

*ChampionsGate Community  
Development District*

*Agenda*

*May 8, 2018*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 1, 2018

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 **Tuesday, May 8, 2018 at 2:00 p.m. at the Offices of Rida Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 13, 2018 Meeting
4. Consideration of Conveyance Documents
  - A. Resolution 2018-01 Approving and Accepting Conveyance of Portions of Laura Lane and Berwick Drive
  - B. Special Warranty Deeds (3) from CG Infrastructure, LLC to the District
  - C. Termination of Grant Access and Utilities Easements
5. Consideration of Construction Agreements (2) with AAA Top Quality Asphalt, LLC for Laura Lane & Berwick Drive Repairs
6. Consideration of Resolution 2018-02 Authorizing Establishment of State Board of Administration (SBA) Account
7. Consideration of Resolution 2018-03 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing
8. Ratification of Service Quote from Don Bell Signs, LLC to Replace Sign Lighting
9. Discussion of 2019 District Contracts
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 1,036
    - iv. Presentation of Qualifying Information and Dates
    - v. Presentation of Arbitrage Rebate Calculation Report
11. Other Business
12. Supervisor's Requests
13. 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 approval of the minutes of the February 13, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of documents related to Laura Lane and Berwick Drive. Section A includes Resolution 2018-01 approving and accepting the conveyance of portions of Laura Lane and Berwick Drive. Section B includes three (3) Special Warranty Deeds from CG Infrastructure, LLC to the District for Parcels 1 – 3. Section C includes the termination of grant access and utilities easements.

The fifth order of business is the consideration of two (2) construction agreements with AAA Top Quality Asphalt for Laura Lane and Berwick Drive repairs. Copies of both agreements are enclosed for your review.

The sixth order of business is the consideration of Resolution 2018-02 authorizing the establishment of a State Board of Administration (SBA) account. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of Resolution 2018-03 approving the proposed budget for the Fiscal Year 2019 and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The eighth order of business is the ratification of the service quote from Don Bell Signs, LLC to replace sign lighting. A copy of the proposal is enclosed for your review.

The ninth order of business is the discussion of the 2019 contracts for the Districts. Fee proposals from Rida & Associates and Weber Landscape are enclosed for your review.

Section C of the tenth order of business is the District Manager's Report. Section 1 is the check register for being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 4 is the presentation of the qualifying information and dates for the 2018 general election. A copy of the information is enclosed for your review. Section 5 is the presentation of the arbitrage rebate calculation report for the Series 1998A & 1997B bonds. A copy of the report is enclosed 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

# MINUTES

MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Tuesday, February 13, 2018 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Phillip Montalvo	Chairman
Ron Root	Assistant Secretary
Larry Arseniadis	Assistant Secretary
Darin Tennyson	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	Hanson Walter
Yvonne Shouéy	RIDA Development

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 2:00 p.m. 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 December 12,  
2017 Meeting**

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the minutes of the December 12, 2017 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal Year  
2017 Audit Report**

Mr. Flint stated next is the draft audit for Fiscal Year 2017. The District as a governmental entity is required to have an annual independent audit performed. This is the draft report that we provided you. On page 27 if there were any findings or recommendations they would be contained in section 1 and 2 and you can see that there are no current or prior year findings. They also indicate whether we have complied with the provisions of the Auditor General and they found that we have complied with all the provisions they are required to look at. There are no findings or recommendations, it is a clean audit.

Mr. Montalvo stated we have all of our cash and investments with U.S. Bank. Is there a reason it is in one place or one bank?

Mr. Flint stated the District is limited in the types of investments and these money market funds comply with the District's investment policy and unless you start looking at laddering CDs your earnings are not substantially greater by making it more complex. There is another avenue for investment and that is the State Board of Administration, which is an investment pool that is operated by the State of Florida for government entities. It is earning a better return than these money market funds. There was a period of time when they had issues and we pulled all of the investments out of the State Board of Administration. They recovered and have restructured how they operate the fund. Everyone was made whole eventually on that but over the last couple of years we have been moving investments back to the State Board of Administration. We think it is a better investment than these money markets.

Mr. Montalvo asked can we take a look at that?

Mr. Flint responded yes. They put out a monthly report that shows their rate of return and investments and they do have some investments in foreign banks, but I think it is diversified enough and I can provide that to you. You are going to earn in excess of 1% where on these money market funds it is less than half a basis point typically.

Mr. Clark asked does our adopted investment guideline contemplate that?

Mr. Flint responded yes because the State Board of Administration is actually cited in the Statute as one of the investment vehicles. Usually I have the Board adopt a resolution authorizing us to invest in that fund and we can do that at the next meeting if it is something you want to do.

Mr. Montalvo stated let's put that on the next agenda. Do we know what percent of our revenues come from Lennar?



Mr. Flint stated we can look at the assessment roll and figure that out.

Mr. Montalvo stated just to find out so we know that.

Ms. Shouey stated it is on the report that I get from you. Everybody's is on there, everything Lennar has and everything RIDA has. I can figure that out for you.

Mr. Flint stated I will pull the assessment roll out and do that.

Mr. Montalvo stated we talked in the past about the possibility of prepaying our bonds in 2019 maybe. Is there a process we have to initiate before that time to do that or do we come to the Board meetings and look at the numbers?

Mr. Flint stated I put an email together with the projected timing of that and I can pull that email out and forward it again.

Mr. Montalvo stated I was thinking more of the process and if we had to do anything.

Mr. Flint stated when the last full payment is made, the Trustee will look at account balances, the balance in the reserve fund and then we will do a special call and pay it off early. We won't just wait until the last payment and make the last payment, if the funds are available to make the last payment we will direct the Trustee to make a special call.

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the Fiscal Year 2017 draft audit was accepted and staff authorized to transmit the final document to the State of Florida.

## **FIFTH ORDER OF BUSINESS**

### **Ratification of Proposal from Cascade Fountains to Replace Fountain Control Panel**

Mr. Flint stated next is a proposal from Cascade Fountains to replace the fountain control panel.

Ms. Shouey stated it is already done. Instead of spending the \$40,000 to replace the whole fountain they got it up and running and it was \$5,675, they put in the new motor, electrical panel and some lights. He said it should be good for three or four years. It is eventually going to have to have a whole new fountain and they are around \$40,000. The new control panel will not have to be replaced when we have to replace the fountain.

On MOTION by Mr. Root seconded by Mr. Arseniadis with all in favor the proposal from Cascade Fountains to replace the fountain control panel in the amount of \$5,675.00 was ratified.

## **SIXTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Replacement of Iron/Aluminum Fencing Along ChampionsGate Boulevard**

Mr. Flint stated I handed out a revised agenda with a few discussion items that Mr. Lambert wanted discussed. Yvonne have you had a chance to look at these?

Ms. Shouey stated yes and it is on my schedule to paint that fencing along ChampionsGate Boulevard, not replace it. We do that about every five years instead of replacing that because it is expensive.

#### **B. Repainting or Replacement of Utility Boxes Along ChampionsGate Boulevard**

Ms. Shouey stated the utility boxes, the Duke Energy boxes I think he is talking about we have to contact them to do anything with those and I can do that but that is not the biggest problem I have right now. It is all the control panels and the boxes for the lights, they are rusted, they are 20 years old and we can't figure out what size they are, so there is going to be a big expense coming to replace all of those.

Mr. Root asked whose expense is that?

Ms. Shouey stated that is the CDD's expense, the streetlights are ours.

Mr. Flint stated the streetlights and the signals are ours.

Ms. Shouey stated the signals we just did, I have some of the frame that still has to be done, that blew off in the storm and they are waiting to get those parts. For the utility boxes, I will talk to Duke and to my guy and see if I can get the color they paint.

Mr. Flint stated you may be able to get them to paint them.

#### **C. Painting of Light Poles**

Ms. Shouey stated I will put it on the list we paint them every year because they get beat up on the bottom by the mowers.

Mr. Flint stated she is going to program the painting of the fence, the light poles and she will call Duke about the boxes.

Ms. Shouey stated the seven utility boxes for the streetlights need to be replaced.

Mr. Flint stated we will come back at the May meeting with a proposal for that.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Clark stated at the last meeting we had a discussion about maintenance that needed to be done on Laura Lane and Berwick. In the course of that I raised the question about the status and making sure that we owned or had control over them. We have done research on that, we engaged the developer's real estate attorney, we got title searches for all of this and what we came up with is, if you look at the map in the cross hatched areas these are all areas that are plats and other recorded documents that say are to be maintained by the CDD. I always like to get deeds to things because technically dedications on plats to CDDs are questionable as to what they actually do. What we discussed with the developer is that the areas that are shown here, which include Berwick, Laura Lane, a small portion on the other side of Legends, called Calder, also there is a retention pond P-1 next to Laura Lane that we are maintaining but we don't own. As we went through and looked at that we thought the CDD should take ownership of all of these areas to tidy up the maintenance package. The resolution proposes to take ownership, it authorizes the CDD to take ownership of those things. There is one change in the final, there is a statement in section 2, partial termination and release of the easement from Laura Lane. We found after we did that, that the easement already has been terminated so I have a signature copy of that eliminates that section since it has been done and doesn't need to be done. I'm asking the Board to approve these transfers to happen, we have the deeds done and we are ready to proceed with that and ready to proceed with the maintenance if it is time to do that. I know we had a concern about the timing of it.

Ms. Shouey asked did you get that contract done?

Mr. Clark stated yes.

Ms. Shouey stated if I can get them to sign it I'm going to see if they will hold off paving the roads until May because of the traffic.

Mr. Clark stated we can give them a notice to proceed when you are ready.

Ms. Shouey stated I don't want them to raise their price.

Mr. Root asked what about the road that goes behind Red Robin and Panera?

Ms. Shouey stated that is Laura Lane.

Mr. Clark stated there is a section on the far side in our discussions with Pete Lopez, the attorney, that was something not intended to have us take over right now. We will get all the questions answered and bring this back to the May meeting.

**B. Engineer**

Mr. Vincutonis stated we authorized Universal to do some borings on Masters and they have done those and I talked with them last week and they were finalizing the report. The portion between Links and Goodman I believe they are going to recommend some base replacement. That is the worst spot. Once we get the report we can circulate it and decide what to do.

Mr. Montalvo stated it would be nice to be able to coordinate this for May when the other paving is going to be done.

Mr. Flint stated if it is over the bid threshold we may be able to piggyback on another governmental contract as long as it was bid if Scott is comfortable with that.

Mr. Montalvo stated the priority is Masters because the others are not in bad shape.

Ms. Shouey stated the top half of Laura Lane is in bad shape.

Mr. Clark asked how much do you think Masters is going to be?

Ms. Shouey stated under \$200,000.

Mr. Clark stated there is no reason we have to treat them as the same contract. Without going into the public bidding process we have two discreet projects here, they are different projects, we aren't splitting one project to avoid the rules. We can do that if it happens the same contractor wins both I'm okay with that.

Mr. Vincutonis asked how far up Masters do you want to go? Do you want to stop at the County ownership line?

Ms. Shouey stated if you did from Goodman down I think you would be all right. From the clubhouse down it is not that bad it just needs to be re-sealed and striped.

Mr. Clark stated if you tell them to get bids and they come in over the threshold then we are going to come back to a meeting and say they are over the threshold and we have to go through the RFP process. Why don't we authorize staff if the numbers are over the threshold and we need to go through the public bidding process. We can authorize staff to get that done prior to the meeting.

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor staff was authorized to go through the public bid process for repair and resurfacing of a portion of Masters Boulevard if the proposal comes in over the public bid threshold.

Mr. Montalvo asked what about the signage?

Ms. Shouey stated March 5<sup>th</sup> all the signs are coming in. I wanted to know if you had any idea of what you wanted on these signs. I have something that shows what's there now and a lot of the sign boards instead of having three names, I have room to put six so we have more directional each way.

Mr. Flint stated I thought we went through all of that sign by sign.

Mr. Montalvo asked can we go back to our minutes and look at that because we decided on the signs.

Ms. Shouey stated the little ones we can take out.

Mr. Montalvo stated I think we voted to take them out. Let's go back to what we authorized at that time. As far as the names on the new signs, I thought we did that as well.

Mr. Flint stated we can go back and look at the minutes but if the Board is comfortable could you delegate a member of the Board to work with Yvonne on the final determination of the wordage?

Mr. Root stated I'm comfortable with the Chairman doing that.

On MOTION by Mr. Root seconded by Mr. Arseniadis with all in favor the Chairman was authorized to work with Ms. Shouey on the wordage of the signs.

Ms. Shouey stated you don't have to look it up, I will have Luke take those little signs out when he is here.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Root seconded by Mr. Tennyson with all in favor the check register from December 7, 2017 through February 7, 2018 in the amount of \$1,351,754.74 was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none,

On MOTION by Mr. Arseniadis seconded by Mr. Root with all in favor the meeting adjourned at 3:05 p.m.

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the motion to adjourned was rescinded.

Mr. Flint stated Poblocki has done all the rest of our signs.

Ms. Shouey stated this is for the stop sign, two blades and the pole.

Mr. Montalvo stated this is subject to confirmation, the assumption is that it is on the right of way that we control and is not private property.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the proposal from Poblocki for the stop sign, two blades and the pole in the amount of \$3,700 was approved subject to the sign being located on District right of way.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the meeting adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



# SECTION A

## **RESOLUTION 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ACCEPTING THE CONVEYANCE OF PORTIONS OF LAURA LANE, TRACT P-1, BERWICK DRIVE AND TRACT A (CALDER BLVD) FROM THE DEVELOPER ENTITY TO THE DISTRICT, AND APPROVING THE TERMINATION OF THE GRANT OF ACCESS AND UTILITIES EASEMENT FOR A PORTION OF LAURA LANE, IN ACCORDANCE WITH SECTIONS 190.011(1) AND 190.011(7)(A), FLA. STAT.; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the ChampionsGate Community Development District (“District”) is a local unit of special-purpose government established and existing in accordance with the Uniform Community Development District Act of 1980, Ch. 190, Fla. Stat., as amended (“Act”), and by Ordinance 98-10 of the Board of County Commissioners of Osceola County, Florida, adopted July 27, 1998;

**WHEREAS**, pursuant to the Plat of ChampionsGate Village Phase 10, recorded in Plat Book 18, Page 37: (i) Tract A (a/k/a Laura Lane) is to be maintained by the District in accordance with the Grant of Access and Utilities Easement recorded in Book 2951, Page 2868, and re-recorded in Book 3025, Page 2416 (“Easement”), which tract has been replatted by the plats of ChampionsGate Village Phase 10-A, recorded in Plat Book 22, Page 103 and ChampionsGate Village Phase 10-B, recorded in Plat Book 25, Page 150, to make a portion Tract A part of Lot 1; and (ii) Tract P-1 is a storm water management tract to be maintained by the District; however, title to Tract A and Tract P-1 remains in the ChampionsGate developer entity;

**WHEREAS**, pursuant to the Plat of ChampionsGate Village Phase 13, recorded in Plat Book 24, Page 149, Tract A (a/k/a Calder Blvd) and Tract B (a/k/a Berwick Drive) are dedicated to and to be maintained by the District; however, title to such tracts remains in the developer entity;

**WHEREAS**, the segment of Laura Lane between Goodman Road and Legends Blvd, which is a portion of Parcel 4 of ChampionsGate Village, recorded in Plat Book 12, Page 39, also described as the Drive “A” Easement in the Declaration of Access Easement recorded in Book 2003, Page 2037, is currently maintained by the District and owned by the developer;

**WHEREAS**, the developer has requested that the District: (i) accept the conveyance of title to such parcels maintained by the District but still owned by the developer, identified in the Commercial Ownership and Encumbrance Report prepared by First American Title Insurance Company, File No. 2037-3924935, Revision No. 1 created February 8, 2018 (“O&E Report”), by special warranty deed; and (ii) terminate the Easement; and

**WHEREAS**, the Board of Supervisors deems it to be in the District's best interests to accept the conveyance of title to such parcels from the developer entity and to terminate the Easement, in accordance with Sections 190.011(1) and 190.011(7)(a), Fla. Stat.

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

**SECTION 1.** The recitals set forth above are hereby adopted as true and correct and incorporated herein.

**SECTION 2.** The District hereby approves and accepts the conveyance of title to the property identified in the O&E Report by special warranty deed, subject to the matters enumerated in the O&E Report. The District further approves the termination and release of the Easement. The District hereby authorizes the execution and delivery of all documents deemed necessary, desirable or appropriate to carry out the intent of this Resolution.

**SECTION 3.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS** 8th day of May, 2018.

**ATTEST:**

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION B

This instrument prepared by:

Leigh Ann Buzyniski  
Clark & Albaugh, LLP  
700 W. Morse Blvd, Ste 101  
Winter Park, FL 32789

Parcel ID # 332527277800010040

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*The space above is reserved for recording.*

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made the \_\_ day of May, 2018, by CG INFRASTRUCTURE, LLC, a Delaware limited liability company, 1777 Walker St., Ste 501, Houston, TX 77010 ("Grantor"), to CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Fla. Stat., 135 W. Central Blvd., Ste 320, Orlando, FL 32801 ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee that certain real property lying and being in Osceola County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof ("Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons by, through or under Grantor, but against none other; that the Property is free of all encumbrances except taxes accruing after December 31, 2017 and the matters shown on Exhibit B attached hereto and made a part hereof, provided reference to such matters shall not reimpose same.

**NOTE TO RECORDING CLERK: THIS IS A TRANSFER OF TITLE TO THE PROPERTY TO GRANTEE FOR NOMINAL CONSIDERATION, AND THEREFORE, ONLY THE MINIMUM TAX IS BEING PAID HEREON IN ACCORDANCE WITH RULE 12B-4.012, F.A.C.**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses: CG INFRASTRUCTURE, LLC, a Delaware limited liability company

By: DARU Associates, LLC, a Delaware limited liability company, its Managing Member

Print name: \_\_\_\_\_

By: \_\_\_\_\_  
Ira Mitzner, its Manager

Print name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on May \_\_, 2018, by Ira Mitzner, as Manager of DARU Associates, LLC, a Delaware limited liability company, the Managing Member CG INFRASTRUCTURE, LLC, a Delaware limited liability company, on its behalf. Said person is ☐ personally known to me or ☐ provided \_\_\_\_\_ as identification.

[Notary Seal]

Notary Public-State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(Laura Lane between Legends Boulevard and Goodman Road)

PARCEL 4, CHAMPIONSGATE VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 39, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT: (I) ALL OF CHAMPIONSGATE VILLAGE PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 8, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, (II) ALL OF CHAMPIONSGATE VILLAGE PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 10, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND (III) ALL OF CHAMPIONSGATE VILLAGE PHASE 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 92, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 4, CHAMPIONSGATE VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 39, 40, 41 AND 42 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SITUATE IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 33; THENCE RUN S89°33'15" W. ALONG THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 33, A DISTANCE OF 38.05 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID CHAMPIONSGATE VILLAGE PLAT, SAID LINE ALSO BEING THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 4; THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: N.18°16'14" E. 576.69 FEET; N.79°18'53" W. 300.00 FEET; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN N.10°41'07" E. 160.80 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF CHAMPIONSGATE BOULEVARD (TRACT "A"), OF SAID CHAMPIONSGATE VILLAGE, ALSO BEING A POINT ON THE NORTHERLY LINE OF A GRANT OF ACCESS AND UTILITIES EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1611, PAGE 41, OF SAID PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N.78°58'45" W. ALONG SAID NORTHERLY RIGHT OF WAY LINE 89.03 FEET TO THE WEST RIGHT OF WAY LINE OF GOODMAN ROAD, OF SAID CHAMPIONSGATE VILLAGE, ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 87°05'51"; THENCE FROM A CHORD BEARING OF N.54°19'07" E., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.77 FEET TO THE POINT OF TANGENCY; THENCE RUN N.10°46'12" E. 225.13 FEET FOR A POINT OF BEGINNING, ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 87°20'06"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, FROM A CHORD BEARING OF N.32°53'51" W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.30 FEET TO THE POINT OF TANGENCY; THENCE RUN N.76°33'54" W. 281.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,041.06 FEET AND A CENTRAL ANGLE OF 11°22'54"; THENCE FROM A CHORD BEARING OF N.82°15'21" W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 405.45 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 89°59'59"; THENCE FROM A

CHORD BEARING OF S.47°03'13" W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.84 FEET TO A POINT ON SAID CURVE, BEING POINT ON THE EASTERLY RIGHT OF WAY LINE OF LEGENDS BOULEVARD (AFORESAID TRACT "A") OF SAID CHAMPIONSGATE VILLAGE, ALSO BEING A POINT ON THE EASTERLY LINE OF A GRANT OF ACCESS AND UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1611, PAGE 41, OF SAID PUBLIC RECORDS; THENCE RUN N.02°03'13" E. ALONG SAID EASTERLY RIGHT OF WAY LINE 94.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°0'01"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, FROM A CHORD BEARING OF S.42°55'47" E., RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,069.06 FEET AND A CENTRAL ANGLE OF 11°22'54"; THENCE FROM A CHORD BEARING OF S.82°15'21" E., RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 411.01 FEET TO THE POINT OF TANGENCY; THENCE RUN S.76°33'54" E. 280.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 86°13'59"; THENCE FROM A CHORD BEARING OF N.60°19'06" E., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.67 FEET TO A POINT ON SAID CURVE, ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 524.00 FEET AND A CENTRAL ANGLE OF 06°25'54", ALSO BEING A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF GOODMAN ROAD; THENCE FROM A CHORD BEARING OF S.13°59'10" W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE A DISTANCE OF 58.82 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S.10°46'12" W. 31.54 FEET TO THE POINT OF BEGINNING.



## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessment recorded December 30, 1998 in Book 1563, Page 1390, Official Records of Osceola County, Florida.
2. Osceola County Development Order recorded November 30, 1998, in Book 1554, Page 2319; as amended pursuant to that certain Amendment to the Osceola County Development Order, Rida/ChampionsGate recorded August 28, 2002, in Book 2101, Page 2827; as further amended by that certain Third Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on September 23, 2002 and recorded November 20, 2002, in Book 2148, Page 971; as further amended by that certain Fourth Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on March 15, 2004 and recorded May 7, 2004, in Book 2504, Page 1307; as further amended by that certain Fifth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded March 15, 2007, in Book 3433, Page 2088; together with Assignment of Daily Trips/Development Rights recorded May 2, 2005, in Book 2769, Page 541; Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded September 2, 2005, in Book 2888, Page 675; Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded January 12, 2006, in Book 3028, Page 2182; Sixth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded August 23, 2007 in Book 3549, Page 1336; re-recorded Sixth Amended and Restated Development Order recorded November 27, 2007, in Book 3599, Page 1369; First Amendment to the Sixth Amended and Restated Development Order recorded September 30, 2008, in Book 3743, Page 2992; Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 752; Seventh Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded October 16, 2012, in Book 4335, Page 2902 and Second Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded November 7, 2012, in Book 4348, Page 47; Assignment of ADT's/Development Rights Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 493 and Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 592, all in the Official Records of Osceola County, Florida.
3. Notice of Establishment of ChampionsGate Community Development District recorded October 13, 1999, in Book 1663, Page 2483, Official Records of Osceola County, Florida.
4. Matters appearing on the plat of CHAMPIONSGATE VILLAGE, recorded September 11, 2000, in Plat Book 12, Page 39-42, Official Records of Osceola County, Florida.
5. Declaration of Covenants, Conditions and Restrictions recorded March 22, 2001, in Book 1851, Page 1611; First Amendment recorded February 15, 2002, in Book 2003, Page 2030; First Supplemental Declaration recorded September 12, 2002, in Book 2109, Page 839; Second Amendment recorded June 11, 2003, in Book 2270, Page 250; Second Amendment recorded October 24, 2003, in Book 2370, Page 150; Third Amendment recorded April 5, 2004, in Book 2479, Page 1390; Fourth Amendment recorded October 11, 2004, in Book 2614, Page 449; Second Supplemental Declaration recorded June 22, 2005, in Book 2818, Page 975; Fifth Amendment recorded February 17, 2009, in Book 3799, Page 1819; Sixth Amendment recorded December 9, 2009, in Book 3924, Page 1547; Assignment of Declarant's Rights recorded December 28, 2009, in Book 3931, Page 748; Seventh

Amendment recorded November 7, 2012, in Book 4348, Page 68 and Fourth Supplemental Declaration recorded April 6, 2016, in Book 4940, Page 209, all in the Official Records of Osceola County, Florida.

6. Declaration of Restrictive Covenant recorded July 25, 2001, in Book 1908, Page 404, Official Records of Osceola County, Florida.
7. Restrictive Covenant recorded April 19, 2002, in Book 2037, Page 842, Official Records of Osceola County, Florida.
8. Agreement for Water and Sewer Line Extension and Provision of Potable Water Supply and Sanitary Sewage Treatment and Disposal by and between the City of Kissimmee and Rida Associates Limited Partnership dated June 9, 1998 and recorded September 29, 2003, in Book 2349, Page 31 and Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 756, all in the Official Records of Osceola County, Florida.
9. Declaration of Access Easement recorded February 15, 2002, in Book 2003, Page 2037, Official Records of Osceola County, Florida.
10. Restrictive Covenant recorded February 15, 2002, in Book 2003, Page 2078, Official Records of Osceola County, Florida.
11. Grant of Access and Utilities Easement recorded November 3, 2005, in Book 2951, Page 2868; Re-recorded January 10, 2006, in Book 3025, Page 2416, Official Records of Osceola County, Florida.
12. South Florida Water Management District Environmental Resource Permit Notice recorded July 8, 2008, in Book 3709, Page 209, Official Records of Osceola County, Florida.
13. Second Amended and Restated Tourism Facilities Development Agreement recorded July 17, 2014, in Book 4637, Page 2273, Official Records of Osceola County, Florida.

This instrument prepared by:

Leigh Ann Buzynski  
Clark & Albaugh, LLP  
700 W. Morse Blvd, Ste 101  
Winter Park, FL 32789

Parcel ID #s: 33-25-27-2749-0001-00A0  
33-25-27-2749-0001-0P10

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*The space above is reserved for recording.*

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made the \_\_ day of May, 2018, by CG INFRASTRUCTURE, LLC, a Delaware limited liability company, 1777 Walker St., Ste 501, Houston, TX 77010 ("Grantor"), to CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Fla. Stat., 135 W. Central Blvd., Ste 320, Orlando, FL 32801 ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee that certain real property lying and being in Osceola County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof ("Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons by, through or under Grantor, but against none other; that the Property is free of all encumbrances except taxes accruing after December 31, 2017 and the matters shown on Exhibit B attached hereto and made a part hereof, provided reference to such matters shall not reimpose same.

**NOTE TO RECORDING CLERK: THIS IS A TRANSFER OF TITLE TO THE PROPERTY TO GRANTEE FOR NOMINAL CONSIDERATION, AND THEREFORE, ONLY THE MINIMUM TAX IS BEING PAID HEREON IN ACCORDANCE WITH RULE 12B-4.012, F.A.C.**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

CG INFRASTRUCTURE, LLC, a Delaware limited liability company

By: DARU Associates, LLC, a Delaware limited liability company, its Managing Member

Print name: \_\_\_\_\_

By: \_\_\_\_\_  
Ira Mitzner, its Manager

Print name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on May \_\_, 2018, by Ira Mitzner, as Manager of DARU Associates, LLC, a Delaware limited liability company, the Managing Member CG INFRASTRUCTURE, LLC, a Delaware limited liability company, on its behalf. Said person is ☐ personally known to me or ☐ provided \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public-State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(Laura Lane east of Goodman Road and Tract P-1)

TRACT A AND TRACT P-1, CHAMPIONSGATE VILLAGE PHASE 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 37, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; LESS AND EXCEPT THE PORTION REPLATTED AS CHAMPIONSGATE VILLAGE PHASE 10-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 103, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT A, CHAMPIONSGATE VILLAGE PHASE 10-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 103, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessment recorded December 30, 1998 in Book 1563, Page 1390, Official Records of Osceola County, Florida.
2. Osceola County Development Order recorded November 30, 1998, in Book 1554, Page 2319; as amended pursuant to that certain Amendment to the Osceola County Development Order, Rida/ChampionsGate recorded August 28, 2002, in Book 2101, Page 2827; as further amended by that certain Third Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on September 23, 2002 and recorded November 20, 2002, in Book 2148, Page 971; as further amended by that certain Fourth Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on March 15, 2004 and recorded May 7, 2004, in Book 2504, Page 1307; as further amended by that certain Fifth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded March 15, 2007, in Book 3433, Page 2088; together with Assignment of Daily Trips/Development Rights recorded May 2, 2005, in Book 2769, Page 541; Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded September 2, 2005, in Book 2888, Page 675; Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded January 12, 2006, in Book 3028, Page 2182; Sixth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded August 23, 2007 in Book 3549, Page 1336; re-recorded Sixth Amended and Restated Development Order recorded November 27, 2007, in Book 3599, Page 1369; First Amendment to the Sixth Amended and Restated Development Order recorded September 30, 2008, in Book 3743, Page 2992; Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 752; Seventh Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded October 16, 2012, in Book 4335, Page 2902 and Second Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded November 7, 2012, in Book 4348, Page 47; Assignment of ADT's/Development Rights Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 493 and Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 592, all in the Official Records of Osceola County, Florida.
3. Notice of Establishment of ChampionsGate Community Development District recorded October 13, 1999, in Book 1663, Page 2483, Official Records of Osceola County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded March 22, 2001, in Book 1851, Page 1611; First Amendment recorded February 15, 2002, in Book 2003, Page 2030; First Supplemental Declaration recorded September 12, 2002, in Book 2109, Page 839; Second Amendment recorded June 11, 2003, in Book 2270, Page 250; Second Amendment recorded October 24, 2003, in Book 2370, Page 150; Third Amendment recorded April 5, 2004, in Book 2479, Page 1390; Fourth Amendment recorded October 11, 2004, in Book 2614, Page 449; Second Supplemental Declaration recorded June 22, 2005, in Book 2818, Page 975; Fifth Amendment recorded February 17, 2009, in Book 3799, Page 1819; Sixth Amendment recorded December 9, 2009, in Book 3924, Page 1547; Assignment of Declarant's Rights recorded December 28, 2009, in Book 3931, Page 748; Seventh Amendment recorded November 7, 2012, in Book 4348, Page 68 and Fourth Supplemental Declaration recorded April 6, 2016, in Book 4940, Page 209, all in the Official Records of Osceola County, Florida.

5. Declaration of Restrictive Covenant recorded July 25, 2001, in Book 1908, Page 404, Official Records of Osceola County, Florida.
6. Restrictive Covenant recorded April 19, 2002, in Book 2037, Page 842, Official Records of Osceola County, Florida.
7. Agreement for Water and Sewer Line Extension and Provision of Potable Water Supply and Sanitary Sewage Treatment and Disposal by and between the City of Kissimmee and Rida Associates Limited Partnership dated June 9, 1998 and recorded September 29, 2003, in Book 2349, Page 31 and Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 756, Official Records of Osceola County, Florida.
8. Restrictive Covenant recorded March 11, 2005, in Book 2725, Page 2228, Official Records of Osceola County, Florida.
9. Matters appearing on the plat of CHAMPIONSGATE VILLAGE PHASE 10, recorded in Plat Book 18, Page 37, Official Records of Osceola County, Florida.
10. South Florida Water Management District Environmental Resource Permit Notice recorded July 8, 2008, in Book 3709, Page 209, Official Records of Osceola County, Florida.
11. Distribution Easement in favor of Florida Power Corporation dba Progress Energy Florida, Inc. recorded April 24, 2013, in Book 4431, Page 2709, Official Records of Osceola County, Florida.
12. Matters appearing on the plat of CHAMPIONSGATE VILLAGE PHASE 10-A, recorded May 30, 2013, in Plat Book 22, Page 103, Official Records of Osceola County, Florida.
13. Second Amended and Restated Tourism Facilities Development Agreement recorded July 17, 2014, in Book 4637, Page 2273, Official Records of Osceola County, Florida.
14. Certificate of Acknowledgement recorded June 27, 2016, in Book 4983, Page 359, Official Records of Osceola County, Florida.

This instrument prepared by:

Leigh Ann Buzyniski  
Clark & Albaugh, LLP  
700 W. Morse Blvd, Ste 101  
Winter Park, FL 32789

Parcel ID #s: 3325273391000100A0  
3325273391000100B0

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*The space above is reserved for recording.*

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made the \_\_\_ day of May, 2018, by CG DOWNTOWN ASSOCIATES, LLC, a Delaware limited liability company, 1777 Walker St., Ste 501, Houston, TX 77010 ("Grantor"), to CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Fla. Stat., 135 W. Central Blvd., Ste 320, Orlando, FL 32801 ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee that certain real property lying and being in Osceola County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof ("Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons by, through or under Grantor, but against none other; that the Property is free of all encumbrances except taxes accruing after December 31, 2017 and the matters shown on Exhibit B attached hereto and made a part hereof, provided reference to such matters shall not reimpose same.

**NOTE TO RECORDING CLERK: THIS IS A TRANSFER OF TITLE TO THE PROPERTY TO GRANTEE FOR NOMINAL CONSIDERATION, AND THEREFORE, ONLY THE MINIMUM TAX IS BEING PAID HEREON IN ACCORDANCE WITH RULE 12B-4.012, F.A.C.**



IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses: CG DOWNTOWN ASSOCIATES, LLC, a Delaware limited liability company

By: DARU Associates, LLC, a Delaware limited liability company, its Managing Member

Print name: \_\_\_\_\_

By: \_\_\_\_\_  
Ira Mitzner, its Manager

Print name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on May \_\_, 2018, by Ira Mitzner, as Manager of DARU Associates, LLC, a Delaware limited liability company, the Managing Member CG DOWNTOWN ASSOCIATES, LLC, a Delaware limited liability company, on its behalf. Said person ☐ is personally known to me or ☐ provided \_\_\_\_\_ as identification.

[Notary Seal]

Notary Public-State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(Berwick Drive and Calder Boulevard)

TRACTS A AND B, CHAMPIONSGATE VILLAGE PHASE 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 149 AND 150, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessment recorded December 30, 1998 in Book 1563, Page 1390, Official Records of Osceola County, Florida.
2. Osceola County Development Order recorded November 30, 1998, in Book 1554, Page 2319; as amended pursuant to that certain Amendment to the Osceola County Development Order, Rida/ChampionsGate recorded August 28, 2002, in Book 2101, Page 2827; as further amended by that certain Third Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on September 23, 2002 and recorded November 20, 2002, in Book 2148, Page 971; as further amended by that certain Fourth Amended and Restated Osceola County Development Order, Rida/ChampionsGate approved on March 15, 2004 and recorded May 7, 2004, in Book 2504, Page 1307; as further amended by that certain Fifth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded March 15, 2007, in Book 3433, Page 2088; together with Assignment of Daily Trips/Development Rights recorded May 2, 2005, in Book 2769, Page 541; Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded September 2, 2005, in Book 2888, Page 675; Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded January 12, 2006, in Book 3028, Page 2182; Sixth Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded August 23, 2007 in Book 3549, Page 1336; re-recorded Sixth Amended and Restated Development Order recorded November 27, 2007, in Book 3599, Page 1369; First Amendment to the Sixth Amended and Restated Development Order recorded September 30, 2008, in Book 3743, Page 2992; Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 752; Seventh Amended and Restated Osceola County Development Order, Rida/ChampionsGate recorded October 16, 2012, in Book 4335, Page 2902 and Second Amendment to Assignment of Daily Trips/Development Rights; Restriction to Intended Use recorded November 7, 2012, in Book 4348, Page 47; Assignment of ADT's/Development Rights Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 493 and Assignment of Daily Trips/Development Rights recorded May 5, 2015, in Book 4774, Page 592, all in the Official Records of Osceola County, Florida.
3. Notice of Establishment of ChampionsGate Community Development District recorded October 13, 1999, in Book 1663, Page 2483, Official Records of Osceola County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded March 22, 2001, in Book 1851, Page 1611; First Amendment recorded February 15, 2002, in Book 2003, Page 2030; First Supplemental Declaration recorded September 12, 2002, in Book 2109, Page 839; Second Amendment recorded June 11, 2003, in Book 2270, Page 250; Second Amendment recorded October 24, 2003, in Book 2370, Page 150; Third Amendment recorded April 5, 2004, in Book 2479, Page 1390; Fourth Amendment recorded October 11, 2004, in Book 2614, Page 449; Second Supplemental Declaration recorded June 22, 2005, in Book 2818, Page 975; Fifth Amendment recorded February 17, 2009, in Book 3799, Page 1819; Sixth Amendment recorded December 9, 2009, in Book 3924, Page 1547; Assignment of Declarant's Rights recorded December 28, 2009, in Book 3931, Page 748; Seventh Amendment recorded November 7, 2012, in Book 4348, Page 68 and Fourth Supplemental Declaration recorded April 6, 2016, in Book 4940, Page 209, all in the Official Records of Osceola County, Florida.

5. Declaration of Restrictive Covenant recorded July 25, 2001, in Book 1908, Page 404, Official Records of Osceola County, Florida.
6. Restrictive Covenant recorded April 19, 2002, in Book 2037, Page 842, Official Records of Osceola County, Florida.
7. Agreement for Water and Sewer Line Extension and Provision of Potable Water Supply and Sanitary Sewage Treatment and Disposal by and between the City of Kissimmee and Rida Associates Limited Partnership dated June 9, 1998 and recorded September 29, 2003, in Book 2349, Page 31 and Assignment of Developer's Rights recorded December 28, 2009, in Book 3931, Page 756, Official Records of Osceola County, Florida.
8. South Florida Water Management District Environmental Resource Permit Notice recorded July 8, 2008, in Book 3709, Page 209, Official Records of Osceola County, Florida.
9. Declaration and Grant of Access and Utilities Easement between Rida Associates Limited Partnership, a Delaware limited partnership, and BP Products North America, Inc., a Maryland corporation recorded August 11, 2008, in Book 3723, Page 1411 and Modification of Declaration and Grant of Access and Utilities Easement recorded March 19, 2015, in Book 4750, Page 2820, all in the Official Records of Osceola County, Florida.
10. Second Amended and Restated Tourism Facilities Development Agreement recorded July 17, 2014, in Book 4637, Page 2273, Official Records of Osceola County, Florida.
11. Restrictive Covenant recorded February 9, 2015, in Book 4732, Page 2895, Official Records of Osceola County, Florida.
12. Easement in favor of Duke Energy Florida, Inc., d/b/a Duke Energy, a Florida corporation recorded June 1, 2015, in 4786, Page 1224, Official Records of Osceola County, Florida.
13. Tohopekaliga Water Authority Water, Reuse and Wastewater System Developer's Service Agreement recorded October 23, 2015, in Book 4861, Page 2292, Official Records of Osceola County, Florida.
14. Easement in favor of Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy recorded December 18, 2015, in Book 4887, Page 1974, Official Records of Osceola County, Florida.
15. Matters appearing on the plat of CHAMPIONSGATE VILLAGE PHASE 13, recorded March 1, 2016, in Plat Book 24, Pages 149-150, Official Records of Osceola County, Florida.
16. Certificate of Acknowledgement recorded June 27, 2016, in Book 4983, Page 359, Official Records of Osceola County, Florida.

## SECTION C

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Peter Luis Lopez, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407) 843-4600

FOR RECORDING DEPARTMENT USE ONLY

**TERMINATION OF GRANT OF ACCESS  
AND UTILITIES EASEMENT**

**THIS TERMINATION OF GRANT OF ACCESS AND UTILITIES EASEMENT** (this "Termination") is made as of May \_\_, 2018 by **CG INFRASTRUCTURE, LLC**, a Delaware limited liability company ("CG") and **CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Fla. Stat. (the "CDD").

**W I T N E S S E T H:**

**WHEREAS**, Rida Associates Limited Partnership, a Delaware limited partnership ("RALP"), as "Grantor", and the CDD executed that certain Grant of Access and Utilities Easement dated as of September 30, 2005, and recorded on November 3, 2005, in Official Records Book 2951, Page 2868, as re-recorded in Official Records Book 3025, Page 2416, both of the Public Records of Osceola County, Florida (the "Easement") (all defined terms herein, unless expressly stated herein, shall have the meaning given them in the Easement);

**WHEREAS**, pursuant to the Easement, the easements created, granted, and conveyed thereunder are perpetual in duration and may not be changed, amended, modified, cancelled or terminated except by written instrument executed by the CDD and the then owners of the Easement Area and all mortgagees of any portion thereof;

**WHEREAS**, CG is the current owner of the Easement Area and there are no mortgagees of any portion thereof; and

**WHEREAS**, CG and the CDD desire to terminate the Easement.

**NOW THEREFORE**, CG and the CDD hereby terminate the Easement and all rights and obligations created thereunder.

Signed, sealed and delivered in the  
Presence of the following witnesses:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

**CG INFRASTRUCTURE, LLC**, a  
Delaware limited liability company

BY: DARU Associates, LLC, a Delaware  
limited liability company, its Managing  
Member

By: \_\_\_\_\_  
Ira Mitzner, its Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of May, 2018, by  
Ira Mitzner, as Manager of DARU Associates, LLC, a Delaware limited liability company,  
Managing Member of **CG INFRASTRUCTURE, LLC**, a Delaware limited liability company,  
on behalf of the company. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in the  
Presence of the following witnesses:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government established  
pursuant to Chapter 190, Fla. Stat.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of May, 2018, by  
\_\_\_\_\_, as \_\_\_\_\_ of **CHAMIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government  
established pursuant to Chapter 190, Fla. Stat., on behalf of the District. He/She is personally  
known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## SECTION V

## CONSTRUCTION AGREEMENT

**THIS AGREEMENT** is made and entered into this \_\_\_\_ day of May, 2018, by and between:

CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 135 W. Central Blvd., Suite 320, Orlando, FL 32801 ("District"), and

H & S INVESTMENT GROUP OF CENTRAL FLORIDA, L.L.C., a Florida limited liability company, d/b/a AAA TOP QUALITY ASPHALT, LLC, whose address is P.O. Box 1564, Winter Haven, Florida 33882-1564 (the "Contractor").

### RECITALS:

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted a proposal to perform those certain roadway repairs at Goodman and Laura Lane according to Proposal 10249 attached hereto as Attachment A incorporated herein by reference (the "Project"); and

**WHEREAS**, Contractor represents that it is qualified to serve as a contractor and provide those services necessary to complete the Project.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in Attachment A attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete said Project in accordance with the conditions and prices as stated herein and in Attachment A.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor is responsible for pulling and paying for any necessary permits associated with this Agreement.

G. Contractor shall perform all the work and labor pursuant to this Agreement.

H. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof, and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

J. Prior to commencing the Project, Contractor shall provide an approved Maintenance of Traffic (MOT) Plan for District's approval. The MOT plan shall be coordinated with the District's representative and shall be adhered to and enforced any time work is being performed on the Project, regardless whether a permit is required. The MOT plan shall conform to the latest edition of the FDOT Design Standards 600 series and The Manual on Uniform Traffic Control Devices (MUTCD). A copy of the MOT plan shall be kept on the Project site at all times. The MOT plan is valid for the duration of the Project. Contractor shall have the responsibility of the setup and removal of all MOT devices when required.

3. Compensation. District agrees to compensate the Contractor in the lump sum amount of **FORTY THOUSAND SIX HUNDRED FOURTEEN AND 84/100 DOLLARS** (\$40,614.84 usd). Payment of the full amount will be made upon satisfactory completion of the work necessary to complete the Project. An invoice shall be generated from the Contractor and delivered to the District so that payment can be made. Final payment will not be made until Contractor produces final lien waivers as required by Florida Statutes Chapter 713.

4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

5. Date of Commencement and Substantial Completion. Contractor shall commence the Work within 10 days after receiving the Notice to Proceed and shall complete the Work no later than 30 days after commencement.

6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of Ten and no/100 Dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in paragraph 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and

paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

9. Cancellation. The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

10. Warranty. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

11. Insurance. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;

B. Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and

C. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid, and the claim presented at the time of the first estimate after the work is complete.

13. Completion of Work.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

C. All requests for extension of time to complete the work shall be made in writing to the District.

14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

16. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

17. Applicable Law; Waiver of Jury Trial. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.

18. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

19. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Osceola County, Florida.

20. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply with Chapter 119, Florida Statutes, as follows:

- A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.
- B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.
- C. Ensure that public records that 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 completion of the contract if the contractor does not transfer the records to the District.
- D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Custodian of Public Records, in a format that is compatible with the District's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

[Signatures on next page.]

**IN WITNESS WHEREOF**, the parties hereto have signed this Construction Agreement between Champions Gate Community Development District and H & S Investment Group of Central Florida, L.L.C., d/b/a AAA Top Quality Asphalt, LLC, on the day and year first written above.

ATTEST:

CHAMPIONS GATE  
COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice-Chairman

H & S INVESTMENT GROUP OF CENTRAL  
FLORIDA, L.L.C., a Florida limited liability  
company, d/b/a AAA TOP QUALITY ASPHALT,  
LLC

By: \_\_\_\_\_  
*Name:* \_\_\_\_\_  
*Title:* \_\_\_\_\_



ATTACHMENT “A”

PROPOSAL 10249

**AAA Top Quality Asphalt, LLC**

P.O. BOX 1564  
WINTER HAVEN, FL 33882-1564

PHONE: (863) 521-5454 FAX: (863) 425-5048  
AAAtopqualityasphalt.com

**PROPOSAL**

Date	Estimate #
12/5/2017	10249

PROPOSAL SUBMITTED TO:	PROJECT LOCATION:
RIDA ASSOCIATES LIMITED PARTNERS YVONNE SHOUEY 8390 CHAMPIONS GATE BLVD SUITE 104 CHAMPIONS GATE, FL 33896 PH# 407-397-2500 FAX# 407-396-7614	GOODMAN & LAURA LA CHAMPIONS GATE * * e: yshouey@championsgate.com

Item	Description	Qty	Cost	Total
SALESMAN 1	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT MATT GREENE FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863)-280-0904, OR AT THE OFFICE AT (863) 521-5454.			
EDGE MILL	SCOPE OF WORK: EDGE MILL LAURA LANE AND GOODMAN AT 1" ON THE ROAD EDGE. SWEEP, TACK AND PAVE 1". REPAINT ALL LINES STRIPES AND SYMBOLS WITH TEMP PAINT THEN THERMO.			
POWER SWEEP	EDGE MILL WHERE THE CONCRETE JOINS THE EXISTING ASPHALT, OR THE LIMITS OF PAVING AT A DEPTH OF 1" USING A 24" PLANNER.			
TACK COAT	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
ASPHALT INST...	APPLY 7,107 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION. (LAURA LN (3,780 SQ YDS / GOODMAN (3,327 SQ YDS) INSTALL APPROX 7,107 S.Y. OF 1" S3/SP 9.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			
Rep	MATT	Total		

**ACCEPTANCE OF PROPOSAL**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL GOOD FOR 30 DAYS FROM ABOVE DATE.

Signature \_\_\_\_\_

**AAA Top Quality Asphalt, LLC**

P.O. BOX 1564  
WINTER HAVEN, FL 33882-1564

PHONE: (863) 521-5454 FAX: (863) 425-5048  
AAAtopqualityasphalt.com

**PROPOSAL**

Date	Estimate #
12/5/2017	10249

<b>PROPOSAL SUBMITTED TO:</b>	<b>PROJECT LOCATION:</b>
RIDA ASSOCIATES LIMITED PARTNERS YVONNE SHOUEY 8390 CHAMPIONS GATE BLVD SUITE 104 CHAMPIONS GATE, FL 33896 PH# 407-397-2500 FAX# 407-396-7614	GOODMAN & LAURA LA CHAMPIONS GATE * * e: yshouey@championsgate.com

Item	Description	Qty	Cost	Total
PAINTING	RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. THEN PAINT THE LINES WITH THERMOPLASTIC PAINT 15 DAYS LATER.			
M.O.T.	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA.			
M.O.E.	MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT.			
TOTAL PROJEC...	TOTAL PROJECT COST FOR THE ABOVE LISTED SCOPE OF WORK.		40,614.84	40,614.84
EXCLUSIONS	SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION.			
Rep	MATT	<b>Total</b>		\$40,614.84

**ACCEPTANCE OF PROPOSAL**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL GOOD FOR 30 DAYS FROM ABOVE DATE.

Signature \_\_\_\_\_

## CONSTRUCTION AGREEMENT

**THIS AGREEMENT** is made and entered into this \_\_\_\_ day of May, 2018, by and between:

CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 135 W. Central Blvd., Suite 320, Orlando, FL 32801 ("District"), and

H & S INVESTMENT GROUP OF CENTRAL FLORIDA, L.L.C., a Florida limited liability company, d/b/a AAA TOP QUALITY ASPHALT, LLC, whose address is P.O. Box 1564, Winter Haven, Florida 33882-1564 (the "Contractor").

### RECITALS:

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted a proposal to perform those certain roadway repairs at Berwick Drive according to Proposal 10260 attached hereto as Attachment A incorporated herein by reference (the "Project"); and

**WHEREAS**, Contractor represents that it is qualified to serve as a contractor and provide those services necessary to complete the Project.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in Attachment A attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete said Project in accordance with the conditions and prices as stated herein and in Attachment A.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor is responsible for pulling and paying for any necessary permits associated with this Agreement.

G. Contractor shall perform all the work and labor pursuant to this Agreement.

H. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof, and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

J. Prior to commencing the Project, Contractor shall provide an approved Maintenance of Traffic (MOT) Plan for District's approval. The MOT plan shall be coordinated with the District's representative and shall be adhered to and enforced any time work is being performed on the Project, regardless whether a permit is required. The MOT plan shall conform to the latest edition of the FDOT Design Standards 600 series and The Manual on Uniform Traffic Control Devices (MUTCD). A copy of the MOT plan shall be kept on the Project site at all times. The MOT plan is valid for the duration of the Project. Contractor shall have the responsibility of the setup and removal of all MOT devices when required.

3. Compensation. District agrees to compensate the Contractor in the lump sum amount of **TWENTY-EIGHT THOUSAND NINE HUNDRED EIGHTY-FOUR AND 88/100 DOLLARS** (\$28,984.88 usd). Payment of the full amount will be made upon satisfactory completion of the work necessary to complete the Project. An invoice shall be generated from the Contractor and delivered to the District so that payment can be made. Final payment will not be made until Contractor produces final lien waivers as required by Florida Statutes Chapter 713.

4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

5. Date of Commencement and Substantial Completion. Contractor shall commence the Work within 10 days after receiving the Notice to Proceed and shall complete the Work no later than 30 days after commencement.

6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of Ten and no/100 Dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in paragraph 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and

paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

9. Cancellation. The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

10. Warranty. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

11. Insurance. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;

B. Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and

C. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid, and the claim presented at the time of the first estimate after the work is complete.

13. Completion of Work.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

C. All requests for extension of time to complete the work shall be made in writing to the District.

14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

16. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

17. Applicable Law; Waiver of Jury Trial. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.

18. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

19. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Osceola County, Florida.



20. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply with Chapter 119, Florida Statutes, as follows:

- A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.
- B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.
- C. Ensure that public records that 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 completion of the contract if the contractor does not transfer the records to the District.
- D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Custodian of Public Records, in a format that is compatible with the District's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

[Signatures on next page.]

**IN WITNESS WHEREOF**, the parties hereto have signed this Construction Agreement between Champions Gate Community Development District and H & S Investment Group of Central Florida, L.L.C., d/b/a AAA Top Quality Asphalt, LLC, on the day and year first written above.

ATTEST:

CHAMPIONS GATE  
COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice-Chairman

H & S INVESTMENT GROUP OF CENTRAL  
FLORIDA, L.L.C., a Florida limited liability  
company, d/b/a AAA TOP QUALITY ASPHALT,  
LLC

By: \_\_\_\_\_  
*Name:* \_\_\_\_\_  
*Title:* \_\_\_\_\_

ATTACHMENT “A”

PROPOSAL 10260

**AAA Top Quality Asphalt, LLC**

P.O. BOX 1564  
WINTER HAVEN, FL 33882-1564

PHONE: (863) 521-5454 FAX: (863) 425-5048  
AAAtopqualityasphalt.com

**PROPOSAL**

Date	Estimate #
12/12/2017	10260

PROPOSAL SUBMITTED TO:	PROJECT LOCATION:
RIDA ASSOCIATES LIMITED PARTNERS YVONNE SHOUEY 8390 CHAMPIONS GATE BLVD SUITE 104 CHAMPIONS GATE, FL 33896 PH# 407-397-2500 FAX# 407-396-7614	BERWICK DRIVE CHAMPIONS GATE * * e: yshouey@championsgate.com

Item	Description	Qty	Cost	Total
SALESMAN 1	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT MATT GREENE FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863)-280-0904, OR AT THE OFFICE AT (863) 521-5454.			
EDGE MILL	****BERWICK DRIVE**** EDGE MILL WHERE THE CONCRETE JOINS THE EXISTING ASPHALT, OR THE LIMITS OF PAVING AT A DEPTH OF 1" USING A 24" PLANNER.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 3,327 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INST...	INSTALL APPROX 3,327 S.Y. OF 1" S3/SP 9.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			
PAINTING	RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (NOT RAISED THERMOPLASTIC)			
Rep	MATT	<b>Total</b>		

**ACCEPTANCE OF PROPOSAL**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL GOOD FOR 30 DAYS FROM ABOVE DATE.

Signature \_\_\_\_\_

**AAA Top Quality Asphalt, LLC**P.O. BOX 1564  
WINTER HAVEN, FL 33882-1564PHONE: (863) 521-5454 FAX: (863) 425-5048  
AAAtopqualityasphalt.com**PROPOSAL**

Date	Estimate #
12/12/2017	10260

PROPOSAL SUBMITTED TO:	PROJECT LOCATION:
RIDA ASSOCIATES LIMITED PARTNERS YVONNE SHOUHEY 8390 CHAMPIONS GATE BLVD SUITE 104 CHAMPIONS GATE, FL 33896 PH# 407-397-2500 FAX# 407-396-7614	BERWICK DRIVE CHAMPIONS GATE * * e: yshouey@championsgate.com

Item	Description	Qty	Cost	Total
M.O.T.	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA. MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT. TOTAL PROJECT COST FOR THE ABOVE LISTED SCOPE OF WORK.		28,984.88	28,984.88
M.O.E.				
TOTAL PROJEC...				
Rep	MATT	Total		\$28,984.88

## ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL GOOD FOR 30 DAYS FROM ABOVE DATE.

Signature \_\_\_\_\_

## SECTION VI

## **RESOLUTION 2018-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION**

**WHEREAS**, the ChampionsGate Community Development District (the “District”) is a local unit of special purpose government created and existing under Chapter 190, Florida Statutes; and

**WHEREAS**, the District finds that from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, (“GMS”) and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

**THIS RESOLUTION INTRODUCED AND ADOPTED** by the District at its regularly scheduled meeting this 8<sup>th</sup> day of May, 2018.

**ATTEST:**

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION VII

## RESOLUTION 2018-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the ChampionsGate Community Development District ("**District**") prior to June 15, 2018, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 14, 2018

HOUR: 2:00 p.m.

LOCATION: Offices of Rida Associates  
8390 ChampionsGate Blvd., Suite 104  
ChampionsGate, FL 33896

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

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

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

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

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

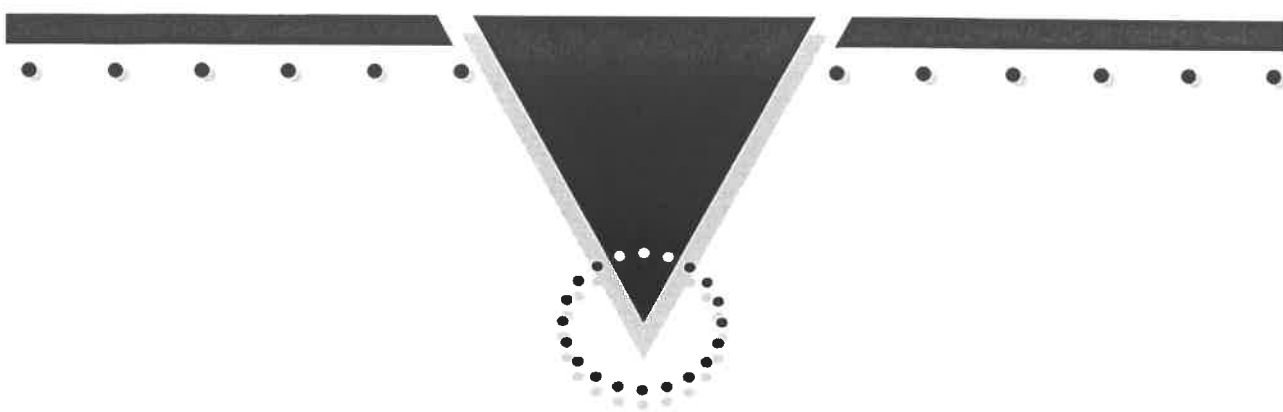
**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF MAY, 2018.**

ATTEST:

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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



**ChampionsGate  
Community Development District**

**Proposed Budget  
FY 2019**



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10	<u>Debt Service Fund Series 1998A</u>
11	<u>Amortization Schedule Series 1998A</u>

**CHAMPIONSGATE**  
Community Development District

General Fund Budget  
Fiscal Year 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 03/31/18	NEXT 6 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Maintenance Assessments	\$731,679	\$696,786	\$34,893	\$731,679	\$731,679
Interest	\$0	\$28	\$22	\$50	\$0
<b>TOTAL REVENUES</b>	<b>\$731,679</b>	<b>\$696,814</b>	<b>\$34,915</b>	<b>\$731,729</b>	<b>\$731,679</b>

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$1,800	\$2,000	\$3,800	\$6,000
FICA Expense	\$459	\$138	\$153	\$291	\$459
Engineering	\$10,000	\$1,688	\$5,312	\$7,000	\$10,000
Attorney	\$22,500	\$10,698	\$10,302	\$21,000	\$22,500
Annual Audit	\$4,400	\$3,800	\$0	\$3,800	\$3,900
Management Fees	\$36,603	\$18,302	\$18,302	\$36,603	\$36,603
Information Technology	\$3,200	\$1,600	\$1,600	\$3,200	\$3,200
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$4,337	\$4,337	\$0	\$4,337	\$4,337
Arbitrage Rebate	\$600	\$450	\$0	\$450	\$600
Dissemination	\$1,250	\$750	\$833	\$1,583	\$1,250
Telephone	\$100	\$17	\$33	\$50	\$100
Postage	\$1,200	\$446	\$554	\$1,000	\$1,200
Insurance	\$7,400	\$6,710	\$0	\$6,710	\$7,400
Printing & Binding	\$1,000	\$148	\$352	\$500	\$1,000
Legal Advertising	\$1,500	\$200	\$1,300	\$1,500	\$1,500
Other Current Charges	\$250	\$2	\$48	\$50	\$250
Property Appraiser Fees	\$400	\$458	\$0	\$458	\$500
Property Taxes	\$15	\$0	\$0	\$0	\$15
Office Supplies	\$250	\$52	\$58	\$110	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$106,639</b>	<b>\$56,770</b>	<b>\$40,847</b>	<b>\$97,617</b>	<b>\$106,239</b>

Maintenance:

Property Insurance	\$26,000	\$23,547	\$0	\$23,547	\$26,000
Landscape Maintenance Contract	\$139,583	\$69,791	\$69,791	\$139,583	\$139,583
Landscape Miscellaneous	\$8,000	\$1,117	\$2,883	\$4,000	\$8,000
Irrigation System/Maintenance	\$15,000	\$4,093	\$5,907	\$10,000	\$15,000
Irrigation Wells	\$7,800	\$0	\$0	\$0	\$7,800
Lakes/Fountains	\$13,200	\$4,809	\$4,184	\$8,993	\$13,200
Lighting	\$10,000	\$4,590	\$5,410	\$10,000	\$12,000
Miscellaneous	\$2,000	\$0	\$1,076	\$1,076	\$2,000
Painting Public Areas	\$600	\$545	\$0	\$545	\$600
Traffic Signals	\$8,000	\$1,768	\$2,232	\$4,000	\$8,000
Sidewalks	\$10,000	\$9,000	\$0	\$9,000	\$10,000
Signage	\$5,000	\$3,152	\$2,600	\$5,752	\$6,000
Trash Removal	\$2,750	\$1,534	\$1,555	\$3,089	\$3,150
Electric	\$53,000	\$15,094	\$17,906	\$33,000	\$45,000
Water/Sewer	\$1,000	\$75	\$75	\$150	\$1,000
Security	\$45,000	\$21,044	\$22,456	\$43,500	\$45,000
Onsite Management	\$147,600	\$73,799	\$73,799	\$147,598	\$147,600
Mosquito Control	\$7,600	\$1,870	\$4,675	\$6,545	\$7,600
Operating Reserves	\$0	\$0	\$0	\$0	\$0
Transfer Out - Capital Reserve	\$122,907	\$0	\$122,907	\$122,907	\$127,907
<b>TOTAL MAINTENANCE</b>	<b>\$625,040</b>	<b>\$235,828</b>	<b>\$337,456</b>	<b>\$573,284</b>	<b>\$625,440</b>

<b>TOTAL EXPENDITURES</b>	<b>\$731,679</b>	<b>\$292,598</b>	<b>\$378,303</b>	<b>\$670,901</b>	<b>\$731,679</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$404,216</b>	<b>(\$343,388)</b>	<b>\$60,828</b>	<b>\$0</b>
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**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**REVENUES:**

**MAINTENANCE ASSESSMENT**

The District will levy a Non-Ad Valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**SUPERVISORS FEES**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 6 Board meetings during the fiscal year.

**FICA EXPENSE**

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

**ENGINEERING**

The District's Engineer, Hanson, Water & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**ATTORNEY**

The District's Attorney, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager

**ANNUAL AUDIT**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**MANAGEMENT FEES**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**INFORMATION TECHNOLOGY**

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**COLLECTION AGENT**

The District will contract to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

**TRUSTEE FEES**

The District issued Series 1998A Capital Improvement Revenue Bonds that are deposited with a Trustee at USBank.

**ARBITRAGE REBATE**

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 1998 Capital Improvement Revenue Bonds. The District has contracted with AMTEC Corporation.

**DISSEMINATION**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC to provide this service and the amount is based upon this contract.

**TELEPHONE**

Telephone and fax machine.

**POSTAGE**

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors and other required correspondence.



**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**INSURANCE**

The District's general liability and public officials' liability coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

**PRINTING & BINDING**

The District incurs charges for printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

**LEGAL ADVERTISING**

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

**OTHER CURRENT CHARGES**

Represents bank charges and any other miscellaneous charges that the District may incur during the fiscal year.

**PROPERTY APPRAISER FEES**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

**PROPERTY TAXES**

Represents the non-ad valorem assessment from Osceola County that will be charged to the District.

**OFFICE SUPPLIES**

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**DUES, LICENSES & SUBSCRIPTIONS**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

**MAINTENANCE:**

**PROPERTY INSURANCE**

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LANDSCAPE MAINTENANCE CONTRACT**

The District has contracted with Weber Environmental Services, Inc. to provide the monthly landscaping services which include turf care, shrubs/ground cover care, annuals, tree care, irrigation system, pressuring washing and litter removal.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
<b>Landscape Maintenance Contract</b>	<b>\$11,632</b>	<b>\$139,583</b>
<b>Total</b>		<b>\$139,583</b>

**LANDSCAPE MISCELLANEOUS**

This category will be used for the annual palm tree trimming as well as any miscellaneous landscape items not included under the landscape contract.

**IRRIGATION SYSTEM/MAINTENANCE**

Monthly inspection and repairs of irrigation system.

**IRRIGATION WELLS**

Monthly service and chemicals for well to eliminate rust. The District has contracted Rust-Off, Inc.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
<b>Irrigation Wells</b>	<b>\$590</b>	<b>\$7,080</b>
<b>Contingency</b>		<b>\$720</b>
<b>Total</b>		<b>\$7,800</b>

**LAKES/FOUNTAINS**

To record expenses for equipment, supplies, maintenance and contract services for fountains and lakes. The District has contracted The Lake Doctors, Inc. and Fountain Design Group, Inc.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
<b>Lake Services</b>	<b>\$464</b>	<b>\$5,568</b>
<b>Fountain Services</b>	<b>\$300</b>	<b>\$3,600</b>
<b>Fountain Quarterly Services @ \$250</b>		<b>\$1,000</b>
<b>Contingency</b>		<b>\$3,032</b>
<b>Total</b>		<b>\$13,200</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LIGHTING**

Repair and replacement of lighting fixtures throughout the property.

**MISCELLANEOUS**

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

**PAINTING PUBLIC AREAS**

To record the cost of painting supplies and contact services for outside areas.

**TRAFFIC SIGNALS**

To record the cost to maintain all traffic signals per the Traffic Signal Contract.

**SIDEWALKS**

To record cost to maintain all sidewalks.

**SIGNAGE**

To record cost to maintain all signs within the District boundaries

**TRASH REMOVAL**

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management.

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
<b>4/70186-52000</b>	<b>8390 ChampionsGate Blvd. Ste.104</b>	<b>\$263</b>	<b>\$3,150</b>
<b>Total</b>			<b>\$3,150</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**ELECTRIC**

To record cost of electric for projects, such as street lighting, electric for irrigation wells and fountains. The District has the following utility accounts with Duke Energy.

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
79651 93441	81801 ChampionsGate Blvd Spkl H Fountain	\$1,200	\$14,400
69653 06401	8380 ChampionsGate Blvd Spkl C	\$350	\$4,200
24422 35567	8397 ChampionsGate Blvd Spkl F	\$150	\$1,800
12018 72541	8399 ChampionsGate Blvd Spkl E	\$625	\$7,500
17640 52567	8390 ChampionsGate Blvd TFLT	\$50	\$600
02439 43580	8301 ChampionsGate Blvd Spkl D	\$275	\$3,300
98090 66401	8300 ChampionsGate Blvd TFLT	\$50	\$600
13595 39424	81811 ChampionsGate Blvd Spkl A	\$500	\$6,000
52818 71551	0 Championsgate Blvd Spkl G	\$200	\$2,400
55298 37013	1500 Berwick Dr Spkl	\$100	\$1,200
	Contingency		\$3,000
<b>Total</b>			<b>\$45,000</b>

**WATER/SEWER**

To record the cost of running the fountains. The District has the following accounts with Toho Water Authority.

<b>Account#</b>	<b>Address</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
2587190-690090	200 ChampionsGate Blvd	\$30	\$360
2587190-690100	100 ChampionsGate Blvd	\$20	\$240
	Contingency		\$400
<b>Total</b>			<b>\$1,000</b>

**SECURITY**

To record the expenses for security, contract guard service provided by Osceola County Sheriff's Office per an agreement with the District. Patrols will be done on Fridays, Saturdays and one other day of choice of the Sheriff's Office during the fiscal year.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**ONSITE MANAGEMENT**

Personnel used to maintain the District property. The District has contracted with Rida Associates Limited Partnership.

	Monthly	Annual
Description	Amount	Amount
Onsite Management Services	\$12,300	\$147,600
Total		\$147,600

**MOSQUITO CONTROL**

Scheduled maintenance consists of mosquito spraying and larviciding along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps. The District has contracted with Clarke Environmental Mosquito Management, Inc.

**TRANSFER OUT - CAPITAL RESERVE**

Funds transferred out to Capital Reserve for capital outlay expenses.

CHAMPIONSGATE  
Community Development District

Capital Projects Fund  
Fiscal Year 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 3/31/18	NEXT 6 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Transfer In	\$122,907	\$0	\$122,907	\$122,907	\$127,907
Interest	\$100	\$67	\$33	\$100	\$100
<b>TOTAL REVENUES</b>	<b>\$123,007</b>	<b>\$67</b>	<b>\$122,940</b>	<b>\$123,007</b>	<b>\$128,007</b>

EXPENDITURES:

Capital Projects - Other	\$100,000	\$79,169	\$0	\$79,169	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$100,000</b>	<b>\$79,169</b>	<b>\$0</b>	<b>\$79,169</b>	<b>\$100,000</b>
<b>EXCESS REVENUES</b>	<b>\$23,007</b>	<b>(\$79,102)</b>	<b>\$122,940</b>	<b>\$43,838</b>	<b>\$28,007</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$400,920</b>	<b>\$391,031</b>	<b>\$0</b>	<b>\$391,031</b>	<b>\$434,869</b>
<b>FUND BALANCE - ENDING</b>	<b>\$423,927</b>	<b>\$311,929</b>	<b>\$122,940</b>	<b>\$434,869</b>	<b>\$462,876</b>

CHAMPIONSGATE  
Community Development District

Debt Service Fund  
Series 1998A  
Fiscal Year 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 3/31/18	NEXT 6 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Assessments - Tax Collector	\$1,313,480	\$1,250,840	\$62,641	\$1,313,480	\$1,313,480
Assessments - Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$2,084	\$166	\$2,250	\$500
Carry Forward Surplus	\$512,739	\$555,107	\$0	\$555,107	\$526,774

TOTAL REVENUES	\$1,826,719	\$1,808,030	\$62,807	\$1,870,837	\$1,840,754
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EXPENDITURES:

Interest - 11/1	\$112,031	\$112,031	\$0	\$112,031	\$77,031
Principal - 5/1	\$1,125,000	\$0	\$1,120,000	\$1,120,000	\$1,195,000
Interest - 5/1	\$112,031	\$0	\$112,031	\$112,031	\$77,031

TOTAL EXPENDITURES	\$1,349,063	\$112,031	\$1,232,031	\$1,344,063	\$1,349,063
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EXCESS REVENUES	\$477,657	\$1,695,999	(\$1,169,225)	\$526,774	\$491,691
-----------------	-----------	-------------	---------------	-----------	-----------

11/1/19                      \$39,688

CHAMPIONSGATE  
Community Development District  
 SERIES 1998A CAPITAL IMPROVEMENT REVENUE BONDS  
 DEBT SERVICE SCHEDULE

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/18	\$3,585,000.00	6.250%	\$1,120,000.00	\$112,031.25	
11/01/18	\$2,465,000.00	6.250%	\$0.00	\$77,031.25	\$1,309,062.50
05/01/19	\$2,465,000.00	6.250%	\$1,195,000.00	\$77,031.25	
11/01/19	\$1,270,000.00	6.250%	\$0.00	\$39,687.50	\$1,311,718.75
05/01/20	\$1,270,000.00	6.250%	\$1,270,000.00	\$39,687.50	\$1,309,687.50
			\$3,585,000.00	\$345,468.75	\$3,930,468.75



## SECTION VIII



# SERVICE QUOTE

365 Oak Place  
Port Orange, Fl. 32127  
386-788-8084  
[rwiseman@donbellsigns.com](mailto:rwiseman@donbellsigns.com)

INVOICE NO.  
DATE February 21, 2018  
CUSTOMER ID CHAMP  
EXPIRATION DATE 30 Days

TO Yvonne Shouey  
Champions Gate  
8390 Champions Gate Blvd  
Champions Gate, FL 33896  
407-397-2500

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Richard Wiseman	Replace neon w/ LED		

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1234.00	6500K White LED	\$ 2.94	\$ 3,627.96
20.00	60W Power Supply	47.30	946.00
430.00	LED Wire	0.86	369.80
18.00	2 Man Labor	156.00	2,808.00

SUBTOTAL	\$ 7,751.76
SALES TAX	
TOTAL	\$ 7,751.76

Quotation prepared by: \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below:  
Quotation is valid for 30 days

To accept this quotation, sign here and return: \_\_\_\_\_

## SECTION IX



**Rida Associates Limited Partnership  
ChampionsGate**



April 27, 2018

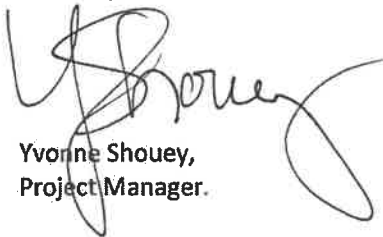
ChampionsGate Community Development District  
135 West Central Blvd., Suite 320  
Orlando, FL. 32801

Dear Board Members:

This letter is to serve as our written consent that we wish to continue the Management Agreement between Rida Associates Limited Partnership and ChampionsGate Community Development District for the budget years of October 1, 2018 through September 30, 2019. We will maintain the property at the current rate of \$12,299.84.

Thank you for your consideration to retain our management agreement.

Sincerely,



Yvonne Shouey,  
Project Manager.

# SECTION X

## SECTION C

# SECTION 1

# Champions Gate Community Development District

## Check Run Summary

February 7, 2018 thru April 30, 2018

Fund	Date	Check No.'s		Amount
General Fund	2/7/18	4245	\$	3,422.14
	2/13/18	4246-4247	\$	9,196.00
	2/24/18	4248	\$	21,557.47
	2/28/18	4249-4253	\$	8,860.71
	3/5/18	4254	\$	3,488.80
	3/13/18	4255-4262	\$	30,562.60
	3/15/18	4263-4264	\$	5,677.22
	3/20/18	4265	\$	16,072.42
	3/23/18	4266-4267	\$	587.25
	3/27/18	4268	\$	255.00
	4/3/18	4269-4273	\$	13,117.78
	4/5/18	4274	\$	3,422.20
	4/10/18	4275-4278	\$	17,848.99
	4/20/18	4279-4281	\$	30,225.78
	4/26/18	4282-4283	\$	2,750.00
				\$ 167,044.36
Capital Reserves	3/15/18	37	\$	3,690.00
				\$ 3,690.00
Payroll	<u>February 2018</u>			
	Darin Tennyson	50280	\$	184.70
	Laurence Arseniadis	50281	\$	184.70
	Phillip Montalvo	50282	\$	184.70
	Ronald Root	50283	\$	184.70
				\$ 738.80
				\$ 171,473.16



CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/07/18	00049	2/01/18	169	201802	310-51300-34000		MANAGEMENT FEES FEB18	*	3,050.25		
		2/01/18	169	201802	310-51300-35100		INFO TECHNOLOGY FEB18	*	266.67		
		2/01/18	169	201802	310-51300-31300		DISSEMINATION FEE FEB18	*	83.33		
		2/01/18	169	201802	310-51300-51000		OFFICE SUPPLIES	*	1.11		
		2/01/18	169	201802	310-51300-42000		POSTAGE	*	19.73		
		2/01/18	169	201802	310-51300-42500		COPIES	*	1.05		
GOVERNMENTAL MANAGEMENT SERVICES											
2/13/18	00135	1/30/18	7210	201801	320-53800-47500		PRESSURE CLEAN SIDEWALKS	*	9,000.00	3,422.14	004245
2/13/18	00048	2/01/18	1802-003	201802	320-53800-47200		GATOR PRESSURE CLEANING & CUSTOM	*	196.00	9,000.00	004246
		2/23/18	02232018	201802	300-20700-10000		TRAFFIC SIGNAL MAINT FEB	*	21,557.47	196.00	004247
		2/15/18	25273	201802	320-53800-53100		INSTALL VENTEX TRANSFRMR	*	675.34	21,557.47	004248
		2/26/18	15489	201802	320-53800-46800		FOUNTAIN BOWL CLEAN FEB18	*	150.00	675.34	004249
		2/01/18	16259	201801	310-51300-32200		FOUNTAIN DESIGN GROUP, INC.	*	3,800.00	150.00	004250
		2/14/18	357438	201802	300-15500-10000		SECURITY DETAIL MAR18	*	3,801.75	3,800.00	004251
		2/14/18	55138	201801	320-53800-35100		MASTERS BLVD REPAIRS-JAN	*	223.20	3,801.75	004252
		2/14/18	55139	201801	320-53800-35100		CG BLVD IRRG REPAIRS JAN	*	210.42	223.20	004253
							WEBER ENVIRONMENTAL SERVICES			433.62	004253

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/05/18	00049	3/01/18	170	201803	310-51300-34000			MANAGEMENT FEES MAR18	*	3,050.25	
		3/01/18	170	201803	310-51300-35100			INFO TECHNOLOGY MAR18	*	266.67	
		3/01/18	170	201803	310-51300-31300			DISSEMINATION FEE MAR18	*	83.33	
		3/01/18	170	201803	310-51300-51000			OFFICE SUPPLIES	*	26.36	
		3/01/18	170	201803	310-51300-42000			POSTAGE	*	5.64	
		3/01/18	170	201803	310-51300-42500			COPIES	*	56.55	
								GOVERNMENTAL MANAGEMENT SERVICES			3,488.80 004254
3/13/18	00099	3/13/18	3642-03-	201803	310-51300-31200			ARBITRAGE SERIES 1998A	*	450.00	
								AMTEC			450.00 004255
3/13/18	00095	3/09/18	262970	201802	310-51300-31100			BOS MTG/SPEED HUMPS/PKWAY	*	1,156.25	
								HANSON WALTER & ASSOCIATES, INC.			1,156.25 004256
3/13/18	00026	3/01/18	345871	201803	320-53800-46800			WATER MGMT SERVICES MAR18	*	464.00	
								THE LAKE DOCTORS, INC.			464.00 004257
3/13/18	00105	3/02/18	43161	201803	320-53800-12000			ONSITE SERVICES MAR18	*	12,299.84	
								RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84 004258
3/13/18	00048	2/28/18	1802-028	201802	320-53800-47200			AIR FILTER 14X20X1	*	3.64	
		3/01/18	1803-002	201803	320-53800-47200			TRAFFIC SIGNAL MAINT MAR	*	196.00	
								TRAFFIC ENGINEERING & MANAGEMENT			199.64 004259
3/13/18	00056	2/27/18	55202	201802	320-53800-35100			IRRIGATION REPAIR	*	280.85	
		3/08/18	55353	201803	320-53800-35100			REPR MAINLINE-STN26 VALVE	*	450.97	
		3/08/18	55354	201803	320-53800-35100			CAP BROKEN LINE/RPLC ROTR	*	77.14	
								WEBER ENVIRONMENTAL SERVICES			808.96 004260
3/13/18	00057	3/09/18	357504	201803	300-15500-10000			SECURITY DETAIL APRIL2018	*	3,552.00	
								OSCEOLA COUNTY SHERIFF			3,552.00 004261
								CHMP CHAMP GATE			
								TVISCARRA			

CHAMPIONSGATE - GENERAL FUND  
 BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO..... INVOICE YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
3/13/18	00056	3/01/18	55225	201803 320-53800-46200	LANDSCAPE MAINT MAR18	*	11,631.91	11,631.91	004262
3/15/18	00030	3/01/18	15607	201802 310-51300-31500	REVIEW/RESPOND FY17 AUDIT	*	655.50	655.50	-
3/01/18	15607	201802 310-51300-31500	CONF/MTG PREP & ATTEND			*	1,653.00	1,653.00	-
3/01/18	15607	201802 310-51300-31500	REV PLATS/ROAD CONTRACTS			*	2,910.50	2,910.50	-
3/15/18	00113	2/24/18	2018095	201802 310-51300-49200	ADMIN FEE FY18 TAX ROLL	*	413.22	413.22	-
2/24/18	2018095	201802 310-51300-49200	ANNUAL PROCESSING FEE			*	45.00	45.00	-
3/20/18	00073	3/20/18	03202018	201803 300-20700-10000	FY18 DEBT SERV SER1998A	*	16,072.42	16,072.42	-
3/23/18	00042	3/09/18	786984	201903 320-53800-47300	REPLACE OLD POLE/LAMP	*	337.25	337.25	-
3/23/18	00129	3/06/18	1	201803 310-51300-31300	REV.AMORT 5/1 PREPAYMENT	*	250.00	250.00	-
3/27/18	00022	3/19/18	15143A	201803 320-53800-46800	REINSTALL FOUNTAIN JET	*	105.00	105.00	-
3/26/18	15173A	201803 320-53800-46800	FOUNTAIN BOWL CLEAN MAR18			*	150.00	150.00	-
4/03/18	00042	3/27/18	787124	201803 320-53800-47300	CLR/RESET TIMER/LAMP STRP	*	171.50	171.50	-
4/03/18	00003	2/13/18	6-087-18	201802 310-51300-42000	DELIVERY 02/06/18	*	200.44	200.44	-
4/03/18	00022	3/30/18	15232A	201803 320-53800-46800	QTRLY FOUNTAIN CLEANING	*	250.00	250.00	-
						*	200.44	200.44	004270
						*	250.00	250.00	004271

CHMP CHAMP GATE TVISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... YRMO	SUBCLASS DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
4/03/18	00105	4/03/18	43193	201804	320-53800-12000	ONSITE SERVICES APR18	RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84	004272
4/03/18	00048	4/02/18	1804-004	201804	320-53800-47200	TRAFFIC SIGNAL MAINT APR	TRAFFIC ENGINEERING & MANAGEMENT	*	196.00	196.00	004273
4/05/18	00049	4/02/18	171	201804	310-51300-34000	MANAGEMENT FEES APR18		*	3,050.25		
4/02/18	171	4/02/18	171	201804	310-51300-35100	INFO TECHNOLOGY APR18		*	266.67		
4/02/18	171	4/02/18	171	201804	310-51300-31300	DISSEMINATION FEE APR18		*	83.33		
4/02/18	171	4/02/18	171	201804	310-51300-51000	OFFICE SUPPLIES		*	.54		
4/02/18	171	4/02/18	171	201804	310-51300-42000	POSTAGE		*	21.41		
4/10/18	00030	4/03/18	15667	201803	310-51300-31500	LAURA LANE EASE/RD TRSNFR	GOVERNMENTAL MANAGEMENT SERVICES	*	1,034.00	1,034.00	004274
4/10/18	00026	4/01/18	351402	201804	320-53800-46800	WATER MGMT SERVICES APR18	CLARK & ALBAUGH, LLP	*	464.00	464.00	004275
4/10/18	00057	4/05/18	357600	201804	300-15500-10000	SECURITY DETAIL MAY18	THE LAKE DOCTORS, INC.	*	3,811.00	3,811.00	004276
4/10/18	00056	4/01/18	55447	201804	320-53800-46200	LANDSCAPE MAINT APR18	OSCEOLA COUNTY SHERIFF	*	11,631.91	11,631.91	004277
4/02/18	55570	4/02/18	55570	201804	320-53800-35100	RPR LAT.LINE/RPLC BRKN HD		*	268.82	268.82	
4/02/18	55573	4/02/18	55573	201804	320-53800-35100	RPLC BROKEN HEADS ROADWAY		*	639.26	639.26	
4/20/18	00073	4/19/18	04192018	201804	300-20700-10000	FY18 DEBT SERV SER1998A	WEBER ENVIRONMENTAL SERVICES	*	28,899.78	28,899.78	004278
4/20/18	00043	4/02/18	22112	201804	320-53800-49100	3 X 5' CG CUSTOM FLAGS	CHAMPIONS GATE CDD C/O USBANK	*	1,076.00	1,076.00	004279
						FLAG WORLD, INC					004280



CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO.... INVOICE YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/15/18	00008	2/23/18	293781	201802 310-51300-31100	FIELD CORE & MOT-MASTERS	*	1,600.00	
		2/23/18	293781	201802 310-51300-31100	GEO MASTERS BLVD ANALYSIS	*	2,090.00	
UNIVERSAL ENGINEERING SCIENCES								3,690.00 000037
TOTAL FOR BANK B							3,690.00	
TOTAL FOR REGISTER							3,690.00	

CHMP CHAMP GATE TVISCARRA

## SECTION 2



**ChampionsGate  
Community Development District**

**Unaudited Financial Reporting  
April 30, 2018**





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2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>Assessment Receipt Schedule</u>

**CHAMPIONSGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Balance Sheet - All Fund Types and Accounts Groups  
April 30, 2018

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
<b><u>ASSETS</u></b>				
<b><u>Cash</u></b>				
Operating Account	\$541,174	---	---	\$541,174
Custody Account	\$5,396	---	---	\$5,396
<b><u>Investments</u></b>				
Reserve - A	---	\$1,337,656	---	\$1,337,656
Prepayment - A	---	\$2,767	---	\$2,767
Revenue	---	\$1,722,645	---	\$1,722,645
Capital Reserves	---	---	\$434,848	\$434,848
Prepaid Expense	\$3,811	---	---	\$3,811
Due from General Fund	---	\$15	---	\$15
<b>TOTAL ASSETS</b>	<b>\$550,381</b>	<b>\$3,063,083</b>	<b>\$434,848</b>	<b>\$4,048,312</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$553	---	---	\$553
Due to Debt Service	\$15	---	---	\$15
<b><u>Fund Equity and Other Credits</u></b>				
Restricted for Debt Service	---	\$3,063,083	---	\$3,063,083
Assigned for Capital Projects	---	---	\$434,848	\$434,848
Unassigned	\$549,813	---	---	\$549,813
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$550,381</b>	<b>\$3,063,083</b>	<b>\$434,848</b>	<b>\$4,048,312</b>

# ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues & Expenditures

For Period Ending April 30, 2018

#### Revenues:

	General Fund Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
Special Assessments	\$731,679	\$731,679	\$712,893	(\$18,786)
Interest	\$0	\$0	\$34	\$34
<b>Total Revenues</b>	<b>\$731,679</b>	<b>\$731,679</b>	<b>\$712,927</b>	<b>(\$18,752)</b>

#### Expenditures:

##### Administrative

Supervisors Fees	\$6,000	\$3,000	\$1,800	\$1,200
FICA Expense	\$459	\$230	\$138	\$92
Engineering	\$10,000	\$5,833	\$1,938	\$3,896
Attorney	\$22,500	\$13,125	\$10,698	\$2,427
Annual Audit	\$4,400	\$4,400	\$3,800	\$600
Management Fees	\$36,603	\$21,352	\$21,352	\$0
Information Technology	\$3,200	\$1,867	\$1,867	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$4,337	\$4,337	\$4,337	\$0
Arbitrage Rebate	\$600	\$600	\$450	\$150
Dissemination	\$1,250	\$1,250	\$833	\$417
Telephone	\$100	\$58	\$17	\$41
Postage	\$1,200	\$700	\$468	\$232
Insurance	\$7,400	\$7,400	\$6,710	\$690
Printing & Binding	\$1,000	\$583	\$148	\$435
Legal Advertising	\$1,500	\$875	\$200	\$675
Other Current Charges	\$250	\$146	\$2	\$144
Property Appraiser Fee	\$400	\$458	\$458	\$0
Property Taxes	\$15	\$15	\$0	\$15
Office Supplies	\$250	\$146	\$53	\$93
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0

<b>Total Administrative</b>	<b>\$106,639</b>	<b>\$71,550</b>	<b>\$60,442</b>	<b>\$11,108</b>
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##### Maintenance

Property Insurance	\$26,000	\$26,000	\$23,547	\$2,453
Landscape Maintenance Contract	\$139,583	\$81,423	\$81,423	\$0
Landscape Miscellaneous	\$8,000	\$4,667	\$1,117	\$3,550
Irrigation System/Maintenance	\$15,000	\$8,750	\$5,001	\$3,749
Irrigation Wells	\$7,800	\$4,550	\$0	\$4,550
Lakes/Fountains	\$13,200	\$7,700	\$6,313	\$1,387
Lighting	\$10,000	\$5,833	\$4,590	\$1,243
Miscellaneous	\$2,000	\$1,167	\$1,076	\$91
Painting Public Areas	\$600	\$350	\$545	(\$195)
Traffic Signals	\$8,000	\$4,667	\$1,964	\$2,703
Sidewalks	\$10,000	\$5,833	\$9,000	(\$3,167)
Signage	\$5,000	\$2,917	\$5,752	(\$2,836)
Trash Removal	\$2,750	\$1,604	\$1,836	(\$232)
Electric	\$53,000	\$30,917	\$18,710	\$12,206
Water/Sewer	\$1,000	\$583	\$87	\$496
Security	\$45,000	\$26,250	\$24,596	\$1,654
Onsite Management	\$147,600	\$86,100	\$86,099	\$1
Mosquito Control	\$7,600	\$4,433	\$1,870	\$2,563
Transfer Out - Capital Reserve	\$122,907	\$122,907	\$122,907	\$0

<b>Total Maintenance</b>	<b>\$625,040</b>	<b>\$426,651</b>	<b>\$396,433</b>	<b>\$30,218</b>
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<b>Total Expenditures</b>	<b>\$731,679</b>	<b>\$498,201</b>	<b>\$456,875</b>	<b>\$41,326</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$256,052</b>		
---------------------------------------	------------	------------------	--	--

<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$293,761</b>		
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<b>Fund Balance - Ending</b>	<b>\$0</b>	<b>\$549,813</b>		
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# ChampionsGate

## Community Development District

### Debt Service Fund - Series 1998A

Statement of Revenues & Expenditures  
For Period Ending April 30, 2018

	Debt Service Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$1,313,480	\$1,313,480	\$1,279,755	(\$33,725)
Interest	\$500	\$292	\$2,597	\$2,305
<b>Total Revenues</b>	<b>\$1,313,980</b>	<b>\$1,313,772</b>	<b>\$1,282,351</b>	<b>(\$31,420)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$112,031	\$112,031	\$112,031	\$0
Principal - 5/1	\$1,125,000	\$0	\$0	\$0
Interest - 5/1	\$112,031	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$1,349,062</b>	<b>\$112,031</b>	<b>\$112,031</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$35,082)</b>		<b>\$1,170,320</b>	
<b>Fund Balance - Beginning</b>	<b>\$512,739</b>		<b>\$1,892,763</b>	
<b>Fund Balance - Ending</b>	<b>\$477,657</b>		<b>\$3,063,083</b>	

**ChampionsGate**  
**Community Development District**

**Capital Projects Fund**  
**Statement of Revenues & Expenditures**  
For Period Ending April 30, 2018

	<b>Capital Reserves Budget</b>	<b>Prorated Budget Thru 4/30/18</b>	<b>Actual Thru 4/30/18</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Transfer In	\$122,907	\$122,907	\$122,907	\$0
Interest	\$100	\$58	\$79	\$20
<b>Total Revenues</b>	<b>\$123,007</b>	<b>\$122,965</b>	<b>\$122,986</b>	<b>\$20</b>
<b><u>Expenditures:</u></b>				
Capital Projects - Other	\$100,000	\$58,333	\$79,169	(\$20,836)
<b>Total Expenditures</b>	<b>\$100,000</b>	<b>\$58,333</b>	<b>\$79,169</b>	<b>(\$20,836)</b>
 <b>Excess Revenues (Expenditures)</b>	 <b>\$23,007</b>		 <b>\$43,817</b>	
 <b>Fund Balance - Beginning</b>	 <b>\$400,920</b>		 <b>\$391,031</b>	
 <b>Fund Balance - Ending</b>	 <b>\$423,927</b>		 <b>\$434,848</b>	

**ChampionsGate CDD**

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Total
<b>Revenues:</b>													
Special Assessments	\$0	\$64,606	\$594,105	\$17,113	\$12,009	\$8,953	\$16,107	\$0	\$0	\$0	\$0	\$0	\$712,893
Interest	\$4	\$4	\$4	\$5	\$6	\$5	\$6	\$0	\$0	\$0	\$0	\$0	\$34
<b>Total Revenues</b>	<b>\$4</b>	<b>\$64,610</b>	<b>\$594,110</b>	<b>\$17,117</b>	<b>\$12,014</b>	<b>\$8,958</b>	<b>\$16,114</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$712,927</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$0	\$0	\$1,000	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$0	\$0	\$77	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
Engineering	\$0	\$0	\$531	\$0	\$1,158	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,938
Attorney	\$116	\$0	\$1,055	\$3,275	\$5,219	\$1,034	\$0	\$0	\$0	\$0	\$0	\$0	\$10,698
Annual Audit	\$0	\$0	\$0	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
Management Fees	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$0	\$0	\$0	\$0	\$0	\$21,352
Information Technology	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$0	\$0	\$0	\$0	\$0	\$1,887
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Tuition Fees	\$0	\$0	\$4,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,337
Amortage Rebate	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Dissemination	\$83	\$83	\$83	\$83	\$83	\$333	\$83	\$0	\$0	\$0	\$0	\$0	\$833
Telephone	\$0	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Postage	\$12	\$8	\$191	\$9	\$220	\$8	\$21	\$0	\$0	\$0	\$0	\$0	\$450
Insurance	\$6,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,710
Printing & Binding	\$24	\$10	\$4	\$53	\$1	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$148
Legal Advertising	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Other Current Charges	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$458
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$1	\$0	\$23	\$1	\$26	\$1	\$0	\$0	\$0	\$0	\$0	\$53
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$15,437</b>	<b>\$3,420</b>	<b>\$10,795</b>	<b>\$10,577</b>	<b>\$11,317</b>	<b>\$5,473</b>	<b>\$3,422</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,442</b>
<b>Maintenance</b>													
Property Insurance	\$23,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,547
Landscape Maintenance Contract	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$0	\$0	\$0	\$0	\$0	\$61,423
Landscape Miscellaneous	\$300	\$0	\$600	\$217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,117
Irrigation System/Maintenance	\$188	\$561	\$672	\$1,842	\$261	\$528	\$908	\$0	\$0	\$0	\$0	\$0	\$5,001
Irrigation Wells	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes/Fountains	\$614	\$614	\$1,384	\$614	\$614	\$969	\$1,504	\$0	\$0	\$0	\$0	\$0	\$6,313
Lighting	\$0	\$3,433	\$90	\$96	\$0	\$172	\$0	\$0	\$0	\$0	\$0	\$0	\$4,590
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$1,076	\$0	\$0	\$0	\$0	\$0	\$1,076
Painting Public Areas	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545
Traffic Signals	\$198	\$198	\$784	\$196	\$200	\$196	\$186	\$0	\$0	\$0	\$0	\$0	\$1,864
Sidewalks	\$0	\$0	\$0	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000
Signage	\$923	\$0	\$0	\$675	\$0	\$0	\$2,600	\$0	\$0	\$0	\$0	\$0	\$5,752
Trash Removal	\$252	\$252	\$254	\$257	\$259	\$259	\$302	\$0	\$0	\$0	\$0	\$0	\$1,836
Electric	\$1,888	\$1,635	\$2,218	\$2,286	\$3,365	\$3,371	\$3,616	\$0	\$0	\$0	\$0	\$0	\$16,710
Water/Sewer	\$14	\$10	\$12	\$11	\$12	\$16	\$12	\$0	\$0	\$0	\$0	\$0	\$87
Security	\$3,718	\$3,885	\$2,535	\$3,552	\$3,552	\$3,802	\$3,552	\$0	\$0	\$0	\$0	\$0	\$24,596
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$86,099
Mosquito Control	\$835	\$835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,670
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$122,907	\$0	\$0	\$0	\$0	\$0	\$122,907
<b>Total Maintenance</b>	<b>\$55,507</b>	<b>\$35,773</b>	<b>\$34,581</b>	<b>\$42,813</b>	<b>\$32,910</b>	<b>\$33,244</b>	<b>\$160,805</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$396,433</b>
<b>Total Expenditures</b>	<b>\$71,945</b>	<b>\$39,193</b>	<b>\$45,376</b>	<b>\$53,390</b>	<b>\$44,227</b>	<b>\$38,717</b>	<b>\$164,028</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$456,875</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$71,941)</b>	<b>\$25,417</b>	<b>\$548,734</b>	<b>(\$36,273)</b>	<b>(\$32,213)</b>	<b>(\$29,758)</b>	<b>(\$147,914)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$256,052</b>

**ChampionsGate**  
**Community Development District**  
**LONG TERM DEBT REPORT**

<b>SERIES 1998A, CAPITAL IMPROVEMENT REVENUE BONDS</b>		
INTEREST RATE:	6.25%	
MATURITY DATE:	5/1/2020	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,337,656	
RESERVE FUND BALANCE	\$1,337,656	
BONDS OUTSTANDING - 9/30/13		\$7,765,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$915,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$970,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$1,035,000)
LESS: SPECIAL CALL 5/1/16		(\$40,000)
LESS: SPECIAL CALL 11/1/16		(\$75,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$1,075,000)
LESS: SPECIAL CALL 5/1/17		(\$70,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,585,000</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2018**

**TAX COLLECTOR**

Gross Assessments \$ 2,167,870 \$ 775,581 \$ 1,392,289  
Net Assessments \$ 2,037,797 \$ 729,046 \$ 1,308,751

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1998A		
							General Fund 35.78%	Debt Svc Fund 64.22%	Total 100%
11/6/17	ACH	\$ 6,711.54	\$ 355.94	\$ 127.11	\$ -	\$ 6,228.49	\$ 2,228.32	\$ 4,000.17	\$ 6,228.49
11/24/17	ACH	\$ 185,326.35	\$ 7,412.76	\$ 3,558.27	\$ -	\$ 174,355.32	\$ 62,377.66	\$ 111,977.66	\$ 174,355.32
12/15/17	ACH	\$ 646,767.65	\$ 25,868.75	\$ 12,417.98	\$ -	\$ 608,480.92	\$ 217,691.19	\$ 390,789.73	\$ 608,480.92
12/28/17	ACH	\$ 1,115,708.76	\$ 42,099.91	\$ 21,472.17	\$ -	\$ 1,052,136.68	\$ 376,414.25	\$ 675,722.43	\$ 1,052,136.68
1/16/18	ACH	\$ 49,842.64	\$ 1,488.11	\$ 967.11	\$ -	\$ 47,387.42	\$ 16,953.41	\$ 30,434.01	\$ 47,387.42
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 444.71	\$ 444.71	\$ 159.10	\$ 285.61	\$ 444.71
2/15/18	ACH	\$ 35,009.68	\$ 758.51	\$ 685.02	\$ -	\$ 33,566.15	\$ 12,008.68	\$ 21,557.47	\$ 33,566.15
3/9/18	ACH	\$ 25,801.94	\$ 265.58	\$ 510.73	\$ -	\$ 25,025.63	\$ 8,953.21	\$ 16,072.42	\$ 25,025.63
4/13/18	ACH	\$ 42,771.35	\$ -	\$ 855.43	\$ -	\$ 41,915.92	\$ 14,995.91	\$ 26,920.01	\$ 41,915.92
4/13/18	ACH	\$ 3,145.52	\$ -	\$ 62.91	\$ -	\$ 3,082.61	\$ 1,102.84	\$ 1,979.77	\$ 3,082.61
4/25/18	ACH	\$ -	\$ -	\$ -	\$ 23.79	\$ 23.79	\$ 8.51	\$ 15.28	\$ 23.79
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 2,111,085.43	\$ 78,249.56	\$ 40,656.73	\$ 468.50	\$ 1,992,647.64	\$ 712,893.09	\$ 1,279,754.55	\$ 1,992,647.64



## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 17, 2018

Ms. Stacie Vanderbilt  
Administrative Assistant  
ChampionsGate Community Development District  
135 W. Central Blvd.  
Suite 320  
Orlando, FL 32801

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 12, 2018 requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2018.

The number of registered voters within the ChampionsGate CDD is 1,036 as of April 15, 2018.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mj. Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED  
APR 19 2018

BY: \_\_\_\_\_

Vote  
Osceola

## SECTION 4

# 2018 SPECIAL DISTRICTS QUALIFYING PROCEDURE

## Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

### Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.  
***Petitions must be submitted by Noon on May 21, 2018.***
2. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
  - Form 1 – Statement of Financial Interest
  - Loyalty Oath/Oath of Candidate
  - The amount of \$25.00 for your qualifying fee.
  - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

### Candidates who WILL incur election expenses or contributions will do the following:

1. File Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.  
***Petitions must be submitted by Noon on May 21, 2018.***
4. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
  - Form 1 – Statement of Financial Interest
  - Loyalty Oath/Oath of Candidate
  - Check for \$25.00, from your campaign account made payable to the Supervisor of Elections, for your qualifying fee. NO CASH WILL BE ACCEPTED.
  - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

## SECTION 5

**REBATE REPORT**  
**ChampionsGate**  
**Community Development District**  
**Capital Improvement Revenue Bonds**  
**\$14,205,000 Series 1998A**  
**\$7,580,000 Series 1998B**

**Dated: December 1, 1998**  
**Delivered: December 21, 1998**

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**Rebate Report to the Computation Date**  
**December 20, 2018**  
**Reflecting Activity To**  
**December 31, 2017**



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# AMTEC

American Municipal Tax-Exempt Compliance

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

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

March 13, 2018

ChampionsGate Community  
Development District  
c/o Ms. Teresa Viscarra  
Governmental Management Services-CF, LLC  
1412S Narcoossee Road  
St. Cloud, FL 34771

Re: ChampionsGate Community Development District, Capital Improvement Revenue Bonds,  
\$14,205,000 Series 1998A & \$7,580,000 Series 1998B

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the ChampionsGate Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of December 31, 2018. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 20, 2018 Computation Date  
Reflecting Activity from December 21, 1998 through December 31, 2017

<b>Fund Description</b>	<b>Taxable Investment Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Bond Proceeds	3.688584%	\$1,603,000.34	\$(2,909,289.13)

<b>Summary</b>	
Bond Yield	6.244929%
Taxable Investment Yield	3.754065%
Rebatable Arbitrage	\$(2,909,289.13)
Rebate Computation Credits	(45,840.55)
<b>Net Rebatable Arbitrage</b>	<b>\$(2,955,129.68)</b>

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

## SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

### COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from December 21, 1998, the date of the closing, to December 31, 2017, the Computation Period. The activity from December 21, 1998 through November 30, 2009 was taken from the Grau & Associates rebate report dated May 13, 2010. All nonpurpose payments and receipts are future valued to the Computation Date of December 31, 2017.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatale Arbitrage, interest earnings and yield, the value of investments, outstanding and subject to rebate at the end of the Computation Period, was as follows:

<b>Reserve A Fund</b>	<b>Value</b>	<b>Accrued Interest</b>	<b>Totals</b>
- Money Market	\$1,337,656.25	\$227.22	\$1,337,883.47
<b>Totals</b>	<b>\$1,337,656.25</b>	<b>\$227.22</b>	<b>\$1,337,883.47</b>

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. During the period between December 1, 2009 and December 31, 2017, the District made periodic payments into the Interest, Sinking and Prepayment Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest, Sinking and Prepayment Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **7. Computation Date**

December 20, 2018.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

### **9. Computation Period**

The period beginning on December 21, 1998, the date of the closing, and ending on December 31, 2017.

### **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

### **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

### **12. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

### **13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

#### **14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Acquisition & Construction	6718041
Revenue	6718013
Interest	6718000
Reserve A	6718012
Reserve B	6718025
Sinking	7913265
Prepayment	6718065

### **METHODOLOGY**

#### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

#### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2017, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 20, 2018. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 20, 2018, is the Rebatable Arbitrage.

**ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Delivered: December 21, 1998**

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

<b>Par Amount</b>	<b>\$21,785,000.00</b>
<b>Original Issue Discount</b>	<b>-206,817.75</b>
<b>Accrued Interest</b>	<b>73,326.25</b>
<b>Total</b>	<b>\$21,651,508.50</b>

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

<b>Acquisition &amp; Construction Fund</b>	<b>\$16,659,417.09</b>
<b>Costs of Issuance</b>	<b>145,000.00</b>
<b>Capitalized Interest</b>	<b>2,232,891.41</b>
<b>Underwriter's Discount</b>	<b>435,700.00</b>
<b>1998A Reserve Account</b>	<b>1,420,500.00</b>
<b>1998B Reserve Account</b>	<b>758,000.00</b>
<b>Total</b>	<b>* \$21,651,508.50</b>

- \* Our computed available proceeds, \$21,651,508.50, is different from the prior consultant's starting balance of \$21,680,791.50. We believe that they computed the incorrect original issue discount, resulting in a difference of \$29,283. This difference is minimal and will not cause a liability to exist.

PROOF OF ARBITRAGE YIELD

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B

Date	Debt Service	Total	Present Value to 12/21/1998 @ 6.2449291%
05/01/1999	549,946.88	549,946.88	537,869.24
11/01/1999	659,936.25	659,936.25	625,899.58
05/01/2000	659,936.25	659,936.25	606,947.85
11/01/2000	659,936.25	659,936.25	588,569.96
05/01/2001	659,936.25	659,936.25	570,748.54
11/01/2001	659,936.25	659,936.25	553,466.74
05/01/2002	659,936.25	659,936.25	536,708.22
11/01/2002	659,936.25	659,936.25	520,457.13
05/01/2003	659,936.25	659,936.25	504,698.11
11/01/2003	659,936.25	659,936.25	489,416.26
05/01/2004	659,936.25	659,936.25	474,597.13
11/01/2004	659,936.25	659,936.25	460,226.72
05/01/2005	8,239,936.25	8,239,936.25	5,572,375.95
11/01/2005	443,906.25	443,906.25	291,108.26
05/01/2006	1,043,906.25	1,043,906.25	663,852.34
11/01/2006	425,156.25	425,156.25	262,183.45
05/01/2007	1,060,156.25	1,060,156.25	633,976.71
11/01/2007	405,312.50	405,312.50	235,039.11
05/01/2008	1,080,312.50	1,080,312.50	607,499.96
11/01/2008	384,218.75	384,218.75	209,518.38
05/01/2009	1,104,218.75	1,104,218.75	583,909.32
11/01/2009	361,718.75	361,718.75	185,484.67
05/01/2010	1,126,718.75	1,126,718.75	560,272.42
11/01/2010	337,812.50	337,812.50	162,894.40
05/01/2011	1,147,812.50	1,147,812.50	536,720.40
11/01/2011	312,500.00	312,500.00	141,701.32
05/01/2012	1,172,500.00	1,172,500.00	515,565.01
11/01/2012	285,625.00	285,625.00	121,790.53
05/01/2013	1,200,625.00	1,200,625.00	496,445.30
11/01/2013	257,031.25	257,031.25	103,061.55
05/01/2014	1,227,031.25	1,227,031.25	477,104.02
11/01/2014	226,718.75	226,718.75	85,485.33
05/01/2015	1,261,718.75	1,261,718.75	461,331.85
11/01/2015	194,375.00	194,375.00	68,918.85
05/01/2016	1,294,375.00	1,294,375.00	445,045.52
11/01/2016	160,000.00	160,000.00	53,347.12
05/01/2017	1,325,000.00	1,325,000.00	428,404.11
11/01/2017	123,593.75	123,593.75	38,750.83
05/01/2018	1,363,593.75	1,363,593.75	414,587.48
11/01/2018	84,843.75	84,843.75	25,014.84
05/01/2019	1,399,843.75	1,399,843.75	400,224.97
11/01/2019	43,750.00	43,750.00	12,129.68
05/01/2020	1,443,750.00	1,443,750.00	388,159.34
	38,347,306.88	38,347,306.88	21,651,508.50

PROOF OF ARBITRAGE YIELD

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B

Proceeds Summary

Series	Delivery Date	Par Value	Accrued Interest	Premium (Discount)	Yield Target
1998A	12/21/1998	14,205,000.00	49,322.92	-166,340.55	14,087,982.37
1998B	12/21/1998	7,580,000.00	24,003.33	-40,477.20	7,563,526.13
		21,785,000.00	73,326.25	-206,817.75	21,651,508.50

BOND DEBT SERVICE  
ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/1999			369,921.88	369,921.88	369,921.88
11/01/1999			443,906.25	443,906.25	
05/01/2000			443,906.25	443,906.25	887,812.50
11/01/2000			443,906.25	443,906.25	
05/01/2001			443,906.25	443,906.25	887,812.50
11/01/2001			443,906.25	443,906.25	
05/01/2002			443,906.25	443,906.25	887,812.50
11/01/2002			443,906.25	443,906.25	
05/01/2003			443,906.25	443,906.25	887,812.50
11/01/2003			443,906.25	443,906.25	
05/01/2004			443,906.25	443,906.25	887,812.50
11/01/2004			443,906.25	443,906.25	
05/01/2005			443,906.25	443,906.25	887,812.50
11/01/2005			443,906.25	443,906.25	
05/01/2006	600,000	6.250%	443,906.25	1,043,906.25	1,487,812.50
11/01/2006			425,156.25	425,156.25	
05/01/2007	635,000	6.250%	425,156.25	1,060,156.25	1,485,312.50
11/01/2007			405,312.50	405,312.50	
05/01/2008	675,000	6.250%	405,312.50	1,080,312.50	1,485,625.00
11/01/2008			384,218.75	384,218.75	
05/01/2009	720,000	6.250%	384,218.75	1,104,218.75	1,488,437.50
11/01/2009			361,718.75	361,718.75	
05/01/2010	765,000	6.250%	361,718.75	1,126,718.75	1,488,437.50
11/01/2010			337,812.50	337,812.50	
05/01/2011	810,000	6.250%	337,812.50	1,147,812.50	1,485,625.00
11/01/2011			312,500.00	312,500.00	
05/01/2012	860,000	6.250%	312,500.00	1,172,500.00	1,485,000.00
11/01/2012			285,625.00	285,625.00	
05/01/2013	915,000	6.250%	285,625.00	1,200,625.00	1,486,250.00
11/01/2013			257,031.25	257,031.25	
05/01/2014	970,000	6.250%	257,031.25	1,227,031.25	1,484,062.50
11/01/2014			226,718.75	226,718.75	
05/01/2015	1,035,000	6.250%	226,718.75	1,261,718.75	1,488,437.50
11/01/2015			194,375.00	194,375.00	
05/01/2016	1,100,000	6.250%	194,375.00	1,294,375.00	1,488,750.00
11/01/2016			160,000.00	160,000.00	
05/01/2017	1,165,000	6.250%	160,000.00	1,325,000.00	1,485,000.00
11/01/2017			123,593.75	123,593.75	
05/01/2018	1,240,000	6.250%	123,593.75	1,363,593.75	1,487,187.50
11/01/2018			84,843.75	84,843.75	
05/01/2019	1,315,000	6.250%	84,843.75	1,399,843.75	1,484,687.50
11/01/2019			43,750.00	43,750.00	
05/01/2020	1,400,000	6.250%	43,750.00	1,443,750.00	1,487,500.00
	14,205,000		13,789,921.88	27,994,921.88	27,994,921.88



BOND DEBT SERVICE

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/1999			180,025	180,025	180,025
11/01/1999			216,030	216,030	
05/01/2000			216,030	216,030	432,060
11/01/2000			216,030	216,030	
05/01/2001			216,030	216,030	432,060
11/01/2001			216,030	216,030	
05/01/2002			216,030	216,030	432,060
11/01/2002			216,030	216,030	
05/01/2003			216,030	216,030	432,060
11/01/2003			216,030	216,030	
05/01/2004			216,030	216,030	432,060
11/01/2004			216,030	216,030	
05/01/2005	7,580,000	5.700%	216,030	7,796,030	8,012,060
	7,580,000		2,772,385	10,352,385	10,352,385

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
12/21/98	Beg Bal	-21,680,791.50	-74,153,610.14
12/21/98		127,000.00	434,371.06
12/21/98		1,553,104.00	5,311,995.58
12/21/98		435,700.00	1,490,200.57
02/01/99		18,000.00	61,145.19
02/02/99		5,011.00	17,019.23
02/04/99		374,650.00	1,272,017.11
02/23/99		339,962.00	1,150,503.85
03/23/99		18,000.00	60,604.47
04/01/99		677,689.00	2,278,605.35
04/05/99		520,478.00	1,748,816.78
04/30/99		34,995.00	117,082.86
05/03/99		549,947.00	1,839,016.37
05/04/99		49,685.00	166,117.68
05/05/99		253.00	845.74
05/07/99		44,941.00	150,179.53
05/13/99		69,156.00	230,862.17
05/25/99		590,824.00	1,968,297.85
05/28/99		18,000.00	59,935.29
06/01/99		65.00	216.32
06/11/99		202,038.00	671,241.49
06/23/99		178,108.00	590,525.89
07/07/99		18,000.00	59,537.34
07/14/99		-13,862.00	-45,795.58
07/14/99		23,961.00	79,159.41
07/21/99		61,269.00	202,171.12
08/02/99		94,754.00	312,075.63
08/04/99		2,208.00	7,269.64
08/04/99		215,907.00	710,854.40
08/20/99		-11,256.00	-36,958.22
08/20/99		5,060.00	16,614.13
08/30/99		3,986.00	13,065.39
09/13/99		21,925.00	71,706.80
09/21/99		425,056.00	1,388,268.25
09/24/99		7,771.00	25,367.73
10/01/99		21,925.00	71,486.66
10/12/99		29,195.00	95,011.86
10/14/99		-161.00	-523.78
10/15/99		87,600.00	284,938.35
10/19/99		406,536.00	1,321,444.94
10/27/99		9,841.00	31,944.48
11/01/99		38,697.00	125,527.00
11/01/99		659,936.00	2,140,728.86
11/12/99		1,187,475.00	3,844,751.59

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
11/16/99		388,489.00	1,256,972.56
11/19/99		24,945.00	80,669.25
11/24/99		1,713,686.00	5,537,131.53
12/07/99		38,091.00	122,803.73
12/10/99		605,007.00	1,949,517.03
12/14/99		2,635.00	8,484.97
12/23/99		85,364.00	274,458.69
12/30/99		294,835.00	946,808.12
01/05/00		46,621.00	149,586.91
01/24/00		399,304.00	1,277,044.87
01/25/00		5,446.00	17,414.30
01/25/00		154.00	492.44
01/25/00		-5,600.00	-17,906.73
01/26/00		156,348.00	499,857.78
01/31/00		-69.00	-220.45
01/31/00		371,070.00	1,185,531.87
02/01/00		162.00	517.49
02/08/00		152,264.00	485,804.06
02/09/00		27,896.00	88,988.04
02/17/00		62,955.00	200,551.76
03/13/00		536,237.00	1,700,686.30
03/16/00		822,300.00	2,606,604.69
03/29/00		9,612.00	30,401.45
04/03/00		3.00	9.48
04/06/00		539,219.00	1,703,438.15
04/07/00		359,744.00	1,136,267.43
04/14/00		19,537.00	61,634.74
04/20/00		-3,026.00	-9,536.56
05/01/00		659,936.00	2,075,909.33
05/03/00		59,980.00	188,609.97
05/10/00		18,235.00	57,272.31
05/11/00		4,871.00	15,296.17
05/19/00		168,628.00	528,811.54
05/25/00		86,676.00	271,534.48
06/08/00		53,978.00	168,724.64
06/13/00		9,884.00	30,869.07
06/14/00		336.00	1,049.19
06/16/00		636.00	1,985.30
06/23/00		350,222.00	1,091,923.89
07/14/00		777,817.00	2,416,398.14
07/17/00		4,820.00	14,966.34
07/24/00		1,246.00	3,864.27
07/31/00		37,877.00	117,349.08
08/07/00		6,848.00	21,190.86

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
08/11/00		3,117.00	9,638.84
08/16/00		39,768.00	122,871.43
08/25/00		598,930.00	1,847,674.85
09/08/00		6,520.00	20,069.32
09/13/00		21,999.00	67,657.68
09/25/00		108,201.00	332,089.55
10/03/00		44,677.00	136,935.00
10/11/00		39,290.00	120,259.39
10/17/00		49,109.00	150,159.55
10/25/00		1,700.00	5,190.96
11/01/00		659,936.00	2,013,052.48
11/17/00		57,504.00	174,930.03
11/22/00		78,571.00	238,812.84
11/24/00		6,267.00	19,041.74
12/07/00		248,304.00	752,776.99
12/07/00		-18,316.00	-55,528.16
12/15/00		10,718.00	32,449.12
12/19/00		5,551.13	16,794.76
12/19/00		-5,551.00	-16,794.37
01/04/01		57,529.00	173,606.69
01/09/01		45,748.00	137,937.01
01/18/01		24,320.00	73,215.77
01/31/01		2,860.00	8,592.45
02/15/01		125,838.00	377,094.20
02/22/01		15,494.00	46,374.83
02/28/01		12,747.00	38,113.75
03/02/01		103,223.00	308,427.70
03/15/01		12,958.00	38,632.29
03/15/01		-1,055.00	-3,145.32
03/28/01		6,729.00	20,016.98
04/03/01		17,351.00	51,570.54
04/03/01		-574.00	-1,706.04
04/04/01		7,548.00	22,430.29
04/05/01		21,280.00	63,226.69
04/25/01		-584,288.00	-1,730,103.44
04/26/01		58,004.00	171,723.16
05/01/01		659,936.00	1,952,098.88
05/02/01		16,032.00	47,414.76
05/02/01		-1,823.00	-5,391.54
05/10/01		40,100.00	118,434.08
05/21/01		6,204.00	18,288.92
05/23/01		2,000.00	5,893.83
06/05/01		-1,574.00	-4,628.95
06/07/01		6,038.00	17,750.98

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
06/22/01		2,128.00	6,240.05
06/25/01		8,540.00	25,029.48
06/29/01		4,451.00	13,036.32
07/03/01		-1,471.00	-4,305.40
07/13/01		11,820.00	34,536.33
07/31/01		-100,000.00	-291,338.27
08/01/01		99,750.00	290,560.29
08/03/01		-1,443.00	-4,201.86
08/23/01		17,808.00	51,678.09
09/06/01		-1,402.00	-4,059.52
09/25/01		1,541.00	4,447.54
10/01/01		-1,136.00	-3,275.30
10/26/01		-526,586.00	-1,511,774.25
11/01/01		43,380.00	124,433.20
11/01/01		659,936.00	1,892,990.91
11/02/01		-962.00	-2,758.97
12/04/01		-103.00	-293.79
01/04/02		-90.00	-255.40
02/04/02		-100.00	-282.32
03/04/02		-77.00	-216.28
03/12/02		5,524.00	15,494.66
03/12/02		-5,524.00	-15,494.66
04/03/02		-79.00	-220.80
04/23/02		-631,942.00	-1,760,208.55
05/01/02		8,500.00	23,643.53
05/01/02		644,831.00	1,793,656.74
05/02/02		-1,649.00	-4,586.06
06/04/02		-52.00	-143.83
07/03/02		-52.00	-143.12
08/02/02		-277.00	-758.62
09/05/02		-123.00	-334.97
09/25/02		1,626.00	4,412.97
10/02/02		-277.00	-750.88
10/29/02		-620,498.00	-1,674,283.12
11/01/02		640,038.00	1,726,417.78
11/01/02		-1,626.00	-4,385.92
11/04/02		-289.00	-779.14
12/03/02		-443.00	-1,188.42
01/03/03		-548.00	-1,462.59
02/04/03		-524.00	-1,391.14
03/03/03		-5,673.00	-14,986.57
03/04/03		-488.00	-1,288.95
03/05/03		5,673.00	14,981.46
03/26/03		74,408.00	195,795.61

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
04/02/03		1,141.00	2,999.33
04/02/03		547.00	1,437.89
04/02/03		-554.00	-1,456.29
04/04/03		551.00	1,447.91
05/01/03		633,125.00	1,656,060.97
05/01/03		-626,095.00	-1,637,672.64
05/02/03		1,069.00	2,795.70
05/02/03		467.00	1,221.32
06/03/03		1,086.00	2,825.16
06/03/03		475.00	1,235.68
07/02/03		953.00	2,466.92
07/02/03		416.00	1,076.85
08/04/03		759.00	1,954.02
08/04/03		332.00	854.72
09/03/03		750.00	1,921.31
09/03/03		328.00	840.25
10/02/03		746.00	1,901.62
10/02/03		326.00	831.00
10/29/03		-601,507.00	-1,526,239.29
11/03/03		612,035.00	1,551,891.89
11/03/03		-10,511.00	-26,651.97
11/04/03		756.00	1,916.61
12/02/03		723.00	1,824.20
12/02/03		316.00	797.30
01/05/04		732.00	1,836.52
01/05/04		320.00	802.85
02/03/04		707.00	1,765.34
02/03/04		309.00	771.56
03/02/04		672.00	1,669.65
03/02/04		293.00	727.99
03/04/04		4,191.00	10,409.42
04/02/04		727.00	1,797.07
04/02/04		316.00	781.12
05/03/04		50.00	122.94
05/04/04		686.00	1,686.48
05/04/04		298.00	732.61
06/02/04		702.00	1,717.58
06/02/04		304.00	743.80
07/02/04		709.00	1,725.84
07/02/04		307.00	747.30
08/03/04		1,052.00	2,547.25
08/03/04		457.00	1,106.55
08/10/04		1,845.00	4,462.03
09/02/04		1,262.00	3,040.63

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Bond Proceeds

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
09/02/04		546.00	1,315.52
09/15/04		184,475.00	443,483.06
10/04/04		1,393.00	3,337.96
10/04/04		501.00	1,200.52
11/02/04		1,661.00	3,961.16
11/02/04		503.00	1,199.56
12/02/04		1,787.00	4,239.86
12/02/04		541.00	1,283.58
01/04/05		2,121.00	5,004.88
01/04/05		642.00	1,514.92
02/02/05		2,240.00	5,260.47
02/02/05		678.00	1,592.23
03/02/05		2,295.00	5,362.08
03/02/05		695.00	1,623.81
03/24/05		2,314.00	5,386.19
03/28/05		29,776.00	69,260.91
04/04/05		2,576.00	5,985.81
04/04/05		773.00	1,796.21
04/28/05		-539,611.00	-1,248,754.52
05/02/05		539,611.00	1,247,901.57
05/02/05		2,788.00	6,447.51
05/02/05		781.00	1,806.14
05/19/05		11,635.00	26,829.02
06/01/05		3,125.00	7,191.15
06/01/05		865.00	1,990.51
07/01/05		3,093.00	7,081.13
07/01/05		841.00	1,925.39
08/01/05		3,442.00	7,839.85
08/01/05		936.00	2,131.93
09/01/05		3,710.00	8,407.09
09/01/05		1,009.00	2,286.46
09/06/05		135,740.00	307,332.48
10/03/05		3,772.00	8,500.99
10/03/05		724.00	1,631.68
11/01/05		4,115.00	9,229.76
11/01/05		726.00	1,628.38
11/01/05		123.00	275.88
12/01/05		4,218.00	9,412.42
12/01/05		744.00	1,660.23
01/03/06		4,606.00	10,222.21
01/03/06		812.00	1,802.09
02/01/06		4,721.00	10,427.44
02/01/06		833.00	1,839.88
02/07/06		-3,142.00	-6,932.74

ChampionsGate  
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\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
03/01/06		4,485.00	9,855.55
03/01/06		791.00	1,738.18
03/03/06		-1,529.00	-3,358.75
03/28/06		3,465.00	7,579.11
03/28/06		-3,017.00	-6,599.19
03/31/06		5,365.00	11,731.04
04/03/06		5,066.00	11,071.58
04/03/06		891.00	1,947.25
05/01/06		5,125.00	11,147.08
05/01/06		872.00	1,896.63
05/01/06		495,069.00	1,076,794.65
05/01/06		-487,354.00	-1,060,014.22
06/01/06		5,459.00	11,812.85
06/01/06		929.00	2,010.28
07/03/06		5,417.00	11,658.07
07/03/06		921.00	1,982.11
07/27/06		3,923.00	8,408.25
07/27/06		-2,368.00	-5,075.38
08/01/06		5,886.00	12,606.97
08/01/06		999.00	2,139.72
09/01/06		5,865.00	12,497.78
09/01/06		982.00	2,092.55
09/07/06		25.00	53.22
09/07/06		4.00	8.51
10/02/06		5,719.00	12,122.31
10/02/06		957.00	2,028.51
10/30/06		-467,114.00	-985,396.33
11/01/06		5,934.00	12,515.88
11/01/06		993.00	2,094.42
11/01/06		469,521.00	990,304.82
12/01/06		5,743.00	12,051.11
12/01/06		961.00	2,016.56
01/02/07		5,938.00	12,394.49
01/02/07		994.00	2,074.79
02/01/07		2,862.00	5,944.38
02/01/07		479.00	994.88
02/05/07		3,013.00	6,253.74
02/05/07		504.00	1,046.09
02/08/07		-466.00	-966.73
03/02/07		5,285.00	10,918.99
03/02/07		884.00	1,826.37
04/03/07		5,863.00	12,049.18
04/03/07		981.00	2,016.08
05/01/07		193.00	394.75



ChampionsGate  
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\$14,205,000 Series 1998A  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
05/02/07		5,636.00	11,525.44
05/02/07		943.00	1,928.40
06/04/07		5,719.00	11,631.42
06/04/07		957.00	1,946.37
07/03/07		5,437.00	11,003.24
07/03/07		910.00	1,841.63
08/02/07		5,699.00	11,476.47
08/02/07		954.00	1,921.14
09/05/07		5,163.00	10,338.65
09/05/07		864.00	1,730.12
10/02/07		5,175.00	10,314.99
10/02/07		866.00	1,726.14
11/01/07		3.00	5.95
11/02/07		5,429.00	10,765.96
11/02/07		863.00	1,711.37
12/03/07		936.00	1,846.33
12/04/07		5,587.00	11,018.89
01/03/08		5,775.00	11,333.39
01/03/08		965.00	1,893.80
02/04/08		5,398.00	10,537.58
02/04/08		900.00	1,756.91
03/04/08		4,175.00	8,108.47
03/04/08		696.00	1,351.74
04/02/08		3,949.00	7,632.95
04/02/08		658.00	1,271.84
05/02/08		3,373.00	6,486.29
05/02/08		562.00	1,080.73
06/03/08		3,288.00	6,289.44
06/03/08		548.00	1,048.24
07/02/08		2,965.00	5,643.56
07/02/08		494.00	940.28
08/04/08		3,024.00	5,724.49
08/04/08		504.00	954.08
09/03/08		3,044.00	5,733.87
09/03/08		507.00	955.02
10/02/08		2,924.00	5,480.62
10/02/08		488.00	914.69
11/04/08		3,025.00	5,639.02
11/04/08		504.00	939.53
11/06/08		49,463.00	92,174.39
11/06/08		3,237.00	6,032.16
12/02/08		2,671.00	4,955.36
12/02/08		453.00	840.43
01/05/09		2,130.00	3,929.46

ChampionsGate  
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Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
01/05/09		363.00	669.67
02/03/09		1,501.00	2,755.86
02/03/09		256.00	470.02
03/03/09		912.00	1,665.88
03/03/09		155.00	283.13
04/02/09		780.00	1,417.73
04/02/09		133.00	241.74
05/04/09		651.00	1,176.81
05/04/09		111.00	200.65
06/02/09		619.00	1,113.62
06/02/09		105.00	188.90
07/02/09		515.00	921.78
07/02/09		88.00	157.51
08/04/09		400.00	712.05
08/04/09		68.00	121.05
09/02/09		263.00	465.94
09/02/09		45.00	79.72
10/02/09		217.00	382.48
10/02/09		37.00	65.21
11/03/09		197.00	345.39
11/03/09		34.00	59.61
12/02/09		24.21	42.24
12/02/09		142.15	247.99
01/05/10		17.90	31.05
01/05/10		105.10	182.33
02/02/10		11.18	19.31
02/02/10		65.63	113.33
03/02/10		9.08	15.60
03/02/10		53.31	91.59
03/19/10		128,088.97	219,416.05
04/02/10		8.30	14.19
04/02/10		56.35	96.31
05/04/10		5.05	8.58
05/04/10		65.37	111.12
05/13/10		8,327.16	14,133.43
05/13/10		36,597.35	62,115.55
05/13/10		69,813.68	118,492.59
05/13/10		1,189,398.12	2,018,728.50
06/02/10		2.65	4.48
06/02/10		41.87	70.83
07/02/10		13.54	22.79
08/03/10		18.44	30.87
09/02/10		25.53	42.53
10/04/10		18.12	30.02

ChampionsGate  
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\$14,205,000 Series 1998A  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
11/02/10		16.20	26.71
12/02/10		14.17	23.25
01/04/11		12.35	20.15
02/02/11		11.53	18.72
03/02/11		9.14	14.77
04/04/11		10.05	16.15
05/03/11		8.10	12.95
06/02/11		6.67	10.61
07/05/11		9.38	14.84
08/02/11		5.23	8.24
09/02/11		5.20	8.15
10/04/11		4.75	7.40
11/02/11		6.14	9.52
12/02/11		6.26	9.66
01/04/12		4.84	7.43
01/09/12		-98,143.26	-150,451.64
02/02/12		12.19	18.61
02/03/12		-24,531.89	-37,453.04
03/02/12		16.19	24.60
04/03/12		18.79	28.39
04/30/12		-424,531.00	-638,574.16
05/02/12		18.95	28.49
05/29/12		-287,255.84	-429,951.47
06/04/12		46.13	68.99
07/03/12		65.72	97.80
07/30/12		-16,281.00	-24,116.06
08/02/12		62.61	92.71
09/05/12		53.64	78.98
10/02/12		57.48	84.24
11/02/12		62.51	91.15
12/04/12		54.43	78.93
01/03/13		39.72	57.32
02/04/13		16.11	23.12
03/04/13		16.37	23.38
04/02/13		18.09	25.71
05/02/13		17.44	24.66
06/04/13		7.88	11.08
06/12/13		-342,451.04	-480,925.82
07/02/13		0.73	1.02
09/04/13		1.20	1.66
10/02/13		18.07	24.90
11/04/13		18.68	25.60
12/03/13		18.07	24.65
01/03/14		18.67	25.33

ChampionsGate  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
02/04/14		18.67	25.20
03/04/14		16.87	22.65
04/02/14		18.67	24.95
05/02/14		18.07	24.03
05/22/14		107.70	142.72
06/03/14		18.67	24.69
07/02/14		18.07	23.78
08/04/14		18.67	24.44
09/03/14		18.67	24.32
10/02/14		18.07	23.42
11/04/14		18.67	24.06
12/02/14		18.07	23.18
01/05/15		18.67	23.82
02/03/15		18.67	23.70
03/03/15		16.87	21.31
04/02/15		18.67	23.46
05/04/15		18.07	22.59
06/02/15		19.75	24.57
07/02/15		31.77	39.32
08/04/15		38.52	47.41
09/02/15		61.83	75.74
10/02/15		61.27	74.67
11/03/15		66.05	80.07
12/02/15		75.53	91.11
01/05/16		156.30	187.48
02/02/16		259.47	309.81
03/02/16		296.45	352.15
04/04/16		354.20	418.46
05/03/16		353.81	415.93
06/02/16		354.17	414.30
07/05/16		314.75	366.12
08/02/16		251.94	291.71
09/02/16		204.15	235.17
10/04/16		112.47	128.85
11/02/16		116.22	132.51
12/02/16		112.47	127.58
01/04/17		116.22	131.12
02/02/17		171.05	192.05
03/02/17		157.90	176.38
04/04/17		174.81	194.21
05/01/17		34,531.25	38,186.27
05/02/17		221.81	245.25
06/02/17		227.22	249.94
07/05/17		219.89	240.52

ChampionsGate  
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ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
08/02/17		227.22	247.39
09/05/17		227.22	246.00
10/03/17		219.89	236.93
11/02/17		227.22	243.62
12/04/17		219.89	234.48
12/31/17	RF A Balance	1,337,656.25	1,420,068.33
12/31/17	RF A Accrual	227.22	241.22
-----			
12/20/18	TOTALS:	1,603,000.34	-2,909,289.13
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ISSUE DATE:	12/21/98	REBATABLE ARBITRAGE:	-2,909,289.13
COMP DATE:	12/20/18	NET INCOME:	1,603,000.34
BOND YIELD:	6.244929%	TAX INV YIELD:	3.688584%

ChampionsGate  
Community Development District  
Capital Improvement Revenue Bonds  
\$14,205,000 Series 1998A  
\$7,580,000 Series 1998B  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
12/20/99		-1,000.00	-3,216.81
12/20/00		-1,000.00	-3,024.95
12/20/01		-1,000.00	-2,844.54
12/20/02		-1,000.00	-2,674.88
12/20/03		-1,000.00	-2,515.35
12/20/04		-1,000.00	-2,365.33
12/20/05		-1,000.00	-2,224.26
12/20/06		-1,000.00	-2,091.60
12/20/07		-1,400.00	-2,753.60
12/20/08		-1,430.00	-2,644.85
12/20/09		-1,490.00	-2,591.47
12/20/10		-1,500.00	-2,453.26
12/20/11		-1,520.00	-2,337.70
12/20/12		-1,550.00	-2,241.67
12/20/13		-1,590.00	-2,162.37
12/20/14		-1,620.00	-2,071.77
12/20/15		-1,650.00	-1,984.28
12/20/16		-1,650.00	-1,865.94
12/20/17		-1,670.00	-1,775.92
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12/20/18	TOTALS:	-25,070.00	-45,840.55
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ISSUE DATE: 12/21/98      REBATABLE ARBITRAGE: -45,840.55  
COMP DATE: 12/20/18  
BOND YIELD: 6.244929%