ 388,013                         |
| Due from other governments            | 12,578                             |
| Deposits                              | 16,228                             |
| Prepaid items                         | 16,000                             |
| Total Current Assets                  | 432,819                            |
| Non-current Assets                    |                                    |
| Restricted assets                     |                                    |
| Investments                           | 9,144,618                          |
| Capital assets, not being depreciated |                                    |
| Construction in progress              | 24,703,574                         |
| Total Non-current Assets              | 33,848,192                         |
| Total Assets                          | 34,281,011                         |
| <b>LIABILITIES</b>                    |                                    |
| Current Liabilities                   |                                    |
| Accounts payable and accrued expenses | 22,227                             |
| Accrued interest                      | 372,539                            |
| Bonds payable - current portion       | 625,000                            |
| Total Current Liabilities             | 1,019,766                          |
| Non-current Liabilities               |                                    |
| Bonds payable, net                    | 30,764,765                         |
| Total Liabilities                     | 31,784,531                         |
| <b>NET POSITION</b>                   |                                    |
| Net investment in capital assets      | 1,419,700                          |
| Restricted for debt service           | 674,850                            |
| Restricted for capital projects       | 156                                |
| Unrestricted                          | 401,774                            |
| Total Net Position                    | \$ 2,496,480                       |

*See accompanying notes.*

**Stoneybrook South at ChampionsGate Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2021**

| <u>Functions/Programs</u>         | <u>Expenses</u>       | <u>Program<br/>Revenues<br/>Charges for<br/>Services</u> | <u>Net (Expense)<br/>Revenues and<br/>Changes in<br/>Net Position<br/>Governmental<br/>Activities</u> |
|-----------------------------------|-----------------------|--|---|
| Governmental Activities           |                       |  |   |
| General government                | \$ (101,408)          | \$ 146,315   | \$ 44,907   |
| Physical environment              | (352,575)             | 508,709  | 156,134   |
| Interest and other charges        | (1,644,775)           | 1,924,801  | 280,026   |
| Total Governmental Activities     | <u>\$ (2,098,758)</u> | <u>\$ 2,579,825</u>                                      | <u>481,067</u>  |
| <br>                              |                       |  |   |
| <b>General revenues:</b>          |                       |  |   |
| Investment earnings               |                       |  | <u>432</u>  |
| Change in Net Position            |                       |  | 481,499   |
| Net Position - October 1, 2020    |                       |  | <u>2,014,981</u>  |
| Net Position - September 30, 2021 |                       |  | <u>\$ 2,496,480</u>   |

See accompanying notes.

**Stoneybrook South at ChampionsGate Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2021**

| ASSETS                                | General    | Debt<br>Service | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---------------------------------------|------------|-----------------|---------------------|--------------------------------|
| Cash                                  | \$ 388,013 | \$ -            | \$ -                | \$ 388,013                     |
| Due from other governments            | 4,072      | 8,506           | -                   | 12,578                         |
| Prepaid expenses                      | 16,228     | -               | -                   | 16,228                         |
| Deposits                              | 16,000     | -               | -                   | 16,000                         |
| Restricted assets                     |            |                 |                     |                                |
| Investments, at fair value            | -          | 1,990,855       | 7,153,763           | 9,144,618                      |
| Total Assets                          | \$ 424,313 | \$ 1,999,361    | \$ 7,153,763        | \$ 9,577,437                   |
| <b>LIABILITIES AND FUND BALANCES</b>  |            |                 |                     |                                |
| <b>LIABILITIES</b>                    |            |                 |                     |                                |
| Accounts payable and accrued expenses | \$ 22,227  | \$ -            | \$ -                | \$ 22,227                      |
| <b>FUND BALANCES</b>                  |            |                 |                     |                                |
| Nonspendable                          |            |                 |                     |                                |
| Prepaid expenses/deposits             | 32,228     | -               | -                   | 32,228                         |
| Restricted                            |            |                 |                     |                                |
| Debt service                          | -          | 1,999,361       | -                   | 1,999,361                      |
| Capital projects                      | -          | -               | 7,153,763           | 7,153,763                      |
| Unassigned                            | 369,858    | -               | -                   | 369,858                        |
| Total Fund Balances                   | 402,086    | 1,999,361       | 7,153,763           | 9,555,210                      |
| Total Liabilities and Fund Balances   | \$ 424,313 | \$ 1,999,361    | \$ 7,153,763        | \$ 9,577,437                   |

See accompanying notes.

**Stoneybrook South at ChampionsGate Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2021**

|   |                            |
|---|----------------------------|
| Total Governmental Fund Balances  | \$ 9,555,210               |
| Amounts reported for governmental activities in the Statement of Net Position are different because:  |                            |
| Capital assets, including construction in progress, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.                                     | 24,703,574                 |
| Long-term liabilities, \$(31,430,000) net of bond premium, net, \$(39,562), and bond discount, net, \$79,797, are not due and payable in the current period and, therefore, are not reported at the fund level. | (31,389,765)               |
| Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.   | <u>(372,539)</u>           |
| Net Position of Governmental Activities   | <u><u>\$ 2,496,480</u></u> |

*See accompanying notes.*

**Stoneybrook South at ChampionsGate Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2021**

|  | General           | Debt<br>Service     | Capital<br>Projects | Total<br>Governmental<br>Funds |
|--|-------------------|---------------------|---------------------|--------------------------------|
| Revenues                                     |                   |                     |                     |                                |
| Special assessments                          | \$ 655,024        | \$ 1,924,801        | \$ -                | \$ 2,579,825                   |
| Investment earnings                          | -                 | 95                  | 337                 | 432                            |
| Total Revenues                               | <u>655,024</u>    | <u>1,924,896</u>    | <u>337</u>          | <u>2,580,257</u>               |
| Expenditures                                 |                   |                     |                     |                                |
| Current                                      |                   |                     |                     |                                |
| General government                           | 101,408           | -                   | -                   | 101,408                        |
| Physical environment                         | 352,575           | -                   | -                   | 352,575                        |
| Capital outlay                               | -                 | -                   | 4,774,064           | 4,774,064                      |
| Debt service                                 |                   |                     |                     |                                |
| Principal                                    | -                 | 350,000             | -                   | 350,000                        |
| Interest                                     | -                 | 1,067,614           | -                   | 1,067,614                      |
| Other  | -                 | -                   | 451,553             | 451,553                        |
| Total Expenditures                           | <u>453,983</u>    | <u>1,417,614</u>    | <u>5,225,617</u>    | <u>7,097,214</u>               |
| Excess of revenues over/(under) expenditures | <u>201,041</u>    | <u>507,282</u>      | <u>(5,225,280)</u>  | <u>(4,516,957)</u>             |
| Other Financing Sources/(Uses)               |                   |                     |                     |                                |
| Issuance of long-term debt                   | -                 | 351,125             | 12,378,875          | 12,730,000                     |
| Transfer in                                  | -                 | -                   | 12                  | 12                             |
| Transfer out                                 | -                 | (12)                | -                   | (12)                           |
| Total Other Financing Sources/(Uses)         | <u>-</u>          | <u>351,113</u>      | <u>12,378,887</u>   | <u>12,730,000</u>              |
| Net change in fund balances                  | 201,041           | 858,395             | 7,153,607           | 8,213,043                      |
| Fund Balances - October 1, 2020              | <u>201,045</u>    | <u>1,140,966</u>    | <u>156</u>          | <u>1,342,167</u>               |
| Fund Balances - September 30, 2021           | <u>\$ 402,086</u> | <u>\$ 1,999,361</u> | <u>\$ 7,153,763</u> | <u>\$ 9,555,210</u>            |

See accompanying notes.

**Stoneybrook South at ChampionsGate Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds \$ 8,213,043

Amounts reported for governmental activities in the Statement of Activities are different because:

|  |                  |
|--|------------------|
| Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current period. | 4,774,064        |
| The issuance of long-term debt is recognized as an other financing source at the fund level, however, at the government wide-level it increases liabilities.   | (12,730,000)     |
| Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.   | 350,000          |
| Bond premium is amortized over the life of the bond at the government-wide level. This is the amount of current year amortization.   | 1,510            |
| Bond discount is amortized over the life of the bond at the government-wide level. This is the amount of current year amortization.  | (2,871)          |
| In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.                       | <u>(124,247)</u> |

Change in Net Position of Governmental Activities \$ 481,499



**Stoneybrook South at ChampionsGate Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**

**For the Year Ended September 30, 2021**

|                                    | <u>Original<br/>Budget</u> | <u>Final<br/>Budget</u> | <u>Actual</u>     | <u>Variance With<br/>Final Budget<br/>Positive/<br/>(Negative)</u> |
|------------------------------------|----------------------------|-------------------------|-------------------|--|
| Revenues                           |                            |                         |                   |  |
| Special assessments                | \$ 645,135                 | \$ 645,135              | \$ 655,024        | \$ 9,889   |
| Expenditures                       |                            |                         |                   |  |
| Current                            |                            |                         |                   |  |
| General government                 | 124,803                    | 124,803                 | 101,408           | 23,395   |
| Physical environment               | 520,332                    | 520,332                 | 352,575           | 167,757  |
| Total Expenditures                 | <u>645,135</u>             | <u>645,135</u>          | <u>453,983</u>    | <u>191,152</u>   |
| Net change in fund balances        | <u>-</u>                   | <u>-</u>                | <u>201,041</u>    | <u>201,041</u>   |
| Fund Balances - October 1, 2020    | <u>-</u>                   | <u>-</u>                | <u>201,045</u>    | <u>201,045</u>   |
| Fund Balances - September 30, 2021 | <u>\$ -</u>                | <u>\$ -</u>             | <u>\$ 402,086</u> | <u>\$ 402,086</u>  |

See accompanying notes.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Stoneybrook South at ChampionsGate Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 15, 2016 by Osceola County, Florida, Ordinance 2016-70 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Stoneybrook South at ChampionsGate Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the district.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method.

**d. Unamortized Bond Discounts / Premiums**

Bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**e. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**f. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.



**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$9,555,210, differs from “net position” of governmental activities, \$2,496,480, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

|                          |                      |
|--------------------------|----------------------|
| Construction in progress | \$ <u>24,703,574</u> |
|--------------------------|----------------------|

**Long-term debt transactions**

Long-term liabilities, bond discount and bond premium applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

|                    |                        |
|--------------------|------------------------|
| Bonds payable      | \$ (31,430,000)        |
| Bond discount, net | 79,797                 |
| Bond premium, net  | <u>(39,562)</u>        |
| Bonds payable, net | <u>\$ (31,389,765)</u> |

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

|                                   |                     |
|-----------------------------------|---------------------|
| Accrued interest on bonds payable | \$ <u>(372,539)</u> |
|-----------------------------------|---------------------|

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$8,213,043, differs from the “change in net position” for governmental activities, \$481,499, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

|                |                     |
|----------------|---------------------|
| Capital outlay | \$ <u>4,774,064</u> |
|----------------|---------------------|

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

|                            |                        |
|----------------------------|------------------------|
| Bond principal payments    | \$ <u>350,000</u>      |
| Issuance of long-term debt | \$ <u>(12,730,000)</u> |

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

|  |                     |
|--|---------------------|
| Net change in accrued interest payable | \$ <u>(124,247)</u> |
| Amortization of bond premium           | \$ <u>1,510</u>     |
| Amortization of bond discount          | \$ <u>(2,871)</u>   |

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance and the carrying value were \$388,013. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

| <u>Investment</u>    | <u>Maturities</u> | <u>Fair Value</u>   |
|----------------------|-------------------|---------------------|
| Managed Money Market | N/A               | <u>\$ 9,144,618</u> |

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Managed Money Market is a Level 1 asset.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investment in Managed Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Managed Money Market is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2021 was as follows:

|  | Beginning<br>Balance | Additions    | Deletions | Ending<br>Balance |
|--|----------------------|--------------|-----------|-------------------|
| <u>Governmental Activities:</u>        |                      |              |           |                   |
| Capital assets, not being depreciated: |                      |              |           |                   |
| Construction in progress               | \$ 19,929,510        | \$ 4,774,064 | \$ -      | \$ 24,703,574     |

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

|                                      |               |
|--------------------------------------|---------------|
| Long-term debt at October 1, 2020    | \$ 19,050,000 |
| Issuance of long-term debt           | 12,730,000    |
| Principal payments                   | (350,000)     |
| Long-term debt at September 30, 2021 | \$ 31,430,000 |
| Bond premium, net                    | 39,562        |
| Bond discount, net                   | (79,797)      |
| Bonds Payable, Net                   | \$ 31,389,765 |

**Special Assessment Revenue Bonds**

Long-term debt is comprised of the following:

|   |               |
|---|---------------|
| \$4,710,000 Series 2017 Special Assessment Bonds due in annual principal installments beginning December 2018 and maturing December 2047. Interest is due semi-annually on June 15 and December 15, at various interest rates ranging between 3.500% and 5.000%. Current portion is \$90,000.   | \$ 4,480,000  |
| \$14,735,000 Series 2019 Special Assessment Bonds due in annual principal installments beginning June 2020 and maturing June 2049. Interest is due semi-annually on June 15 and December 15, at various interest rates ranging between 3.500% and 4.625%. Current portion is \$270,000.         | \$ 14,220,000 |
| \$12,730,000 Series 2020 Special Assessment Bonds due in annual principal installments beginning December 2021 and maturing December 2050. Interest is due semi-annually on June 15 and December 15, at various interest rates ranging between 2.500% and 3.750%. Current portion is \$265,000. | \$ 12,730,000 |

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

| Year Ending<br>September 30, | Principal            | Interest             | Total                |
|------------------------------|----------------------|----------------------|----------------------|
| 2022                         | \$ 625,000           | \$ 1,272,388         | \$ 1,897,388         |
| 2023                         | 645,000              | 1,253,013            | 1,898,013            |
| 2024                         | 660,000              | 1,233,075            | 1,893,075            |
| 2025                         | 680,000              | 1,212,325            | 1,892,325            |
| 2026                         | 710,000              | 1,189,100            | 1,899,100            |
| 2027-2031                    | 3,955,000            | 5,542,372            | 9,497,372            |
| 2032-2036                    | 4,790,000            | 4,695,091            | 9,485,091            |
| 2037-2041                    | 5,880,000            | 3,604,500            | 9,484,500            |
| 2042-2046                    | 7,280,000            | 2,212,050            | 9,492,050            |
| 2047-2051                    | 6,205,000            | 566,949              | 6,771,949            |
| Totals                       | <u>\$ 31,430,000</u> | <u>\$ 22,780,863</u> | <u>\$ 54,210,863</u> |

Summary of Significant Bonds Resolution Terms and Covenants

**Special Assessment Bonds, Series 2017 and Series 2019**

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after December 15, 2028, at a redemption price equal to the principal amount of the Series 2017 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after June 15, 2029 at a redemption price equal to the principal amount of the Series 2019 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after December 15, 2030 at a redemption price equal to the principal amount of the Series 2020 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017, 2019, and 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Stoneybrook South at ChampionsGate Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017 Reserve Account was funded from the proceeds of the Series 2017 Bonds in an amount equal to 50% of the maximum annual debt service on the Series 2017 Bonds at issuance. The Series 2019 Reserve Account was funded from the proceeds of the Series 2019 Bonds in an amount equal to 50% of the maximum annual debt service outstanding on the Series 2019 Bonds. The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to 50% of the maximum annual debt service outstanding on the Series 2020 Bonds. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2021:

|                                      | Reserve<br>Balance | Reserve<br>Requirement |
|--------------------------------------|--------------------|------------------------|
| Series 2017 Special Assessment Bonds | \$ 150,900         | \$ 150,900             |
| Series 2019 Special Assessment Bonds | \$ 449,947         | \$ 449,947             |
| Series 2020 Special Assessment Bonds | \$ 351,125         | \$ 351,125             |

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims filed within the past three years.

**NOTE H – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2021, all board members were affiliated with the Developer.



# Berger, Toombs, Elam, Gaines & Frank

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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Stoneybrook South at ChampionsGate Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Stoneybrook South at ChampionsGate Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Stoneybrook South at ChampionsGate Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Stoneybrook South at ChampionsGate Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Stoneybrook South at ChampionsGate Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Stoneybrook South at ChampionsGate Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June XX, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June XX, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Stoneybrook South at ChampionsGate Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Stoneybrook South at ChampionsGate Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for Stoneybrook South at ChampionsGate Community Development District. It is management's responsibility to monitor the Stoneybrook South at ChampionsGate Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Stoneybrook South at ChampionsGate Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 6
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,478
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$357,090
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The Series 2020 Project \$4,774,064.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Stoneybrook South at ChampionsGate Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$342.96 - \$1,097.44, Debt Service Fund, \$989.00 – \$1,719.00.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$2,579,825.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Governmental Activities Series 2017 Bonds, \$4,480,000, maturing May 2047, Series 2019 Bonds, \$14,220,000 maturing June 2049, and Series 2020 Bonds, \$12,730,000, maturing December 2050.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022



**Berger, Toombs, Elam,  
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Stoneybrook South at ChampionsGate Community Development District  
Osceola County, Florida

We have examined Stoneybrook South at ChampionsGate Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Stoneybrook South at ChampionsGate Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Stoneybrook South at ChampionsGate Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Stoneybrook South at ChampionsGate Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Stoneybrook South at ChampionsGate Community Development District's compliance with the specified requirements.

In our opinion, Stoneybrook South at ChampionsGate Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022