

*ChampionsGate Community
Development District*

Agenda

February 28, 2022

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 21, 2022

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, February 28, 2022 at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 13, 2021 Meeting
4. Review and Acceptance of Fiscal Year 2021 Audit Report
5. Discussion of Fitness Trail
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal for Stormwater Management Needs Analysis
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. 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 December 13, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2021 audit report. A bound copy of the report is provided separately.

The fifth order of business is the discussion of the fitness trail. This is an open discussion item.

The sixth order of business is Staff Reports. Section B is the Engineer's Report. Sub-Section 1 is the consideration of proposal for the stormwater needs analysis based on the new statutory requirement. A copy of the proposal is enclosed for your review. Section C is the District

Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

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, December 13, 2021 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 by phone |
| Wesley Holland | Assistant Secretary |
| Darlene Clevenger | Assistant Secretary |

Also present were:

| | |
|-----------------|-------------------|
| George Flint | District Manager |
| Scott Clark | District Counsel |
| Pete Glasscock | District Engineer |
| Yvonne Shouey | RIDA Development |
| Marc Reicher | RIDA Development |
| Teresa Viscarra | GMS by phone |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 26, 2021 Meeting

On MOTION by Mr. Dawson, seconded by Ms. Clevenger, with all in favor, the minutes of the July 26, 2021 meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01
Amending the Fiscal Year 2021 Budget**

Mr. Flint stated Fiscal Year 2021 just ended September 30th and the Statutes require that if your total expenses exceed your total budget you are required to amend the budget within 60-days of the end of the fiscal year. We have increased the capital projects fund by \$100,000, decreased interest earnings by \$3,058, to offset that we recognized our actual beginning fund balance going into Fiscal Year 2021 with \$166,574 which was higher than our budget. By doing that we increased our projected ending fund balance by the difference of \$63,516.

On MOTION by Mr. Tennyson, seconded by Mr. Dawson, with all in favor, Resolution 2022-01 Amending the Fiscal Year 2021 Budget, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Authorizing Execution of the Public Depositor's Report

Mr. Flint stated Resolution 2022-02 authorizes the District Manager, Treasurer, and Assistant Treasurer to be able to execute the Public Depositor's Report, which is an administrative report we have to file with the State annually.

Mr. Clark stated the report is something to show compliance with the public depository requirement, that there are certain places we can keep our money.

On MOTION by Ms. Clevenger, seconded by Mr. Tennyson, with all in favor, Resolution 2022-02 Authorizing Execution of the Public Depositor's Report, was approved.

SIXTH ORDER OF BUSINESS

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

Mr. Flint stated next is a data sharing and usage agreement with Osceola County Property Appraiser. Most of the property appraisers including Osceola County require any government entity that is collecting revenue on the tax bill to enter into these data sharing and usage agreements. Certain individuals are exempt from public records law such as law enforcement or a fire fighter, they can request that their name and information be held confidential so if someone asked for a list of properties their names would not show up. There were some penalties put in place a couple years ago that raised everyone's focus on this issue and that is when these agreements started coming into play.

On MOTION by Mr. Dawson, seconded by Ms. Clevenger, with all in favor, the agreement with the Osceola County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021**

Mr. Flint stated in 2017 you appointed yourselves as the Audit Committee and bid out auditing services and chose Grau & Associates as the independent auditor. They provided five years of pricing and this will be the last of the five years and on a future agenda we will have the Board appoint an audit committee again. The cost is consistent with their proposal and with our budget. Scott pointed out that we need additional language in their agreement dealing with E-Verify.

Mr. Clark stated that is a requirement that was added for all of our contracts last year and I know Grau has issued a letter on some other districts verifying that they will comply with that. I sent it to George and suggested he have them sign that and add it to the agreement.

Mr. Flint stated this audit is almost complete.

Ms. Viscarra stated we should be getting a draft any day now. They started working on the audit early in November.

On MOTION by Mr. Tennyson, seconded by Mr. Holland, with all in favor, execution of the engagement letter with Grau & Associates to perform the Fiscal Year 2021, was ratified and the E-Verify language will be added to the agreement.

EIGHTH ORDER OF BUSINESS**Consideration of Proposals for Fountain Replacements**

Ms. Shouey stated there is a proposal for the one in the front with two options and one for the fountain at the entry by the arches. All we need there is a metal piece that disintegrated.

Mr. Tennyson asked is this something we need to worry about right away?

Ms. Shouey responded no. The one out front by the interchange we are not doing that. It is ready if we wanted to do it, but there is too much activity out there. The one for the fountain at the entrance I think we let them do it at the same time as the arches. We signed the agreement to do the LED lights and they are doing that on the 20th and they are coordinating with the I-4 construction.

On MOTION by Mr. Dawson, seconded by Mr. Tennyson, with all in favor, the proposal for the fountain at the entrance in the amount of \$29,325, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from July 19, 2021 through December 6, 2021 in the amount of \$254,195.50.

On MOTION by Mr. Tennyson, seconded by Ms. Clevenger, 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.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dawson stated someone had offered to put in a fitness trail and that is still on the table. There would be six stations and they would pay for it. I will reach out to them and see if they will come to the next meeting.

Mr. Flint stated we will add that as an item on the next agenda and if they want to provide a proposal that would be better.

Mr. Dawson stated some of the Medjool Date Palms are dying.

Mr. Flint stated it is an airborne disease that is killing them.

Mr. Clark stated I think we had some agreement about our responsibility to replace those. I will look in the archives.

Mr. Reicher stated I think that period of time has likely passed.

Mr. Flint stated at a minimum we can have them removed until we figure out what we are going to do.

Mr. Reicher stated on that boulevard, we have had correspondence with the folks building at the end and showing us one sketch was not enough for us to say go ahead. We are waiting on Cortland to put more detail in the drawings.

Ms. Clevenger stated we were going to go back to Weber to find out if they would lock in the price for three years.

Ms. Shouey stated I talked to him today, he will do this year the same, but he wants to increase 4% for next two years.

Mr. Flint stated we will do the year then bid it.

Mr. Dawson stated along Laura Lane there has been some damage to the guardrail. I want to investigate replacing them.

Mr. Reicher stated it would be pretty expensive but lowering that to 48" made a great difference; it is in the background.

Mr. Dawson stated there is an issue with litter.

Ms. Shouey stated the guys pick up litter three times a day.

TWELFTH ORDER OF BUSINESS

Audience Comments

There being none,

| |
|--|
| On MOTION by Mr. Dawson, seconded by Mr. Tennyson, with all in favor, the meeting adjourned at 2:42 p.m. |
|--|

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
TABLE OF CONTENTS**

| | <u>Page</u> |
|--|-------------|
| INDEPENDENT AUDITOR'S REPORT | 1-2 |
| MANAGEMENT'S DISCUSSION AND ANALYSIS | 3-6 |
| BASIC FINANCIAL STATEMENTS | |
| Government-Wide Financial Statements: | |
| Statement of Net Position | 7 |
| Statement of Activities | 8 |
| Fund Financial Statements: | |
| Balance Sheet – Governmental Funds | 9 |
| Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position | 10 |
| Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds | 11 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 12 |
| Notes to Financial Statements | 13-20 |
| REQUIRED SUPPLEMENTARY INFORMATION | |
| Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund | 21 |
| Notes to Required Supplementary Information | 22 |
| OTHER INFORMATION | |
| Data Elements required by FL Statute 218.39 (3) (c) | 23 |
| INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i> | 24-25 |
| INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA | 25 |
| MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA | 27-28 |



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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 8 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

 Brian J. Associates

January 8, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of ChampionsGate Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,986,887.
- The change in the District's total net position in comparison with the prior fiscal year was (\$197,547), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$957,655, an increase of \$33,062 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

| NET POSITION SEPTEMBER 30, | | |
|-------------------------------------|--------------|--------------|
| | 2021 | 2020 |
| Current and other assets | \$ 978,848 | \$ 949,072 |
| Capital assets, net of depreciation | 4,029,232 | 4,259,841 |
| Total assets | 5,008,080 | 5,208,913 |
| Current liabilities | 21,193 | 24,479 |
| Total liabilities | 21,193 | 24,479 |
| Net position | | |
| Net investment in capital assets | 4,029,232 | 4,259,841 |
| Unrestricted | 957,655 | 924,593 |
| Total net position | \$ 4,986,887 | \$ 5,184,434 |

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

| CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | | |
|--|--------------|--------------|
| Revenues: | 2021 | 2020 |
| Program revenues | | |
| Charges for services | \$ 737,835 | \$ 742,692 |
| Unrestricted investment earnings | 942 | 9,302 |
| Total revenues | 738,777 | 751,994 |
| Expenses: | | |
| General government | 107,710 | 128,889 |
| Physical environment | 828,614 | 1,111,837 |
| Total expenses | 936,324 | 1,240,726 |
| Change in net position | (197,547) | (488,732) |
| Net position - beginning | 5,184,434 | 5,673,166 |
| Net position - ending | \$ 4,986,887 | \$ 5,184,434 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$936,324. The costs of the District's activities were primarily funded by program revenues. In total, expenses decreased from the prior fiscal year, mainly as a result of a decrease in the physical environment expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS

At September 30, 2021, the District had \$14,994,172 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$10,964,940 has been taken, which resulted in a net book value of \$4,029,232. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

| | <u>Governmental Activities</u> |
|----------------------------------|------------------------------------|
| ASSETS | |
| Cash | \$ 380,042 |
| Investments | 551,552 |
| Assessments receivable | 5,342 |
| Prepays | 41,912 |
| Capital assets: | |
| Nondepreciable | 1,771,447 |
| Depreciable, net | <u>2,257,785</u> |
| Total assets | <u>5,008,080</u> |
| LIABILITIES | |
| Accounts payable | <u>21,193</u> |
| Total liabilities | <u>21,193</u> |
| NET POSITION | |
| Net investment in capital assets | 4,029,232 |
| Unrestricted | <u>957,655</u> |
| Total net position | <u>\$ 4,986,887</u> |

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| Functions/Programs | | | Net (Expense) | |
|----------------------------------|------------|-------------------------|---------------------|---|
| | Expenses | Charges for Services | Program Revenues | Revenue and Changes in Net Position |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | \$ 107,710 | \$ 107,710 | \$ | - |
| Physical environment | 828,614 | 630,125 | | (198,489) |
| Total governmental activities | 936,324 | 737,835 | | (198,489) |
| General revenues: | | | | |
| Unrestricted investment earnings | | | | 942 |
| Total general revenues | | | | 942 |
| Change in net position | | | | (197,547) |
| Net position - beginning | | | | 5,184,434 |
| Net position - ending | | | | \$ 4,986,887 |

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

| | Major Funds | | Total |
|--------------------------------------|-------------------|---------------------|-----------------------|
| | General | Capital Projects | Governmental Funds |
| ASSETS | | | |
| Cash | \$ 334,244 | \$ 45,798 | \$ 380,042 |
| Investments | - | 551,552 | 551,552 |
| Assessments receivable | 5,342 | - | 5,342 |
| Due from other funds | - | 13,835 | 13,835 |
| Prepays | 41,912 | - | 41,912 |
| Total assets | <u>\$ 381,498</u> | <u>\$ 611,185</u> | <u>\$ 992,683</u> |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 6,339 | \$ 14,854 | \$ 21,193 |
| Due to other funds | 13,835 | - | 13,835 |
| Total liabilities | <u>20,174</u> | <u>14,854</u> | <u>35,028</u> |
| Fund balances: | | | |
| Nonspendable: | | | |
| Prepaid items | 41,912 | - | 41,912 |
| Assigned to: | | | |
| Capital reserves | - | 596,331 | 596,331 |
| Unassigned | 319,412 | - | 319,412 |
| Total fund balances | <u>361,324</u> | <u>596,331</u> | <u>957,655</u> |
| Total liabilities and fund balances | <u>\$ 381,498</u> | <u>\$ 611,185</u> | <u>\$ 992,683</u> |

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

| | | |
|-----------------------------------|----|---------|
| Fund balance - governmental funds | \$ | 957,655 |
|-----------------------------------|----|---------|

Amounts reported for governmental activities in the statement of net position are different because:

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

| | | | |
|---|--------------|----|-----------|
| Cost of capital assets | 14,994,172 | | |
| Accumulated depreciation | (10,964,940) | | 4,029,232 |
| Net position of governmental activities | | \$ | 4,986,887 |

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | Major Funds | | Total Governmental Funds |
|--|-------------------|---------------------|--------------------------------|
| | General | Capital Projects | |
| REVENUES | | | |
| Assessments | \$ 737,835 | \$ - | \$ 737,835 |
| Interest | - | 942 | 942 |
| Total revenues | <u>737,835</u> | <u>942</u> | <u>738,777</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 107,657 | 53 | 107,710 |
| Physical environment | 403,713 | - | 403,713 |
| Capital Outlay | - | 194,292 | 194,292 |
| Total expenditures | <u>511,370</u> | <u>194,345</u> | <u>705,715</u> |
| Excess (deficiency) of revenues over (under) expenditures | 226,465 | (193,403) | 33,062 |
| OTHER FINANCING SOURCES (USES) | | | |
| Transfer in/out | (129,711) | 129,711 | - |
| Total other financing sources (uses) | <u>(129,711)</u> | <u>129,711</u> | <u>-</u> |
| Net change in fund balances | 96,754 | (63,692) | 33,062 |
| Fund balances - beginning | <u>264,570</u> | <u>660,023</u> | <u>924,593</u> |
| Fund balances - ending | <u>\$ 361,324</u> | <u>\$ 596,331</u> | <u>\$ 957,655</u> |

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | | |
|--|----|--------|
| Net change in fund balances - total governmental funds | \$ | 33,062 |
|--|----|--------|

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

| | | |
|---|--|---------|
| Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position. | | 171,966 |
|---|--|---------|

| | | |
|--|--|-----------|
| Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities. | | (402,575) |
|--|--|-----------|

| | | |
|---|----|-----------|
| Change in net position of governmental activities | \$ | (197,547) |
|---|----|-----------|

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

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

The District reports the following major governmental funds:

General Fund

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

Capital Projects Fund

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

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

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

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2021:

| | Amortized Cost | Credit Risk | Maturities |
|---------------|-------------------|-------------|---|
| Florida Prime | \$ 551,552 | S&P AAAM | Weighted average of the fund portfolio: 48 days |
| | <u>\$ 551,552</u> | | |

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

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

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

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

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

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

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2021 were as follows:

| Fund | Receivable | Payable |
|------------------|------------------|------------------|
| General | \$ - | \$ 13,835 |
| Capital projects | 13,835 | - |
| Total | <u>\$ 13,835</u> | <u>\$ 13,835</u> |

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital projects fund relate to an expense paid from the capital projects fund on behalf of the general fund.

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

| Fund | Transfer in | Transfer out |
|------------------|-------------------|-------------------|
| General | \$ - | \$ 129,711 |
| Capital projects | 129,711 | - |
| Total | <u>\$ 129,711</u> | <u>\$ 129,711</u> |

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

NOTE 6 - CAPITAL ASSETS

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

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Land | \$ 1,771,447 | \$ - | \$ - | \$ 1,771,447 |
| Total capital assets, not being depreciated | 1,771,447 | - | - | 1,771,447 |
| Capital assets, being depreciated | | | | |
| Infrastructure | 10,639,240 | - | - | 10,639,240 |
| Improvements other than buildings | 2,362,194 | 171,966 | - | 2,534,160 |
| Machinery and equipment | 49,325 | - | - | 49,325 |
| Total capital assets, being depreciated | 13,050,759 | 171,966 | - | 13,222,725 |
| Less accumulated depreciation for: | | | | |
| Infrastructure | 8,206,024 | 377,495 | - | 8,583,519 |
| Improvements other than buildings | 2,307,016 | 25,080 | - | 2,332,096 |
| Machinery and equipment | 49,325 | - | - | 49,325 |
| Total accumulated depreciation | 10,562,365 | 402,575 | - | 10,964,940 |
| Total capital assets, being depreciated, net | 2,488,394 | (230,609) | - | 2,257,785 |
| Governmental activities capital assets, net | \$ 4,259,841 | \$ (230,609) | \$ - | \$ 4,029,232 |

Depreciation expense was charged to the physical environment function.

NOTE 7 - MANAGEMENT COMPANY

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

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

| | Budgeted Amounts | | Variance with Final Budget - Positive (Negative) |
|--|---------------------|-------------------|---|
| | Original & Final | Actual Amounts | |
| REVENUES | | | |
| Assessments | \$ 729,046 | \$ 737,835 | \$ 8,789 |
| Total revenues | <u>729,046</u> | <u>737,835</u> | <u>8,789</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 104,687 | 107,657 | (2,970) |
| Physical environment | 494,648 | 403,713 | 90,935 |
| Total expenditures | <u>599,335</u> | <u>511,370</u> | <u>87,965</u> |
| Excess (deficiency) of revenues over (under) expenditures | 129,711 | 226,465 | 96,754 |
| OTHER FINANCING SOURCES (USES) | | | |
| Transfer out | (129,711) | (129,711) | - |
| Total other financing sources (uses) | <u>(129,711)</u> | <u>(129,711)</u> | <u>-</u> |
| Net change in fund balance | <u>\$ -</u> | 96,754 | <u>\$ 96,754</u> |
| Fund balance - beginning | | <u>264,570</u> | |
| Fund balance - ending | | <u>\$ 361,324</u> | |

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|--|
| Number of district employees compensated at 9/30/2021 | 5 |
| Number of independent contractors compensated in September 2021 | 12 |
| Employee compensation for FYE 9/30/2021 (paid/accrued) | \$4,063.40 |
| Independent contractor compensation for FYE 9/30/2021 | \$666,778.07 |
| Construction projects to begin on or after October 1; (>\$65K) | |
| | |
| Budget variance report | See page 21 of annual financial report |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2021 | Operations and maintenance - Varies Per Unit |
| Special assessments collected FYE 9/30/2021 | \$737,838.39 |



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 8, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Compliance and Other Matters

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

Purpose of this Report

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



January 8, 2022



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

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

We have examined ChampionsGate Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

January 8, 2022



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated January 8, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 8, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

January 8, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VI

SECTION B

SECTION 1



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

LETTER OF AGREEMENT

February 21, 2022

ChampionsGate Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
Attn: George Flint, District Manager
gflint@gmscfl.com

Re: **ChampionsGate CDD / State of Florida Stormwater Needs Analysis Report**
HWA Job No. 4832-07-07

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services in connection with your proposed project as follows:

Civil Engineering Services:

1. Prepare a 20 year Stormwater Needs Analysis Report meeting the requirements of the State of Florida Office of Economic and Demographic Research (EDR) for submittal to Osceola County, FL to include coordination with the CCDD Manager and report revisions as requested
..... **T & M Budget \$ 15,000.00**

Total Civil Engineering Services \$ 15,000.00

Exclusions

This fee does not include:

- planning & zoning services
- civil engineering design and permitting services
- land surveying services
- subdivision platting services
- architectural services
- structural engineering services
- transportation engineering analysis
- environmental analysis
- landscape / irrigation design services
- site lighting plan
- soils work, soils testing
- hydrogeology
- construction layout
- construction management
- courier fees, delivery fees
- application fees
- bidding/award of contract to contractor services

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize and we ask the Client recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.



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Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for permitting submittals and approvals plus five (5) additional sets of drawings and documents for the Owner. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

All work will be invoiced approximately the 10th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.

Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE**

Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.



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Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This Proposal Accepted By

Mark Vincutonis

Mark S. Vincutonis, P.E.

Client Signature

Print Name

2-21-2022

Date

Date

/ac

w/attachment



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SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

CONSULTING SERVICES\$/HR.

| | | |
|----|---|-------------|
| A. | Senior Principal | \$ 200.00 |
| B. | Principal | 150.00 |
| C. | Project Manager | 125.00 |
| D. | Engineer | 85.00 |
| E. | Land Planner | 75.00 |
| F. | Senior Engineering Technician (CAD) | 70.00 |
| G. | Senior Design Technician (CAD) | 65.00 |
| H. | Design Technician (CAD) | 60.00 |
| I. | Project Coordinator/Scheduler | 60.00 |
| J. | Surveying Services | |
| 1. | Survey Field Crew | 125.00 |
| 2. | GPS Survey Crew | 135.00 |
| 3. | Principal Land Surveyor | 105.00 |
| 4. | Associate Land Surveyor | 95.00 |
| 5. | Senior Technician (CAD) | 75.00 |
| 6. | Computer Technician (CAD) | 70.00 |
| K. | Secretarial Services | 37.00 |
| L. | Miscellaneous Expenses | |
| | a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea. | 2.00/3.00 |
| | b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea. | 10.00/15.00 |
| | c. Sepia Mylar 24" x 36"/30" x 42", ea. | 15.00/20.00 |
| | d. Xerox Copies, ea. mass reproduction | .25 |
| | e. Xerox Copies of Original Survey 8½" x 14" | 5.00 |
| | Plus each additional | 1.00 |
| | f. Travel, per mile, portal to portal | .40 |
| | g. Printing, Graphics, Postage, etc. | Cost + 20% |
| | h. Long Distance Telephone Charges | Cost + 20% |
| | i. Out of Town Expenses (Overnight) | Cost + 30% |
| | j. Sub-Consultant Services, Laboratory, Testing, etc. | Cost + 15% |
| | k. Permit and Application Fee Advances | Cost + 10% |
| | l. Overnight Deliveries | Cost + 20% |
| | m. Courier Services | Cost + 20% |

- For sworn testimony at depositions and hearings, etc., the above rates will be doubled.
- For services in court, the above rates will be doubled with a minimum of an eight hour day charged for each day of appearance.
- Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.

**HANSON. WALTER & ASSOCIATES. INC.**

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Client/Owner Profile

Contact Information

Date:

| | |
|--------------------------|--------------------------|
| Client Name: | Property Owner: |
| Address: | Address: |
| | |
| Phone: | Phone: |
| Additional Phone: | Additional Phone: |
| Fax: | Fax: |
| E-Mail: | E-Mail: |

| |
|-------------------------|
| Billing Contact: |
| Billing Address: |
| |
| Phone: |
| Fax: |
| E-Mail: |

| |
|----------------------|
| Job Contact: |
| Phone: |
| Mobile Phone: |
| E-Mail: |

-----HWA Administrative Use Only-----

| |
|------------------------|
| Job # |
| |
| Project Name |
| |
| Project Manager |
| |
| Engineer |

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team

Revision 1/1/04



HANSON. WALTER & ASSOCIATES. INC.

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Letter of Authorization

Date _____

RE:

To Whom It May Concern:

This letter does hereby authorize _____ and Hanson, Walter &
(Client)
Associates, Inc. to act as representative for _____ and
(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at _____.

Sincerely,

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this ____ day of _____,

20____, by _____, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:

Notary Public Signature: _____



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SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

December 6, 2021 thru February 22, 2022

| Fund | Date | Check No.'s | | Amount |
|------------------|----------------------|-------------|----|------------------|
| General Fund | 12/9/21 | 4865-4866 | \$ | 2,164.00 |
| | 12/10/21 | 4867 | \$ | 3,324.20 |
| | 12/15/21 | 4868-4869 | \$ | 13,299.84 |
| | 1/7/22 | 4870-4874 | \$ | 15,132.58 |
| | 1/11/22 | 4875 | \$ | 3,405.50 |
| | 1/12/22 | 4876-4877 | \$ | 15,299.84 |
| | 1/18/22 | 4878 | \$ | 300.00 |
| | 1/26/22 | 4879-4880 | \$ | 3,126.38 |
| | 2/4/22 | 4881 | \$ | 11,548.58 |
| | 2/8/22 | 4882 | \$ | 3,331.83 |
| | 2/16/22 | 4883-4884 | \$ | 688.00 |
| | | | \$ | 71,620.75 |
| Capital Reserves | 2/11/22 | 67 | \$ | 5,600.00 |
| | | | \$ | 5,600.00 |
| Payroll | <u>December 2021</u> | | | |
| | Darin Tennyson | 50376 | \$ | 184.70 |
| | Darlene Clevenger | 50377 | \$ | 162.70 |
| | Elizabeth Allen | 50378 | \$ | 184.70 |
| | Lee Dawson | 50379 | \$ | 184.70 |
| | Wesley Holland | 50380 | \$ | 184.70 |
| | | | \$ | 901.50 |
| | | | \$ | 78,122.25 |

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 # |
|------------|-------|-----------------------------------|---|------------------------|---------------------------|--------|-----------|---------------------------|
| 12/09/21 | 00026 | 12/01/21 | 619176 | 202112 320-53800-46800 | WATER MGMT SERVICES DEC21 | * | 470.00 | |
| 12/09/21 | 00056 | 12/06/21 | 66387 | 202112 320-53800-46300 | RPLC 2 PALM/15LORO/6ARBOR | * | 1,694.00 | 470.00 004865 |
| 12/10/21 | 00049 | 12/01/21 | 222 | 202112 310-51300-34000 | MANAGEMENT FEES DEC21 | * | 3,050.25 | 1,694.00 004866 |
| 12/01/21 | 222 | 202112 310-51300-35200 | WEBSITE ADMIN DEC21 | | * | 116.67 | | |
| 12/01/21 | 222 | 202112 310-51300-35100 | INFORMATION TECH DEC21 | | * | 150.00 | | |
| 12/01/21 | 222 | 202112 310-51300-51000 | OFFICE SUPPLIES | | * | .39 | | |
| 12/01/21 | 222 | 202112 310-51300-42000 | POSTAGE | | * | 6.89 | | |
| 12/15/21 | 00052 | 12/02/21 | 21727 | 202111 310-51300-32200 | FY21 AUDIT SERVICES NOV21 | * | 1,000.00 | 3,324.20 004867 |
| 12/15/21 | 00105 | 12/13/21 | 44543 | 202112 320-53800-12000 | ONSITE SERVICES DEC21 | * | 12,299.84 | 1,000.00 004868 |
| 1/07/22 | 00030 | 1/03/22 | 17757 | 202112 310-51300-31500 | BD MTG/AGDA/AUDIT PRP/RPT | * | 1,740.00 | 12,299.84 004869 |
| 1/07/22 | 00003 | 12/14/21 | 7-596-38 | 202112 310-51300-42000 | DELIVERY 12/07/21 | * | 239.96 | 1,740.00 004870 |
| 1/07/22 | 00026 | 1/01/22 | 625204 | 202201 320-53800-46800 | WATER MGMT SERVICES JAN22 | * | 470.00 | 239.96 004871 |
| 1/07/22 | 00048 | 1/03/22 | 2201-003 | 202201 320-53800-47200 | TRAFFIC SIGNAL MNT JAN22 | * | 218.00 | 470.00 004872 |
| 1/07/22 | 00056 | 12/17/21 | 66431 | 202112 320-53800-35100 | RPR LAT.LINE/RPLC HD/NOZZ | * | 916.04 | 218.00 004873 |

CHMP CHAMP GATE TVISCARRA

*** CHECK DATES 12/06/2021 - 02/22/2022 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/22/22

CHAMPIONS GATE - GENERAL FUND
BANK A CHAMPIONS GATE CDD

| CHECK DATE | VEND# | INVOICE DATE | INVOICE YRMO | EXPENSED TO... DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|------------|-------|--------------|--------------|--------------------------|--------------|-----------------------------------|--------|-----------|----------------------|--------|
| 1/01/22 | 00049 | 66487 | 202201 | 320-53800-46200 | | WEBER ENVIRONMENTAL SERVICES | * | 11,548.58 | 11,548.58 | |
| 1/01/22 | 00049 | 66487 | 202201 | 320-53800-46200 | | LANDSCAPE MAINT JAN22 | * | 3,050.25 | 3,050.25 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-34000 | | MANAGEMENT FEES JAN22 | * | 116.67 | 116.67 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-35200 | | WEBSITE ADMIN JAN22 | * | 150.00 | 150.00 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-35100 | | INFORMATION TECH JAN22 | * | .39 | .39 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-51000 | | OFFICE SUPPLIES | * | 6.89 | 6.89 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-42000 | | POSTAGE | * | 81.30 | 81.30 | |
| 1/01/22 | 00049 | 66487 | 202201 | 310-51300-42500 | | COPIES | * | | | |
| 1/12/22 | 00052 | 21785 | 202112 | 310-51300-32200 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 3,405.50 | 3,405.50 | 004875 |
| 1/03/22 | 00052 | 21785 | 202112 | 310-51300-32200 | | FY21 AUDIT FINAL PAYMENT | * | 3,000.00 | 3,000.00 | |
| 1/11/22 | 00105 | 44572 | 202201 | 320-53800-12000 | | GRAU & ASSOCIATES | * | 12,299.84 | 12,299.84 | |
| 1/11/22 | 00105 | 44572 | 202201 | 320-53800-12000 | | ONSITE SERVICES JAN22 | * | 300.00 | 300.00 | |
| 1/11/22 | 00095 | 5281738 | 202112 | 310-51300-31100 | | RIDA ASSOC. LIMITED PARTNERSHIP | * | 12,299.84 | 12,299.84 | 004877 |
| 1/11/22 | 00095 | 5281738 | 202112 | 310-51300-31100 | | PREF/ATTEND CDD MEETING | * | | | |
| 1/26/22 | 00022 | 26094A | 202201 | 320-53800-46800 | | HANSON, WALTER & ASSOCIATES, INC. | * | 150.00 | 150.00 | |
| 1/25/22 | 00022 | 26094A | 202201 | 320-53800-46800 | | FOUNTAIN BOWL CLEAN JAN22 | * | | | |
| 1/21/22 | 00056 | 66635 | 202201 | 320-53800-35100 | | FOUNTAIN DESIGN GROUP, INC. | * | 1,026.38 | 1,026.38 | |
| 1/21/22 | 00056 | 66640 | 202201 | 320-53800-46300 | | RPR MAINLINE/RPLC BAT/NOD | * | 1,950.00 | 1,950.00 | |
| 1/21/22 | 00056 | 66640 | 202201 | 320-53800-46300 | | RPLC 2 DEAD EDJOOOL PALMS | * | | | |
| 2/01/22 | 00056 | 66681 | 202202 | 320-53800-46200 | | WEBER ENVIRONMENTAL SERVICES | * | 11,548.58 | 11,548.58 | |
| 2/01/22 | 00056 | 66681 | 202202 | 320-53800-46200 | | LANDSCAPE MAINT FEB22 | * | | | |
| 2/01/22 | 00049 | 224 | 202202 | 310-51300-34000 | | WEBER ENVIRONMENTAL SERVICES | * | 3,050.25 | 3,050.25 | |
| 2/01/22 | 00049 | 224 | 202202 | 310-51300-34000 | | MANAGEMENT FEES FEB22 | * | | | |

CHMP CHAMP GATE TVISCARRA

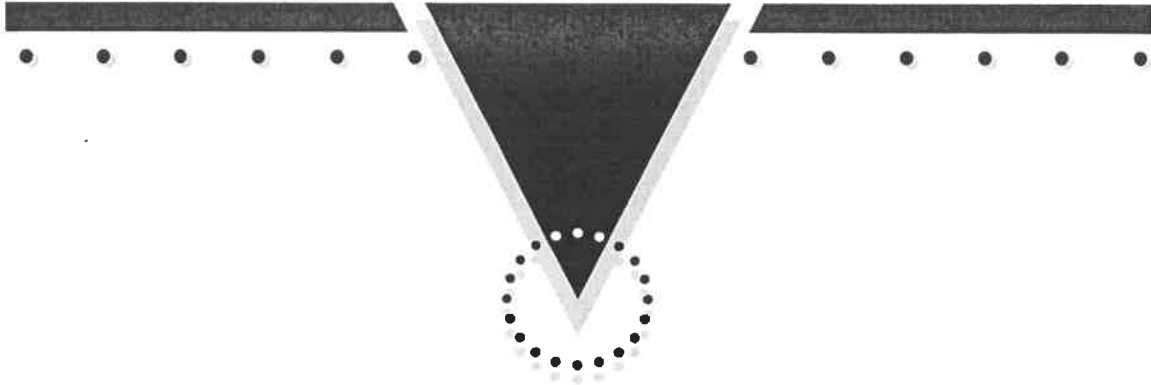
| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|----------------------------------|-------|--------------|----------|--------|-----------------|-------|-----|----------|---------------------------|--------|-----------|---------------------------|
| 2/01/22 | 224 | 2/01/22 | 224 | 202202 | 310-51300-35200 | | | | WEBSITE ADMIN FEB22 | * | 116.67 | |
| 2/01/22 | 224 | 2/01/22 | 224 | 202202 | 310-51300-35100 | | | | INFORMATION TECH FEB22 | * | 150.00 | |
| 2/01/22 | 224 | 2/01/22 | 224 | 202202 | 310-51300-51000 | | | | OFFICE SUPPLIES | * | .84 | |
| 2/01/22 | 224 | 2/01/22 | 224 | 202202 | 310-51300-42000 | | | | POSTAGE | * | 13.92 | |
| 2/01/22 | 224 | 2/01/22 | 224 | 202202 | 310-51300-42500 | | | | COPIES | * | .15 | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | | |
| 2/16/22 | 00026 | 2/01/22 | 631352 | 202202 | 320-53800-46800 | | | | WATER MGMT SERVICES FEB22 | * | 470.00 | 3,331.83 004882 |
| 2/16/22 | 00048 | 2/01/22 | 2202-002 | 202202 | 320-53800-47200 | | | | THE LAKE DOCTORS, INC. | * | 218.00 | 470.00 004883 |
| TRAFFIC SIGNAL MNT FEB22 | | | | | | | | | | | | |
| TRAFFIC ENGINEERING & MANAGEMENT | | | | | | | | | | | | |
| TOTAL FOR BANK A | | | | | | | | | | | 71,620.75 | |
| TOTAL FOR REGISTER | | | | | | | | | | | 71,620.75 | |

CHMP CHAMP GATE TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE |EXPENSED TO.... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|----------------------------------|-------|-----------------------------------|---|----------|-----------------|--------|----------|---------------------------|
| 2/11/22 | 00028 | 11/24/21 | 2021-118 | 202111 | 320-53800-60000 | * | 5,600.00 | |
| DEPRESSED RAMP-RESURFACE | | | | | | | | |
| OVERALL CONTRACTORS GROUP FL INC | | | | | | | | |
| | | | | | | | 5,600.00 | 000067 |
| TOTAL FOR BANK B | | | | | | | 5,600.00 | |
| TOTAL FOR REGISTER | | | | | | | 5,600.00 | |

CHMP CHAMP GATE TVISCARRA

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
January 31, 2022**



Table of Contents

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

CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
January 31, 2022

| | Governmental Fund Types | | Totals 2022 |
|--|-------------------------|--------------------------|--------------------|
| | General Fund | Capital Projects Fund | |
| <u>ASSETS</u> | | | |
| <u>Cash</u> | | | |
| Operating Account | \$732,987 | --- | \$732,987 |
| Capital Reserves | --- | \$169,792 | \$169,792 |
| State Board of Administration | --- | \$551,770 | \$551,770 |
| TOTAL ASSETS | \$732,987 | \$721,563 | \$1,454,549 |
| <u>LIABILITIES</u> | | | |
| Accounts Payable | --- | \$5,600 | \$5,600 |
| <u>Fund Equity and Other Credits</u> | | | |
| Restricted for Debt Service | --- | --- | --- |
| Assigned for Capital Projects | --- | \$715,963 | \$715,963 |
| Unassigned | \$732,987 | --- | \$732,987 |
| TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS | \$732,987 | \$721,563 | \$1,454,549 |

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending January 31, 2022

| | General Fund Budget | Prorated Budget Thru 1/31/22 | Actual Thru 1/31/22 | Variance |
|---------------------------------------|------------------------|---------------------------------|------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments | \$729,046 | \$692,798 | \$692,798 | \$0 |
| Total Revenues | \$729,046 | \$692,798 | \$692,798 | \$0 |
| Expenditures: | | | | |
| <u>Administrative</u> | | | | |
| Supervisors Fees | \$6,000 | \$2,000 | \$1,000 | \$1,000 |
| FICA Expense | \$459 | \$153 | \$77 | \$77 |
| Engineering | \$10,000 | \$3,333 | \$394 | \$2,940 |
| Attorney | \$22,500 | \$7,500 | \$2,642 | \$4,859 |
| Annual Audit | \$4,000 | \$4,000 | \$4,000 | \$0 |
| Management Fees | \$36,603 | \$12,201 | \$12,201 | \$0 |
| Information Technology | \$1,800 | \$600 | \$600 | \$0 |
| Website Administration | \$1,400 | \$467 | \$467 | (\$0) |
| Collection Agent | \$5,000 | \$5,000 | \$5,000 | \$0 |
| Telephone | \$100 | \$33 | \$0 | \$33 |
| Postage | \$1,500 | \$500 | \$298 | \$202 |
| Insurance | \$12,250 | \$12,250 | \$11,507 | \$743 |
| Printing & Binding | \$1,000 | \$333 | \$84 | \$249 |
| Legal Advertising | \$2,500 | \$833 | \$0 | \$833 |
| Other Current Charges | \$250 | \$83 | \$189 | (\$106) |
| Property Appraiser Fee | \$400 | \$0 | \$0 | \$0 |
| Property Taxes | \$50 | \$50 | \$0 | \$50 |
| Office Supplies | \$250 | \$83 | \$1 | \$82 |
| Dues, Licenses, Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Total Administrative | \$106,237 | \$49,596 | \$38,635 | \$10,961 |
| <u>Maintenance</u> | | | | |
| Property Insurance | \$24,850 | \$24,850 | \$25,405 | (\$555) |
| Landscape Maintenance Contract | \$139,583 | \$46,528 | \$46,194 | \$333 |
| Landscape Miscellaneous | \$8,000 | \$2,667 | \$3,644 | (\$977) |
| Irrigation System/Maintenance | \$25,000 | \$8,333 | \$8,218 | \$115 |
| Lakes/Fountains | \$13,200 | \$4,400 | \$2,180 | \$2,220 |
| Lighting | \$8,000 | \$2,667 | \$0 | \$2,667 |
| Miscellaneous | \$4,465 | \$1,488 | \$669 | \$819 |
| Painting Public Areas | \$600 | \$200 | \$0 | \$200 |
| Traffic Signals | \$10,000 | \$3,333 | \$1,580 | \$1,753 |
| Sidewalks | \$10,000 | \$3,333 | \$0 | \$3,333 |
| Signage | \$6,000 | \$2,000 | \$1,032 | \$968 |
| Trash Removal | \$5,250 | \$1,750 | \$1,988 | (\$238) |
| Electric | \$52,000 | \$17,333 | \$8,484 | \$8,849 |
| Water/Sewer | \$500 | \$167 | \$51 | \$115 |
| Security | \$35,000 | \$11,667 | \$6,825 | \$4,842 |
| Onsite Management | \$147,600 | \$49,200 | \$49,199 | \$1 |
| Mosquito Control | \$7,600 | \$1,870 | \$1,870 | \$0 |
| Transfer Out - Capital Reserve | \$125,161 | \$125,161 | \$125,161 | \$0 |
| Total Maintenance | \$622,809 | \$306,947 | \$282,502 | \$24,445 |
| Total Expenditures | \$729,046 | \$356,543 | \$321,136 | \$35,406 |
| Excess Revenues (Expenditures) | \$0 | | \$371,662 | |
| Fund Balance - Beginning | \$0 | | \$361,324 | |
| Fund Balance - Ending | \$0 | | \$732,987 | |

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2022

| Capital Reserves Budget | Prorated Budget Thru 1/31/22 | Actual Thru 1/31/22 | Variance |
|----------------------------|---------------------------------|------------------------|----------|
|----------------------------|---------------------------------|------------------------|----------|

Revenues:

| | | | | |
|-----------------------|------------------|------------------|------------------|---------------|
| Transfer In | \$125,161 | \$125,161 | \$125,161 | \$0 |
| Interest | \$750 | \$250 | \$222 | (\$28) |
| Total Revenues | \$125,911 | \$125,411 | \$125,383 | (\$28) |

Expenditures:

| | | | | |
|---------------------------|------------------|-----------------|----------------|-----------------|
| Contingency | \$0 | \$0 | \$151 | (\$151) |
| Capital Projects - Other | \$100,000 | \$33,333 | \$5,600 | \$27,733 |
| Total Expenditures | \$100,000 | \$33,333 | \$5,751 | \$27,582 |

| | | |
|---------------------------------------|-----------------|------------------|
| Excess Revenues (Expenditures) | \$25,911 | \$119,632 |
|---------------------------------------|-----------------|------------------|

| | | |
|---------------------------------|------------------|------------------|
| Fund Balance - Beginning | \$612,274 | \$596,331 |
|---------------------------------|------------------|------------------|

| | | |
|------------------------------|------------------|------------------|
| Fund Balance - Ending | \$638,185 | \$715,963 |
|------------------------------|------------------|------------------|

ChampionsGate CDD

| | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 | Jul-22 | Aug-22 | Sep-22 | Total |
|---------------------------------------|-------------------|-------------------|------------------|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments | \$0 | \$84,205 | \$594,375 | \$14,218 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$682,798 |
| Total Revenues | \$0 | \$84,205 | \$594,375 | \$14,218 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$682,798 |
| Expenditures: | | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | | |
| Supervisors Fees | \$0 | \$0 | \$1,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,000 |
| FICA Expense | \$0 | \$0 | \$77 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77 |
| Engineering | \$94 | \$0 | \$300 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$394 |
| Attorney | \$902 | \$0 | \$1,740 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,642 |
| Annual Audit | \$0 | \$1,000 | \$3,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,000 |
| Management Fees | \$3,050 | \$3,050 | \$3,050 | \$3,050 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,201 |
| Information Technology | \$150 | \$150 | \$150 | \$150 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$600 |
| Website Administration | \$117 | \$117 | \$117 | \$117 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$467 |
| Collection Agent | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Telephone | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Postage | \$38 | \$6 | \$247 | \$7 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$298 |
| Insurance | \$11,507 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,507 |
| Printing & Binding | \$3 | \$0 | \$0 | \$81 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$84 |
| Legal Advertising | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Current Charges | \$48 | \$51 | \$60 | \$30 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$189 |
| Property Appraiser Fee | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Property Taxes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Office Supplies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1 |
| Dues, Licenses, Subscriptions | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| Total Administrative | \$21,084 | \$4,375 | \$5,740 | \$3,435 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,634 |
| Maintenance | | | | | | | | | | | | | |
| Property Insurance | \$25,405 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,405 |
| Landscape Maintenance Contract | \$11,549 | \$11,549 | \$11,549 | \$11,549 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,194 |
| Landscape Miscellaneous | \$0 | \$0 | \$1,694 | \$1,950 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,644 |
| Irrigation System/Maintenance | \$6,276 | \$0 | \$916 | \$1,026 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,218 |
| Lakes/Fountains | \$545 | \$545 | \$470 | \$620 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,180 |
| Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Miscellaneous | \$669 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$669 |
| Painting Public Areas | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Traffic Signals | \$218 | \$926 | \$218 | \$218 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,580 |
| Sidewalks | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | \$1,032 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,032 |
| Trash Removal | \$487 | \$496 | \$496 | \$506 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,988 |
| Electric | \$2,215 | \$1,849 | \$2,326 | \$2,095 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,484 |
| Water/Sewer | \$16 | \$11 | \$12 | \$12 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$51 |
| Security | \$4,875 | \$1,950 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,825 |
| Onsite Management | \$12,300 | \$12,300 | \$12,300 | \$12,300 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$49,198 |
| Mosquito Control | \$935 | \$935 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,870 |
| Transfer Out - Capital Reserve | \$0 | \$125,161 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$125,161 |
| Total Maintenance | \$66,522 | \$155,722 | \$25,982 | \$30,276 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$282,502 |
| Total Expenditures | \$87,606 | \$160,097 | \$35,723 | \$33,711 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$321,136 |
| Excise Revenues (Expenditures) | (\$87,606) | (\$75,892) | \$554,653 | (\$19,492) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$371,653 |

SPECIAL ASSESSMENT RECEIPTS - FY2022

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

5