

*ChampionsGate Community  
Development District*

*Agenda*

*May 13, 2024*

# AGENDA

# *ChampionsGate*

## *Community Development District*

---

219 E. Livingston Street, Orlando, Florida 32801

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

May 6, 2024

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 13, 2024, 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 8, 2024 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 – 1,348
    - iv. General Election Qualifying Period and Procedure
  - 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

# SECTION III

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 8, 2024, 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
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel <i>by telephone</i>
Pete Glasscock	Hanson Walter
Yvonne Shouey	RIDA Associates
Marc Reicher	RIDA Associates
Evan Fracaso	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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 12,  
2024 Meeting**

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the minutes of the February 12, 2024 meeting were approved as presented.
--

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01  
Approving the Proposed Fiscal Year 2025  
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2024-01 approves the proposed Fiscal Year 2025 budget, sets the public hearing, directs us to transmit the approved budget to Osceola County and to post it on the website. We were able to keep the assessments level this year.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark stated we prepared the contract with Miller Sealcoating for sealcoating the sidewalk work, the right of way utilization agreement with Toho is still in their hands and I have been tracking the electrical damage to the electrical feed to the fountain by the interstate. I finally received the historical documents from FDOT that related to the original installation, and they specifically approved the electric feed in the location it was at. The agreements between Osceola County and FDOT, which we kind of piggybacked on have very expansive no liability clauses in favor of FDOT. They can remove it, they can make you remove it, nevertheless, they knew it was there and mowed it over in the process of their work. I recommend the Board approve that we send the formal letter to FDOT. We now have the costs, which was \$27,000+ and I think we should ask for that, having said that, I would not bring suit against FDOT based on the documentation to try to recover that. It is whether they want to acknowledge any responsibility for it. I ask that the Board direct me to send the letter and see what happens with it.

Mr. Fracaso stated I thought there was language in there that said FDOT will not cause damage to any improvements.

Mr. Clark stated there is language in the agreement between us and the county that says that the county will exercise its rights against FDOT if they cause damage to it based on the agreement. But when you go to the agreement, which was the missing piece, the agreement really doesn't provide any responsibility that they have for damage. That is really the operative

language. The county could not have agreed to us to expand FDOT’s liability under the original installation agreement.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor District Counsel was authorized to send the letter to FDOT for the \$27,000 in damage.

**B. Engineer**

Mr. Glasscock stated your yearly inspection will be coming up the end of this month or early next month.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Ms. Clevenger seconded by Mr. Cady 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’s Report**

Mr. Fracaso reviewed the onsite manager’s report, copy of which was included in the agenda package.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Ms. Allen asked who owns the black metal fencing?

Ms. Shouey stated the District does.

Ms. Allen asked do we have a cycle for cleaning and painting that fence?

Mr. Fracaso stated we painted everything from Dunkin Donuts towards I-4 and coming from I-4 to Walgreens.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:45 p.m.
--

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



# SECTION IV

# SECTION C

# SECTION 1

# ChampionsGate

## Community Development District

### Summary of Invoices

April 01, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/4/24	5271-5275	\$ 32,047.58
	4/12/24	5276-5278	3,870.52
	4/17/24	5279	1,200.00
	4/24/24	5280	480.37
			\$ 37,598.47
Capital Reserve			
	4/17/24	83	\$ 14,475.00
			\$ 14,475.00
Payroll			
	<u>April 2024</u>		
	Darin Tennyson	50437	\$184.70
	Darlene Clevenger	50438	\$162.70
	Douglas Cady	50439	\$184.70
	Elizabeth Allen	50440	\$184.70
	Lee Dawson	50441	\$184.70
			\$901.50
<b>TOTAL</b>			<b>\$ 52,974.97</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/24	00153	3/31/24	25630321	202403	320	53800	34500		EZRA JACKSON	*	1,560.00	1,560.00	005271
4/04/24	00139	3/31/24	27370301	202403	320	53800	34500		MAURICE NORMAN VILSAINT DBA	*	3,900.00	4,650.00	005272
		3/31/24	27370301	202403	320	53800	34500			*	750.00		
4/04/24	00105	4/01/24	45383	202404	320	53800	12000		RIDA ASSOC. LIMITED PARTNERSHIP	*	12,299.84	12,299.84	005273
4/04/24	00048	3/31/24	2403-032	202403	320	53800	47200		TRAFFIC ENGINEERING & MANAGEMENT	*	964.60	1,411.60	005274
		4/01/24	2404-003	202404	320	53800	47200			*	447.00		
4/04/24	00157	4/01/24	90990	202404	320	53800	46200		WEBER ENVIRONMENTAL SERVICES LLC	*	12,126.14	12,126.14	005275
4/12/24	00161	4/11/24	04112024	202404	310	51300	49000		DARLENE CLEVINGER	*	79.00	79.00	005276
4/12/24	00049	4/01/24	253	202404	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,362.92	3,676.34	005277
		4/01/24	253	202404	310	51300	35200			*	116.67		
		4/01/24	253	202404	310	51300	35100			*	150.00		
		4/01/24	253	202404	310	51300	51000			*	.36		
		4/01/24	253	202404	310	51300	42000			*	46.39		
4/12/24	00157	3/26/24	90774	202402	320	53800	35100		WEBER ENVIRONMENTAL SERVICES LLC	*	115.18	115.18	005278
4/17/24	00162	4/12/24	5566	202404	320	53800	53100		ABC SEALCOATING AND PAVING LLC	*	1,200.00	1,200.00	005279

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/24/24	00111	4/15/24 7775-6	202404 320-53800-47400	53GAL BARN RED PAINT	*	480.37	
							480.37 005280
TOTAL FOR BANK A						37,598.47	
TOTAL FOR REGISTER						37,598.47	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/17/24	00034	4/11/24 100127	202404 320-53800-60000	MILLER SEAL COATING & STRIPING LLC	*	14,475.00	14,475.00 000083
						TOTAL FOR BANK B	14,475.00
						TOTAL FOR REGISTER	14,475.00

# SECTION 2



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

***Unaudited Financial Reporting***  
***April 30, 2024***



# Table of Contents

1 Balance Sheet

2-3 General Fund Income Statement

4 Capital Reserve Fund

5 Month to Month

6 Assessment Receipt Schedule

**ChampionsGate**  
**Community Development District**  
**Balance Sheet**  
**April 30, 2024**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash - Truist Bank	\$ 25,153	\$ 93,001	\$ 118,154
State Board of Administration	\$ 738,490	\$ 554,589	\$ 1,293,079
<b>Total Assets</b>	<b>\$ 763,643</b>	<b>\$ 647,590</b>	<b>\$ 1,411,233</b>
<b>Liabilities:</b>			
Accounts Payable	\$ -	\$ -	\$ -
FICA Payable	\$ (31)	\$ -	\$ (31)
<b>Total Liabilities</b>	<b>\$ (31)</b>	<b>\$ -</b>	<b>\$ (31)</b>
<b>Fund Balances:</b>			
Assigned For Capital Reserves	\$ -	\$ 647,590	\$ 647,590
Unassigned	\$ 763,674	\$ -	\$ 763,674
<b>Total Fund Balances</b>	<b>\$ 763,674</b>	<b>\$ 647,590</b>	<b>\$ 1,411,264</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 763,643</b>	<b>\$ 647,590</b>	<b>\$ 1,411,233</b>

# ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 729,046	\$ 712,189	\$ 712,189	\$ -
Interest	\$ 6,750	\$ 3,938	\$ 19,172	\$ 15,234
Miscellaneous Revenues	\$ -	\$ -	\$ 7,310	\$ 7,310
<b>Total Revenues</b>	<b>\$ 735,796</b>	<b>\$ 716,127</b>	<b>\$ 738,671</b>	<b>\$ 22,544</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 6,000	\$ 3,500	\$ 2,600	\$ 900
FICA Expense	\$ 459	\$ 268	\$ 199	\$ 69
Engineering Fees	\$ 10,000	\$ 5,833	\$ 1,453	\$ 4,381
Attorney	\$ 22,500	\$ 13,125	\$ 10,595	\$ 2,530
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,355	\$ 23,540	\$ 23,540	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,400	\$ 817	\$ 817	\$ (0)
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 500	\$ 292	\$ 218	\$ 74
Insurance	\$ 13,600	\$ 13,600	\$ 12,784	\$ 816
Printing & Binding	\$ 500	\$ 292	\$ 17	\$ 275
Legal Advertising	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Other Current Charges	\$ 1,000	\$ 583	\$ 1,058	\$ (474)
Property Appraiser Fees	\$ 550	\$ 550	\$ 465	\$ 85
Office Supplies	\$ 125	\$ 73	\$ 17	\$ 56
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 110,064</b>	<b>\$ 70,214</b>	<b>\$ 59,988</b>	<b>\$ 10,227</b>
<b>Operations &amp; Maintenance</b>				
Property Insurance	\$ 44,450	\$ 44,450	\$ 42,606	\$ 1,844
Landscape Maintenance	\$ 145,514	\$ 84,883	\$ 84,883	\$ 0
Landscape Contingency	\$ 25,000	\$ 14,583	\$ 51,120	\$ (36,537)
Irrigation System/Maintenance	\$ 25,000	\$ 14,583	\$ 519	\$ 14,065
Lake Maintenance	\$ 5,940	\$ 3,465	\$ 2,970	\$ 495
Fountain Maintenance	\$ 8,060	\$ 4,702	\$ 6,207	\$ (1,505)
Lighting	\$ 8,000	\$ 4,667	\$ 8,537	\$ (3,870)
Miscellaneous	\$ 6,000	\$ 3,500	\$ 1,034	\$ 2,466
Painting Public Areas	\$ 1,500	\$ 875	\$ 480	\$ 395
Traffic Signals	\$ 8,000	\$ 4,667	\$ 5,968	\$ (1,302)
Sidewalks	\$ 35,000	\$ 20,417	\$ 28,950	\$ (8,533)
Signage	\$ 6,500	\$ 3,792	\$ 5,032	\$ (1,240)
Trash Removal	\$ 4,881	\$ 2,847	\$ 1,829	\$ 1,018
Electric	\$ 35,000	\$ 20,417	\$ 17,439	\$ 2,978
Water/Sewer	\$ 300	\$ 175	\$ 192	\$ (17)
Security	\$ 70,000	\$ 40,833	\$ 37,000	\$ 3,833
Onsite Management	\$ 147,600	\$ 86,100	\$ 86,099	\$ 1
Mosquito Control	\$ 6,741	\$ 3,932	\$ 1,926	\$ 2,006
<b>Total Field Operations:</b>	<b>\$ 583,486</b>	<b>\$ 358,888</b>	<b>\$ 382,790</b>	<b>\$ (23,903)</b>

# ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/24	Thru 04/30/24	
<i>Reserves</i>				
Capital Reserve Transfer	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
<b>Total Reserves</b>	<b>\$ 42,246</b>	<b>\$ 42,246</b>	<b>\$ 42,246</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 735,796</b>	<b>\$ 471,348</b>	<b>\$ 485,024</b>	<b>\$ (13,676)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 253,647</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 510,027</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 763,674</b>	

# ChampionsGate

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Interest	\$ 18,000	\$ 10,500	\$ 17,182	\$ 6,682
<b>Total Revenues</b>	<b>\$ 60,246</b>	<b>\$ 52,746</b>	<b>\$ 59,428</b>	<b>\$ 6,682</b>
<b>Expenditures:</b>				
Contingency	\$ 500	\$ 292	\$ 273	\$ 19
Capital Outlay	\$ 100,000	\$ 58,333	\$ 96,187	\$ (37,854)
<b>Total Expenditures</b>	<b>\$ 100,500</b>	<b>\$ 58,625</b>	<b>\$ 96,460</b>	<b>\$ (37,854)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (40,254)</b>	<b>\$ (5,879)</b>	<b>\$ (37,031)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 631,286</b>		<b>\$ 684,621</b>	
<b>Fund Balance - Ending</b>	<b>\$ 591,032</b>		<b>\$ 647,590</b>	

**ChampionsGate**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 67,323	\$ 588,359	\$ 13,765	\$ 10,512	\$ 13,927	\$ 18,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,189
Interest	\$ 1,330	\$ 1,301	\$ 2,185	\$ 3,946	\$ 3,643	\$ 3,432	\$ 3,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,172
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,310
													\$ -
<b>Total Revenues</b>	<b>\$ 1,330</b>	<b>\$ 68,624</b>	<b>\$ 590,544</b>	<b>\$ 17,710</b>	<b>\$ 14,155</b>	<b>\$ 24,668</b>	<b>\$ 21,639</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 738,671</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering Fees	\$ 1,028	\$ -	\$ 288	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,453
Attorney	\$ 98	\$ 1,755	\$ 5,135	\$ 910	\$ 2,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,595
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,540
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 817
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ 13	\$ 5	\$ 14	\$ 92	\$ 36	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218
Insurance	\$ 12,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,784
Printing & Binding	\$ 10	\$ -	\$ -	\$ 4	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 107	\$ 157	\$ 121	\$ 98	\$ 178	\$ 174	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 22,843</b>	<b>\$ 5,555</b>	<b>\$ 10,040</b>	<b>\$ 4,669</b>	<b>\$ 8,278</b>	<b>\$ 3,843</b>	<b>\$ 4,761</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59,988</b>
<b>Operations &amp; Maintenance</b>													
Property Insurance	\$ 42,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,606
Landscape Maintenance	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,883
Landscape Contingency	\$ -	\$ 28,000	\$ -	\$ 1,695	\$ 21,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,120
Irrigation System/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ 346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519
Lake Maintenance	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,970
Fountain Maintenance	\$ 3,500	\$ 350	\$ 350	\$ 350	\$ 1,307	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,207
Lighting	\$ -	\$ 140	\$ -	\$ 7,890	\$ 506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,537
Miscellaneous	\$ 208	\$ 275	\$ 164	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,034
Painting Public Areas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Traffic Signals	\$ 1,401	\$ 1,368	\$ 447	\$ 447	\$ 447	\$ 1,412	\$ 447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,968
Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,475	\$ 14,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,950
Signage	\$ -	\$ -	\$ 792	\$ 3,040	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,032
Trash Removal	\$ 469	\$ 469	\$ 469	\$ -	\$ 66	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,829
Electric	\$ 2,593	\$ 2,371	\$ 2,569	\$ 1,897	\$ 2,802	\$ 2,357	\$ 2,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,439
Water/Sewer	\$ 21	\$ 27	\$ 31	\$ 37	\$ 33	\$ 31	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Security	\$ 6,730	\$ 5,430	\$ 5,950	\$ 6,990	\$ 5,690	\$ 6,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,000
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,099
Mosquito Control	\$ 963	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,926
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 83,411</b>	<b>\$ 64,313</b>	<b>\$ 35,693</b>	<b>\$ 47,268</b>	<b>\$ 57,757</b>	<b>\$ 50,280</b>	<b>\$ 44,068</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,790</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 42,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,246
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,246</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,246</b>
<b>Total Expenditures</b>	<b>\$ 106,254</b>	<b>\$ 69,868</b>	<b>\$ 87,978</b>	<b>\$ 51,937</b>	<b>\$ 66,035</b>	<b>\$ 54,123</b>	<b>\$ 48,828</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 485,024</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,925)</b>	<b>\$ (1,244)</b>	<b>\$ 502,566</b>	<b>\$ (34,227)</b>	<b>\$ (51,879)</b>	<b>\$ (29,455)</b>	<b>\$ (27,189)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 253,647</b>

**ChampionsGate**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 775,580.79 \$ 775,580.79  
Net Assessments \$ 729,045.94 \$ 729,045.94

**ON ROLL ASSESSMENTS**

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Total</i>
							100.00%	100.00%
11/10/23	ACH	\$3,038.64	\$57.68	\$154.53	\$0.00	\$2,826.43	\$2,826.43	\$2,826.43
11/24/23	ACH	\$68,555.14	\$1,316.26	\$2,742.50	\$0.00	\$64,496.38	\$64,496.38	\$64,496.38
12/11/23	ACH	\$232.97	\$4.61	\$2.42	\$0.00	\$225.94	\$225.94	\$225.94
12/11/23	ACH	\$612,636.17	\$11,762.59	\$24,506.41	\$0.00	\$576,367.17	\$576,367.17	\$576,367.17
12/22/23	ACH	\$12,433.48	\$240.10	\$427.24	\$0.00	\$11,766.14	\$11,766.14	\$11,766.14
01/10/24	ACH	\$12,048.14	\$233.68	\$364.33	\$0.00	\$11,450.13	\$11,450.13	\$11,450.13
01/10/24	ACH	\$1,676.77	\$32.59	\$48.27	\$0.00	\$1,595.91	\$1,595.91	\$1,595.91
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$718.64	\$718.64	\$718.64	\$718.64
02/08/24	ACH	\$10,960.85	\$214.54	\$234.14	\$0.00	\$10,512.17	\$10,512.17	\$10,512.17
03/08/24	ACH	\$14,207.35	\$281.31	\$142.03	\$0.00	\$13,784.01	\$13,784.01	\$13,784.01
03/08/24	ACH	\$145.65	\$2.91	\$0.00	\$0.00	\$142.74	\$142.74	\$142.74
04/08/24	ACH	\$17,057.79	\$341.15	\$0.00	\$0.00	\$16,716.64	\$16,716.64	\$16,716.64
04/08/24	ACH	\$1,541.60	\$30.83	\$0.00	\$0.00	\$1,510.77	\$1,510.77	\$1,510.77
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$75.94	\$75.94	\$75.94	\$75.94
<b>TOTAL</b>		<b>\$ 754,534.55</b>	<b>\$ 14,518.25</b>	<b>\$ 28,621.87</b>	<b>\$ 794.58</b>	<b>\$ 712,189.01</b>	<b>\$ 712,189.01</b>	<b>\$ 712,189.01</b>

<b>97.69%</b>	<b>Net Percent Collected</b>
<b>\$ 16,856.93</b>	<b>Balance Remaining to Collect</b>



# SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 19, 2024

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, 2024.

The number of registered voters within the ChampionsGate CDD is 1,411 as of April 15, 2024.

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

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CE, LLC

Vote  
Osceola

# SECTION 4

# 2024 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 10, 2024 – Noon, Friday, June 14, 2024

*(Dates are subject to change)*

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

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Qualifying fee of \$25.00 or
  - 25 valid petitions.

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Qualifying fee of \$25.00 or
  - 25 valid petitions

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 13, 2024.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

*See Section 99.061(3), Florida Statutes.*