

*ChampionsGate Community  
Development District*

*Agenda*

*May 11, 2020*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

May 4, 2020

Board of Supervisors  
ChampionsGate Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, May 11, 2020 at 2:00 p.m. via Zoom: <https://zoom.us/j/99768480831>**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 10, 2020 Meeting
4. Consideration of Resolution 2020-04 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
5. Consideration of Proposals
  - A. Ditch Cleaning Services
  - B. Speed Hump Installation on Legends
6. Discussion of FDOT Property Acquisition
  - A. Consideration of Resolution 2020-05 - Added**
7. 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 – 1,348
    - iv. Discussion of Qualifying Period and Procedure
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

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

The fourth order of business is the consideration of Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting a public hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is the consideration of proposals/agreements. The proposals will be provided under separate cover.

The sixth order of business is the discussion of the acquisition of District property by Florida Department of Transportation. A copy of the correspondence is enclosed for your review.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register 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 Supervisor of Elections is enclosed for your review. Section 4 is the discussion of the qualifying period and procedure. The qualifying information 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 Monday, February 10, 2020 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Holland.

Mr. Flint stated the form behind the Oath of Office form is very important and is the Form 1: Statement of Financial Interests. This is a financial disclosure form required by the State of Florida to be filed by public officers. As a Board member you are a public official and this needs to be filed within 30 days of today with the Supervisor of Elections office in Osceola County. Annually at the beginning of June they will mail an update that you need to file annually, and it is due by July 1<sup>st</sup>. It is important to file this within 30 days of today and we recommend you have them hand stamp and give you a copy or mail it certified or otherwise, so you have proof of filing within the 30 days. There is a Form 1F that is provided for informational purposes; this gets filed within 60 days of leaving the Board. As a Board member

you are entitled to compensation of \$200 per meeting and we provided the W-4 and I-9 forms and they get sent to my office.

Mr. Clark stated there is a guide to the code of ethics and Sunshine Law and put simply, the code of ethics applies to all public officers and prohibits you from engaging from self-dealing, you cannot use your agency to enrich yourself, your relatives, things like that. You can't employ your family, a lot of it is fairly intuitive. There are issues on voting conflicts, which I will guide you through if you ever feel like we are voting on something that you may have a conflict of interest; it is probably rare in this setting. The Sunshine Law is important; while the code of ethics is intuitive the Sunshine Law is somewhat counter intuitive. The sunshine law is a long established Florida law and policy that governmental entities have to do business in a properly noticed meeting with minutes kept and not outside of the meeting. For boards like this what that means on a practical basis is that you can't talk to the other supervisors about CDD business outside of a meeting. You can talk with them, socialize with them but if there is a matter that is going to come before this Board then you shouldn't communicate about it except at a noticed meeting. The state and the people who enforce that take it very seriously. A lot of new supervisors find it counter intuitive to getting things done there is a sense of if we could just get some things done and make progress on things why don't we pick up the phone and make a call and do that. The law is really designed in a sense to impede progress, to force discussions and deliberations to come here in a forum where the public can attend and watch and where a recording and minutes are kept. Some of the traps for the unwary anymore are things like social media, if you put out a voting position on social media and it is seen by the others, that could be a gray area. When you receive communications as you will, you will receive meeting agendas and other communications from George's office and there is always that temptation to hit reply to all and if you do that you are communicating outside a meeting with the other supervisors. Be careful not to do that and they will put that caution on the communication that comes out. There is also the public records law, any documents that come into your position that have to do with the business of the CDD are public records that would include the meeting binder, the minutes or any emails that you send or receive where you are communicating about District business. You are not required to maintain the public records, in fact they usually recommend that you not do so. The manager's office is the custodian of public records and keeps everything and to the extent that you keep them if someone asks you for them, you are

required to make access. It is easier just to say no, the manager keeps that and let me pass this request on.

Mr. Flint stated to the extent that you have anything that I don't have that would be something that you would want to retain but if it is agendas, maps, agreements all that stuff we have. I should have everything you have.

Mr. Clark stated an example might be if you kept notes during a meeting those would be a public record that the public at large is entitled to request to see. I have never heard of that happening but I'm sure it has somewhere.

Mr. Flint stated we haven't set up individual email accounts, but we can if a Board Member desires to do that otherwise we suggest that you make sure that your emails are getting set aside in a separate folder, so it is not mixed in with your personal or business emails. You can create your own separate email, or we can do that. You can talk to me, you can talk to onsite staff, to District Counsel, the District Engineer you just can't talk to the other Board Members.

## **SECOND ORDER OF BUSINESS**

### **Public Comment Period**

There being none, the next item followed.

## **THIRD ORDER OF BUSINESS**

### **Organizational Matters**

#### **A. Acceptance of Resignation of Jordan Rockefeller**

Mr. Flint stated there was some discussion at the last meeting as to whether Mr. Rockefeller was still residing within the District and he has moved out of the District and out of the County. I explained to him that to be a Board member you have to be a fulltime resident within the boundaries of the District, so he understands that. By the fact that he has moved, that seat is now vacant. You are not obligated at this point to fill it today if you don't want to. You do have two resumes from the last time that you solicited, and I provided copies. If you want to go out and solicit additional interest, we can do that.

This item tabled and will be taken up later in the meeting.

## **FOURTH ORDER OF BUSINESS**

### **Approval of the Minutes of the December 9, 2019 Meeting**

Ms. Allen stated there were a few items that were supposed to be followed up and I don't know if we are going to address them today. We were supposed to get a cost on the speed bumps on Legends, I don't know if we are going to get that today. We were going to get a draft

agreement for the boardwalk, and I don't know if we are getting that today. The sidewalk work, I thought we were going to talk about areas of concern.

Mr. Reicher stated I have the agreement and we do have bids on the sidewalk work.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the minutes of the December 9, 2019 meeting were approved, as presented.

#### **FIFTH ORDER OF BUSINESS**

#### **Review and Acceptance of Draft Fiscal Year 2019 Audit Report**

Mr. Flint stated the Board as a government entity is required to have an annual independent audit performed. You went through an RFQ process to select the independent auditor, they have prepared the report that is included in your agenda package. If there were any issues or findings by the auditor they would show up in the management letter, which starts on page 27. You can see that there are no current or prior year findings or recommendations and they found that we have complied with all the provisions of the auditor general of the State of Florida that they are required to review. It is a clean audit with no findings.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the Fiscal Year 2019 audit was accepted and staff authorized to provide the final audit to the State of Florida.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint stated this is an agreement, called a data sharing and usage agreement with Osceola County property appraiser. We use the tax bill as the collection method for our Debt Service and operating and maintenance assessments. The Statutes prescribe that we enter into agreements with them to provide that and indicate what fees can be charged for that. This agreement is actually related to a bill that passed in the last legislative session that addressed data that is confidential under public records, primarily it deals with police officers, fire fighters, other individuals who under Florida Statute upon their request their information is confidential under public records law. They put penalties in there that have made people making sure that they are following that and as a result many of the property appraisers are requiring these

agreements that basically say when we provide you the assessment roll you are not going to disclose any confidential information that would otherwise be protected.

Mr. Clark stated which you are already bound not to do. They are putting some teeth into it and documenting it.

Mr. Flint stated the reality is when they send us the assessment roll any of those properties that are protected are already taken out. We will have the address, but they don't show the owner's name.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the data sharing and usage agreement with the Osceola County Property Appraiser was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposals/Agreements**

#### **A. Sidewalk Repairs on Masters and Legends**

Mr. Flint stated there were a couple issues that came up at the last meeting, the sidewalk repairs on Masters and Legends was one of the items Ms. Allen had mentioned and there was also a proposal to clean the ditch by the interchange.

Ms. Shouey stated Lee and I talked about the sidewalk repairs and Legends is where it is the worst. The guy I have the bid on the sidewalk is also going to give us a bid per square foot on the sidewalk to repair what needs to be repaired.

Mr. Dawson stated it came down to the cracks that were identified and other cracks don't propose a safety hazard. It may not look as nice as it could, but it is concrete. My view is different than Bill's was. I think we should focus on the areas that are a hazard. I walked Legends after our meeting and there are probably 12 areas that are really bad. I didn't mark them in any way, I didn't want to do that until we had someone lined up to do the repairs.

Ms. Shouey stated if I can get a good enough price maybe we can do more.

Mr. Reicher asked do you want to walk with me and we will identify them and we can flag the areas.

Ms. Shouey stated yes.

Mr. Dawson stated I have some black spray paint we can paint on the corner of the area.

Mr. Clark asked are we going to fix them or just mark them?

Mr. Dawson stated I didn't want to mark them until we knew for certain that someone had been contracted to take care of it so it is not sitting there marked for two months.

Ms. Shouey stated I need to show them something to bid on. I have a bid to do the sidewalk over here from the corner down to the shopping center for \$29,000. I got another one that was \$38,000.

Mr. Reicher stated that is \$7.68 per square foot and he has some stabilizing to do.

Mr. Flint stated the difference between that and the repairs is there is going to be demolition and removal.

Mr. Reicher stated here you have stabilization.

Mr. Flint stated it might offset. That is a good price.

Mr. Reicher stated if you can get these repairs for under \$10 per square foot in this market you are doing pretty good.

Ms. Shouey stated he is doing the boardwalk also.

Mr. Flint stated one way you can do it is by identifying the locations and making a motion that as long as it is \$10 or less per square foot, but normally you would set a maximum dollar amount and we don't know how many square feet. Maybe we can lock in a square foot rate.

Mr. Clark stated we could set a unit price and maybe put a high cap on it.

Ms. Shouey stated if Lee and I can walk it then I can walk with Jimmy, that would be real close on what it is going to cost us.

Mr. Flint stated the question is whether you want to start the work before the April meeting.

On MOTION by Mr. Dawson seconded by Mr. Howland with all in favor staff was authorized to enter into a contract for sidewalk repairs and replacement in an amount not to exceed \$10 per square foot up to a total not to exceed \$75,000 subject to final approval by the Chairman.

Ms. Shouey stated we talked last time about the traffic engineering proposal, and you set a not to exceed so I went ahead to make sure they were going to honor that same price and they will. That is to rebuild all the signals at Legends and Masters.

Mr. Clark stated I need a revised proposal when you come to a scope so that I can prepare an agreement and on the signals you can send it to me and I will get that one out.

**B. Ditch Cleaning Services**

This item deferred.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Flint stated Ms. Allen brought up getting a quote for speed bumps on Legends. Have we done anything on that?

Mr. Vincutonis stated we haven't gotten any quotes, but we sent out a map showing the locations.

Mr. Flint stated you can get a price from Fausnight for the striping, signage and the actual speed bump.

Ms. Shouey stated I will do that.

Ms. Allen stated it appears that the paved speed bumps on Masters are not as high as the temporary ones we had there. Trucks don't need to even put their brakes on they go right on through.

Mr. Vincutonis stated I thought they matched what was there 3" high.

Ms. Allen stated several people have asked me what happened to the speed bumps, they are basically non-existing compared to what we had before. I watched today the trucks going over them and they didn't even touch their brakes.

Mr. Vincutonis stated the ones that were there before were speed tables and designed so you could drive over them at 30 mph, they weren't humps they were tables. These have the same profile it is just a little more rounded versus the other ones had more of an angular shape and that may be the difference. I will take a look at them because if people aren't slowing down we can try to go higher with them.

Mr. Flint stated then you run into problems with fire and other emergency vehicles.

Mr. Dawson stated the question is do they match the standard requirement and if they do then that is the answer.

Mr. Reicher stated the next answer is enforcement.



**C. Manager**

**i. Approval of Check Register**

Mr. Flint presented the check register from December 3, 2019 through January 31, 2020 in the amount of \$495,215.73.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Flint stated we have the organizational matters from earlier in the meeting.

**A. Acceptance of Resignation of Jordan Rockefeller**

Mr. Flint stated as discussed Mr. Rockefeller's seat is vacant.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor Mr. Rockefeller's seat was declared vacant.

**B. Review of Letters of Interest/Resumes**

Mr. Flint stated there were three resumes from the last meeting that were not acted on and I provided you two and in addition to that we have one more and the Board can choose to consider these three or if you wanted more time to solicit additional resumes you could do that as well; you have discretion on how you want to handle it.

Ms. Allen stated I would like to look at these three as individuals. Last time there was a comment made and I thought about it and it was we don't need another Belle Trae person; it doesn't matter to me where you live. If you are going to commit to being on the Board you are concerned about the area as a whole.

Mr. Flint stated it is the Board's discretion on how you want to handle that.

Ms. Allen stated I would advocate for Darlene looking at her engineering background and she is passionate about landscaping. I know her personally and she is dedicated, a bright woman.

**C. Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2022**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Darlene McCauley Clevenger was appointed to fill the unexpired term of office.

Mr. Flint stated we will reach out to Ms. Clevenger and make sure she is included on the emails for the meeting reminders, etc.

**D. Administration of Oath of Office to Newly Appointed Board Member**

This item deferred.

**E. Consideration of Resolution 2020-03 Electing Assistant Secretary**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2020-03 appointing Ms. Clevenger as an Assistant secretary was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

**Turnaround**

Mr. Dawson stated talk about the turnarounds. I know the yellow paint is much better and that pit that has happened as a result of people just cutting through there and there have been cars towed out of there because they get their undercarriage stuck on the curb. Is there something we can propose?

Ms. Shouey stated build that up with two big buckets of fill dirt. People have to go up there and make a turn because we direct them that way.

Mr. Reicher stated the only thing you can do is add those internal dotted turn lines over our pavers. I don't know if that would help.

Ms. Allen asked what if we put planters in there?

Ms. Shouey stated they will get run over.

Mr. Flint stated you might get Stadler to give you a price to fill it in.

**Update on intersection improvements and a discussion about the D1 application**

Mr. Reicher stated the DI application is in front of the county next Monday. We have different reasons for concern about a DI as the developer. We started design; HTN is the

engineer that has been approved by the County to start work and I want to enter this schedule into the record. That is a schedule on how long they are going to be doing the work. To refresh everyone's memory the converging diamond work is taking place and this is the limit of the design that we have looked at multiple times, this is what is approved. As part of this improvement we were contacted by the Engineer, I have been working with Scott and with Mark and they will encroach onto some roads owned by the District and have asked for easements to do that. Scott, I don't know how you want to handle that but these are required to make these improvements, which we are in favor of as the developer and we would love to be able to have the latitude to have the Chairman sign them once they are reviewed by Scott. I sent Scott and Mark more detail and the Engineer for the interchange will be providing the legal description for the sketches.

Mr. Clark stated we have some sketches and looked at it from an eye elevation and it looks like some of that work is going to be in our right of way. They have gone through and identified each ownership, there are three private ownerships and I don't know if they are going to deal with that.

Mr. Reicher stated I think that is all us.

Mr. Clark stated the yellow and green are areas that are within CDD owned right of way. I think we are fine if at no expense to us, we want to give them a temporary construction easement to do that subject to appropriate indemnity language and I recommend the Board if in favor of that give conceptual authority for the chair to sign that after I have approved the form of easement.

Mr. Reicher stated this is an approved design, the schedule indicates that it be ready for bid by September and probably an early spring start to do this project.

The auxiliary lane, we secured the money last year from the Turnpike Authority about \$34 million and it is currently about a 12 month gap and it might be as little as four months and they are trying to encourage them to collapse it further but there is a legislative process going on in Tallahassee right now whereby that funding is coming from the Turnpike Authority and over its authority on the 429 that is part of a bundle deal being proposed to be sold to the Central Florida Expressway Authority right now. I have talked to the Executive Director of the Central Florida Expressway Authority and if they were to take control they would maintain it as a priority. I think those funds will not be interrupted no matter who the entity is. The Central

Florida Expressway Authority is also the group that wants to connect to the Poinciana Parkway ultimately to I-4. They have approved that little connection.

Ms. Allen stated some of us in Bella Trac met with the transportation folks in Osceola County because we discovered they have not done a traffic count on ChampionsGate Boulevard since 2012. When we asked why they said it is because it is a CDD road.

Mr. Reicher stated I thought as part of the IMR to do this that there was a traffic count.

Ms. Allen stated they are going to do one now because we made a big issue out of it. They are going to do one in March but they have outdated data so as they look at the Goodman Road parcel they tried to tell us there was only 52% capacity on ChampionsGate Boulevard so we asked for the study and found out it is dated 2012.

Mr. Reicher stated when you say Goodman Road you are talking about the D1 proposal.

Ms. Allen stated yes, the D1.

Mr. Reicher stated so everyone is on the same page this is not a CDD issue necessarily; it is a land use proposal that currently at the end of Masters Boulevard where Goodman pops out there is a property called D1, that's the owners name, about 103 acres formerly known as Elliot's Landing pre-recession, 103 acres of which half is upland and they have made several applications to the County but their first application they made to the County is tourist/commercial zoning land use which would have to be transmitted to the State as part of the comprehensive plan. That is going to be heard on February 17<sup>th</sup> and to understand what tourist commercial means that would allow for development intensity up to 40 units per acre for residential but also allow for hotel development, it would also allow for commercial development within that quadrant. This splits into a couple different discussions. There is also a zoning application in from Cortland, which is an apartment complex developer for the 18 acres on the corner of Goodman and Masters. That is contingent on them getting the County to transmit the comprehensive plan. They would be entering on Goodman, ChampionsGate owns that little pie shaped piece, which is a utility reserve along Masters, which covers about 70% of their frontage. They have designed around and are going to build on Goodman. We have had multiple conversations at both a community meeting and I met with Cortland and John directly and Bella Trac has engaged Counsel and RIDA has some issues because we are interested in standards and the road tapers off there so there is no median as you go down from where our median ends and Bella Cita picks up and also Goodman Road there is not enough width for it to

be a legitimate road; the dirt road, the primitive Goodman. They will have to make those improvements as well but their answer has been, just transmit it and then we will figure those things out at zoning, which sounds like a lawsuit to me. The position of the developer is that we would not be excited about having commercial down there. We would certainly like someone to recognize the neighborhood they are in and work at least alongside our standards in terms of finish, which Cortland is actually doing; their site is nice but if they don't close and the next contract they get is for Wawa because they have land use, it is an issue. The question is, clearly Bella Trae is engaged as a community, we are engaged as the developer; is there any action for the District to take or is this just information that we are sharing today. I don't know that answer, but I wanted to talk about it in this forum because anything the community is interested in we as the developer are interested.

Mr. Clark stated I think informational. I generally encourage my CDDs to shy away from taking position on land use issues because we are not really into private property issues and generally they do. Unless an exception would be if there is a particular infrastructure constraint and that is where I have gone outside of that box before if there is a project that we know is just going to overwhelm roads that we own then it may be appropriate to make a comment about that; just about that limited aspect of it.

Mr. Reicher stated I think there is an infrastructure aesthetic also that I have interest about. I don't know that the District does. The District has invested all this money, we now own those beautiful medians and landscaping and clearly when it falls off you feel like you have left ChampionsGate.

Ms. Allen stated I think as we work through this with the developer they are proposing 355 units on that 18 acres so 1 ½ cars per unit that is another 500 cars on Masters Boulevard potentially so there is a traffic issue and wear and tear on CDD roads for the 18 acre parcel. There are 84 acres left and 50% is wetlands depending on what goes in there it is difficult to get out of Bella Trae now add another 500 cars plus all the development up Bella Cita and I did a lot of data research and found out we have over 3,000 multi-family units coming online that have already been approved. We have been talking to the Commissioner about having the cart before the horse, we need the infrastructure in place and road improvements before we dump more cars.

Mr. Reicher stated you have two issues, the notion of once something is transmitted and they have land use that gives the landowner a tremendous amount and you are really talking

about Cortland's application. My position is we are very apprehensive about just letting this go by and giving them the land use. Answers from the client that John Adams has given me have been like, we will do the traffic study when we get to that stop. To me as developer it seems like it would be more appropriate if it was a PD opposed to giving this intense land use but that is just my way of thinking.

Ms. Allen stated I asked Carrie Fisk last week why not give them PD, which is planned development, why commercial tourism. That gives them the most flexibility for whatever they want to put on there without going back to the County. I said if you are going to put residential on there, then you don't need commercial tourism designation, so go with PD. They said they don't like to do that because it is too restrictive and they don't know what might come their way down the road and it is less work for the County if they just grant them this broad, wide open designation.

Mr. Reicher stated that is great when you are starting; that is currently our land use at ChampionsGate. I just wanted to bring to the attention of the Board that is going on.

Mr. Dawson stated the end of Legends there has been talk about extending that for Goodman. I don't think that is a great idea.

Mr. Reicher stated that is John Adams idea.

Mr. Dawson asked can we put something there such as a park or dog park? Can we do something to improve that space?

Mr. Reicher stated we would only give it up under the threat of condemnation; we own that piece. If they want to condemn it they are going to condemn it for public benefit.

Mr. Flint stated they just have to give market value.

Ms. Allen asked is that correct that Osceola County did not need to do traffic counts because it is a CDD road?

Mr. Flint stated they are responsible for regional traffic planning and although they don't own these roads, they are public roads. They have never asked us to do traffic counts on their behalf. They did it up until 2012 and nothing changed in ownership. They probably had a change in staff.

## **TENTH ORDER OF BUSINESS**

## **Supervisor's Requests**

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the meeting adjourned at 3:39 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



## RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 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, 2020, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); 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 2020/2021 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 10, 2020

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.

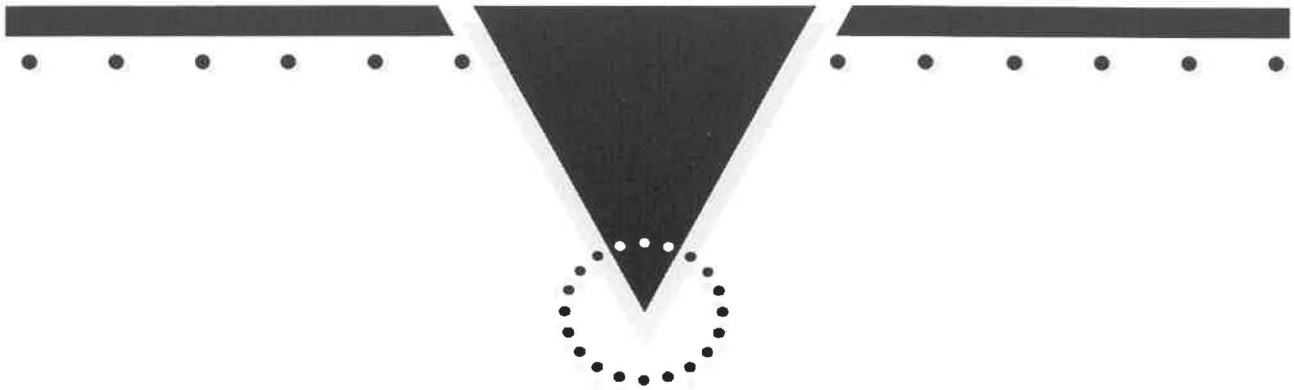
**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF MAY, 2020.**

ATTEST:

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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



**ChampionsGate  
Community Development District**

**Proposed Budget  
FY 2021**



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**CHAMPIONSGATE**  
**Community Development District**

**General Fund Budget**  
**Fiscal Year 2020**

ADOPTED BUDGET FY2020	ACTUAL THRU 04/30/20	NEXT 5 MONTHS	PROJECTED THRU 9/30/20	PROPOSED BUDGET FY2021
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REVENUES:

Maintenance Assessments	\$729,046	\$706,354	\$22,692	\$729,046	\$729,046
Miscellaneous Revenue	\$0	\$4,912	\$0	\$4,912	\$0
<b>TOTAL REVENUES</b>	<b>\$729,046</b>	<b>\$711,266</b>	<b>\$22,692</b>	<b>\$733,958</b>	<b>\$729,046</b>

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$1,400	\$3,000	\$4,400	\$6,000
FICA Expense	\$459	\$107	\$230	\$337	\$459
Engineering	\$10,000	\$6,688	\$5,312	\$12,000	\$10,000
Attorney	\$22,500	\$8,793	\$11,207	\$20,000	\$22,500
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Management Fees	\$36,603	\$21,352	\$15,251	\$36,603	\$36,603
Information Technology	\$4,400	\$1,867	\$1,333	\$3,200	\$3,200
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$17	\$83	\$100	\$100
Postage	\$1,500	\$491	\$509	\$1,000	\$1,500
Insurance	\$11,500	\$10,589	\$0	\$10,589	\$11,700
Printing & Binding	\$1,000	\$248	\$352	\$600	\$1,000
Legal Advertising	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Other Current Charges	\$250	\$85	\$65	\$150	\$250
Property Appraiser Fees	\$465	\$323	\$0	\$323	\$400
Property Taxes	\$50	\$0	\$0	\$0	\$50
Office Supplies	\$250	\$81	\$69	\$150	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$105,752</b>	<b>\$61,216</b>	<b>\$38,911</b>	<b>\$100,127</b>	<b>\$104,687</b>

Maintenance:

Property Insurance	\$22,000	\$20,527	\$0	\$20,527	\$22,600
Landscape Maintenance Contract	\$139,583	\$81,257	\$58,160	\$139,416	\$139,583
Landscape Miscellaneous	\$8,000	\$1,073	\$6,927	\$8,000	\$8,000
Irrigation System/Maintenance	\$20,000	\$9,954	\$10,046	\$20,000	\$20,000
Lakes/Fountains	\$13,200	\$4,590	\$3,850	\$8,440	\$13,200
Lighting	\$12,000	\$1,414	\$4,586	\$6,000	\$8,000
Miscellaneous	\$2,000	\$5,996	\$0	\$5,996	\$4,465
Painting Public Areas	\$600	\$0	\$300	\$300	\$600
Traffic Signals	\$10,000	\$6,349	\$3,651	\$10,000	\$10,000
Sidewalks	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Signage	\$6,000	\$750	\$2,250	\$3,000	\$6,000
Trash Removal	\$4,000	\$2,536	\$185	\$2,721	\$4,500
Electric	\$50,000	\$28,572	\$21,428	\$50,000	\$52,000
Water/Sewer	\$1,000	\$96	\$74	\$170	\$500
Security	\$50,000	\$24,759	\$15,000	\$39,759	\$50,000
Onsite Management	\$147,600	\$86,099	\$61,499	\$147,598	\$147,600
Mosquito Control	\$7,600	\$1,870	\$3,740	\$5,610	\$7,600
Transfer Out - Capital Reserve	\$119,711	\$119,711	\$0	\$119,711	\$119,711

<b>TOTAL MAINTENANCE</b>	<b>\$623,294</b>	<b>\$395,552</b>	<b>\$196,695</b>	<b>\$592,247</b>	<b>\$624,359</b>
<b>TOTAL EXPENDITURES</b>	<b>\$729,046</b>	<b>\$456,767</b>	<b>\$235,607</b>	<b>\$692,374</b>	<b>\$729,046</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$254,499</b>	<b>(\$212,915)</b>	<b>\$41,584</b>	<b>\$0</b>

**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.

**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.

**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.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**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.

**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.

Description	Monthly Amount	Annual Amount
Landscape Maintenance Contract	\$11,632	\$139,583
Total		\$139,583

**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.



**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**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.

Description	Monthly Amount	Annual Amount
Lake Services	\$470	\$5,640
Fountain Services	\$150	\$1,800
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$4,760
Total		\$13,200

**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.

Account#	Address	Monthly Amount	Annual Amount
4/70186-52000	8390 ChampionsGate Blvd. Ste.104	\$365	\$4,380
	Contingency		\$120
Total			\$4,500

**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.

Account#	Address	Monthly Amount	Annual Amount
02439 43580	8301 ChampionsGate Blvd Spkl D	\$300	\$3,600
12018 72541	8399 ChampionsGate Blvd Spkl E	\$675	\$8,100
13595 39424	81811 ChampionsGate Blvd Spkl A	\$500	\$6,000
17640 52567	8390 ChampionsGate Blvd TFLT	\$40	\$480
24422 35567	8397 ChampionsGate Blvd Spkl F	\$150	\$1,800
52818 71551	0 Championsgate Blvd Spkl G	\$200	\$2,400
55298 37013	1500 Berwick Dr Spkl	\$85	\$1,020
69653 06401	8380 ChampionsGate Blvd Spkl C	\$650	\$7,800
79651 93441	81801 ChampionsGate Blvd Spkl H Fountain	\$1,500	\$18,000
98090 66401	8300 ChampionsGate Blvd TFLT	\$40	\$480
	Contingency		\$2,320
<b>Total</b>			<b>\$52,000</b>

**WATER/SEWER**

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

Account#	Address	Monthly Amount	Annual Amount
2587190-690100	100 ChampionsGate Blvd	\$20	\$240
	Contingency		\$260
<b>Total</b>			<b>\$500</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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
	<b>Amount</b>	<b>Amount</b>
<b>Onsite Management Services</b>	<b>\$12,300</b>	<b>\$147,600</b>
<b>Total</b>		<b>\$147,600</b>

**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 2020**

<b>ADOPTED BUDGET FY2020</b>	<b>ACTUAL THRU 4/30/20</b>	<b>NEXT 5 MONTHS</b>	<b>PROJECTED THRU 9/30/20</b>	<b>PROPOSED BUDGET FY2021</b>
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**REVENUES:**

Transfer In	\$119,711	\$119,711	\$0	\$119,711	\$119,711
Interest	\$4,000	\$7,953	\$2,047	\$10,000	\$4,000
<b>TOTAL REVENUES</b>	<b>\$123,711</b>	<b>\$127,664</b>	<b>\$2,047</b>	<b>\$129,711</b>	<b>\$123,711</b>

**EXPENDITURES:**

Capital Projects - Other	\$100,000	\$189,167	\$200,396	\$389,563	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$100,000</b>	<b>\$189,167</b>	<b>\$200,396</b>	<b>\$389,563</b>	<b>\$100,000</b>
<b>EXCESS REVENUES</b>	<b>\$23,711</b>	<b>(\$61,503)</b>	<b>(\$198,349)</b>	<b>(\$259,852)</b>	<b>\$23,711</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$256,874</b>	<b>\$803,377</b>	<b>\$0</b>	<b>\$803,377</b>	<b>\$543,525</b>
<b>FUND BALANCE - ENDING</b>	<b>\$280,585</b>	<b>\$741,875</b>	<b>(\$198,349)</b>	<b>\$543,525</b>	<b>\$567,236</b>

<b>FY20 Projected Expenses</b>	<b>Amount</b>
<b>Sadler's Site Works, LLC</b>	
6' Wide Pedestrian Boardwalk	\$127,075
Sidewalk & Curbing	\$27,241
5' Sidewalk for ChampionsGate Blvd	\$29,790
Sidewalk Repairs for Legends Blvd	\$16,290
<b>Total</b>	<b>\$200,396</b>

## SECTION V

# SECTION A

*This item will be provided under  
separate cover*

## SECTION B



*This item will be provided under  
separate cover*

## SECTION VI



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 South Woodland Boulevard  
DeLand, FL 32720

KEVIN J. THIBAUT, P.E.  
SECRETARY

April 3, 2020

Championsgate Community Development District,  
a Florida community development district  
135 W Central Blvd Ste 320  
Orlando, FL 32801

RECEIVED

APR 07 2020

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

Item Segment No.: 4314561/4441871  
Managing District: Five  
State Road: 400  
County: Osceola  
Parcel No.: 835

Dear Property Owner,

The Florida Department of Transportation is planning to improve State Road 400 in Osceola County, Florida. According to our records, Championsgate Community Development District, is the current owner of parcel 835 which we will need to acquire for this project. I have enclosed the Florida Department of Transportation's Owner Notification Package, which includes:

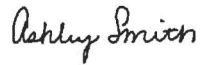
1. The Owner Notification Letter: Please acknowledge receipt by signing and dating. Please return one original in the stamped, self-addressed envelope.
2. Questionnaire: Please complete and return the original.
3. Legal description/Sketch of Description
4. "Acquisition Process" pamphlet: This explains your rights and the acquisition process.
5. Perpetual Easement document Parcel 835.1A- Please complete at or prior to closing.
6. Donation of Property to the Florida Department of Transportation Form- This will need to be completed at or prior to closing.

It is my understanding from previous communications that this parcel will be a donation acquisition. Per our donation procedure you have the right to have the property appraised. Please let me know if this assumption is incorrect or if you have any questions or concerns. I

can be reached by phone at 386-943-5035 or by email [Ashley.smith@dot.state.fl.us](mailto:Ashley.smith@dot.state.fl.us) to discuss this information.

I look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Smith".

Ashley Smith, RW-A  
Florida Department of Transportation – District Five  
Right of Way Acquisition Agent  
719 S. Woodland Blvd. –MS 551  
DeLand, FL 32720  
Office (386) 943-5035  
[Ashley.Smith@dot.state.fl.us](mailto:Ashley.Smith@dot.state.fl.us)



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 South Woodland Boulevard  
DeLand, FL 32720

KEVIN J. THIBAUT, P.E.  
SECRETARY

### NOTICE TO OWNER

Date: April 3, 2020

Championsgate Community Development District, a Florida  
Community  
Development District  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801

ITEM/SEGMENT #:	4314561
MANAGING DISTRICT:	05
F.A.P. #:	D518 083 B
STATE ROAD #:	SR 400
COUNTY:	Osceola
PARCEL #:	835

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Widening of SR 400

Our research shows you own property needed for this project. This letter, along with the enclosed pamphlet entitled **Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Legal Description and/or Right of Way Map

If you no longer own this property, please refer to the enclosed questionnaire.

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process, we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for

appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this pamphlet carefully and contact us if you have any questions.

FORM 575-030-31p  
RIGHT OF WAY - 10/17  
Page 2 of 2

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Ashley Smith, Right of Way Agent  
719 South Woodland Blvd, MS 551  
DeLand, FL 32720-6834  
(386) 943-5035

Sincerely,



C. Jack Adkins  
District Right of Way Manager

By: Ashley Smith



Enclosures:  
Questionnaire  
Return Envelope  
Legal Description (and/or right of way map)  
Acquisition Process Pamphlet  
CC: Records Management

Received by: \_\_\_\_\_

Certified Mail Number: 9171 9690 0935 0234 7859 23

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





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 South Woodland Boulevard  
DeLand, FL 32720

KEVIN J. THIBAUT, P.E.  
SECRETARY

### NOTICE TO OWNER

Date: April 3, 2020

Championsgate Community Development District, a Florida  
Community  
Development District  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801

ITEM/SEGMENT #:	4314561
MANAGING DISTRICT:	05
F.A.P. #:	D518 083 B
STATE ROAD #:	SR 400
COUNTY:	Osceola
PARCEL #:	835

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

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Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

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- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
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FORM 575-030-31p  
RIGHT OF WAY - 10/17  
Page 2 of 2

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Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Ashley Smith, Right of Way Agent  
719 South Woodland Blvd, MS 551  
DeLand, FL 32720-6834  
(386) 943-5035

Sincerely,



C. Jack Adkins  
District Right of Way Manager

By: Ashley Smith



Enclosures:  
Questionnaire  
Return Envelope  
Legal Description (and/or right of way map)  
Acquisition Process Pamphlet  
CC: Records Management

Received by: \_\_\_\_\_

Certified Mail Number: 9171 9690 0935 0234 785923

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



QUESTIONNAIRE

ITEM/SEGMENT NO: 4314561  
MANAGING DIST: 05  
F.A.P. NO: D518 083 B  
STATE ROAD NO: SR 400  
COUNTY: Osceola  
PARCEL NO: 835  
ATTENTION: Championsgate  
Community

Dear Property Owner:

Please provide the following information and mail to this office.

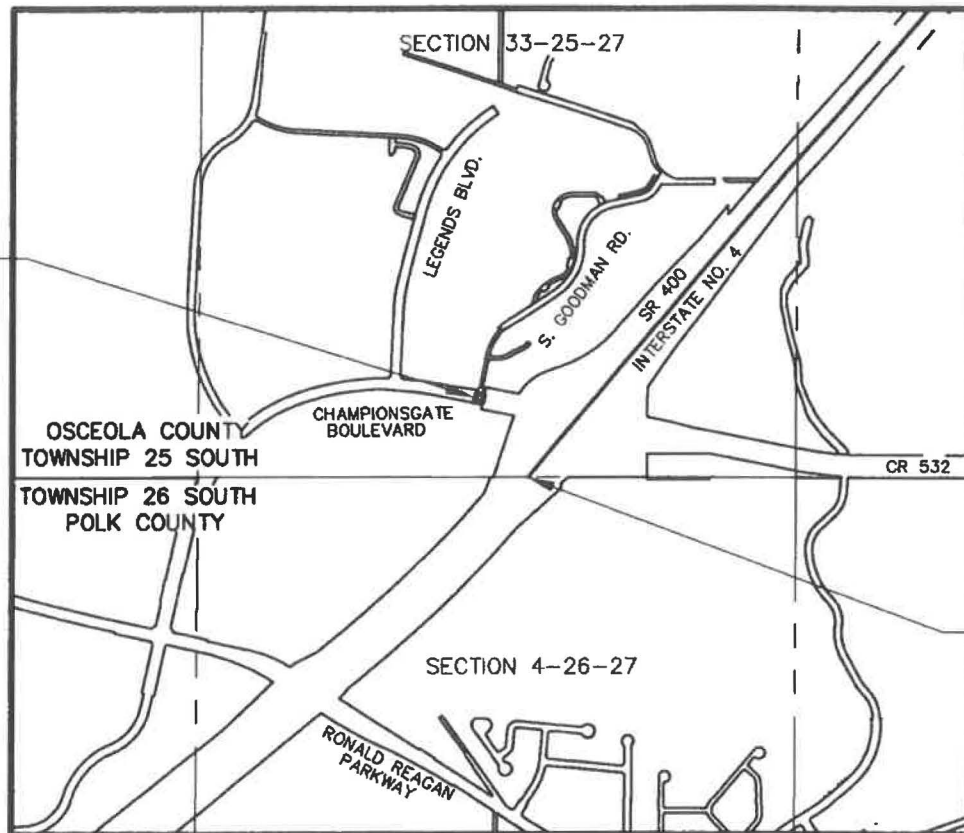
- 1. Are you the owner of the property identified above? \_\_\_\_\_
- 2. I have sold all \_\_\_\_\_ or part \_\_\_\_\_ of the property to:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Approximate Date Sold: \_\_\_\_\_
- 3. Other than my spouse, I share ownership of this property with:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_
- 4. Please list the appropriate contact person for this property:  
Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_
- 5. Is there an ongoing business on this site? \_\_\_\_\_
- 6. If yes, who owns the business?  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_
- 7. Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

**EASEMENT  
LOCATION  
PARCEL 835**



N.T.S.

BEGIN SURVEY  
SR 400  
STA. 0+00

NOT A SURVEY

**PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA**

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH OF DESCRIPTION – NOT A SURVEY				
			STATE ROAD 400 – PARCEL 835				
			OSCEOLA COUNTY				
			BY	DATE	PREPARED BY:	DATA SOURCE:	
					JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2	
			DRAWN	BW PREWITT	03/24/20		
REVISION	BY	DATE	CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456–1	SHEET 1 OF 5

### GENERAL NOTES

1. THIS SKETCH OF DESCRIPTION HAS BEEN PREPARED FOR THE ACQUISITION OF A PERMANENT RIGHT OF WAY EASEMENT, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
2. THIS SKETCH OF DESCRIPTION IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY, SECTION NO. 92130, F.P. NO. 431456-1, DATED JULY 24, 2019, PREPARED UNDER THE RESPONSIBLE CHARGE OF H. PAUL deVIVERO, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 4990. A CERTIFIED COPY OF THIS SURVEY IS FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, AS ESTABLISHED FROM GLOBAL POSITIONING NETWORK 21501, FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA, DERIVING A BEARING OF NORTH 00°10'14" EAST ON WEST LINE OF THE SE ¼ OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
4. NO FIXED IMPROVEMENTS WERE LOCATED AS A PART OF THIS SKETCH OF DESCRIPTION.
5. ALL RECORDED PLATS AND OFFICIAL RECORDS BOOKS AND DEEDS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
6. MATTER OF RECORDS AS SHOWN HEREON ARE BASED ON TITLE REPORT AS FURNISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

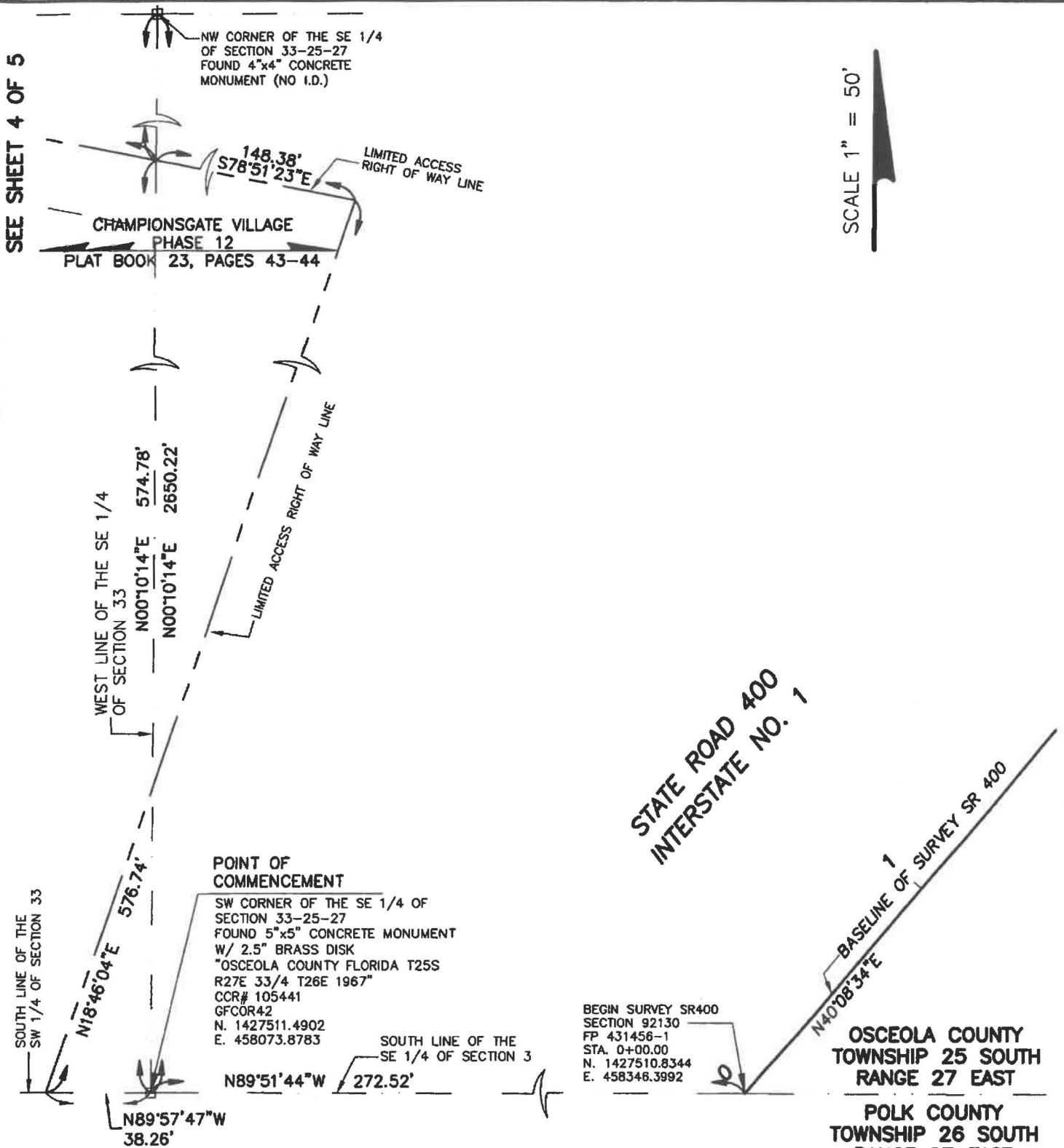
### LEGEND

STA.	STATION
NO.	NUMBER
SR	STATE ROAD
CR	COUNTY ROAD
BLVD.	BOULEVARD
RD.	ROAD
N.T.S.	NOT TO SCALE
SE	SOUTHEAST
SW	SOUTHWEST
N.	NORTHING
E.	EASTING
PED.	PEDESTRIAN
P. R/W ESMT.	PERMANENT RIGHT OF WAY EASEMENT
T25S	TOWNSHIP 25 EAST
R27E	RANGE 27 EAST
T26S	TOWNSHIP 26 SOUTH
CCR#	CERTIFIED CORNER RECORD NUMBER
835	PARCEL NUMBER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION – NOT A SURVEY	
				STATE ROAD 400 – PARCEL 835	
				OSCEOLA COUNTY	
				PREPARED BY: JOHNSTON'S SURVEYING, INC.	
				DATA SOURCE: SEE GENERAL NOTES ON SHEET 2	
				F.P. NO. 431456-1	
				SECTION 92130	
				SHEET 2 OF 5	
REVISION	BY	DATE	CHECKED	WT WALLIS	03/24/20

SEE SHEET 4 OF 5



SCALE 1" = 50'

PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

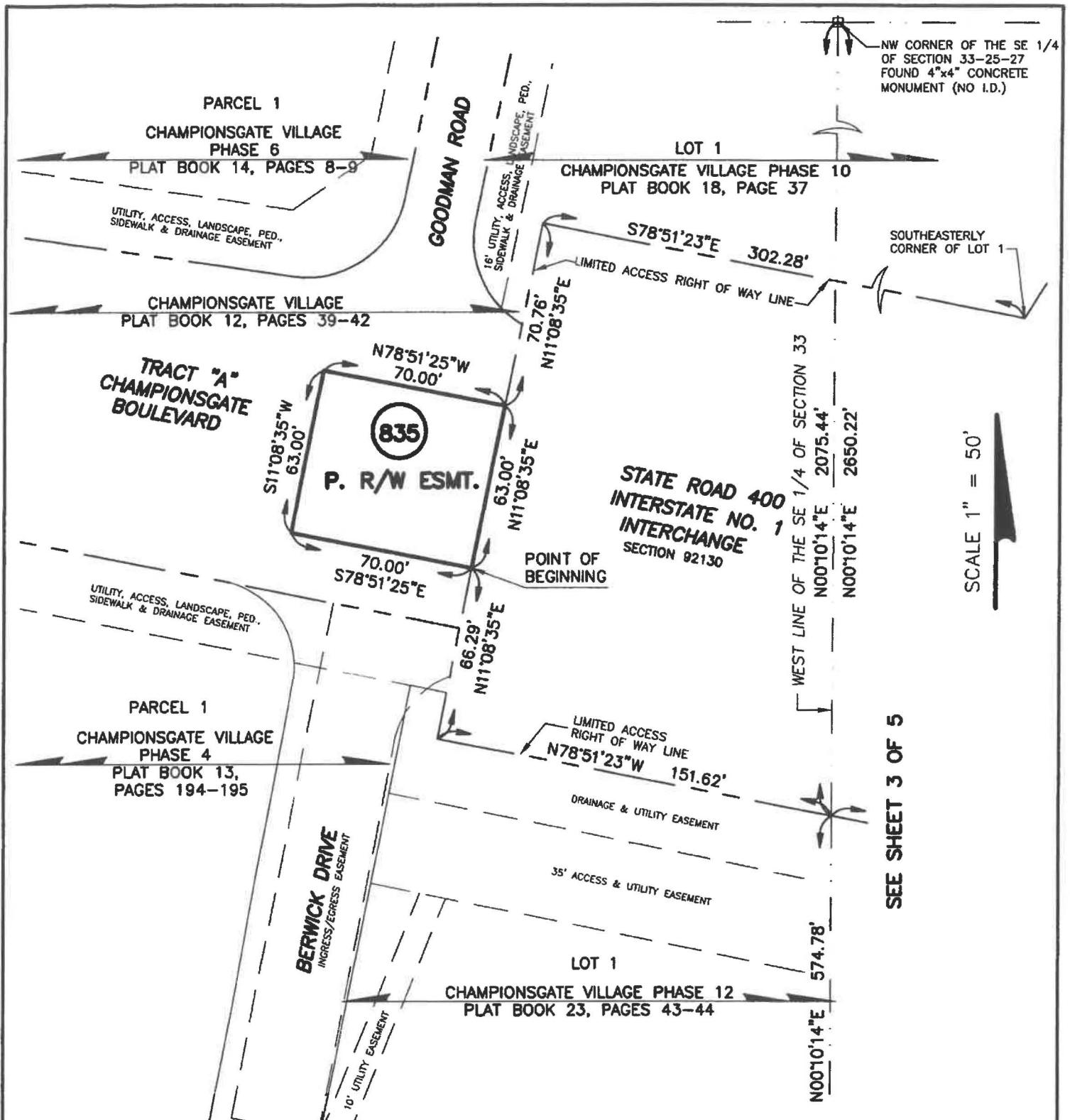
FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD 400 - PARCEL 835

OSCEOLA COUNTY

DRAWN	BY	DATE	PREPARED BY:	DATA SOURCE:
	BW PREWITT	03/24/20	JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2
CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456-1	SECTION 92130

SHEET 3 OF 5



PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD 400 - PARCEL 835

OSCEOLA COUNTY

			BY		DATE	PREPARED BY:		DATA SOURCE:	
			DRAWN		BW PREWITT	03/24/20		JOHNSTON'S SURVEYING, INC.	
			CHECKED		WT WALLIS	03/24/20		SEE GENERAL NOTES ON SHEET 2	
REVISION			BY		DATE	F.P. NO. 431456-1		SECTION 92130	
								SHEET 4 OF 5	



## LEGAL DESCRIPTION

### PARCEL NO. 835 PERMANENT RIGHT OF WAY EASEMENT

THAT PART OF:

Tract "A", CHAMPIONSGATE VILLAGE, according to the plat thereof recorded in Plat Book 12, Pages 39-42 of the Public Records of Osceola County, Florida.

(Being a portion of the lands described in Official Records Book 4203, Pages 2767 of the Public Records of Osceola County, Florida)

### DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Tract "A" - Championsgate Boulevard as shown on the plat of CHAMPIONSGATE VILLAGE, as recorded in Plat Book 12, Pages 39-42 of the Public Records of Osceola County, Florida and being more particularly described as follows:

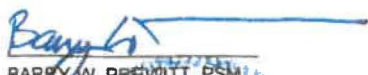
Commence at the Southwest corner of the Southeast 1/4 of Section 33, Township 25 South, Range 27 East, Osceola County, Florida, said point being a found 5 inch x 5 inch concrete monument with 2.5 inch brass disk stamped "Osceola County Florida T25S R27E 33/4 T26S 1967" as shown on Florida Department of Transportation Right of Way Maps for State Road 400 (Interstate 4), Section 92130, F.P. No. 431456-1; thence run N00°10'14"E along the West line of the Southeast 1/4 of said Section 33, a distance of 574.78 feet to a point on the Limited Access Right of Way for said State Road 400 (Interstate 4); thence along said Limited Access Right of Way line the following two (2) course and distance; thence run N78°51'23"W, a distance of 151.62 feet; thence run N11°08'35"E, a distance of 66.29 feet to the Point of Beginning; thence continue N11°08'35"E along said Limited Access Right of Way line, a distance of 63.00 feet; thence departing said Limited Access Right of Way line, run N78°51'25"W, a distance of 70.00 feet; thence run S11°08'35"W, a distance of 63.00 feet; thence run S78°51'25"E, a distance of 70.00 feet to the Point of Beginning.

Containing 4,410.00 square feet, more or less.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, CONSISTING OF SHEETS 1 THROUGH 5, IS BASED ON INFORMATION AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD 400 (INTERSTATE 4) SECTION 400, F.P. NO. 431456-1 AND RECORD PLAT FOR CHAMPIONSGATE VILLAGE AS RECORDED IN PLAT BOOK 12, PAGES 39-42 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH OF DESCRIPTION IS TRUE AND ACCURATE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
BARRY W. PREVITT, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5267  
C/O JOHNSTON'S SURVEYING, INC.  
900 CROSS PRAIRIE PARKWAY  
KISSIMMEE, FLORIDA 34744  
TELEPHONE: 407-847-2179

DATE: MARCH 27, 2020

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

REVISION		BY	DATE	CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456-1		SECTION 92130	SHEET 5 OF 5	
							FLORIDA DEPARTMENT OF TRANSPORTATION				
							SKETCH OF DESCRIPTION - NOT A SURVEY				
							STATE ROAD 400 - PARCEL 835				
							OSCEOLA COUNTY				
							BY	DATE	PREPARED BY:	DATA SOURCE:	
							DRAWN	EW PREWITT	03/24/20	JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2

07-PE02-09/01

March 30, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 835.1A

SECTION 92130

F.P. NO. 431456 1/ 444187 1

STATE ROAD 400

COUNTY OSCEOLA

### **PERPETUAL EASEMENT**

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual right of way easement for the purpose of clearing, excavating, constructing, operating, and maintaining exclusively, for a public road with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, such other incidents to include, but not necessarily be limited to, any and all activities of grantee and third parties as may be expressly or impliedly authorized under the Florida Transportation Code, in, over, under, upon and through the following described land in Osceola County, Florida, viz:

### **SEE ATTACHED SKETCH OF DESCRIPTION**

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, by its Board of Supervisors acting by the \_\_\_\_\_ of said Board, the date first above written.

CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT, a Florida community development district

PARCEL NO. 835.1A  
SECTION 92130  
F.P. NO. 431456 1/ 444187 1  
PAGE 2

Signed, sealed and delivered in  
the presence of: Two witnesses  
or Corporate Seal required by  
Florida Law

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

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

Its \_\_\_\_\_

ADDRESS OF GRANTOR:

Legal Review

\_\_\_\_\_  
Office of General Counsel

STATE OF FLORIDA

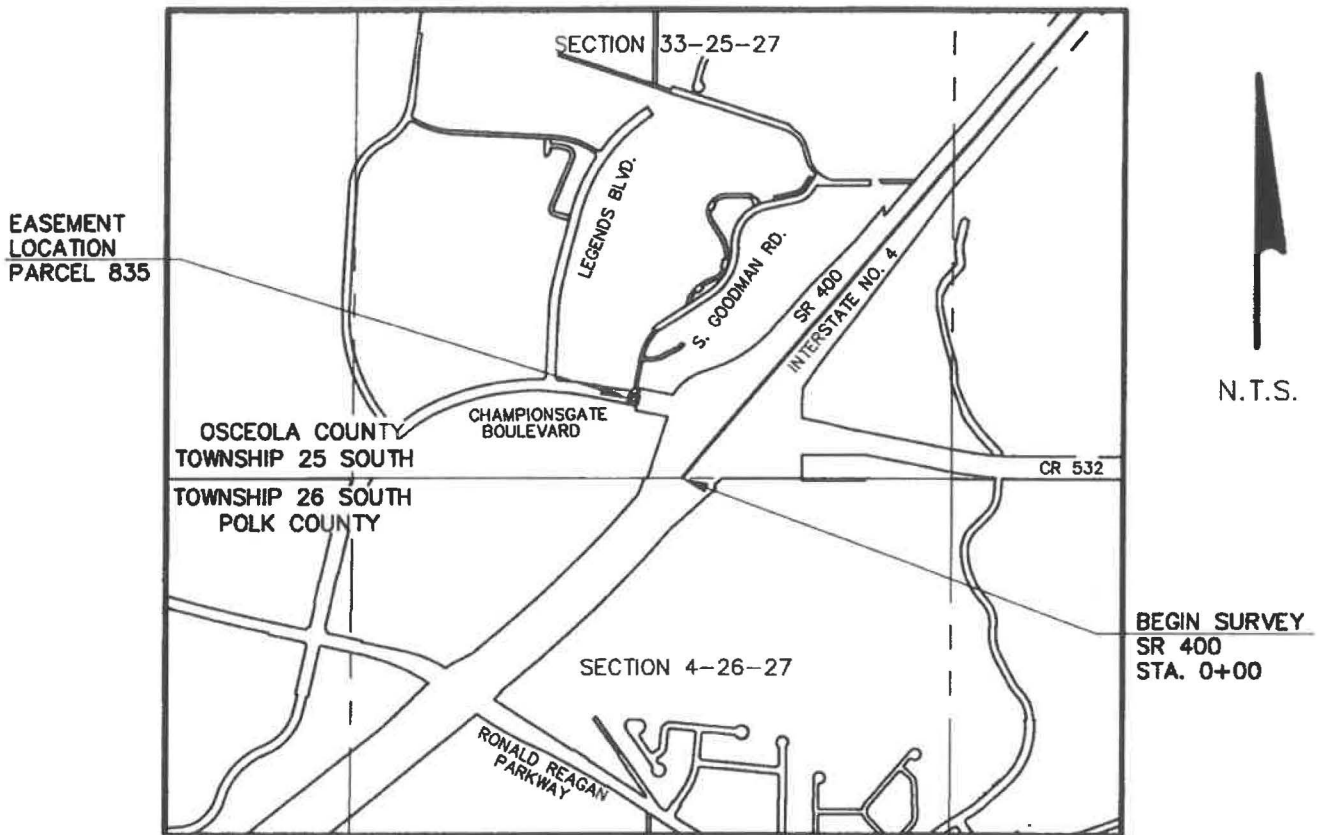
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ of CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT,  
a Florida community development district, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_



# SKETCH OF DESCRIPTION FOR PARCEL 835 PERMANENT RIGHT-OF-WAY EASEMENT



(VICINITY MAP)

NOT A SURVEY

PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION – NOT A SURVEY

STATE ROAD 400 – PARCEL 835

OSCEOLA COUNTY

BY DATE  
DRAWN BW PREWITT 03/24/20  
CHECKED WT WALLIS 03/24/20

PREPARED BY:  
JOHNSTON'S SURVEYING, INC.

DATA SOURCE:  
SEE GENERAL NOTES ON SHEET 2

REVISION

BY

DATE

CHECKED

WT WALLIS

03/24/20

F.P. NO. 431456-1

SECTION 92130

SHEET 1 OF 5

## GENERAL NOTES

1. THIS SKETCH OF DESCRIPTION HAS BEEN PREPARED FOR THE ACQUISITION OF A PERMANENT RIGHT OF WAY EASEMENT, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
2. THIS SKETCH OF DESCRIPTION IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY, SECTION NO. 92130, F.P. NO. 431456-1, DATED JULY 24, 2019, PREPARED UNDER THE RESPONSIBLE CHARGE OF H. PAUL deVIVERO, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 4990. A CERTIFIED COPY OF THIS SURVEY IS FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, AS ESTABLISHED FROM GLOBAL POSITIONING NETWORK 21501, FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA, DERIVING A BEARING OF NORTH 00°10'14" EAST ON WEST LINE OF THE SE ¼ OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
4. NO FIXED IMPROVEMENTS WERE LOCATED AS A PART OF THIS SKETCH OF DESCRIPTION.
5. ALL RECORDED PLATS AND OFFICIAL RECORDS BOOKS AND DEEDS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
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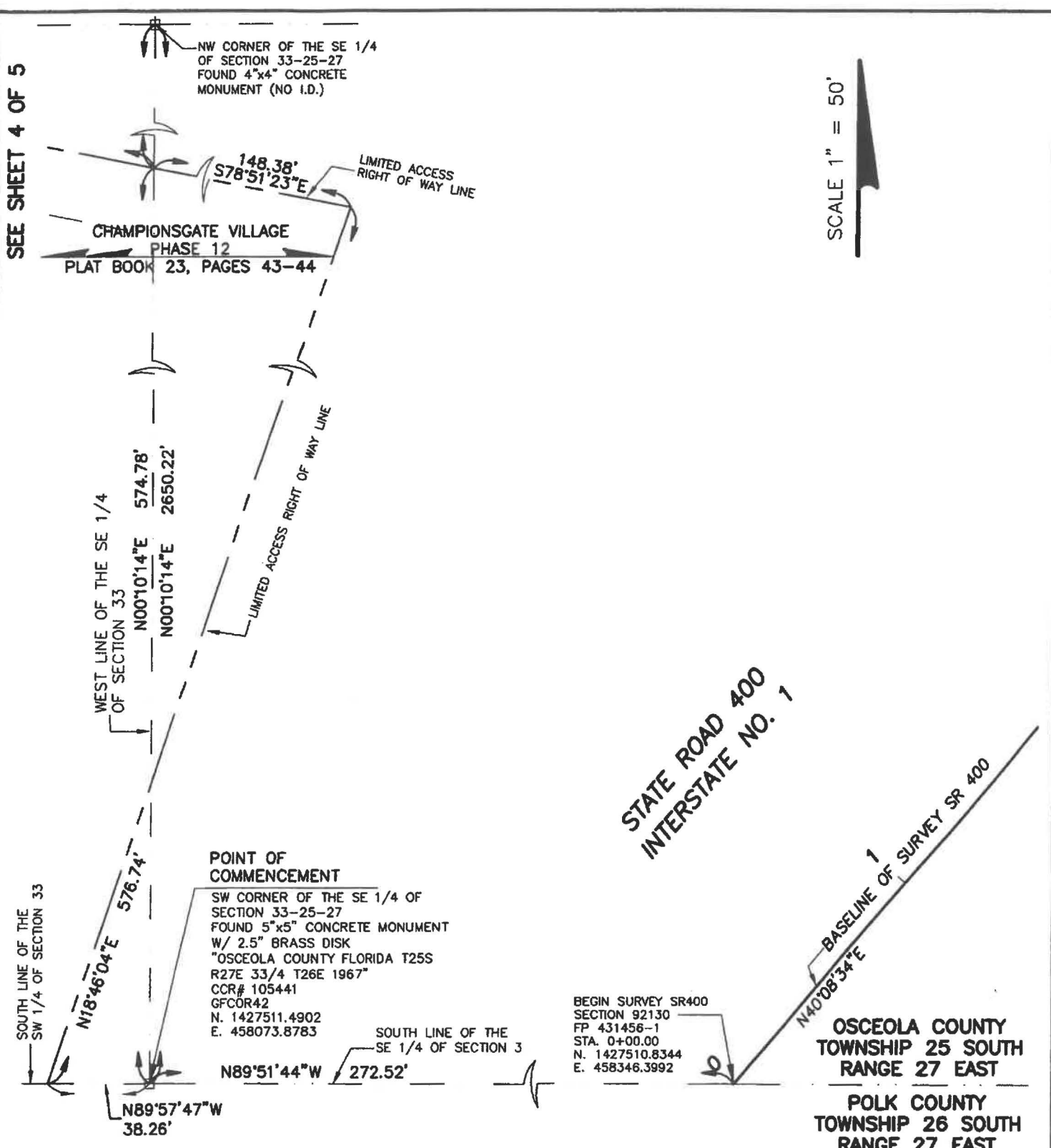
## LEGEND

STA.	STATION
NO.	NUMBER
SR	STATE ROAD
CR	COUNTY ROAD
BLVD.	BOULEVARD
RD.	ROAD
N.T.S.	NOT TO SCALE
SE	SOUTHEAST
SW	SOUTHWEST
N.	NORTHING
E.	EASTING
PED.	PEDESTRIAN
P. R/W ESMT.	PERMANENT RIGHT OF WAY EASEMENT
T25S	TOWNSHIP 25 EAST
R27E	RANGE 27 EAST
T26S	TOWNSHIP 26 SOUTH
CCR#	CERTIFIED CORNER RECORD NUMBER
835	PARCEL NUMBER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH OF DESCRIPTION – NOT A SURVEY			
			STATE ROAD 400 – PARCEL 835			OSCEOLA COUNTY
			BY	DATE	PREPARED BY:	DATA SOURCE:
					JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2
			DRAWN	BTW PREWITT	03/24/20	
			CHECKED	WT WALLIS	03/24/20	
REVISION	BY	DATE	F.P. NO. 431456-1			SECTION 92130
						SHEET 2 OF 5

SEE SHEET 4 OF 5



SCALE 1" = 50'

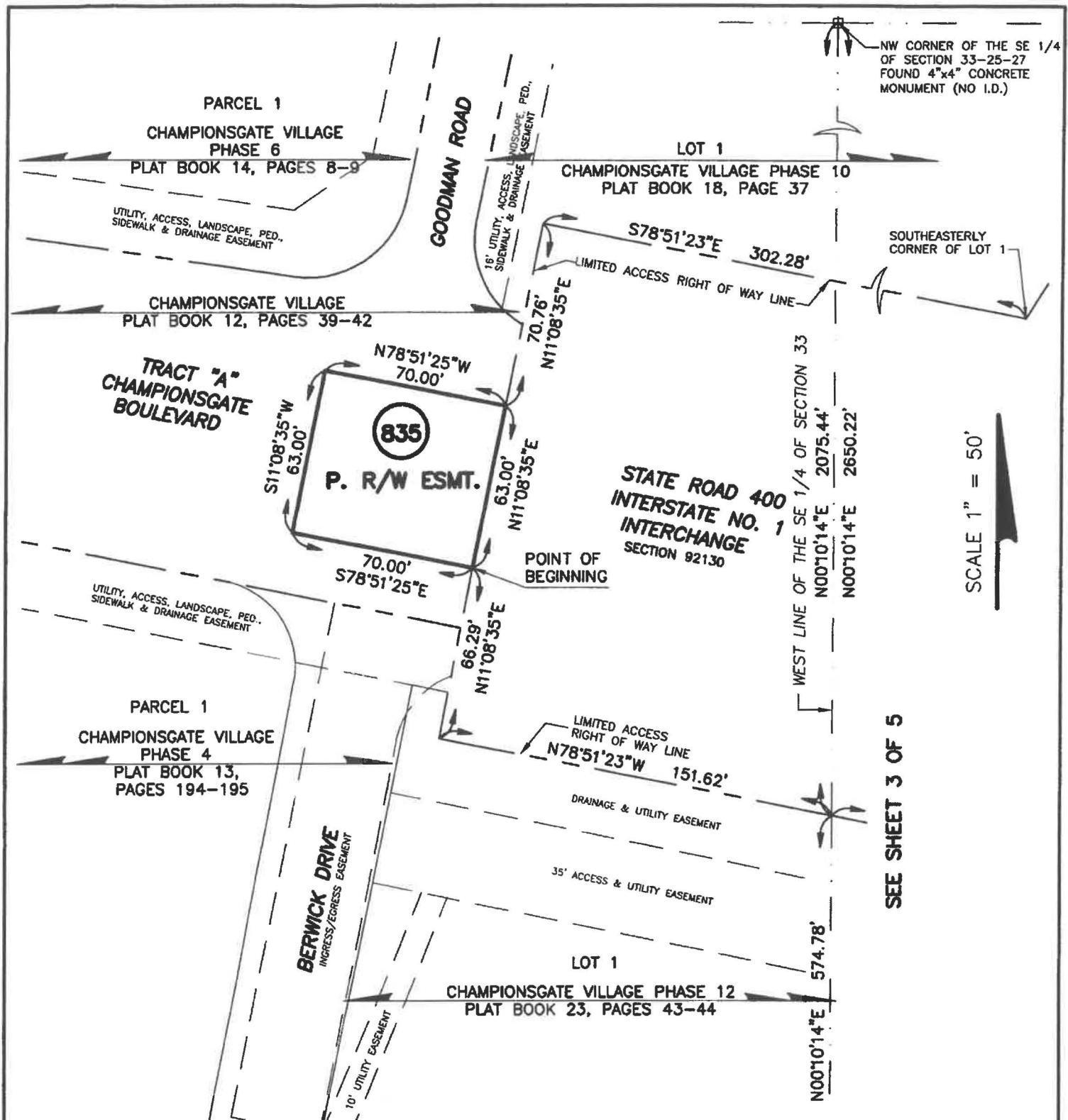
STATE ROAD 400  
INTERSTATE NO. 1

OSCEOLA COUNTY  
TOWNSHIP 25 SOUTH  
RANGE 27 EAST

POLK COUNTY  
TOWNSHIP 26 SOUTH  
RANGE 27 EAST

PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH OF DESCRIPTION – NOT A SURVEY					
			STATE ROAD 400 – PARCEL 835				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	BW PREWITT	03/24/20	JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2	
REVISION	BY	DATE	CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456-1	SECTION 92130	SHEET 3 OF 5



PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION – NOT A SURVEY

STATE ROAD 400 – PARCEL 835

OSCEOLA COUNTY

			FLORIDA DEPARTMENT OF TRANSPORTATION						
			SKETCH OF DESCRIPTION – NOT A SURVEY						
			STATE ROAD 400 – PARCEL 835						
			OSCEOLA COUNTY						
				BY	DATE	PREPARED BY:		DATA SOURCE:	
						JOHNSTON'S SURVEYING, INC.		SEE GENERAL NOTES ON SHEET 2	
			DRAWN	BW PREWITT	03/24/20				
			CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456--1		SECTION 92130	SHEET 4 OF 5
REVISION	BY	DATE							



## LEGAL DESCRIPTION

### PARCEL NO. 835 PERMANENT RIGHT OF WAY EASEMENT

#### THAT PART OF:

Tract "A", CHAMPIONSGATE VILLAGE, according to the plat thereof recorded in Plat Book 12, Pages 39-42 of the Public Records of Osceola County, Florida.

(Being a portion of the lands described in Official Records Book 4203, Pages 2767 of the Public Records of Osceola County, Florida)

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Containing 4,410.00 square feet, more or less.

#### SURVEYORS CERTIFICATE

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BARRY W. PREWITT, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5267  
C/O JOHNSTON'S SURVEYING, INC.  
900 CROSS PRAIRIE PARKWAY  
KISSIMEE, FLORIDA 34744  
TELEPHONE: 407-847-2179

DATE: MARCH 27, 2020

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION									
SKETCH OF DESCRIPTION - NOT A SURVEY									
STATE ROAD 400 - PARCEL 835					OSCEOLA COUNTY				
		BY		DATE		PREPARED BY:		DATA SOURCE:	
		BW PREWITT		03/24/20		JOHNSTON'S SURVEYING, INC.		SEE GENERAL NOTES ON SHEET 2	
DRAWN		WT WALLIS		03/24/20		F.P. NO. 431456-1		SECTION 92130	
REVISION		BY		DATE		CHECKED		SHEET 5 OF 5	



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

KEVIN J. THIBAUT, P.E.  
SECRETARY

### **Donation of Property to the Florida Department of Transportation**

Championsgate Community Development  
District  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801

ITEM/SEGMENT NO.:	<u>4314561 / 4441871</u>
MANAGING DISTRICT:	<u>5</u>
F.A.P. NO.:	<u></u>
STATE ROAD NO.:	<u>400</u>
COUNTY:	<u>Osceola</u>
PARCEL NO.:	<u>835</u>
INTEREST CONVEYED:	<u>PERPETUAL EASEMENT</u>
	<u></u>

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Type or Print Property Owner's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Date

# SECTION A

## **RESOLUTION 2020-05**

**A RESOLUTION OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING GRANTING OF PERPETUAL EASEMENT; AUTHORIZING COMPLETION AND EXECUTION OF QUESTIONNAIRE; AUTHORIZING EXECUTION OF OF DONATION OF PROPERTY TO FLORIDA DEPARTMENT OF TRANSPORTATION FORM; AUTHORIZING CHAIRMAN AND VICE-CHAIRMAN TO CARRY OUT AND FULFILL THE PURPOSES AND INTENT OF THE RESOLUTIONS CONTAINED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District was notified by the Florida Department of Transportation (“FDOT”) that it needed to acquire a certain parcel of property owned by the District for planned interchange improvements at State Road (400); and

**WHEREAS**, FDOT’s planned interchange improvements serve a public purpose in that they will improve traffic circulation and reduce congestion on the District’s roadways and discourage the use of the District’s roadways as “cut-through” short-cuts; and

**WHEREAS**, the District desires that the planned interchange improvements be completed as expeditiously as possible by FDOT and that the District not impede FDOT in its completion of those improvements.

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

**Section 1:** The District authorizes and approves the terms and conditions relating to that certain Perpetual Easement attached hereto as Exhibit “A” and authorizes the Chairman or Vice Chairman of the District to execute the document.

**Section 2:** The District authorizes the Chairman or Vice Chairman of the District to complete and execute the Questionnaire attached hereto as Exhibit “B.”

**Section 3:** The District authorizes the Chairman or Vice Chairman of the District, or such other person as the District may duly designate, to complete and execute the Donation of Property to Florida Department of Transportation form attached hereto as Exhibit “C.”

**Section 4:** This Resolution shall take effect immediately upon adoption.



**PASSED AND ADOPTED THIS \_\_\_\_\_ day of May, 2020.**

**ATTEST:**

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit “A”**

**07-PE02-09/01**

March 30, 2020

This instrument prepared by

Marika Tremblay

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 835.1A  
SECTION 92130  
F.P. NO. 431456 1/ 444187 1  
STATE ROAD 400  
COUNTY OSCEOLA

### **PERPETUAL EASEMENT**

THIS EASEMENT made this \_\_\_\_\_ day of, \_\_\_\_\_, by CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual right of way easement for the purpose of clearing, excavating, constructing, operating, and maintaining exclusively, for a public road with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, such other incidents to include, but not necessarily be limited to, any and all activities of grantee and third parties as may be expressly or impliedly authorized under the Florida Transportation Code, in, over, under, upon and through the following described land in Osceola County, Florida, viz:

### **SEE ATTACHED SKETCH OF DESCRIPTION**

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, by its Board of Supervisors acting by the \_\_\_\_\_ of said Board, the date first above written.

PARCEL NO. 835.1A  
SECTION 92130  
F.P. NO. 431456 1/ 444187 1  
PAGE 2

CHAMPIONSGATE COMMUNITY DEVELOPMENT  
DISTRICT, a Florida community development district

Signed, sealed and delivered in  
the presence of: Two witnesses  
or Corporate Seal required by  
Florida Law

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

Its \_\_\_\_\_

ADDRESS OF GRANTOR:  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_

Legal Review

\_\_\_\_\_  
Office of General Counsel

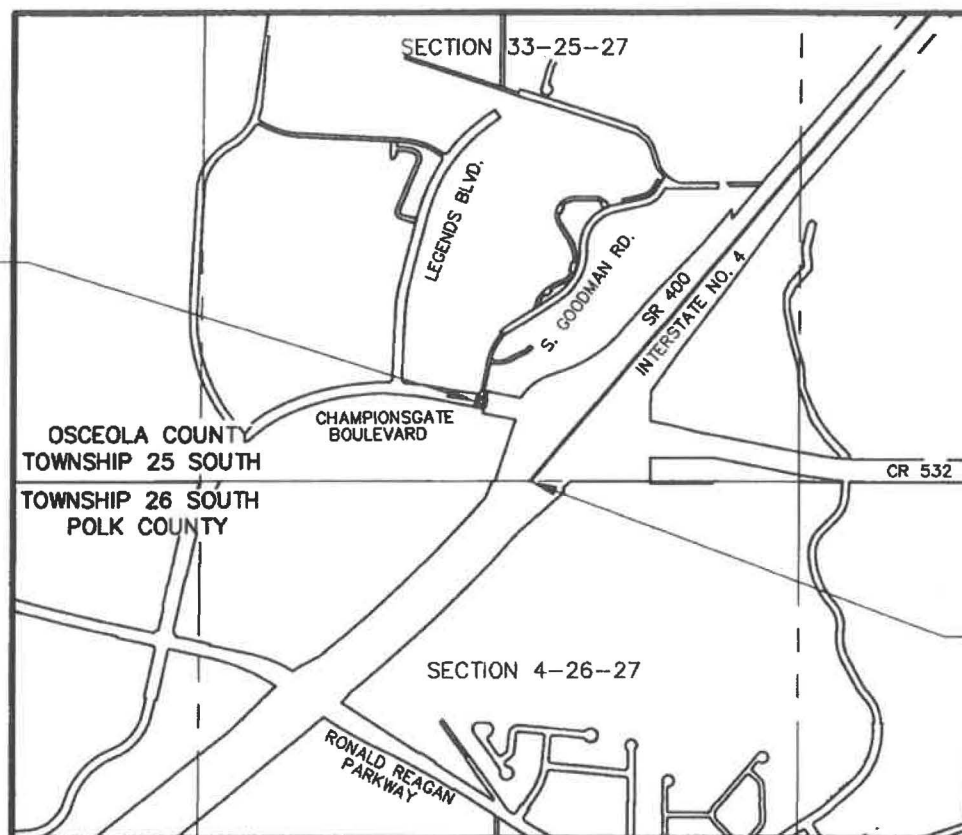
STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ of CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a Florida  
community development district, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

**EASEMENT  
LOCATION  
PARCEL 835**



N.T.S.

BEGIN SURVEY  
SR 400  
STA. 0+00

NOT A SURVEY

**PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA**

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH OF DESCRIPTION - NOT A SURVEY			
			STATE ROAD 400 - PARCEL 835			
			OSCEOLA COUNTY			
			BY	DATE	PREPARED BY:	DATA SOURCE:
					JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2
			DRAWN	SW PREWITT	03/24/20	
REVISION	BY	DATE	CHECKED	WT WALLIS	03/24/20	F.P. NO. 431456-1
						SECTION 92130
						SHEET 1 OF 5

## GENERAL NOTES

1. THIS SKETCH OF DESCRIPTION HAS BEEN PREPARED FOR THE ACQUISITION OF A PERMANENT RIGHT OF WAY EASEMENT, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
2. THIS SKETCH OF DESCRIPTION IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY, SECTION NO. 92130, F.P. NO. 431456-1, DATED JULY 24, 2019, PREPARED UNDER THE RESPONSIBLE CHARGE OF H. PAUL deVIVERO, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 4990. A CERTIFIED COPY OF THIS SURVEY IS FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, AS ESTABLISHED FROM GLOBAL POSITIONING NETWORK 21501, FILED IN THE SURVEYING AND MAPPING UNIT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FIVE OFFICE, DELAND, VOLUSIA COUNTY, FLORIDA, DERIVING A BEARING OF NORTH 00°10'14" EAST ON WEST LINE OF THE SE ¼ OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
4. NO FIXED IMPROVEMENTS WERE LOCATED AS A PART OF THIS SKETCH OF DESCRIPTION.
5. ALL RECORDED PLATS AND OFFICIAL RECORDS BOOKS AND DEEDS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
6. MATTER OF RECORDS AS SHOWN HEREON ARE BASED ON TITLE REPORT AS FURNISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

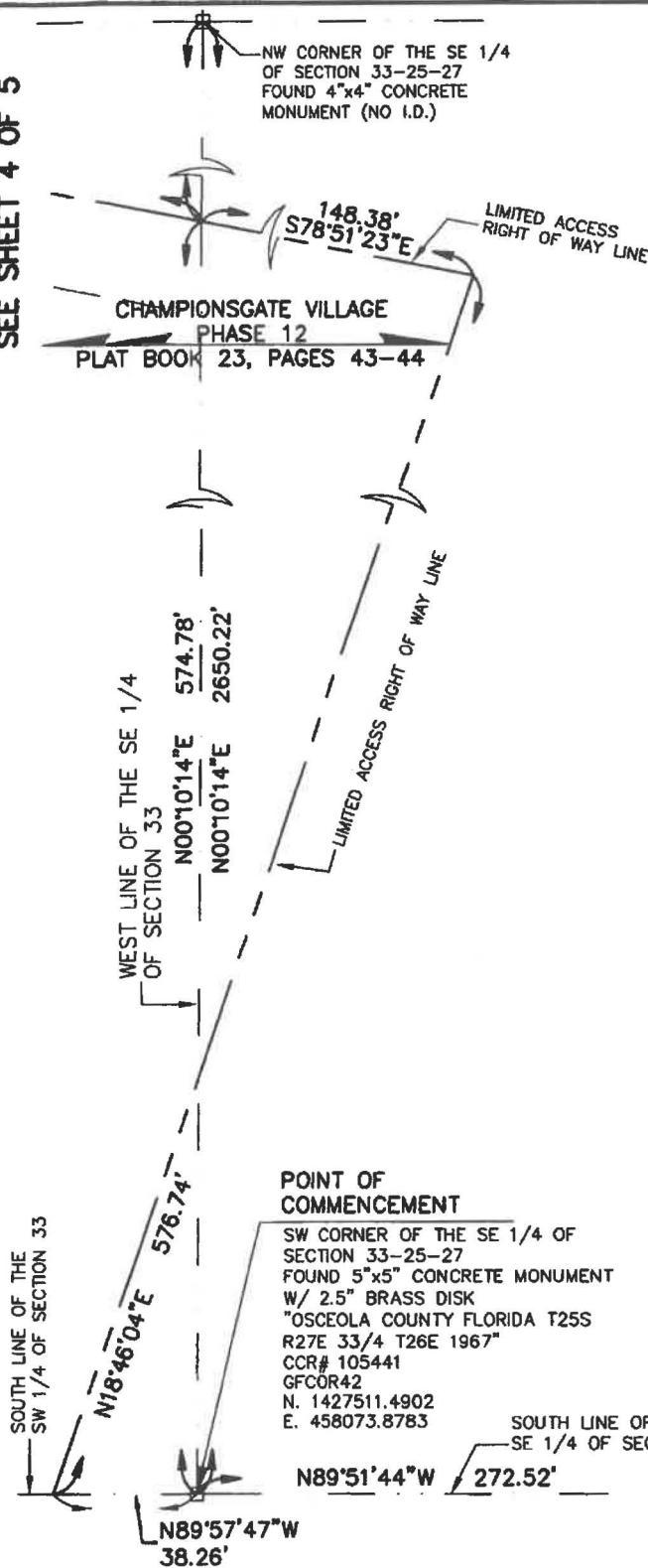
## LEGEND

STA.	STATION
NO.	NUMBER
SR	STATE ROAD
CR	COUNTY ROAD
BLVD.	BOULEVARD
RD.	ROAD
N.T.S.	NOT TO SCALE
SE	SOUTHEAST
SW	SOUTHWEST
N.	NORTHING
E.	EASTING
PED.	PEDESTRIAN
P. R/W ESMT.	PERMANENT RIGHT OF WAY EASEMENT
T25S	TOWNSHIP 25 EAST
R27E	RANGE 27 EAST
T26S	TOWNSHIP 26 SOUTH
CCR#	CERTIFIED CORNER RECORD NUMBER
835	PARCEL NUMBER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD – PERMANENT RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION – NOT A SURVEY	
				STATE ROAD 400 – PARCEL 835	
				OSCEOLA COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
				JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2
		DRAWN	03/24/20		
		BTW PREWITT	03/24/20		
REVISION	BY	DATE	CHECKED	WT WALLIS	03/24/20
			F.P. NO. 431456-1		SECTION 92130
					SHEET 2 OF 5

SEE SHEET 4 OF 5



SCALE 1" = 50'

STATE ROAD 400  
INTERSTATE NO. 1

OSCEOLA COUNTY  
TOWNSHIP 25 SOUTH  
RANGE 27 EAST

POLK COUNTY  
TOWNSHIP 26 SOUTH  
RANGE 27 EAST

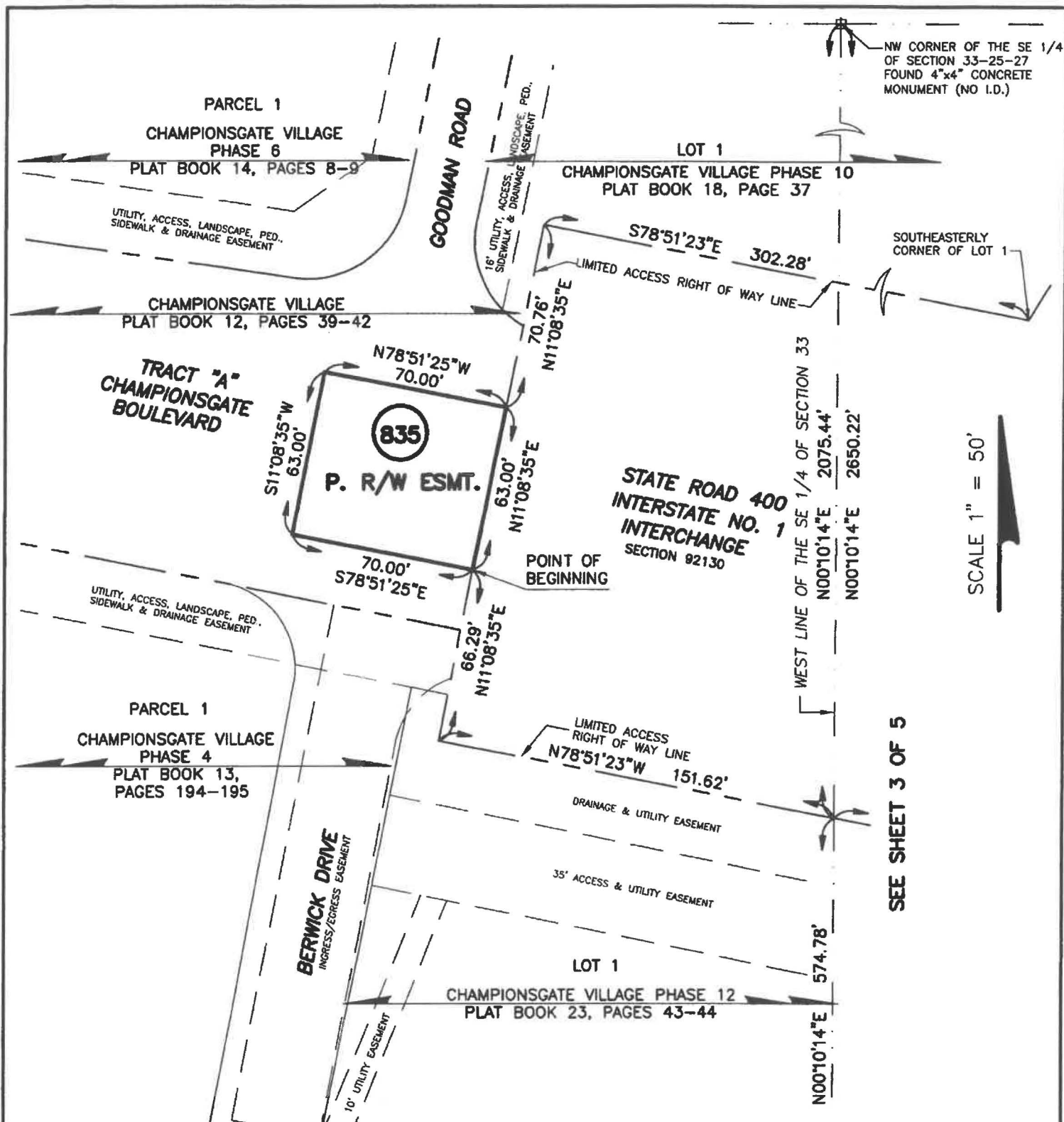
PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD 400 - PARCEL 835

OSCEOLA COUNTY

BY		DATE	PREPARED BY:	DATA SOURCE:
DRAWN		03/24/20	JOHNSTON'S SURVEYING, INC.	SEE GENERAL NOTES ON SHEET 2
REVISION	BY	DATE	F.P. NO. 431456-1	SECTION 92130
CHECKED	WT WALLIS	03/24/20	SHEET 3 OF 5	



PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD 400 - PARCEL 835

OSCEOLA COUNTY

			BY		DATE	PREPARED BY:		DATA SOURCE:	
			DRAWN		BW PREWITT	03/24/20	JOHNSTON'S SURVEYING, INC.		SEE GENERAL NOTES ON SHEET 2
			CHECKED		WT WALLIS	03/24/20	F.P. NO. 431456-1		SECTION 92130
REVISION	BY	DATE							SHEET 4 OF 5



## LEGAL DESCRIPTION

### PARCEL NO. 835 PERMANENT RIGHT OF WAY EASEMENT

#### THAT PART OF:

Tract "A", CHAMPIONSGATE VILLAGE, according to the plat thereof recorded in Plat Book 12, Pages 39-42 of the Public Records of Osceola County, Florida.

(Being a portion of the lands described in Official Records Book 4203, Pages 2767 of the Public Records of Osceola County, Florida)

#### DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Tract "A" - Championsgate Boulevard as shown on the plat of CHAMPIONSGATE VILLAGE, as recorded in Plat Book 12, Pages 39-42 of the Public Records of Osceola County, Florida and being more particularly described as follows:


Commence at the Southwest corner of the Southeast 1/4 of Section 33, Township 25 South, Range 27 East, Osceola County, Florida, said point being a found 5 inch x 5 inch concrete monument with 2.5 inch brass disk stamped "Osceola County Florida T25S R27E 33/4 T26S 1967" as shown on Florida Department of Transportation Right of Way Maps for State Road 400 (Interstate 4), Section 92130, F.P. No. 431456-1; thence run N00°10'14"E along the West line of the Southeast 1/4 of said Section 33, a distance of 574.78 feet to a point on the Limited Access Right of Way for said State Road 400 (Interstate 4); thence along said Limited Access Right of Way line the following two (2) course and distance; thence run N78°51'23"W, a distance of 151.62 feet; thence run N11°08'35"E, a distance of 66.29 feet to the Point of Beginning; thence continue N11°08'35"E along said Limited Access Right of Way line, a distance of 63.00 feet; thence departing said Limited Access Right of Way line, run N78°51'25"W, a distance of 70.00 feet; thence run S11°08'35"W, a distance of 63.00 feet; thence run S78°51'25"E, a distance of 70.00 feet to the Point of Beginning.

Containing 4,410.00 square feet, more or less.

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, CONSISTING OF SHEETS 1 THROUGH 5, IS BASED ON INFORMATION AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD 400 (INTERSTATE 4) SECTION 400, F.P. NO. 431456-1 AND RECORD PLAT FOR CHAMPIONSGATE VILLAGE AS RECORDED IN PLAT BOOK 12, PAGES 39-42 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH OF DESCRIPTION IS TRUE AND ACCURATE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
BARRY W. PREWITT, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5267  
C/O JOHNSTON'S SURVEYING, INC.  
900 CROSS PRAIRIE PARKWAY  
KISSIMEE, FLORIDA 34744  
TELEPHONE: 407-847-2179

DATE: MARCH 27, 2020

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT DESCRIPTION: CHAMPIONSGATE CDD - PERMANENT  
RIGHT OF WAY EASEMENT, OSCEOLA COUNTY, FLORIDA

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION - NOT A SURVEY	
				STATE ROAD 400 - PARCEL 835	
				OSCEOLA COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	EW PREWITT	03/24/20	JOHNSTON'S SURVEYING, INC.
		CHECKED	WT WALLIS	03/24/20	SEE GENERAL NOTES ON SHEET 2
REVISION	BY	DATE	F.P. NO. 431456-1		SECTION 92130
			SHEET 5 OF 5		

**Exhibit “B”**

**QUESTIONNAIRE**

ITEM/SEGMENT NO: 4314561  
MANAGING DIST: 05  
F.A.P. NO: D518 083 B  
STATE ROAD NO: SR 400  
COUNTY: Osceola  
PARCEL NO: 835  
ATTENTION: Championsgate  
Community

**Dear Property Owner:**

Please provide the following information and mail to this office.

1. Are you the owner of the property identified above? Yes
2. I have sold all \_\_\_\_\_ or part \_\_\_\_\_ of the property to:  
Name: N/A  
Address: \_\_\_\_\_  
Approximate Date Sold: \_\_\_\_\_
3. Other than my spouse, I share ownership of this property with:  
Name: N/A  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_
4. Please list the appropriate contact person for this property:  
Name and Title: George S. Flint, District Manager  
Address: 135 W. Central Blvd., Suite 320, Orlando, FL 32801  
Telephone No.: (407) 841-5524
5. Is there an ongoing business on this site? No
6. If yes, who owns the business?  
Name: N/A  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_
7. Additional Comments: None  
\_\_\_\_\_  
\_\_\_\_\_

Championsgate Community  
Development District, a Florida  
community development district

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

## **Exhibit “C”**



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

KEVIN J. THIBAUT, P.E.  
SECRETARY

### **Donation of Property to the Florida Department of Transportation**

Championsgate Community Development  
District  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801

ITEM/SEGMENT NO.:	<u>4314561 / 4441871</u>
MANAGING DISTRICT:	<u>5</u>
F.A.P. NO.:	<u></u>
STATE ROAD NO.:	<u>400</u>
COUNTY:	<u>Osceola</u>
PARCEL NO.:	<u>835</u>
INTEREST CONVEYED:	<u>PERPETUAL EASEMENT</u>
	<u></u>

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Championsgate Community Development District,  
a Florida community development district

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Type or Print Property Owner's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Date

## SECTION VII

## SECTION C

# SECTION 1



# Champions Gate Community Development District

## Check Run Summary

February 1, 2020 thru April 30, 2020

Fund	Date	Check No.'s		Amount
General Fund	2/3/20	4598-4601	\$	4,154.00
	2/7/20	4602	\$	3,344.91
	2/10/20	4603-4605	\$	27,567.40
	2/19/20	4606-4609	\$	2,473.05
	3/2/20	4610-4612	\$	6,711.50
	3/6/20	4613	\$	3,471.08
	3/11/20	4614-4618	\$	24,236.60
	3/16/20	4619	\$	3,816.75
	3/24/20	4620	\$	3,500.00
	3/26/20	4621	\$	323.05
	3/31/20	4622	\$	2,640.00
	4/1/20	4623	\$	3,316.92
	4/9/20	4624	\$	7.41
	4/10/20	4625-4628	\$	25,885.92
	4/21/20	4629-4630	\$	1,779.50
	4/26/20	4631	\$	660.00
	4/28/20	4632	\$	150.00
				\$ 114,038.09
Capital Reserves	2/3/20	49	\$	35,315.00
	2/24/20	50	\$	36,078.85
	3/24/20	51	\$	46,475.00
	3/27/20	52	\$	22,500.00
				\$ 140,368.85
Payroll	<u>February 2020</u>			
	Darin Tennyson	50335	\$	184.70
	Elizabeth Allen	50336	\$	184.70
	Lee Dawson	50337	\$	184.70
	Wesley Holland	50338	\$	184.70
				\$ 738.80
			\$	255,145.74

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/03/20	00042	1/21/20 792319	202001 320-53800-47300		RPLC 4 LAMPS/2 BALLASTS	*	894.00	
					ALL STATES LIGHTING, INC			894.00 004598
2/03/20	00022	1/27/20 20142A	202001 320-53800-46800		FOUNTAIN BOWL CLEAN JAN20	*	150.00	
					FOUNTAIN DESIGN GROUP, INC.			150.00 004599
2/03/20	00026	2/01/20 481319	202002 320-53800-46800		WATER MGMT SERVICES FEB20	*	470.00	
					THE LAKE DOCTORS, INC.			470.00 004600
2/03/20	00139	1/31/20 MV013120	202001 320-53800-34500		SECURITY DETAIL JAN20	*	2,640.00	
					MAURICE NORMAN VILSAINT			2,640.00 004601
2/07/20	00049	2/01/20 197	202002 310-51300-34000		MANAGEMENT FEES FEB20	*	3,050.25	
		2/01/20 197	202002 310-51300-35100		INFORMATION TECH FEB20	*	266.67	
		2/01/20 197	202002 310-51300-51000		OFFICE SUPPLIES FEB20	*	1.14	
		2/01/20 197	202002 310-51300-42000		POSTAGE FEB20	*	20.55	
		2/01/20 197	202002 310-51300-42500		COPIES FEB20	*	6.30	
					GOVERNMENTAL MANAGEMENT SERVICES			3,344.91 004602
2/10/20	00105	1/30/20 43860	202002 320-53800-12000		ONSITE SERVICES FEB20	*	12,299.84	
					RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84 004603
2/10/20	00048	1/31/20 2001-049	202001 320-53800-47200		RESET TIMER/TROUBLESHOOT	*	2,328.00	
		2/03/20 2002-006	202002 320-53800-47200		TRAFFIC SIGNAL MAINT FEB	*	218.00	
					TRAFFIC ENGINEERING & MANAGEMENT			2,546.00 004604
2/10/20	00056	2/01/20 61309	202002 320-53800-46200		LANDSCAPE MAINT FEB20	*	11,631.91	
		2/06/20 61459	202001 320-53800-35100		RPLC VALVE/HEAD/NODE BATT	*	1,089.65	
					WEBER ENVIRONMENTAL SERVICES			12,721.56 004605
2/19/20	00003	2/11/20 6-923-86	202002 310-51300-42000		DELIVERY 02/04/20	*	222.05	
					FEDEX			222.05 004606
					CHMP CHAMP GATE TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/19/20	00022	12/26/19 19951A	201912 320-53800-46800		*	250.00	
			QTRLY FOUNTAIN CLEAN DEC19				
				FOUNTAIN DESIGN GROUP, INC.			250.00 004607
2/19/20	00043	2/06/20 24697	202002 320-53800-49100		*	1,056.00	
			3 X 5' CG CUSTOM FLAGS				
		2/06/20 24697	202002 320-53800-49100		*	570.00	
			12 - 4X6 NYL-BRITE USA				
				FLAG WORLD, INC			1,626.00 004608
2/19/20	00095	2/11/20 5272321	202001 310-51300-31100		*	375.00	
			SITE VISIT PRE-CONSTR.MTG				
				HANSON WALTER & ASSOCIATES, INC.			375.00 004609
3/02/20	00030	3/02/20 16898	202002 310-51300-31500		*	3,601.50	
			MTG/CORRESPOND/REV.AGENDA				
				CLARK & ALBAUGH, LLP			3,601.50 004610
3/02/20	00026	3/01/20 486948	202003 320-53800-46800		*	470.00	
			WATER MGMT SERVICES MAR20				
				THE LAKE DOCTORS, INC.			470.00 004611
3/02/20	00139	2/29/20 MV022920	202002 320-53800-34500		*	2,640.00	
			SECURITY DETAIL FEB20				
				MAURICE NORMAN VILSAINT			2,640.00 004612
3/06/20	00049	3/01/20 198	202003 310-51300-34000		*	3,050.25	
			MANAGEMENT FEES MAR20				
		3/01/20 198	202003 310-51300-35100		*	266.67	
			INFORMATION TECH MAR20				
		3/01/20 198	202003 310-51300-51000		*	26.26	
			OFFICE SUPPLIES MAR20				
		3/01/20 198	202003 310-51300-42000		*	18.70	
			POSTAGE MAR20				
		3/01/20 198	202003 310-51300-42500		*	109.20	
			COPIES MAR20				
				GOVERNMENTAL MANAGEMENT SERVICES			3,471.08 004613
3/11/20	00003	3/03/20 6-945-80	202002 310-51300-42000		*	20.18	
			DELIVERY 02/21/20				
				FEDEX			20.18 004614
3/11/20	00022	2/25/20 20335A	202002 320-53800-46800		*	150.00	
			FOUNTAIN BOWL CLEAN FEB20				
				FOUNTAIN DESIGN GROUP, INC.			150.00 004615

CHMP CHAMP GATE TVISCARRA

\*\*\* CHECK DATES 02/01/2020 - 04/30/2020 \*\*\*

CHAMPIONSGATE - GENERAL FUND

BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/11/20	00105	3/03/20 43893	202003 320-53800-12000	ON SITE SERVICES MAR20	*	12,299.84	
				RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84 004616
3/11/20	00048	3/02/20 2003-004	202003 320-53800-47200	TRAFFIC SIGNAL MAINT MAR	*	218.00	
				TRAFFIC ENGINEERING & MANAGEMENT			218.00 004617
3/11/20	00056	3/01/20 61586	202003 320-53800-46200	LANDSCAPE MAINT MAR20	*	11,548.58	
				WEBER ENVIRONMENTAL SERVICES			11,548.58 004618
3/16/20	00095	3/10/20 5272804	202002 310-51300-31100	PRP SURVEY/SITE/GRADE PLN	*	3,816.75	
				HANSON WALTER & ASSOCIATES, INC.			3,816.75 004619
3/24/20	00052	12/02/19 18875	201911 310-51300-32200	FY19 AUDIT FINAL PMT	*	3,500.00	
				GRAU & ASSOCIATES			3,500.00 004620
3/26/20	00113	3/20/20 2018353	202003 310-51300-49200	2019 TAX ROLL ADMIN FEE	*	323.05	
				OSCEOLA CTY. PROPERTY APPRAISER			323.05 004621
3/31/20	00139	3/31/20 MV033120	202003 320-53800-34500	SECURITY DETAIL MAR20	*	2,640.00	
				MAURICE NORMAN VILSAINT			2,640.00 004622
4/01/20	00049	4/01/20 199	202004 310-51300-34000	MANAGEMENT FEES APR20	*	3,050.25	
		4/01/20 199	202004 310-51300-35100	INFORMATION TECH APR20	*	266.67	
				GOVERNMENTAL MANAGEMENT SERVICES			3,316.92 004623
4/09/20	00049	4/01/20 200	202004 310-51300-51000	OFFICE SUPPLIES APR20	*	.36	
		4/01/20 200	202004 310-51300-42000	POSTAGE APR20	*	6.00	
		4/01/20 200	202004 310-51300-42500	COPIES APR20	*	1.05	
				GOVERNMENTAL MANAGEMENT SERVICES			7.41 004624
4/10/20	00030	4/01/20 16937	202003 310-51300-31500	SIDEWLK AGR/VIRTUAL MTGS	*	1,567.50	
				CLARK & ALBAUGH, LLP			1,567.50 004625
				CHMP CHAMP GATE TVISCARRA			

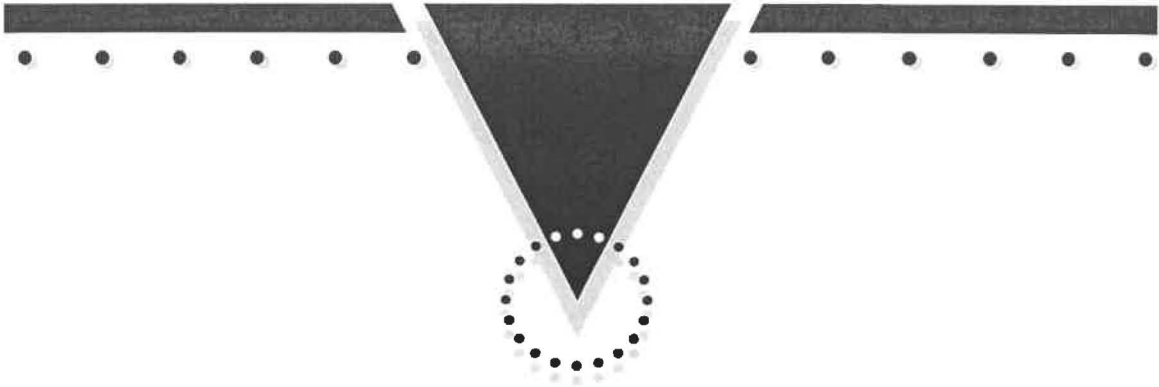
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/10/20	00026	4/01/20 492938	202004 320-53800-46800	WATER MGMT SERVICES APR20	*	470.00	
				THE LAKE DOCTORS, INC.			470.00 004626
4/10/20	00105	4/01/20 43920	202004 320-53800-12000	ONSITE SERVICES APR20	*	12,299.84	
				RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84 004627
4/10/20	00056	4/01/20 61873	202004 320-53800-46200	LANDSCAPE MAINT APR20	*	11,548.58	
				WEBER ENVIRONMENTAL SERVICES			11,548.58 004628
4/21/20	00095	4/13/20 5273257	202003 310-51300-31100	PRP BDWLK/CVR SHEET/CORRD	*	417.50	
				HANSON WALTER & ASSOCIATES, INC.			417.50 004629
4/21/20	00048	3/31/20 2003-029	202003 320-53800-47200	SVC CALL-RPR CHEWED WIRES	*	1,144.00	
		4/01/20 2004-003	202004 320-53800-47200	TRAFFIC SIGNAL MAINT APR	*	218.00	
				TRAFFIC ENGINEERING & MANAGEMENT			1,362.00 004630
4/26/20	00139	4/30/20 MV043020	202004 320-53800-34500	SECURITY DETAIL APR20	*	660.00	
				MAURICE NORMAN VILSAINT			660.00 004631
4/28/20	00022	4/27/20 20843A	202004 320-53800-46800	FOUNTAIN BOWL CLEAN APR20	*	150.00	
				FOUNTAIN DESIGN GROUP, INC.			150.00 004632
TOTAL FOR BANK A						114,038.09	
TOTAL FOR REGISTER						114,038.09	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/04/20 PAGE 1  
 \*\*\* CHECK DATES 02/01/2020 - 04/30/2020 \*\*\* CHAMPIONSGATE-CAPITAL RESERVE  
 BANK B CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/03/20	00021	12/31/19 SIN4612	201912 320-53800-60000	LIGHTS/FLAG/TRAFFIC POLES	*	35,315.00	
							35,315.00 000049
CPP ENTERPRISES, LLC							
2/24/20	00019	6/13/19 17700	201906 320-53800-53000	MIRACLE DR-PAVE/MILL/STRP	*	36,078.85	
							36,078.85 000050
H&S INVESTMENT GROUP OF CFL							
3/24/20	00018	3/19/20 2003-024	202003 320-53800-60000	RPLC TRFC/PED.SIGNAL LGDS	*	46,475.00	
							46,475.00 000051
TRAFFIC ENGINEERING & MANAGEMENT							
3/27/20	00022	1/29/20 61288	202001 320-53800-60000	FURNISH/INSTALL MULCH	*	22,500.00	
							22,500.00 000052
WEBER ENVIRONMENTAL SERVICES							
TOTAL FOR BANK B						140,368.85	
TOTAL FOR REGISTER						140,368.85	

CHMP CHAMP GATE TVISCARRA

## SECTION 2



**ChampionsGate  
Community Development District**

**Unaudited Financial Reporting  
April 30, 2020**





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

**CHAMPIONSGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Balance Sheet - All Fund Types and Accounts Groups  
April 30, 2020

	Governmental Fund Types		
	General Fund	Capital Projects Fund	Totals 2020
<b><u>ASSETS</u></b>			
<b><u>Cash</u></b>			
Operating Account	\$479,218	---	\$479,218
Capital Reserves	---	\$42,601	\$42,601
State Board of Administration	---	\$699,274	\$699,274
<b>TOTAL ASSETS</b>	<b>\$479,218</b>	<b>\$741,875</b>	<b>\$1,221,092</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$150	---	\$150
<b><u>Fund Equity and Other Credits</u></b>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$741,875	\$741,875
Unassigned	\$479,068	---	\$479,068
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$479,218</b>	<b>\$741,875</b>	<b>\$1,221,092</b>

# ChampionsGate

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For Period Ending April 30, 2020

	General Fund Budget	Pro ræd Budget Thru 4/30/20	Actual Thru 4/30/20	Variance
<b>Revenues:</b>				
Special Assessments	\$729,046	\$729,046	\$706,354	(\$22,692)
Miscellaneous Revenue	\$0	\$0	\$4,912	\$4,912
<b>Total Revenues</b>	<b>\$729,046</b>	<b>\$729,046</b>	<b>\$711,266</b>	<b>(\$17,780)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$3,500	\$1,400	\$2,100
FICA Expense	\$459	\$268	\$107	\$161
Engineering	\$10,000	\$5,833	\$6,688	(\$855)
Attorney	\$22,500	\$13,125	\$8,793	\$4,332
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Management Fees	\$36,603	\$21,352	\$21,352	\$0
Information Technology	\$4,400	\$2,567	\$1,867	\$700
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$58	\$17	\$41
Postage	\$1,500	\$875	\$491	\$384
Insurance	\$11,500	\$11,500	\$10,589	\$911
Printing & Binding	\$1,000	\$583	\$248	\$335
Legal Advertising	\$1,500	\$875	\$0	\$875
Other Current Charges	\$250	\$146	\$85	\$61
Property Appraiser Fee	\$465	\$323	\$323	\$0
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$146	\$81	\$65
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$105,752</b>	<b>\$70,376</b>	<b>\$61,216</b>	<b>\$9,160</b>
<u>Maintenance</u>				
Property Insurance	\$22,000	\$22,000	\$20,527	\$1,473
Landscape Maintenance Contract	\$139,583	\$81,423	\$81,257	\$167
Landscape Miscellaneous	\$8,000	\$4,667	\$1,073	\$3,594
Irrigation System/Maintenance	\$20,000	\$11,667	\$9,954	\$1,713
Lakes/Fountains	\$13,200	\$7,700	\$4,590	\$3,110
Lighting	\$12,000	\$7,000	\$1,414	\$5,587
Miscellaneous	\$2,000	\$1,167	\$5,996	(\$4,829)
Painting Public Areas	\$600	\$350	\$0	\$350
Traffic Signals	\$10,000	\$5,833	\$6,349	(\$516)
Sidewalks	\$10,000	\$5,833	\$0	\$5,833
Signage	\$6,000	\$3,500	\$750	\$2,750
Trash Removal	\$4,000	\$2,333	\$2,536	(\$202)
Electric	\$50,000	\$29,167	\$28,572	\$595
Water/Sewer	\$1,000	\$583	\$96	\$487
Security	\$50,000	\$29,167	\$24,759	\$4,408
Onsite Management	\$147,600	\$86,100	\$86,099	\$1
Mosquito Control	\$7,600	\$4,433	\$1,870	\$2,563
Transfer Out - Capital Reserve	\$119,711	\$119,711	\$119,711	\$0
<b>Total Maintenance</b>	<b>\$623,294</b>	<b>\$422,634</b>	<b>\$395,552</b>	<b>\$27,083</b>
<b>Total Expenditures</b>	<b>\$729,046</b>	<b>\$493,010</b>	<b>\$456,767</b>	<b>\$36,243</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$254,499</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$224,569</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$479,068</b>	

**ChampionsGate**  
Community Development District

**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For Period Ending April 30, 2020

Capital Reserves Budget	Prorated Budget Thru 4/30/20	Actual Thru 4/30/20	Variance
----------------------------	---------------------------------	------------------------	----------

**Revenues:**

Transfer In	\$119,711	\$119,711	\$119,711	\$0
Interest	\$4,000	\$2,333	\$7,953	\$5,620
<b>Total Revenues</b>	<b>\$123,711</b>	<b>\$122,044</b>	<b>\$127,664</b>	<b>\$5,620</b>

**Expenditures:**

Capital Projects - Other	\$100,000	\$58,333	\$189,167	(\$130,834)
<b>Total Expenditures</b>	<b>\$100,000</b>	<b>\$58,333</b>	<b>\$189,167</b>	<b>(\$130,834)</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$23,711</b>	<b>(\$61,503)</b>
---------------------------------------	-----------------	-------------------

<b>Fund Balance - Beginning</b>	<b>\$649,923</b>	<b>\$803,377</b>
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<b>Fund Balance - Ending</b>	<b>\$673,634</b>	<b>\$741,875</b>
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**ChampionsGate CDD**

	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Total
<b>Revenues:</b>													
Special Assessments	\$0	\$63,858	\$595,111	\$14,458	\$13,886	\$7,258	\$11,783	\$0	\$0	\$0	\$0	\$0	\$706,354
Miscellaneous Revenue	\$0	\$0	\$0	\$4,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,912
<b>Total Revenues</b>	<b>\$0</b>	<b>\$63,858</b>	<b>\$595,111</b>	<b>\$19,369</b>	<b>\$13,886</b>	<b>\$7,258</b>	<b>\$11,783</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$711,266</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$0	\$0	\$600	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA Expense	\$0	\$0	\$46	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
Engineering	\$985	\$313	\$781	\$375	\$3,817	\$418	\$0	\$0	\$0	\$0	\$0	\$0	\$6,688
Attorney	\$540	\$471	\$2,613	\$0	\$3,802	\$1,568	\$0	\$0	\$0	\$0	\$0	\$0	\$8,793
Annual Audit	\$500	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
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	\$1,867
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Telephone	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Postage	\$13	\$17	\$154	\$20	\$263	\$19	\$6	\$0	\$0	\$0	\$0	\$0	\$491
Insurance	\$10,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,589
Printing & Binding	\$60	\$11	\$49	\$12	\$6	\$109	\$1	\$0	\$0	\$0	\$0	\$0	\$248
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$21	\$32	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$26	\$0	\$0	\$26	\$1	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$81
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,227</b>	<b>\$7,677</b>	<b>\$7,592</b>	<b>\$3,749</b>	<b>\$11,867</b>	<b>\$5,779</b>	<b>\$3,324</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,216</b>
<b>Maintenance</b>													
Property Insurance	\$20,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,527
Landscape Maintenance Contract	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,549	\$11,549	\$0	\$0	\$0	\$0	\$0	\$81,257
Landscape Miscellaneous	\$0	\$348	\$0	\$725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,073
Irrigation System/Maintenance	\$4,522	\$2,007	\$2,335	\$1,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,954
Lakes/Fountains	\$620	\$620	\$870	\$620	\$620	\$620	\$620	\$0	\$0	\$0	\$0	\$0	\$4,590
Lighting	\$0	\$110	\$410	\$894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,414
Miscellaneous	\$4,370	\$0	\$0	\$0	\$1,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,996
Painting Public Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signals	\$1,823	\$8	\$196	\$2,524	\$218	\$1,362	\$218	\$0	\$0	\$0	\$0	\$0	\$6,349
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Trash Removal	\$361	\$364	\$365	\$364	\$364	\$361	\$356	\$0	\$0	\$0	\$0	\$0	\$2,536
Electric	\$4,275	\$4,071	\$3,936	\$4,156	\$3,884	\$4,051	\$4,200	\$0	\$0	\$0	\$0	\$0	\$28,572
Water/Sewer	\$13	\$15	\$11	\$15	\$15	\$13	\$13	\$0	\$0	\$0	\$0	\$0	\$96
Security	\$5,136	\$5,595	\$5,448	\$2,640	\$2,640	\$2,640	\$660	\$0	\$0	\$0	\$0	\$0	\$24,759
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	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Transfer Out - Capital Reserve	\$0	\$0	\$119,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,711
<b>Total Maintenance</b>	<b>\$66,513</b>	<b>\$38,755</b>	<b>\$157,213</b>	<b>\$36,960</b>	<b>\$33,299</b>	<b>\$32,895</b>	<b>\$29,916</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,552</b>
<b>Total Expenditures</b>	<b>\$87,739</b>	<b>\$46,432</b>	<b>\$164,806</b>	<b>\$40,709</b>	<b>\$45,166</b>	<b>\$38,674</b>	<b>\$33,240</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$456,767</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$87,739)</b>	<b>\$17,426</b>	<b>\$430,305</b>	<b>(\$21,340)</b>	<b>(\$31,280)</b>	<b>(\$31,416)</b>	<b>(\$21,457)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$254,499</b>



## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 22, 2020

Ms. Stacie Vanderbilt  
Recording Secretary  
ChampionsGate Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 14, 2020 requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2020.

The number of registered voters within the ChampionsGate CDD is 1,348 as of April 15, 2020.

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 29 2020

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

Vote  
Osceola



## SECTION 4

# 2020 SPECIAL DISTRICTS QUALIFYING PROCEDURE

(Dates are subject to change)

## 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 11, 2020.***
2. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. 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 DS-DE9 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. Form DS-DE9 Appointment of Campaign Treasurer Designation of Campaign Depository must be filed prior to collecting petitions. ***Petitions must be submitted by Noon on May 11, 2020.***
4. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. 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.