

*ChampionsGate Community
Development District*

Agenda

February 13, 2023

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 6, 2023

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 13, 2023 at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy in Seat #5 with a Term Ending November 2024
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2023-02 Electing Assistant Secretary
4. Approval of Minutes of the December 12, 2022 Meeting
5. Review and Acceptance of Fiscal Year 2022 Audit Report
6. Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. On-Site Manager's Report
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2023-02

**A RESOLUTION OF THE CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the ChampionsGate Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 13th day of February, 2023.

Secretary/ Assistant Secretary

Chair/Vice Chair

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 12, 2022 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
Darlene Clevenger	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter
Yvonne Shouey	RIDA Associates
Marc Reicher	RIDA Associates
Evan Fracasso	RIDA Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Ms. Clevenger.

Ms. Allen joined the meeting at this time.

B. Appointment of Individual to Fill the Board Vacancy in Seat no. 4 with a Term Ending November 2026

Mr. Showe stated we have a vacancy in seat 4 and Mr. Dawson will serve until someone is appointed to it and there is a vacancy in seat 5.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor Lee Dawson was appointed to fill the vacancy in seat 4 with a term ending in 2026.

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Mr. Dawson.

C. Appointment of Individual to Fill the Board Vacancy in Seat no. 5 with a Term Ending November 2024

This item was tabled.

D. Consideration of Resolution 2023-01 Electing Officers

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor Resolution 2023-01 was approved reflecting the following: Lee Dawson Chairman, Darin Tennyson Vice Chairman, Jill Burns Treasurer, Evan Fracasso Assistant Treasurer, George Flint Secretary, Elizabeth Allen, Darlene Clevenger and Jason Showe Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2022 Meeting

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the minutes of the September 12, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2022

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor execution of the engagement letter with Grau & Associates to perform the Fiscal Year 2022 audit was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposal from Cascade Fountains to Deliver and Install New Cast Concrete Fountain

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the proposal from Cascade Fountains to deliver and install a new cast concrete fountain in the amount of \$31,610.00 was ratified.

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

There being none, the next item followed.

B. Engineer**i. Presentation of Traffic Study Proposal**

The Board discussed the timing of the study, traffic patterns and number of days needed to collect the information.

Mr. Glasscock stated I will contact them and let them know that we would like to do it towards the end of February, and we will set the two days of data collection and let them know what days to do the study.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the proposal from Premier Traffic Group to perform the traffic study in an amount not to exceed \$3,500 was approved.

C. Manager**i. Approval of Check Register**

Mr. Showe presented the check register from September 1, 2022 through November 30, 2022 in the amount of \$189,131.15.

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

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

D. Onsite Manager

Mr. Fracasso gave an overview of his report, which was provided via email to the Board members and stated the insurance denied the claim for vandalism to the electrical service that feeds the irrigation at the interchange because it was not listed on our items. We will revisit that declaration of all our items and I think we need to add the enhancements to the interchange.

We have two quotes to rework the electric, the first quote was \$12,746 and the second one was \$9,857.

Ms. Allen stated we have done a lot of work with CNI and I'm really impressed with them and they came in significantly less than the others and they did a good job. You may want to try them; they do a lot of commercial work.

Mr. Dawson asked how quickly do you need this done?

Mr. Fracasso stated we have already approved the irrigation work to be done and that will not function without this in place. If we can get a not to exceed, then we can get a third quote from CNI.

Mr. Dawson stated Evan can get that third quote and we will let him make that judgement call.

On MOTION by Mr. Dawson seconded by Mr. Tennison with all in favor staff was authorized to have the electrical repairs done in an amount not to exceed \$13,000.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen asked the triangle that borders our wall is that still in our CDD because it is not quite to Goodman?

Ms. Shouey stated yes, it doesn't go out of the CDD because we sold it.

Mr. Dawson stated because of the diverging diamond there is a lot of grass space and I know they are not finished but it looks barren.

Mr. Fracasso stated with Weber's irrigation design what they are doing in that main drive isle once you get past the triangles themselves, they are going to have an extra zone in there so that at some point in time when we want to rework that area where there once was some shrubbery the irrigation is already set up.

Ms. Allen asked will we be able to see proposals for that at a future meeting?

Mr. Fracasso responded yes.

Mr. Dawson stated the old look was nice with shrubbery and annuals, now it is just grass and it is larger than it was.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the meeting adjourned at 3:03 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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

Report on the Audit of the Financial Statements

Opinions

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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 24, 2023, 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 the effectiveness of the District's 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.

January 24, 2023

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, 2022. 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 \$4,762,518.
- The change in the District's total net position in comparison with the prior fiscal year was (\$224,369), 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, 2022, the District's governmental funds reported combined ending fund balances of \$1,107,109, an increase of \$149,454 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,		
	2022	2021
Current and other assets	\$ 1,120,342	\$ 978,848
Capital assets, net of depreciation	3,655,409	4,029,232
Total assets	4,775,751	5,008,080
Current liabilities	13,233	21,193
Total liabilities	13,233	21,193
Net position		
Investment in capital assets	3,655,409	4,029,232
Unrestricted	1,107,109	957,655
Total net position	\$ 4,762,518	\$ 4,986,887

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.

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:	2022	2021
Program revenues		
Charges for services	\$ 746,892	\$ 737,835
Unrestricted investment earnings	4,708	942
Total revenues	751,600	738,777
Expenses:		
General government	125,317	107,710
Physical environment	850,652	828,614
Total expenses	975,969	936,324
Change in net position	(224,369)	(197,547)
Net position - beginning	4,986,887	5,184,434
Net position - ending	\$ 4,762,518	\$ 4,986,887

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$975,969. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year. In total, expenses increased from the prior fiscal year, mainly as a result of an increase 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, 2022.

CAPITAL ASSETS

At September 30, 2022, the District had \$15,026,119 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$11,370,710 has been taken, which resulted in a net book value of \$3,655,409. 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, 2022**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 505,648
Investments	556,247
Assessments receivable	5,871
Due from other	6,325
Prepays	46,251
Capital assets:	
Nondepreciable	1,771,447
Depreciable, net	<u>1,883,962</u>
Total assets	<u>4,775,751</u>
 LIABILITIES	
Accounts payable	<u>13,233</u>
Total liabilities	<u>13,233</u>
 NET POSITION	
Investment in capital assets	3,655,409
Unrestricted	<u>1,107,109</u>
Total net position	<u><u>\$ 4,762,518</u></u>

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues	Charges for Services	Governmental Activities	Net (Expense) Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 125,317	\$ 125,317		\$ -	
Physical environment	850,652	621,575		(229,077)	
Total governmental activities	975,969	746,892		(229,077)	
General revenues:					
Unrestricted investment earnings				4,708	
Total general revenues				4,708	
Change in net position				(224,369)	
Net position - beginning				4,986,887	
Net position - ending				\$ 4,762,518	

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
ASSETS			
Cash	\$ 380,240	125,408	\$ 505,648
Investments	-	556,247	556,247
Due from other	6,325	-	6,325
Assessments receivable	5,871	-	5,871
Prepays	46,251	-	46,251
Total assets	<u>\$ 438,687</u>	<u>\$ 681,655</u>	<u>\$ 1,120,342</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 13,233	\$ -	\$ 13,233
Total liabilities	<u>13,233</u>	<u>-</u>	<u>13,233</u>
Fund balances:			
Nonspendable:			
Prepaid items	46,251	-	46,251
Assigned to:			
Capital reserves	-	681,655	681,655
Unassigned	379,203	-	379,203
Total fund balances	<u>425,454</u>	<u>681,655</u>	<u>1,107,109</u>
Total liabilities and fund balances	<u>\$ 438,687</u>	<u>\$ 681,655</u>	<u>\$ 1,120,342</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, 2022**

Fund balance - governmental funds	\$ 1,107,109
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	15,026,119	
Accumulated depreciation	(11,370,710)	3,655,409
Net position of governmental activities		\$ 4,762,518

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, 2022**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
REVENUES			
Assessments	\$ 737,332	\$ -	\$ 737,332
Interest	-	4,708	4,708
Miscellaneous	9,560	-	9,560
Total revenues	746,892	4,708	751,600
EXPENDITURES			
Current:			
General government	112,719	12,598	125,317
Physical environment	444,882	-	444,882
Capital Outlay	-	31,947	31,947
Total expenditures	557,601	44,545	602,146
Excess (deficiency) of revenues over (under) expenditures	189,291	(39,837)	149,454
OTHER FINANCING SOURCES (USES)			
Transfer in/out	(125,161)	125,161	-
Total other financing sources (uses)	(125,161)	125,161	-
Net change in fund balances	64,130	85,324	149,454
Fund balances - beginning	361,324	596,331	957,655
Fund balances - ending	\$ 425,454	\$ 681,655	\$ 1,107,109

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, 2022**

Net change in fund balances - total governmental funds	\$ 149,454
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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.	31,947
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Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	<u>(405,770)</u>
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Change in net position of governmental activities	<u><u>\$ (224,369)</u></u>
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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, 2022:

	Amortized Cost	Credit Risk	Maturities
Florida Prime	\$ 556,247	S&P AAAM	Weighted average of the fund portfolio: 21 days
	<u>\$ 556,247</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, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2022 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 125,161
Capital projects	125,161	-
Total	<u>\$ 125,161</u>	<u>\$ 125,161</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, 2022 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	2,534,160	31,947	-	2,566,107
Machinery and equipment	49,325	-	-	49,325
Total capital assets, being depreciated	13,222,725	31,947	-	13,254,672
Less accumulated depreciation for:				
Infrastructure	8,583,519	377,495	-	8,961,014
Improvements other than buildings	2,332,096	28,275	-	2,360,371
Machinery and equipment	49,325	-	-	49,325
Total accumulated depreciation	10,964,940	405,770	-	11,370,710
Total capital assets, being depreciated, net	2,257,785	(373,823)	-	1,883,962
Governmental activities capital assets, net	\$ 4,029,232	\$ (373,823)	\$ -	\$ 3,655,409

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, 2022**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 729,046	\$ 737,332	\$ 8,286
Miscellaneous	-	9,560	9,560
Total revenues	<u>729,046</u>	<u>746,892</u>	<u>17,846</u>
EXPENDITURES			
Current:			
General government	106,237	112,719	(6,482)
Physical environment	497,648	444,882	52,766
Total expenditures	<u>603,885</u>	<u>557,601</u>	<u>46,284</u>
Excess (deficiency) of revenues over (under) expenditures	125,161	189,291	64,130
OTHER FINANCING SOURCES (USES)			
Transfer out	(125,161)	(125,161)	-
Total other financing sources (uses)	<u>(125,161)</u>	<u>(125,161)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	64,130	<u>\$ 64,130</u>
Fund balance - beginning		<u>361,324</u>	
Fund balance - ending		<u>\$ 425,454</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, 2022.

**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 9/30/2022	5
Number of independent contractors compensated in September 2022	20
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$4,802.20
Independent contractor compensation for FYE 9/30/2022	\$579,977.49
Construction projects to begin on or after October 1; (>\$65K)	0
Budget variance report	See page 21 of annual financial report
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	\$278.50 - \$305.21
Special assessments collected FYE 9/30/2022	\$737,332.09



**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, 2022, 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 24, 2023.

Report on 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.

Report on 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 24, 2023



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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, 2022. 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, 2022.

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.

January 24, 2023



**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, 2022 and have issued our report thereon dated January 24, 2023.

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 24, 2023, 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.

January 24, 2023

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Championsgate CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Championsgate CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Championsgate CDD

Signature: [Signature]

Print: Jam M. Shaw

Title: District Manager

Date: 1/4/23

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VII

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

December 1, 2022 thru January 31, 2023

Fund	Date	Check No.'s		Amount
General Fund	12/8/22	5032-5038	\$	18,613.15
	12/14/22	5039-5043	\$	17,686.77
	12/21/22	5044	\$	1,220.00
	12/28/22	5045	\$	170.00
	1/4/23	5046-5053	\$	35,108.99
	1/12/23	5054-5056	\$	9,254.69
	1/18/23	5057-5058	\$	767.62
	1/25/23	5059-5060	\$	381.08
			\$	83,202.30
Capital Reserves	1/12/23	72	\$	5,945.00
			\$	5,945.00
Payroll	<u>December 2022</u>			
	Darin Tennyson	50402	\$	184.70
	Darlene Clevenger	50403	\$	162.70
	Elizabeth Allen	50404	\$	184.70
	Lee Dawson	50405	\$	184.70
			\$	716.80
			\$	89,864.10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/22	00153	11/30/22	25631107 202211 320-53800-34500 SECURITY SRVC 11/7-11/29	EZRA JACKSON	*	2,080.00	2,080.00 005032
12/08/22	00026	12/02/22	59641B 202212 320-53800-46800 WATER MANAGEMENT DEC22	THE LAKE DOCTORS, INC.	*	470.00	470.00 005033
12/08/22	00139	11/30/22	27371102 202211 320-53800-34500 SCHEDULER'S FEE NOV.22		*	750.00	
		11/30/22	27371128 202211 320-53800-34500 SECURITY SRVC 11/28-11/30	MAURICE NORMAN VILSAINT DBA	*	1,040.00	1,790.00 005034
12/08/22	00155	11/30/22	43931129 202211 320-53800-34500 SECURITY SRVC 11/29/22	MAVERICK SOTO	*	260.00	260.00 005035
12/08/22	00154	11/11/22	46231102 202211 320-53800-34500 SECURITY SRVC 11/2-11/30	PAUL ANTHONY NAPPIER	*	1,560.00	1,560.00 005036
12/08/22	00048	12/01/22	2212-001 202212 320-53800-47200 TRAFFIC SIGNAL MAINT DEC	TRAFFIC ENGINEERING & MANAGEMENT	*	327.00	327.00 005037
12/08/22	00056	12/01/22	68559 202212 320-53800-46200 LANDSCAPE MAINT DEC22	WEBER ENVIRONMENTAL SERVICES	*	12,126.15	12,126.15 005038
12/14/22	00062	12/09/22	2200567 202212 320-53800-53100 FINAL-PAINT GLOBE/REINST.	DON BELL SIGNS, LLC	*	790.00	790.00 005039
12/14/22	00049	12/01/22	235 202212 310-51300-34000 MANAGEMENT FEES DEC22		*	3,202.75	
		12/01/22	235 202212 310-51300-35200 WEBSITE ADMIN DEC22		*	116.67	
		12/01/22	235 202212 310-51300-35100 INFORMATION TECH DEC22		*	150.00	
		12/01/22	235 202212 310-51300-51000 OFFICE SUPPLIES		*	.48	
		12/01/22	235 202212 310-51300-42000 POSTAGE		*	9.12	
				GOVERNMENTAL MANAGEMENT SERVICES			3,479.02 005040

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 2/06/23

PAGE 2

*** CHECK DATES 12/01/2022 - 01/31/2023 ***

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 #
12/14/22	00105	11/30/22 44895	202212 320-53800-12000	ONSITE SERVICES DEC22	*	12,299.84	
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005041
12/14/22	00149	12/12/22 CDD-1012	202211 320-53800-49100	HOME DEPOT-50G BLACK BAGS	*	41.94	
		12/12/22 CDD-1012	202211 320-53800-49100	HOME DEPOT-365 WEED&GRASS	*	50.97	
				RIDA REALITY INVESTMENTS CORP			92.91 005042
12/14/22	00056	12/02/22 68641	202211 320-53800-46300	HURRICANE-RPLC PALMS/STAK	*	1,025.00	
				WEBER ENVIRONMENTAL SERVICES			1,025.00 005043
12/21/22	00042	12/12/22 798593	202212 320-53800-47300	SVC CALL-INST.2 E.TIMERS	*	1,220.00	
				ALL STATES LIGHTING, INC			1,220.00 005044
12/28/22	00022	12/23/22 28950A	202212 320-53800-46800	FOUNTAIN BOWL CLEAN DEC22	*	170.00	
				FOUNTAIN DESIGN GROUP, INC.			170.00 005045
1/04/23	00030	1/01/23 18201	202212 310-51300-31500	INTERCHANGE DMG/MTG/PATRL	*	2,210.00	
				CLARK & ALBAUGH, LLP			2,210.00 005046
1/04/23	00153	12/31/22 25631205	202212 320-53800-34500	SECURITY SRVCS - DEC22	*	2,340.00	
				EZRA JACKSON			2,340.00 005047
1/04/23	00052	1/03/23 23383	202212 310-51300-32200	FY22 AUDIT SERVICES DEC22	*	1,700.00	
				GRAU & ASSOCIATES			1,700.00 005048
1/04/23	00026	1/01/23 659208B	202301 320-53800-46800	WATER MGMT SERVICES JAN23	*	470.00	
				THE LAKE DOCTORS, INC.			470.00 005049
1/04/23	00139	12/31/22 27371205	202212 320-53800-34500	SCHEDULER'S FEE DEC22	*	750.00	
		12/31/22 27371206	202212 320-53800-34500	SECURITY SERVICES DEC22	*	2,450.00	
				MAURICE NORMAN VILSAINT DBA			3,200.00 005050
1/04/23	00105	1/03/23 44929	202301 320-53800-12000	ONSITE SERVICES JAN23	*	12,299.84	
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005051

CHMP CHAMP GATE

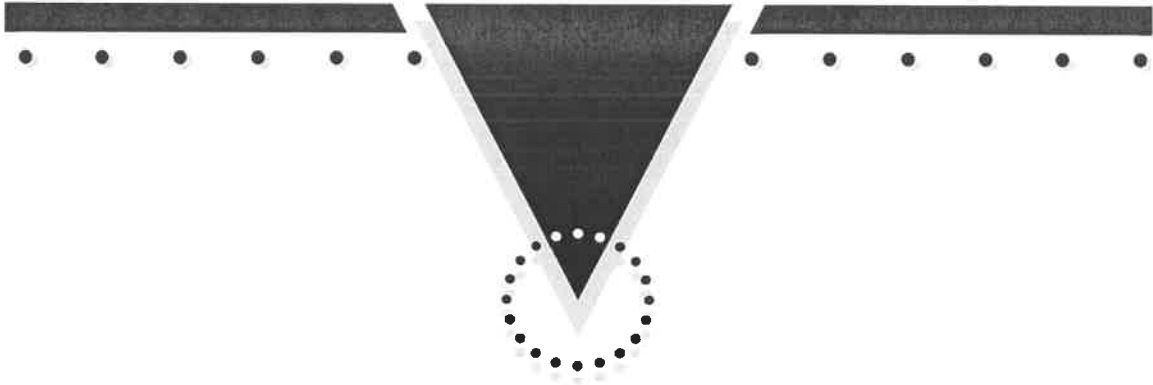
TVISCARRA

[illegible]

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/12/23	00030	1/04/23 4140	202301 320-53800-60000		*	5,945.00	
		50%DOWN	PMT-WENDYS IRG RPR	CNI ELECTRIC INC			5,945.00 000072
TOTAL FOR BANK B						5,945.00	
TOTAL FOR REGISTER						5,945.00	

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
January 31, 2023**



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, 2023

	Governmental Fund Types		
	General Fund	Capital Projects Fund	Totals 2023
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$904,963	---	\$904,963
Capital Reserves	---	\$109,315	\$109,315
State Board of Administration	---	\$563,756	\$563,756
TOTAL ASSETS	\$904,963	\$673,071	\$1,578,035
<u>LIABILITIES</u>			
Accounts Payable	\$6,090	---	\$6,090
<u>Fund Equity and Other Credits</u>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$673,071	\$673,071
Unassigned	\$898,873	---	\$898,873
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$904,963	\$673,071	\$1,578,035

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending January 31, 2023

Revenues:

	General Fund Budget	Prorated Budget Thru 1/31/23	Actual Thru 1/31/23	Variance
Special Assessments	\$729,046	\$690,478	\$690,478	\$0
Total Revenues	\$729,046	\$690,478	\$690,478	\$0

Expenditures:

<u>Administrative</u>				
Supervisors Fees	\$6,000	\$2,000	\$800	\$1,200
FICA Expense	\$459	\$153	\$61	\$92
Engineering	\$10,000	\$3,333	\$524	\$2,810
Attorney	\$22,500	\$7,500	\$2,308	\$5,193
Annual Audit	\$4,000	\$3,400	\$3,400	\$0
Management Fees	\$38,433	\$12,811	\$12,811	\$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	\$48	\$453
Insurance	\$13,825	\$13,825	\$12,352	\$1,473
Printing & Binding	\$1,000	\$333	\$19	\$314
Legal Advertising	\$2,500	\$833	\$0	\$833
Other Current Charges	\$700	\$233	\$323	(\$90)
Property Appraiser Fee	\$500	\$167	\$0	\$167
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$83	\$3	\$81
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$110,192	\$51,497	\$38,889	\$12,608

Maintenance

Property Insurance	\$30,500	\$30,500	\$28,899	\$1,601
Landscape Maintenance Contract	\$145,514	\$48,505	\$48,505	\$0
Landscape Miscellaneous	\$8,000	\$2,667	\$2,525	\$142
Irrigation System/Maintenance	\$25,000	\$8,333	\$4,906	\$3,427
Lakes/Fountains	\$13,200	\$4,400	\$2,320	\$2,080
Lighting	\$8,000	\$2,667	\$4,531	(\$1,864)
Miscellaneous	\$4,465	\$1,488	\$1,353	\$135
Painting Public Areas	\$600	\$200	\$299	(\$99)
Traffic Signals	\$10,000	\$3,333	\$1,417	\$1,916
Sidewalks	\$10,000	\$3,333	\$0	\$3,333
Signage	\$6,000	\$2,000	\$1,924	\$76
Trash Removal	\$7,000	\$2,333	\$1,475	\$859
Electric	\$52,000	\$17,333	\$8,841	\$8,493
Water/Sewer	\$500	\$167	\$48	\$118
Security	\$70,000	\$23,333	\$20,001	\$3,332
Onsite Management	\$147,600	\$49,200	\$49,199	\$1
Mosquito Control	\$6,741	\$2,247	\$1,926	\$321
Transfer Out - Capital Reserve	\$73,734	\$0	\$0	\$0
Total Maintenance	\$618,854	\$202,040	\$178,169	\$23,871

Total Expenditures	\$729,046	\$253,537	\$217,058	\$36,479
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Excess Revenues (Expenditures)	\$0	\$473,420		
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Fund Balance - Beginning	\$0	\$425,454		
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Fund Balance - Ending	\$0	\$898,873		
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ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Capital Reserves Budget	Prorated Budget Thru 1/31/23	Actual Thru 1/31/23	Variance
<u>Revenues:</u>				
Transfer In	\$73,734	\$0	\$0	\$0
Interest	\$1,500	\$500	\$7,513	\$7,013
Total Revenues	\$75,234	\$500	\$7,513	\$7,013
<u>Expenditures:</u>				
Contingency	\$500	\$167	\$152	\$15
Capital Projects - Other	\$100,000	\$33,333	\$15,945	\$17,388
Total Expenditures	\$100,500	\$33,500	\$16,097	\$17,403
Excess Revenues (Expenditures)	(\$25,266)		(\$8,584)	
Fund Balance - Beginning	\$585,830		\$681,656	
Fund Balance - Ending	\$560,564		\$673,071	

ChampionsGate CDD

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total
Revenues:													
Special Assessments	\$0	\$55,542	\$617,667	\$17,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$690,478
Total Revenues	\$0	\$55,542	\$617,667	\$17,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$690,478
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Expense	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineering	\$0	\$0	\$524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524
Attorney	\$98	\$0	\$2,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,308
Annual Audit	\$0	\$0	\$1,700	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Management Fees	\$3,203	\$3,203	\$3,203	\$3,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,811
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	\$18	\$10	\$9	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Insurance	\$12,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Printing & Binding	\$4	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$89	\$89	\$100	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
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	\$1	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,207	\$3,569	\$8,874	\$5,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,889
Maintenance													
Property Insurance	\$28,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,899
Landscape Maintenance Contract	\$12,126	\$12,126	\$12,126	\$12,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,505
Landscape Miscellaneous	\$1,500	\$1,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,525
Irrigation System/Maintenance	\$0	\$2,458	\$2,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,906
Lakes/Fountains	\$480	\$560	\$640	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,320
Lighting	\$0	\$0	\$4,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,531
Miscellaneous	\$1,016	\$83	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,353
Painting Public Areas	\$299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299
Traffic Signals	\$0	\$327	\$763	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,417
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,134	\$0	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,924
Trash Removal	\$320	\$384	\$384	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,475
Electric	\$2,499	\$1,930	\$1,947	\$2,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,841
Water/Sewer	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Security	\$4,170	\$5,690	\$5,540	\$4,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,001
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,199
Mosquito Control	\$963	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,926
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$65,719	\$37,866	\$41,725	\$32,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,169
Total Expenditures	\$86,925	\$41,435	\$50,599	\$38,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,058
Excess Revenues (Expenditures)	(\$86,925)	\$14,107	\$587,068	(\$20,830)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473,420

SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: February 6, 2023
Re: Managers report

Traffic: Osceola County Sheriff has begun traffic enforcement on Fridays, FHP set up a speed trailer on Masters Blvd at Goodman Rd, report will be provided at the meeting. We will begin splitting time between FHP & County Sheriff starting the 1st of the year.

Signage: Polk County has added “No thru truck traffic” signage on Ronald Regan to ChampionsGate Blvd.

The flagpole that was hit at ChampionsGate & Legends is scheduled to be replaced the week of February 6, 2023.

Lighting: No current lighting issues on the CDD.

I-4 Divergent Diamond: Electrical service repairs are scheduled to commence February 8, 2023. Irrigation installation will coincide with electrical repairs. Ribbon cutting and dedication ceremony is scheduled for February 13, 2023.

Landscape: Webber has completed the annual trimming of palm trees throughout the district.

Maintenance:

Repairs of the fascia to the ChampionsGate tower sign have been completed.

Bowl fountain installation at the tower sign has been delayed to backorder of the fountains lighting package. Looking at end of February for installation.
