

*ChampionsGate Community
Development District*

Agenda

December 14, 2020

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 7, 2020

Board of Supervisors
ChampionsGate Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, December 14, 2020 at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisors
 - B. Election of Officers
 - C. Consideration of Resolution 2021-01 Electing Officers
4. Approval of Minutes of the August 10, 2020 Meeting
5. Review and Acceptance of the Fiscal Year 2020 Draft Audit Report
6. Ratification of Proposals/Agreements
 - A. Proposal from Septic Solutions Environmental, Inc. for Ditch Clean Out
 - B. Proposal from Cascade Fountains for Fountain Repair
 - C. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected supervisors. There is no back-up material. Section B is the election of officers and Section C is the consideration of Resolution 2021-01 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the August 10, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of the Fiscal Year 2020 draft audit report. A copy of the report is enclosed for your review.

The sixth order of business is the proposals/agreements. The referenced proposals/agreement are enclosed under Sections A – C for your review.

The sixth order of business is the consideration of Resolution 2020-08 declaring vacancies in certain seats on the Board of Supervisors. A copy of the Resolution is enclosed for your review.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Scott Clark, District Counsel
Mark Vincuntonis, District Engineer
Yvonne Shouey, On-Site Manager
Marc Reicher, Rida Associates
Teresa Viscarra, GMS
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2021-01

A RESOLUTION ELECTING OFFICERS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **ChampionsGate Community Development District** at a regular business meeting held on **December 14, 2020** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER, 2020.

Chairman / Vice Chairman

Secretary / Assistant Secretary

MINUTES

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, August 10, 2020 at 2:00 p.m. via Zoom.

Present and constituting a quorum were:

Lee Dawson	Chairman
Darin Tennyson	Vice Chairman
Elizabeth Allen	Assistant Secretary
Wesley Holland	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 20, 2020 Meeting

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor, the Minutes of the July 20, 2020 Meeting, were approved as presented.

Mr. Holland joined the meeting at this time.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint stated this is a public hearing to consider the adoption of the Fiscal Year 2021 budget and the assessments. We will open the public hearing and for the record I will note that there are no members of the public here to provide comment so I will bring it back to the Board for discussion and consideration of Resolution 2020-06. Attached to the resolution is the budget that assumes the assessment levels would remain the same, there is no increase in the operating and maintenance assessment. There is no longer any debt assessment as the debt service was paid off. The administrative expenses are slightly lower than the current year and the maintenance is slightly higher. We are increasing our transfer out to capital reserve by about \$10,000. As part of this budget we have a capital reserve fund and in the current year we have transferred in \$119,711 and we are projecting interest earnings of about \$9,250, capital projects of \$438,000 and a projected ending balance of \$493,000, which would carry forward to next year and we are adding another \$130,000 to the \$493,000 we are carrying forward. There is a list of projected expenses at the bottom and of the \$186,000 estimate, \$127,000 of that is the sidewalk work that is being done and another \$20,000 in sidewalk and curbing and the speed tables on Legends and the ditch cleaning you approved at the last meeting.

The Board hasn't designated a specific list for capital improvements for next year although we put \$100,000 in there for a placeholder, but you will have a projected \$530,000 in available funds.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2020-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2020-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated Resolution 2020-07 imposes the assessments that are in the budget you just adopted. There are two attachments to this resolution, one is the budget you just adopted and the other is the assessment roll, which includes each property in the District and the per unit assessment for each.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor, Resolution 2020-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint stated that concludes the public hearing and we will close the public hearing.

FIFTH ORDER OF BUSINESS**Discussion of Sidewalk Repair on Legends Boulevard**

Ms. Shouey stated I sent everything over to Mark Vincutonis and Pete came out and I walked with Lee and we marked what we wanted done, but I haven't heard back from Mark.

Mr. Flint stated what we received today is within the amount that you already approved and if the Board is comfortable with this proposal, we can direct the onsite manager and engineer to move forward with the repairs.

It was the consensus of the Board to move forward with the sidewalk repairs.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2020-08 Declaring Vacancies in Certain Seats**

Mr. Flint stated Stacie sent out a resolution and Liz picked up on an oversight in the fourth whereas clause that there were two seats that were being declared vacant and there is only one seat, three seats up for election in November and two of those seats the incumbents qualified unopposed and the third seat was Darin Tennyson's seat and because no one qualified for that seat, the Board has to declare the seat vacant as of the second Tuesday after the election in November. What you are doing now is declaring it vacant effective the second Tuesday after the election in November. The first meeting after the second Tuesday in November the Board has a few options. One is you take no action and Darin would carry over for a period of time until you took action to fill that seat. You could reappoint the incumbent and the third option would be appointing any other qualified elector to that seat.

Mr. Tennyson stated I would like to stay on the Board. I didn't qualify for election, I thought I would give someone else the opportunity, but no one qualified so I'm happy to stay on.

Mr. Flint stated that is a decision you can make in November or December; today you are just declaring it vacant.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor, Resolution 2020-08 Declaring Vacancies in Certain Seats, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Clark stated at the last meeting we approved a license agreement with FDOT. I got an email late on Friday that they were still looking for that so we need to figure out where the signature process was so we can have it forwarded to FDOT. If I need to send it to someone let me know.

Mr. Flint stated I will follow-up with Stacie.

Mr. Dawson stated I signed it and dropped it off to Yvonne and she sent it to Stacie. I thought I confirmed with Stacie that she had received it.

B. Engineer

Mr. Vincutonis joined the meeting at this time.

Mr. Vincutonis stated we are trying to get everything together for the sidewalk and boardwalk project. We are missing one authorization letter from the insurance company or bank that is on the corner across from Walgreens. Yvonne has been trying to get in touch with him.

Ms. Shouey stated he said no problem, but he has not sent it back yet.

Mr. Vincutonis stated I may turn it in without it, but it may sit there until we get it.

Mr. Dawson asked can we double team the guy until we get the approval?

Ms. Shouey stated I call him every other day and he keeps telling me he is going to send it.

Mr. Vincutonis stated I can turn it in to the county and Yvonne will keep following up.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from July 14, 2020 through August 3, 2020 in the amount of \$24,836.61.

On MOTION by Ms. Clevenger seconded by Mr. Howland with all in favor, the Check Register was approved.
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ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint stated each year you need to approve an annual meeting schedule and we included a schedule based on past practices, you meet the second Monday of the month in December, February, April, May, July and August at 2:00 p.m. at RIDA's office in ChampionsGate.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor, the Fiscal Year 2021 Meeting Schedule Reflecting the Following Dates December 14, 2020, February 8, 2021, April 12, 2021, May 10, 2021, July 14, 2021 and August 9, 2021, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dawson stated I would like to know the progress of the speed humps on Legends.

Ms. Shouey stated I talked to him again today and he said the vendor would let him know. He went on vacation and forgot to tell anybody about it and that was before our last meeting. That is not like Fausnight, they are usually right on it.

Mr. Dawson asked will that little fence come down when we put in the boardwalk?

Mr. Vincutonis stated the chain link fence on top of the retaining wall stays for safety purposes.

Mr. Reicher stated it is an old fence, maybe we can restring it with black coated vinyl fence and we can do that when we are done with the boardwalk. We will take a look at it and bring a proposal back to the Board.

Ms. Allen stated freshening it up will make the whole project look better.

Mr. Reicher stated in terms of the interchange we are going to have a full set of plans and we should have a price set by year end, and they will start the beginning of 2021. The auxiliary lanes on the I-4 are still lagging by five to six months. Their funding is there and preserved and there is no indication that they are taking away the funding for the auxiliary lanes.

Mr. Flint stated I have an update on the FDOT license agreement; they were mailed to Anthony Miller with FDOT a couple weeks ago. I will check the tracking information to see who received it and I will let Scott and Mark know.

Mr. Reicher stated I will make Steve Kane aware that it was sent to Anthony Miller at FDOT.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:32 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the 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 opinions 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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, economic, 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 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 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 our report dated XXXX, 202X, 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, contracts, grant agreements and other matters. The purpose of that report is solely 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 the District's internal control over financial reporting and compliance.

XXXX, 202X

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of ChampionsGate Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,184,434.
- The change in the District's total net position in comparison with the prior fiscal year was (\$488,732), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$924,593, a decrease of (\$103,354) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2020	2019
Current and other assets	\$ 949,072	\$ 1,406,314
Capital assets, net of depreciation	4,259,841	4,645,219
Total assets	5,208,913	6,051,533
Current liabilities	24,479	378,367
Total liabilities	24,479	378,367
Net position		
Net investment in capital assets	4,259,841	4,645,219
Unrestricted	924,593	1,027,947
Total net position	\$ 5,184,434	\$ 5,673,166

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expenses exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2020	2019
Program revenues		
Charges for services	\$ 742,692	\$ 2,066,562
Operating grants and contributions	-	4,894
Unrestricted investment earnings	9,302	12,262
Total revenues	751,994	2,083,718
Expenses:		
General government	128,889	142,753
Physical environment	1,111,837	1,259,797
Interest	-	99,504
Total expenses	1,240,726	1,502,054
Change in net position	(488,732)	581,664
Net position - beginning	5,673,166	5,091,502
Net position - ending	\$ 5,184,434	\$ 5,673,166

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$1,240,726. The costs of the District's activities were primarily funded by program revenues. Program revenues, which were comprised of general fund special assessments, decreased from the prior fiscal year due to the District no longer collecting debt service assessments as the Bond was paid off in the prior year. Expenses decreased as a result of a paving project being expensed in the previous fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$14,822,206 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$10,562,365 has been taken, which resulted in a net book value of \$4,259,841. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the ChampionsGate Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 304,642
Investments	600,618
Assessments receivable	5,113
Prepays	38,699
Capital assets:	
Nondepreciable	1,771,447
Depreciable, net	2,488,394
Total assets	<u>5,208,913</u>
LIABILITIES	
Accounts payable	<u>24,479</u>
Total liabilities	<u>24,479</u>
NET POSITION	
Net investment in capital assets	4,259,841
Unrestricted	924,593
Total net position	<u>\$ 5,184,434</u>

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Expenses	Charges for Services	Program Revenues	Net (Expense) Revenue and Changes in Net Position
Primary governmental activities:				
Governmental activities:				
General government	\$ 128,889	\$ 128,889	\$ -	-
Physical environment	1,111,837	613,803	(498,034)	(498,034)
Total governmental activities	<u>1,240,726</u>	<u>742,692</u>	<u>(498,034)</u>	<u>(498,034)</u>
General revenues:				
Unrestricted investment earnings				9,302
Total general revenues				<u>9,302</u>
Change in net position				(488,732)
Net position - beginning				5,673,166
Net position - ending				<u>\$ 5,184,434</u>

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
ASSETS			
Cash	\$ 237,237	\$ 67,405	\$ 304,642
Investments	-	600,618	600,618
Assessments receivable	5,113	-	5,113
Prepays	38,699	-	38,699
Total assets	<u>\$ 281,049</u>	<u>\$ 668,023</u>	<u>\$ 949,072</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 16,479	\$ 8,000	\$ 24,479
Total liabilities	<u>16,479</u>	<u>8,000</u>	<u>24,479</u>
Fund balances:			
Nonspendable:			
Prepaid items	38,699	-	38,699
Assigned to:			
Capital reserves	-	660,023	660,023
Unassigned	225,871	-	225,871
Total fund balances	<u>264,570</u>	<u>660,023</u>	<u>924,593</u>
Total liabilities and fund balances	<u>\$ 281,049</u>	<u>\$ 668,023</u>	<u>\$ 949,072</u>

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds	\$	924,593
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	14,822,206		
Accumulated depreciation	(10,562,365)	4,259,841	
Net position of governmental activities		\$ 5,184,434	

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
REVENUES			
Assessments	\$ 737,780	\$ -	\$ 737,780
Interest	-	9,302	9,302
Miscellaneous	4,912	-	4,912
Total revenues	742,692	9,302	751,994
EXPENDITURES			
Current:			
General government	128,806	83	128,889
Physical environment	454,175	-	454,175
Capital Outlay	-	272,284	272,284
Total expenditures	582,981	272,367	855,348
Excess (deficiency) of revenues over (under) expenditures	159,711	(263,065)	(103,354)
OTHER FINANCING SOURCES (USES)			
Transfer in/out	(119,711)	119,711	-
Total other financing sources (uses)	(119,711)	119,711	-
Net change in fund balances	40,000	(143,354)	(103,354)
Fund balances - beginning	224,570	803,377	1,027,947
Fund balances - ending	\$ 264,570	\$ 660,023	\$ 924,593

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (103,354)
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Amounts reported for governmental activities in the statement of activities
are different because:

Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(385,378)
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Change in net position of governmental activities	\$ (488,732)
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See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

ChampionsGate Community Development District (the "District") was created by Osceola County Ordinance 98-10 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes in August 1998. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. At the fiscal year end, all seats were elected through the general election process. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under 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 the 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 considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District as well as for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 30
Improvements other than buildings	10 - 15
Machinery and equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
Florida Prime	\$ 600,618	S&P AAAM	Weighted average of the fund portfolio: 48 days
	<u>\$ 600,618</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2020, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 119,711
Capital projects	119,711	-
Total	<u>\$ 119,711</u>	<u>\$ 119,711</u>

Transfers from the general fund to the capital projects fund were made in order to fund capital reserves for future maintenance projects.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,771,447	\$ -	\$ -	\$ 1,771,447
Total capital assets, not being depreciated	1,771,447	-	-	1,771,447
Capital assets, being depreciated				
Infrastructure	10,639,240	-	-	10,639,240
Improvements other than buildings	2,362,194	-	-	2,362,194
Machinery and equipment	49,325	-	-	49,325
Total capital assets, being depreciated	13,050,759	-	-	13,050,759
Less accumulated depreciation for:				
Infrastructure	7,828,529	377,495	-	8,206,024
Improvements other than buildings	2,299,133	7,883	-	2,307,016
Machinery and equipment	49,325	-	-	49,325
Total accumulated depreciation	10,176,987	385,378	-	10,562,365
Total capital assets, being depreciated, net	2,873,772	(385,378)	-	2,488,394
Governmental activities capital assets, net	\$ 4,645,219	\$ (385,378)	\$ -	\$ 4,259,841

Depreciation expense was charged to the physical environment function.

NOTE 7 – CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of Lennar Homes, a major landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - 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. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 729,046	\$ 737,780	\$ 8,734
Miscellaneous	-	4,912	4,912
Total revenues	<u>729,046</u>	<u>742,692</u>	<u>13,646</u>
EXPENDITURES			
Current:			
General government	105,752	128,806	(23,054)
Physical environment	503,583	454,175	49,408
Total expenditures	<u>609,335</u>	<u>582,981</u>	<u>26,354</u>
Excess (deficiency) of revenues over (under) expenditures	119,711	159,711	40,000
OTHER FINANCING SOURCES (USES)			
Transfer out	(119,711)	(119,711)	-
Total other financing sources (uses)	<u>(119,711)</u>	<u>(119,711)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	40,000	<u>\$ 40,000</u>
Fund balance - beginning		<u>224,570</u>	
Fund balance - ending		<u>\$ 264,570</u>	

See notes to required supplementary information

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

**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**

To the Board of Supervisors
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 the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXX, 202X.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 a 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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.

XXXX, 202X

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined ChampionsGate Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report 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, management, and the Board of Supervisors of ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXX, 202X

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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated XXXX, 202X.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 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 the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXX, 202X, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank ChampionsGate Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXX, 202X

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REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. 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.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VI

SECTION A

Septic Solutions Environmental
Inc
740 Commonwealth Ave SW
Polk City, FL 33868 US
septicsolutions1@gmail.com

Estimate 1107

ADDRESS

Rida Associates

DATE
07/24/2020

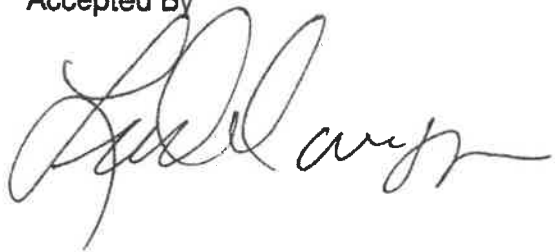
TOTAL
\$18,200.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/24/2020	Clean Out	Clean Out Debris Removal of Ditch Haul of Vegetation Clean up ditch that runs along side of Chili's	1	18,200.00	18,200.00

TOTAL \$18,200.00

THANK YOU.

Accepted By



Accepted Date

Sep 10 2020

SECTION B

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

**7628 N.W 6th AVENUE BOCA RATON, FL. 33487
SERVICE CENTERS : ORLANDO AND TAMPA
PHONE: (800) 446-1537 FAX (561) 994-3944**

PROPOSAL # 8453

Date: October. 13, 2020

To: Champions Gate C.D.D.
1408 Hamlin Avenue, Unit E
St. Cloud, Fl. 34771
Attn: Yvonne Shouey
Phone: 407-397-2500
Fax:
Email: yshouey@championsgate.com

Ship To: Champions Gate
Bowl & Clock Tower
Champions Gate, Fl.

Equipment: Fountain Repair

Scope of Work:

Our Service Technician, Trell Willingham has advised that the Filter pump on the Bowl and Clock Tower fountain has failed. We will need to install a new Sta-Rite Filter Pump with motor.

If you wish us to proceed with the noted repair please sign below and return to our office. Please do not hesitate to contact us at any time if you have questions.

Total Cost \$ 1,250.00

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.



Signature:

10/13/2020

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

SECTION C



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2020

Board of Supervisors
ChampionsGate Community Development District
c/o GMS, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide ChampionsGate Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of ChampionsGate Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$4,000 for the September 30, 2020 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to ChampionsGate Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of ChampionsGate Community Development District.

By:  _____

Title:  _____

Date:  _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



**Peer Review
Program**

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VII

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

August 4, 2020 thru November 30, 2020

Fund	Date	Check No.'s		Amount
General Fund	8/6/20	4679-4682	\$	15,146.92
	8/7/20	4683	\$	3,383.86
	8/19/20	4684-4687	\$	6,776.79
	8/27/20	4688-4691	\$	15,632.31
	9/2/20	4692-4697	\$	46,856.21
	9/9/20	4698-4704	\$	19,806.30
	9/23/20	4705	\$	5,000.00
	9/30/20	4706	\$	400.00
	10/8/20	4707-4711	\$	15,961.55
	10/22/20	4712-4715	\$	6,642.83
	10/28/20	4716	\$	230.00
	11/2/20	4717-4718	\$	11,548.58
	11/5/20	4719	\$	3,320.10
	11/10/20	4720-4724	\$	13,197.84
	11/16/20	4725	\$	12,299.84
	11/25/20	4726	\$	935.00
			\$	177,138.13
Capital Reserves	9/2/20	57	\$	10,763.00
	9/23/20	58	\$	865.80
	10/8/20	59	\$	8,000.00
	11/17/20	60	\$	13,835.00
			\$	33,463.80
Payroll	<u>August 2020</u>			
	Darin Tennyson	50349	\$	184.70
	Darlene Clevenger	50350	\$	162.70
	Elizabeth Allen	50351	\$	184.70
	Lee Dawson	50352	\$	184.70
	Wesley Holland	50353	\$	184.70
			\$	901.50
			\$	211,503.43

AP300R *** CHECK DATES 08/04/2020 - 11/30/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER CHAMPIONS GATE - GENERAL FUND BANK A CHAMPIONS GATE CDD										RUN 12/07/20	PAGE 1
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/06/20	00030	8/01/20	17093	202007 310-51300-31500		CLARK & ALBAUGH, LLP	*	1,092.00			
8/06/20	00022	6/19/20	21249A	202006 320-53800-46800		FOUNTAIN DESIGN GROUP, INC.	*	250.00	1,092.00	004679	
8/06/20	00048	7/31/20	2007-036	202007 320-53800-47200		QTRLY FOUNTAIN CLEANJUN20	*	272.00	250.00	004680	
8/06/20	00056	8/01/20	62937	202008 320-53800-46200		TRAFFIC ENGINEERING & MANAGEMENT	*	11,548.58	1,034.00	004681	
8/05/20	63046	8/05/20	63046	202008 320-53800-35100		LANDSCAPE MAINT. AUG20	*	677.11			
8/05/20	63048	8/05/20	63048	202007 320-53800-35100		RPR 2 1/2 TEE/RPC VALVE	*	545.23			
8/07/20	00049	8/01/20	204	202008 310-51300-34000		WEBER ENVIRONMENTAL SERVICES	*	3,050.25	12,770.92	004682	
8/01/20	204	8/01/20	204	202008 310-51300-35100		MANAGEMENT FEES AUG20	*	266.07			
8/01/20	204	8/01/20	204	202008 310-51300-51000		INFORMATION TECH AUG20	*	23.19			
8/01/20	204	8/01/20	204	202008 310-51300-42000		OFFICE SUPPLIES	*	11.50			
8/01/20	204	8/01/20	204	202008 310-51300-42500		POSTAGE COPIES	*	32.85			
8/19/20	00003	8/11/20	7-090-64	202008 310-51300-42000		GOVERNMENTAL MANAGEMENT SERVICES	*	178.32	3,383.86	004683	
8/10/20	00095	8/10/20	5274529	202007 310-51300-31100		FEDEX	*	968.75	178.32	004684	
8/10/20	5274530	8/10/20	5274530	202007 310-51300-31100		PREP/ATTD MTG/SDWK REPAIR	*	3,349.10			
8/10/20	5274530	8/10/20	5274530	202007 310-51300-31100		BUILT SRVY/SITE DEV. PLAN	*				
						HANSON WALTER & ASSOCIATES, INC.			4,317.85	004685	

CHMP CHAMP GATE TVISCARRA

CHAMPIONSGATE - GENERAL FUND
 BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
8/19/20	00026	8/01/20	518158	202008 320-53800-46800						THE LAKE DOCTORS, INC.	*	470.00	470.00 004686
				WATER MGMT SERVICE AUG20									
8/19/20	00004	7/20/20	23179062	202007 310-51300-48000							*	687.24	
				NOT. OF BOS MEETING									
7/20/20		23179062	202007 310-51300-48000								*	1,123.38	
				ADOPT.BDGT/NOT. BOS MTG									
8/27/20	00047	8/17/20	1013283	202008 320-53800-46900						ORLANDO SENTINEL	*	935.00	1,810.62 004687
				MOSQUITO MGMT SERV AUG20									
8/27/20	00022	7/27/20	21532A	202007 320-53800-46800						CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	150.00	935.00 004688
				FOUNTAIN BOWL CLEAN JUL20									
8/25/20		21780A	202008 320-53800-46800								*	150.00	
				FOUNTAIN BOWL CLEAN AUG20									
8/27/20	00105	8/24/20	44067	202008 320-53800-12000						FOUNTAIN DESIGN GROUP, INC.	*	12,299.84	300.00 004689
				ONSITE SERVICES AUG20									
8/27/20	00056	8/19/20	63125	202008 320-53800-35100						RIDA ASSOCIATES LIMITED PARTNERSHIP	*	556.93	12,299.84 004690
				RPR MAINLIN EXTND/CG BLVD									
8/19/20		63126	202008 320-53800-35100								*	804.88	
				RPR HDS/RPLC SOLENOID/NOZ									
8/21/20		63143	202008 320-53800-35100								*	735.66	
				RPR MAINLN IRG.BRK VALVE									
9/02/20	00042	8/20/20	792800	202008 320-53800-47300						WEBER ENVIRONMENTAL SERVICES	*	1,310.75	2,097.47 004691
				RPLC 7LAMP/4BALLAST/DSPSL									
9/02/20	00093	8/28/20	11494	202009 300-15500-10000						ALL STATES LIGHTING, INC	*	22,581.00	1,310.75 004692
				FY21 PROPERTY INSURANCE									
8/28/20		11494	202009 300-15500-10000								*	11,118.00	
				FY21 GEN.LIAB/PUBLIC OFFC									
9/02/20	00003	8/25/20	7-104-32	202008 310-51300-42000						EGIS INSURANCE ADVISORS LLC	*	21.70	33,699.00 004693
				DELIVERY 08/17/20									
										FEDEX			21.70 004694

CHMP CHAMP GATE TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/02/20	00048	8/31/20	2008-037	202008	320-53800-47200				PURCHASE 2 AIR FILTERS	*	8.18	
9/01/20		2009-006	202009	320-53800-47200					TRAFFIC SIGNAL MAINT SEP	*	218.00	
9/02/20	00056	9/01/20	63191	202009	320-53800-46200				TRAFFIC ENGINEERING & MANAGEMENT	*	11,548.58	226.18 004695
9/02/20	00091	8/26/20	834093	202008	320-53800-49100				WEBER ENVIRONMENTAL SERVICES	*	50.00	11,548.58 004696
9/09/20	00049	9/01/20	205	202009	310-51300-34000				WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	3,050.25	50.00 004697
9/01/20		205	202009	310-51300-35100					MANAGEMENT FEES SEP20	*	266.67	
9/01/20		205	202009	310-51300-51000					INFORMATION TECH SEP20	*	15.75	
9/01/20		205	202009	310-51300-42000					OFFICE SUPPLIES	*	11.60	
9/01/20		205	202009	310-51300-42500					POSTAGE	*	26.10	
9/01/20		205	202009	310-51300-42500					COPIES	*		
9/09/20	00030	9/01/20	17133	202008	310-51300-31500				GOVERNMENTAL MANAGEMENT SERVICES	*	1,468.50	3,370.37 004698
9/09/20	00003	9/01/20	7-110-59	202008	310-51300-42000				CLARK & ALBAUGH, LLP	*	17.59	1,468.50 004699
9/03/20	00095	9/03/20	5274883	202008	310-51300-31100				FEDEX	*		17.59 004700
9/03/20		5274884	202008	310-51300-31100					FRP/ATTD MTG/ANN.RPT/BID	*	200.00	
9/03/20		5274884	202008	310-51300-31100					CETI:SITE DEVELOPEMNT PLN	*	1,045.00	
9/09/20	00026	9/01/20	524430	202009	320-53800-46800				HANSON WALTER & ASSOCIATES, INC.	*	470.00	1,245.00 004701
9/08/20	00105	9/08/20	44082	202009	320-53800-12000				THE LAKE DOCTORS, INC.	*	12,299.84	470.00 004702
									ONSITE SERVICES SEP20	*		
									RIDA ASSOCIATES LIMITED PARTNERSHIP	*		12,299.84 004703

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
9/09/20	00047	9/15/20 1013812	202009 320-53800-46900		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	935.00	935.00 004704
			MOSQUITO MGMT SERV SEP20					
9/23/20	00049	9/15/20 206	202009 300-15500-10000		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	5,000.00	5,000.00
			FY21 ASSESSMENT ROLL CERT					
9/30/20	00022	9/24/20 21994A	202009 320-53800-46800		GOVERNMENTAL MANAGEMENT SERVICES	*	250.00	5,000.00 004705
			QTRLY FOUNTAIN CLEAN SEP20					
9/25/20	22034A	202009 320-53800-46800			GOVERNMENTAL MANAGEMENT SERVICES	*	150.00	5,000.00 004705
			FOUNTAIN BOWL CLEAN SEP20					
10/08/20	00030	10/01/20 17169	202009 310-51300-31500		FOUNTAIN DESIGN GROUP, INC.	*	389.00	400.00 004706
			PRP/DRAFT QUORUM/MTG ISSU					
10/08/20	00026	10/01/20 530705	202010 320-53800-46800		CLARK & ALBAUGH, LLP	*	470.00	389.00 004707
			WATER MGMT SERVICES OCT20					
10/08/20	00048	10/01/20 2010-004	202010 320-53800-47200		THE LAKE DOCTORS, INC.	*	218.00	470.00 004708
			TRAFFIC SIGNAL MAINT OCT					
10/08/20	00056	10/01/20 63389	202010 320-53800-46200		TRAFFIC ENGINEERING & MANAGEMENT	*	11,548.58	218.00 004709
			LANDSCAPE MAINT OCT20					
10/08/20	00049	10/01/20 207	202010 310-51300-34000		WEBER ENVIRONMENTAL SERVICES	*	3,050.25	11,548.58 004710
			MANAGEMENT FEES OCT20					
10/01/20	207	202010 310-51300-35100				*	266.67	
			INFORMATION TECH OCT20					
10/01/20	207	202010 310-51300-51000				*	.45	
			OFFICE SUPPLIES					
10/01/20	207	202010 310-51300-42000				*	7.50	
			POSTAGE					
10/01/20	207	202010 310-51300-42500				*	11.10	
			COPIES					
10/22/20	00104	10/01/20 82070	202010 310-51300-54000		GOVERNMENTAL MANAGEMENT SERVICES	*	175.00	3,335.97 004711
			FY21 SPECIAL DISTRICT FEE					
					DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 004712
					CHMP CHAMP GATE			
					TVISCARRA			

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*** CHECK DATES 08/04/2020 - 11/30/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/07/20 PAGE 5

CHAMPIONS GATE - GENERAL FUND
BANK A CHAMPIONS GATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
10/22/20	00022	10/15/20	22196A	202010	320	53800	46800		FOUNTAIN DESIGN GROUP, INC.	*	1,250.00	1,250.00	004713
			INST S/R IHP FLTR PUMP										
10/22/20	00095	10/09/20	5275338	202009	310	51300	31100			*	830.00		
			CET1: SITE DEVELOPMENT PLAN										
10/09/20		10/09/20	5275338	202009	310	51300	31100			*	1,195.00		
			CET2: DSGN & PERMIT ADMIN										
									HANSON WALTER & ASSOCIATES, INC.			2,025.00	004714
10/22/20	00056	10/08/20	63520	202010	320	53800	35100			*	3,192.83		
			RPR MAINLN BRK/RPL CLOCK										
									WEBER ENVIRONMENTAL SERVICES			3,192.83	004715
10/28/20	00004	9/22/20	2588054	202009	310	51300	48000			*	230.00		
			NOT OF FY21 MEETING DATES										
									ORLANDO SENTINEL			230.00	004716
11/02/20	00056	11/01/20	63633	202011	320	53800	46200			*	11,548.58		
			LANDSCAPE MAINT NOV20										
11/01/20		11/01/20	63633	202011	320	53800	46200			V	11,548.58		
			LANDSCAPE MAINT NOV20										
									WEBER ENVIRONMENTAL SERVICES			.00	004717
11/02/20	00056	11/01/20	63633	202011	320	53800	46200			*	11,548.58		
			LANDSCAPE MAINT NOV20										
									WEBER ENVIRONMENTAL SERVICES			11,548.58	004718
11/05/20	00049	11/01/20	208	202011	310	51300	34000			*	3,050.25		
			MANAGEMENT FEES NOV20										
11/01/20		11/01/20	208	202011	310	51300	35100			*	266.67		
			INFORMATION TECH NOV20										
11/01/20		11/01/20	208	202011	310	51300	51000			*	.18		
			OFFICE SUPPLIES										
11/01/20		11/01/20	208	202011	310	51300	42000			*	3.00		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,320.10	004719
11/10/20	00030	11/03/20	17206	202010	310	51300	31500			*	60.00		
			CORRESPOND UNCLAIMED FUND										
									CLARK & ALBAUGH, LLP			60.00	004720
11/10/20	00022	10/26/20	22267A	202010	320	53800	46800			*	150.00		
			FOUNTAIN BOWL CLEAN OCT20										
									FOUNTAIN DESIGN GROUP, INC.			150.00	004721
									CHMP CHAMP GATE				
									TVISCARRA				

*** CHECK DATES 08/04/2020 - 11/30/2020 ***
 CHAMPIONSGATE - GENERAL FUND
 BANK A CHAMPIONSGATE CDD
 AUG 12/01/20 PAGE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT	#
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11/10/20	00026	11/01/20	537131	202011 320-53800-46800 WATER MGMT SERVICES NOV20	*	470.00
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			THE LAKE DOCTORS, INC.			470.00	004722
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11/10/20	00105	11/05/20	44140	202011	220	52900	12000
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11/10/20	00105	11/05/20	44140	202011 320-53800-12000	ONSITE SERVICES NOV20	RIDA ASSOCIATES, LIMITED PARTNERSHIP	12,299.84	12 200 84 004722
							*	

[illegible]

TRAFFIC SIGNAL MAINT NOV	TRAFFIC ENGINEERING & MANAGEMENT	218.00 004724
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11/16/20	00105	10/01/20	44145	202010 320-53800-12000 ONSITE SERVICES OCT20	*	12,299.84
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ONSITE SERVICES OC120	RIDA ASSOCIATES LIMITED PARTNERSHIP	12,299.84	004725
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11/25/20	00047	11/16/20	1014267	202011	320-53800-46900		*	935.00
					MOSQUITO MGMT SERV NOV20			

CLARKE ENVIRONMENTAL MOSQUITO MGMT 935.00 004726

TOTAL FOR BANK A	177,138.13
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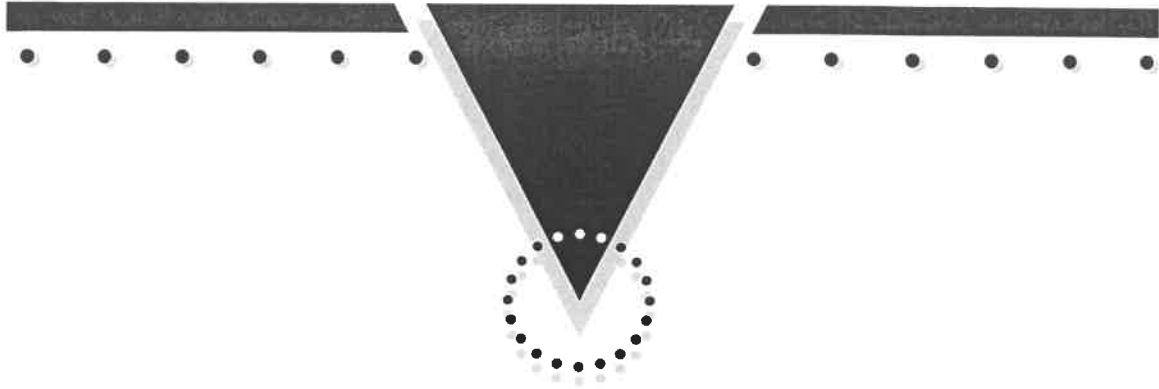
TOTAL FOR REGISTER	177,138.13
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CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/02/20	00010	8/28/20	386	202008	320-53800-60000			SADLER'S SITE WORKS, LLC	*	10,763.00	
					RPLC/PTCH AREA/2SDWLK SCT						
9/23/20	00024	9/22/20	09222020	202009	320-53800-60000			CONSTRUCTION PERMIT FEE	*	865.80	10,763.00 000057
10/08/20	00025	9/23/20	9844	202009	320-53800-60000			OSCEOLA COUNTY BOARD OF COUNTY	*	8,000.00	865.80 000058
					POND CLEAN DBRIS RMV 1/2						
								SEPTIC SOLUTIONS ENVIRONMENTAL, INC			
11/17/20	00016	9/17/20	31660	202009	320-53800-53000			SPD TABLES/SPD HUMP SIGNS	*	13,835.00	8,000.00 000059
								FAUSNIGHT STRIPE & LINE INC.			
											13,835.00 000060
								TOTAL FOR BANK B		33,463.80	
								TOTAL FOR REGISTER		33,463.80	

CHMP CHAMP GATE TVISCARRA

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
October 31, 2020**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Projects Income Statement</u>
4	<u>Month to Month</u>
5	<u>Assessment Receipt Schedule</u>

CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
October 31, 2020

	Governmental Fund Types	
	General Fund	Capital Projects Fund
Totals 2021		
<u>ASSETS</u>		
Cash		
Operating Account	\$215,167	---
Capital Reserves	---	\$59,405
State Board of Administration	---	\$600,768
TOTAL ASSETS	\$215,167	\$660,174
<u>LIABILITIES</u>		
Accounts Payable	\$12,510	\$13,835
<u>Fund Equity and Other Credits</u>		
Restricted for Debt Service	---	---
Assigned for Capital Projects	---	\$646,339
Unassigned	\$202,657	---
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$215,167	\$660,174
		\$875,341

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending October 31, 2020

	General Fund Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
Revenues:				
Special Assessments	\$729,046	\$0	\$0	\$0
Total Revenues	\$729,046	\$0	\$0	\$0
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$0	\$0	\$0
FICA Expense	\$459	\$0	\$0	\$0
Engineering	\$10,000	\$833	\$0	\$833
Attorney	\$22,500	\$1,875	\$60	\$1,815
Annual Audit	\$4,000	\$0	\$0	\$0
Management Fees	\$36,603	\$3,050	\$3,050	\$0
Information Technology	\$3,200	\$267	\$267	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$1,500	\$125	\$8	\$118
Insurance	\$11,700	\$11,700	\$11,118	\$582
Printing & Binding	\$1,000	\$83	\$11	\$72
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$250	\$21	\$20	\$1
Property Appraiser Fee	\$400	\$0	\$0	\$0
Property Taxes	\$50	\$4	\$0	\$4
Office Supplies	\$250	\$21	\$0	\$20
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$104,687	\$23,288	\$19,709	\$3,579
<u>Maintenance</u>				
Property Insurance	\$22,600	\$22,600	\$22,581	\$19
Landscape Maintenance Contract	\$139,583	\$11,632	\$11,549	\$83
Landscape Miscellaneous	\$8,000	\$667	\$0	\$667
Irrigation System/Maintenance	\$25,000	\$2,083	\$3,193	(\$1,109)
Lakes/Fountains	\$13,200	\$1,100	\$1,870	(\$770)
Lighting	\$8,000	\$667	\$0	\$667
Miscellaneous	\$4,465	\$372	\$0	\$372
Painting Public Areas	\$600	\$50	\$0	\$50
Traffic Signals	\$10,000	\$833	\$218	\$615
Sidewalks	\$10,000	\$833	\$0	\$833
Signage	\$6,000	\$500	\$0	\$500
Trash Removal	\$4,500	\$375	\$397	(\$22)
Electric	\$52,000	\$4,333	\$3,918	\$416
Water/Sewer	\$500	\$42	\$13	\$28
Security	\$35,000	\$2,917	\$0	\$2,917
Onsite Management	\$147,600	\$12,300	\$12,300	\$0
Mosquito Control	\$7,600	\$633	\$0	\$633
Transfer Out - Capital Reserve	\$129,711	\$0	\$0	\$0
Total Maintenance	\$624,359	\$61,937	\$56,039	\$5,899
Total Expenditures	\$729,046	\$85,225	\$75,747	\$9,478
Excess Revenues (Expenditures)	\$0		(\$75,747)	
Fund Balance - Beginning	\$0		\$278,405	
Fund Balance - Ending	\$0		\$202,657	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending October 31, 2020

	Capital Reserves Budget	Prorated Budget Thru 10/31/20	Actual Thru 10/31/20	Variance
<u>Revenues:</u>				
Transfer In	\$129,711	\$0	\$0	\$0
Interest	\$4,000	\$333	\$151	(\$182)
Total Revenues	\$133,711	\$333	\$151	(\$182)
<u>Expenditures:</u>				
Capital Projects - Other	\$100,000	\$8,333	\$0	\$8,333
Total Expenditures	\$100,000	\$8,333	\$0	\$8,333
Excess Revenues (Expenditures)	\$33,711		\$151	
Fund Balance - Beginning	\$493,440		\$64,618	
Fund Balance - Ending	\$527,160		\$64,639	

ChampionsGate CDD

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Total
Revenues:													
Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Information Technology	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Insurance	\$11,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Printing & Binding	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,709
Maintenance													
Property Insurance	\$22,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,581
Landscape Maintenance Contract	\$11,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,549
Landscape Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System/Maintenance	\$3,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,193
Lakes/Fountains	\$1,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Painting Public Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signals	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218
Stewarts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397
Electric	\$3,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,918
Water/Sewer	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Onsite Management	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,300
Mosquito Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$55,039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,039
Total Expenditures	\$75,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,747
Excess Revenues (Expenditures)	(\$75,747)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$75,747)

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

Gross Assessments	\$	775,581	\$	775,581
Net Assessments	\$	729,046	\$	729,046

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%	Total 100%
11/6/20	ACH	\$ 4,211.59	\$ 191.85	\$ -	\$ -	\$ 4,019.74	\$ 4,019.74	\$ 4,019.74
11/20/20	ACH	\$ 68,781.57	\$ 2,751.58	\$ 1,320.60	\$ -	\$ 64,709.39	\$ 64,709.39	\$ 64,709.39
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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