

*ChampionsGate Community  
Development District*

*Agenda*

*May 8, 2023*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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

May 1, 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, May 8, 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. Approval of Minutes of the April 10, 2023 Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 1,511
  - D. On-Site Manager's Report
5. Other Business
6. Supervisor's Requests
7. 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

# 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, April 10, 2023 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 <i>by phone</i>	Chairman
Darin Tennyson	Vice Chairman
Elizabeth Allen	Assistant Secretary
Darlene Clevenger	Assistant Secretary
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Marc Reicher	RIDA Associates
Evan Fracaso	On-Site Manager

**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. Review of Resume(s) Letter(s) of Interest in Board Vacancy**

Mr. Showe stated we received a letter of interest from Douglas Cady expressing interest in serving in Seat no. 5.

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

On MOTION Mr. Dawson seconded by Ms. Clevenger with all in favor Douglas Cady was appointed to fill the unexpired term of office with a term ending in November 2024.

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

Mr. Showe being a notary public of the State of Florida administered the Oath of Office to Mr. Cady.

Mr. Showe reviewed the following information: Form 1: Statement of Financial Interests, Form 1F, forms I-9 and W-4, Form 8B: Memorandum of Voting Conflict, Florida Commission on Ethics Guide to the Sunshine Amendment, and public records.

**D. Consideration of Resolution 2023-03 Electing Officers**

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor Resolution 2023-03 appointing Mr. Cady as an Assistant Secretary was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 13, 2023 Meeting**

On MOTION by Mr. Cady seconded by Ms. Clevenger with all in favor the minutes of the February 13, 2023 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fountain Maintenance Proposal from Fountain Design Group, Inc.**

Mr. Fracaso stated the proposal from Fountain Design Group, Inc. has an increase from \$170 per month just for the Clock Tower Fountain to \$350 that includes the Bowl Fountain.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the proposal from Cascade Fountains, Div. Fountain Design Group, Inc. in the amount of \$350 per month was approved.

Mr. Clark stated we have a form of agreement we have used with Cascade Fountain before and we will provide that.

**SIXTH ORDER OF BUSINESS**

**Consideration of Traffic Signal Maintenance Agreement with Traffic Engineering and Management, LLC**

Mr. Fracaso stated we have been on a month-to-month contract with Traffic Engineering and Management for the past year or two and they are going up to \$149 per month from \$125 per month and this is for a two-year term.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the agreement with Traffic Engineering and Management, LLC was approved.

Mr. Clark stated we have a form of agreement we entered into with them in 2020 with some statutory terms that have to be in there and we will supply that and make sure we incorporate the terms of their agreement.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2023-02 is the start of our budget process and approves the proposed budget, sets a public hearing for July 17, 2023 and directs us to transmit the proposed budget to Osceola County at least 60-days in advance of the public hearing. There have been some increases in line items, but we have kept assessments level.

Ms. Allen asked when is the right time to pass on some of the increases rather than transferring less to the capital reserve? We discussed that at the end of last year.

Mr. Showe stated we are projected to have at the end of this year over \$600,000 in reserves. I think you are in good shape.

Mr. Dawson stated I think we need to have some kind of study to tell us how much we need in reserves.

Mr. Showe stated Pete can work with Evan and come up with a list of the major infrastructure and age those out. As we look at future years budgets that can be a tool we will use.

Mr. Glasscock stated your major infrastructure is in good shape, the biggest expense would be if we had a structure failure that we have had in other Districts, such as a pipe underneath a road and that is an extreme example. You are well funded for that eventuality.

Mr. Reicher asked can you look at things that cause capital events and we can bring it back to the Board?

Mr. Showe stated we are far more conservative than our Boards are and like to show you the worst-case scenario and you can dial it down, but I feel very comfortable with this budget.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor Resolution 2023-02 approving the proposed budget and setting the public hearing for July 17, 2023 was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Glasscock stated we haven't yet seen anything back from the traffic study. The inspections are ongoing, one of our staff members looked at all the sidewalks and he is doing a report and we have to look at the rest of the stuff and I should have that for you at the next meeting.

Ms. Allen asked what about the speed bumps/speed tables we discussed last time?

Mr. Glasscock stated I thought we were going to wait to see what the study says. I'm still a proponent of the double speed bumps; I think they work best and are easier to replace.

**C. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from February 1, 2023 through March 31, 2023 in the amount of \$840,562.49.

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

**iii. Onsite Manager**

Mr. Fracaso reviewed the Onsite Manager's Report, copy of which was included in the agenda package and stated I had Duke out to re-energize both circuits in the fountains in the ponds adjacent to I-4 and found there is a break in the underground service to the main disconnects. We have gone through the drawings from the DOT project, and I have a proposal



from our electrician for a not to exceed time and materials of \$1,500 to identify where these breaks are to determine our path forward for correction.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor staff was authorized to investigate the electric break at the fountain in an amount not to exceed \$1,500.

**NINTH ORDER OF BUSINESS                      Other Business**

Mr. Reicher stated White Shark Boulevard is basically Clubhouse Drive that goes up to the Vistas and we have had conversations before about whether or not the District would take that over. We have done repairs and landscaping and would like to explore that to see if it should be placed back into the District as we did with part of Masters.

Mr. Clark stated historically we had the request in the past and the CDD said bring it up to speed and at that time they withdrew the request.

Mr. Reicher stated we are now bringing it up to speed and may very well bring it back to you. We would look at transferring the responsibility of that up to the entrance of the Vistas and the roundabout would still be part of the hotel and golf operation.

Mr. Glasscock stated it is a 23-year-old road and that is within the range of getting resurfaced.

**TENTH ORDER OF BUSINESS                      Supervisor’s Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:53 p.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

## SECTION IV

# SECTION C

# SECTION 1

# Champions Gate Community Development District

## Check Run Summary

April 1, 2023 thru April 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/5/23	5092-5097	\$ 19,266.58
	4/13/23	5098-5102	\$ 19,372.27
	4/19/23	5103-5105	\$ 2,281.32
	4/26/23	5106-5107	\$ 3,833.75
			\$ 44,753.92
Capital Reserves	4/13/23	74	\$ 52,000.00
	4/19/23	75	\$ 21,610.00
			\$ 73,610.00
Payroll	<u>April 2023</u>		
	Darin Tennyson	50410	\$ 184.70
	Darlene Clevenger	50411	\$ 162.70
	Elizabeth Allen	50412	\$ 184.70
	Lee Dawson	50413	\$ 184.70
			\$ 716.80
			\$ <b>119,080.72</b>

\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\*

CHAMPIONSGATE - GENERAL FUND  
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/05/23	00156	3/23/23	4281	202303	320-53800-46800			CNI ELECTRIC INC	*	1,820.00	1,820.00	005092
4/05/23	00153	3/31/23	25630306	202303	320-53800-34500			EZRA JACKSON	*	780.00	780.00	005093
4/05/23	00139	3/31/23	27370306	202303	320-53800-34500			MTHLY SCHEDULER FEE MAR23	*	750.00		
		3/31/23	27370314	202303	320-53800-34500			SECURITY SERVICES MAR23	*	2,860.00	3,610.00	005094
4/05/23	00105	4/03/23	45019	202304	320-53800-12000			MAURICE NORMAN VILSAINT DBA	*	12,299.84	12,299.84	005095
4/05/23	00149	4/05/23	CDD-0405	202303	320-53800-49100			HOME DEPOT-4 BLACK BAGS	*	79.88		
		4/05/23	CDD-0405	202303	320-53800-49100			HOME DEPOT-30SEC O/DR	*	133.90		
		4/05/23	CDD-0405	202303	320-53800-49100			HOME DEPOT-WEED&GRASS CON	*	155.91	369.69	005096
4/05/23	00111	3/27/23	6714-6	202303	320-53800-47400			RIDA REALITY INVESTMENTS CORP	*	387.05	387.05	005097
4/13/23	00042	4/07/23	799369	202304	320-53800-47300			THE SHERWIN WILLIAMS CO	*	555.00	555.00	005098
4/13/23	00156	4/07/23	4300	202304	320-53800-46800			ALL STATES LIGHTING, INC	*	310.00	310.00	005099
4/13/23	00049	4/01/23	240	202304	310-51300-34000			CNI ELECTRIC INC	*	3,202.75		
		4/01/23	240	202304	310-51300-35200			MANAGEMENT FEES APR23	*	116.67		
		4/01/23	240	202304	310-51300-35100			WEBSITE ADMIN APR23	*	150.00		
		4/01/23	240	202304	310-51300-51000			INFORMATION TECH APR23	*	.39		
								OFFICE SUPPLIES				

\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\*

CHAMPIONSGATE - GENERAL FUND  
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/01/23	240	202304	310	51300	42000			*	68.96		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,538.77	005100
4/13/23	00048	4/03/23	2304-002	202304	320	53800	47200			*	327.00		
			TRAFFIC SIGNAL MNT APR23										
									TRAFFIC ENGINEERING & MANAGEMENT			327.00	005101
4/13/23	00056	4/01/23	69190	202304	320	53800	46200			*	12,126.15		
			LANDSCAPE MAINT APR23										
		4/07/23	69283	202303	320	53800	35100			*	2,515.35		
			RPLC MASTER VLV/PRS.TANK										
									WEBER ENVIRONMENTAL SERVICES			14,641.50	005102
4/19/23	00057	4/01/23	54390	202303	320	53800	34500			*	596.88		
			SCRPTY-JOSEPH D 03/31/23										
		4/01/23	54390A	202304	320	53800	34500			*	265.28		
			SCRPTY-BENJAMIN G 04/07/23										
									OSCEOLA COUNTY SHERIFF			862.16	005103
4/19/23	00111	3/31/23	6874-8	202303	320	53800	47400			*	724.30		
			10-1GAL TRICORN BLK PAINT										
		3/31/23	6885-4	202303	320	53800	47400			*	144.86		
			2-1GAL TRICORN BLK PAINT										
									THE SHERWIN WILLIAMS CO			869.16	005104
4/19/23	00056	4/07/23	69301	202304	320	53800	46300			*	550.00		
			FLSH CUT-AFRICAN DATE PLM										
									WEBER ENVIRONMENTAL SERVICES			550.00	005105
4/26/23	00022	4/25/23	29922A	202304	320	53800	46800			*	170.00		
			FOUNTAIN BOWL CLEAN APR23										
									FOUNTAIN DESIGN GROUP, INC.			170.00	005106
4/26/23	00095	4/20/23	5286736	202303	310	51300	31100			*	3,663.75		
			SDWLK INSP/PRP MAP/DRAIN										
									HANSON, WALTER & ASSOCIATES, INC.			3,663.75	005107
									TOTAL FOR BANK A		44,753.92		
									TOTAL FOR REGISTER		44,753.92		

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
CHAMPIONSGATE-CAPITAL RESERVE  
BANK B CHAMPIONSGATE CDD

RUN 5/01/23

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\*\*\* CHECK DATES 04/01/2023 TO 04/30/2023 \*\*\*

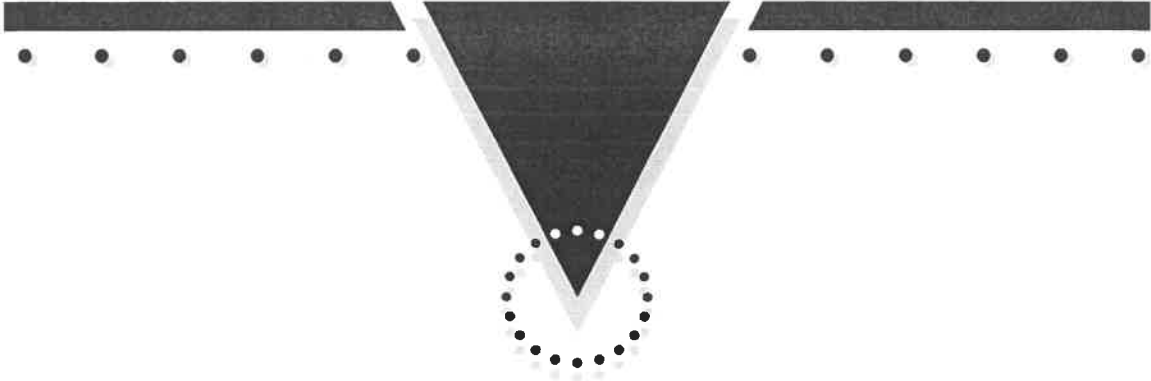
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/23	00022	3/27/23	69166	202303 320-53800-60000		*	63,000.00		
				INST.IRG ZONE,MNLN,VALVE					
		3/27/23	69166	202303 320-53800-60000		*	11,000.00-		
				AREA NOT MAINTAINED CONST					
					WEBER ENVIRONMENTAL SERVICES			52,000.00	000074
4/19/23	00004	4/05/23	29792A	202304 320-53800-60000		*	21,610.00		
				INST.10WHT LED/PUMP/CAST					
					FOUNTAIN DESIGN GROUP, INC.			21,610.00	000075
TOTAL FOR BANK B							73,610.00		
TOTAL FOR REGISTER							73,610.00		

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# SECTION 2



**ChampionsGate  
Community Development District**

**Unaudited Financial Reporting  
April 30, 2023**



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1	<hr/>	<u>Balance Sheet</u>
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3	<hr/>	<u>Capital Reserve Fund Income Statement</u>
4	<hr/>	<u>Month to Month</u>
5	<hr/>	<u>Assessment Receipt Schedule</u>

**CHAMPIONSGATE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Balance Sheet - All Fund Types and Accounts Groups  
April 30, 2023

	Governmental Fund Types		Totals 2023
	General Fund	Capital Reserve Fund	
<b><u>ASSETS</u></b>			
<b><u>Cash</u></b>			
Operating Account	\$454,767	---	\$454,767
Capital Reserves	---	\$189,635	\$189,635
State Board of Administration	\$273,054	\$484,064	\$757,118
<b>TOTAL ASSETS</b>	<b>\$727,821</b>	<b>\$673,699</b>	<b>\$1,401,520</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	---	---	---
<b><u>Fund Equity and Other Credits</u></b>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$673,699	\$673,699
Unassigned	\$727,821	---	\$727,821
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$727,821</b>	<b>\$673,699</b>	<b>\$1,401,520</b>

# ChampionsGate

## Community Development District

### General Fund

Statement of Revenues & Expenditures  
For Period Ending April 30, 2023

	General Fund Budget	Prorated Budget Thru 4/30/23	Actual Thru 4/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$729,046	\$729,046	\$718,568	(\$10,478)
Interest	\$0	\$0	\$3,554	\$3,554
<b>Total Revenues</b>	<b>\$729,046</b>	<b>\$729,046</b>	<b>\$722,122</b>	<b>(\$6,924)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$3,500	\$2,400	\$1,100
FICA Expense	\$459	\$268	\$184	\$84
Engineering	\$10,000	\$5,833	\$4,656	\$1,177
Attorney	\$22,500	\$13,125	\$5,085	\$8,040
Annual Audit	\$4,000	\$3,400	\$3,400	\$0
Management Fees	\$38,433	\$22,419	\$22,419	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Website Administration	\$1,400	\$817	\$817	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$58	\$0	\$58
Postage	\$1,500	\$875	\$148	\$727
Insurance	\$13,825	\$13,825	\$12,352	\$1,473
Printing & Binding	\$1,000	\$583	\$48	\$535
Legal Advertising	\$2,500	\$1,458	\$0	\$1,458
Other Current Charges	\$700	\$408	\$502	(\$94)
Property Appraiser Fee	\$500	\$292	\$536	(\$244)
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$146	\$5	\$141
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$110,192</b>	<b>\$73,283</b>	<b>\$58,776</b>	<b>\$14,507</b>
<u>Maintenance</u>				
Property Insurance	\$30,500	\$30,500	\$29,345	\$1,155
Landscape Maintenance Contract	\$145,514	\$84,883	\$84,883	\$0
Landscape Miscellaneous	\$8,000	\$4,667	\$3,075	\$1,592
Irrigation System/Maintenance	\$25,000	\$14,583	\$10,439	\$4,145
Lakes/Fountains	\$13,200	\$7,700	\$5,900	\$1,800
Lighting	\$8,000	\$4,667	\$6,571	(\$1,904)
Miscellaneous	\$4,465	\$2,605	\$4,725	(\$2,121)
Painting Public Areas	\$600	\$350	\$1,555	(\$1,205)
Traffic Signals	\$10,000	\$5,833	\$2,398	\$3,435
Sidewalks	\$10,000	\$5,833	\$0	\$5,833
Signage	\$6,000	\$3,500	\$1,924	\$1,576
Trash Removal	\$7,000	\$4,083	\$2,618	\$1,466
Electric	\$52,000	\$30,333	\$15,892	\$14,442
Water/Sewer	\$500	\$292	\$85	\$207
Security	\$70,000	\$40,833	\$29,811	\$11,023
Onsite Management	\$147,600	\$86,100	\$86,099	\$1
Mosquito Control	\$6,741	\$3,932	\$1,926	\$2,006
Transfer Out - Capital Reserve	\$73,734	\$73,734	\$73,734	\$0
<b>Total Maintenance</b>	<b>\$618,854</b>	<b>\$404,429</b>	<b>\$360,978</b>	<b>\$43,451</b>
<b>Total Expenditures</b>	<b>\$729,046</b>	<b>\$477,712</b>	<b>\$419,754</b>	<b>\$57,957</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$302,368</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$425,454</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$727,821</b>	

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

**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For Period Ending April 30, 2023

	Capital Reserves Budget	Prorated Budget Thru 4/30/23	Actual Thru 4/30/23	Variance
<b><u>Revenues:</u></b>				
Transfer In	\$73,734	\$73,734	\$73,734	\$0
Interest	\$1,500	\$875	\$14,090	\$13,215
<b>Total Revenues</b>	<b>\$75,234</b>	<b>\$74,609</b>	<b>\$87,824</b>	<b>\$13,215</b>
<b><u>Expenditures:</u></b>				
Contingency	\$500	\$292	\$281	\$10
Capital Projects - Other	\$100,000	\$58,333	\$95,500	(\$37,167)
<b>Total Expenditures</b>	<b>\$100,500</b>	<b>\$58,625</b>	<b>\$95,781</b>	<b>(\$37,156)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$25,266)</b>		<b>(\$7,957)</b>	
<b>Fund Balance - Beginning</b>	<b>\$585,830</b>		<b>\$681,656</b>	
<b>Fund Balance - Ending</b>	<b>\$560,564</b>		<b>\$673,699</b>	

**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
<b>Revenues:</b>													
Special Assessments	\$0	\$55,542	\$617,667	\$17,269	\$9,145	\$4,146	\$14,800	\$0	\$0	\$0	\$0	\$0	\$718,568
Interest	\$0	\$0	\$0	\$0	\$444	\$1,979	\$1,131	\$0	\$0	\$0	\$0	\$0	\$3,554
<b>Total Revenues</b>	<b>\$0</b>	<b>\$55,542</b>	<b>\$617,667</b>	<b>\$17,269</b>	<b>\$9,589</b>	<b>\$6,125</b>	<b>\$15,931</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$722,122</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$0	\$0	\$800	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$2,400
FICA Expense	\$0	\$0	\$61	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$184
Engineering	\$0	\$0	\$524	\$213	\$256	\$3,664	\$0	\$0	\$0	\$0	\$0	\$0	\$4,658
Attorney	\$98	\$0	\$2,210	\$665	\$2,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,085
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	\$3,203	\$3,203	\$3,203	\$0	\$0	\$0	\$0	\$0	\$22,419
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$817
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	\$19	\$12	\$69	\$0	\$0	\$0	\$0	\$0	\$148
Insurance	\$12,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Printing & Binding	\$4	\$0	\$0	\$15	\$1	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$89	\$89	\$100	\$45	\$0	\$47	\$131	\$0	\$0	\$0	\$0	\$0	\$502
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$536
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$1	\$0	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,207</b>	<b>\$3,569</b>	<b>\$8,874</b>	<b>\$6,117</b>	<b>\$6,721</b>	<b>\$7,757</b>	<b>\$4,531</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,776</b>
<b>Maintenance</b>													
Property Insurance	\$29,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,345
Landscape Maintenance Contract	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$0	\$0	\$0	\$0	\$0	\$84,883
Landscape Miscellaneous	\$1,500	\$1,025	\$0	\$0	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$0	\$3,075
Irrigation System/Maintenance	\$0	\$2,458	\$2,449	\$0	\$3,017	\$2,515	\$0	\$0	\$0	\$0	\$0	\$0	\$10,439
Lakes/Fountains	\$480	\$560	\$640	\$640	\$640	\$2,460	\$480	\$0	\$0	\$0	\$0	\$0	\$5,900
Lighting	\$0	\$0	\$4,531	\$0	\$0	\$1,485	\$555	\$0	\$0	\$0	\$0	\$0	\$6,571
Miscellaneous	\$1,016	\$93	\$244	\$77	\$2,925	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$4,725
Painting Public Areas	\$299	\$0	\$0	\$0	\$0	\$1,256	\$0	\$0	\$0	\$0	\$0	\$0	\$1,555
Traffic Signals	\$0	\$327	\$763	\$327	\$327	\$327	\$327	\$0	\$0	\$0	\$0	\$0	\$2,398
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	\$387	\$387	\$368	\$0	\$0	\$0	\$0	\$0	\$2,618
Electric	\$2,499	\$1,930	\$1,947	\$2,465	\$2,356	\$2,331	\$2,363	\$0	\$0	\$0	\$0	\$0	\$15,892
Water/Sewer	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$85
Security	\$4,170	\$5,690	\$5,540	\$5,023	\$4,135	\$4,987	\$265	\$0	\$0	\$0	\$0	\$0	\$29,811
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$86,099
Mosquito Control	\$963	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,926
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$73,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,734
<b>Total Maintenance</b>	<b>\$66,165</b>	<b>\$37,866</b>	<b>\$41,725</b>	<b>\$33,358</b>	<b>\$111,960</b>	<b>\$40,557</b>	<b>\$29,347</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$360,978</b>
<b>Total Expenditures</b>	<b>\$87,371</b>	<b>\$41,435</b>	<b>\$50,599</b>	<b>\$39,475</b>	<b>\$118,682</b>	<b>\$48,314</b>	<b>\$33,877</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$419,754</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$87,371)</b>	<b>\$14,107</b>	<b>\$567,068</b>	<b>(\$22,207)</b>	<b>(\$109,093)</b>	<b>(\$42,190)</b>	<b>(\$17,946)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$302,368</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2023**

**TAX COLLECTOR**

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

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%	Total 100%
11/18/22	ACH	\$ 3,523.80	\$ 175.85	\$ 66.96	\$ -	\$ 3,280.99	\$ 3,280.99	\$ 3,280.99
11/22/22	ACH	\$ 55,550.23	\$ 2,222.27	\$ 1,066.56	\$ -	\$ 52,261.40	\$ 52,261.40	\$ 52,261.40
12/9/22	ACH	\$ 322,651.11	\$ 12,907.02	\$ 6,194.88	\$ -	\$ 303,549.21	\$ 303,549.21	\$ 303,549.21
12/22/22	ACH	\$ 333,738.36	\$ 13,210.08	\$ 6,410.57	\$ -	\$ 314,117.71	\$ 314,117.71	\$ 314,117.71
1/10/23	ACH	\$ 15,817.50	\$ 474.64	\$ 306.85	\$ -	\$ 15,036.01	\$ 15,036.01	\$ 15,036.01
1/10/23	ACH	\$ 1,823.86	\$ 54.73	\$ 35.39	\$ -	\$ 1,733.74	\$ 1,733.74	\$ 1,733.74
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 498.84	\$ 498.84	\$ 498.84	\$ 498.84
2/9/23	ACH	\$ 76.45	\$ 2.29	\$ 1.48	\$ -	\$ 72.68	\$ 72.68	\$ 72.68
2/9/23	ACH	\$ 9,461.51	\$ 204.43	\$ 185.14	\$ -	\$ 9,071.94	\$ 9,071.94	\$ 9,071.94
3/10/23	ACH	\$ 4,272.94	\$ 42.70	\$ 84.61	\$ -	\$ 4,145.63	\$ 4,145.63	\$ 4,145.63
4/11/23	ACH	\$ 13,087.01	\$ 3.05	\$ 261.68	\$ -	\$ 12,822.28	\$ 12,822.28	\$ 12,822.28
4/11/23	ACH	\$ 1,976.78	\$ 39.53	\$ -	\$ -	\$ 1,937.25	\$ 1,937.25	\$ 1,937.25
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 40.15	\$ 40.15	\$ 40.15	\$ 40.15
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 761,979.55	\$ 29,336.59	\$ 14,614.12	\$ 538.99	\$ 718,567.83	\$ 718,567.83	\$ 718,567.83



# SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 25, 2023

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

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2023.

The number of registered voters within the ChampionsGate CDD is 1,511 as of April 15, 2023.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

**RECEIVED**

APR 28 2023

**GMS-CF, LLC**

Vote  
Osceola