

*ChampionsGate Community
Development District*

Agenda

July 15, 2024

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 8, 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, July 15, 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 May 13, 2024 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-03 Imposing Special Assessments and Certifying an Assessment Roll
5. Review and Acceptance of the Fiscal Year 2023 Annual Audit Report
6. Consideration of Resolution 2024-04 Declaring Vacancies in Certain Seats
7. Adoption of District Goals and Objectives
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
 - D. On-Site Manager's Report
9. Other Business
10. Supervisor's Requests
11. 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, **May 13, 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:

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
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 April 8, 2024
Meeting**

On MOTION by Mr. Cady seconded by Ms. Clevenger with all in favor the minutes of the April 8, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Clark stated we have the Toho right of way utilization agreement for their construction work. They communicated with Evan in the last several days with some comments on the agreement and indicated that they are getting ready to go out with an RFP to get that work started. They sent back some comments, a pushback on the agreement. They took out indemnity language, particularly the term “indemnity” because they don’t like it and I would do the same thing if I were them. They retained the provisions so if they don’t do what the contract says it is a breach of contract, it is a breach of the indemnity provision, but it is the same result. I’m not that concerned about it. We had our usual insurance provisions and they indicated that they self-insure, which a lot of entities in their position do. They would give us certificates of that and will require certificates of insurance from their contractor and their contractor from their subs and present them to us. I’m willing to go with their changes, I don’t think they are unreasonable. The board has approved the agreement at a prior meeting in substantial form unless you want me to revisit any of that, I’m recommending we go ahead with their changes.

It was the consensus of the board to accept the changes in the Toho right of way agreement.

Mr. Clark stated I sent a letter to the district manager requesting an adjustment to my hourly rates starting with the new fiscal year. I’m currently at \$325 and I’m proposing to go to \$340, a 4.6% increase. As you know insurance and overhead and everything is going up.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the new legal counsel rate was approved to be effective October 1, 2024.

Mr. Clark stated nothing has changed since our last meeting in our ongoing discussions with FDOT regarding the electricity. I don’t feel like I have a strong argument but I’m trying to keep the discussion going to see if we can get something from that.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters, 1,348

A copy of the letter from the supervisor of elections indicating that there are 1,348 registered voters residing in the district was included in the agenda package.

iv. General Election Qualifying Period and Procedure

Mr. Showe stated we have three seats up for general election, seat 5, which is Mr. Cady and seat 1, which is Ms. Allen and seat 2, which is Mr. Tennyson. To qualify for those seats you need to go to the supervisor of elections office and put in your form1, which you have probably completed for this year anyway, your candidate oath and \$25. Qualifying period is from noon June 10 to noon June 14th.

D. Onsite Manager's Report

Mr. Fracaso stated the crosswalk signs are done at Masters, the concrete work throughout the district has been completed. I spent some time with Clark Environmental who does the mosquito management from May through November. At the last meeting we discussed Links Boulevard as it goes through Bella Trae. Apparently as part of their service they are spraying down Links Boulevard through Bella Trae. I'm working with them to increase our time to start in March instead of May then through November. Webber will be increasing their contract prices 12% for fiscal year 2025 and 10% for fiscal year 2026. I reached out to Floralawn and will have them give us pricing as a comparison. We will also get a separate quote for tree trimming. The lights we had on the bridge, which were clip on solar lights have been broken off. We can continue to replace them as they break or we can look at lights mounted on a post with motion sensors.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor staff was authorized to purchase lighting for the bridge in an amount not to exceed \$2,000.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the meeting adjourned at 2:38 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 15, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file at the office of the District Manager, and at the

District's official records office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for ChampionsGate Community Development District for the Fiscal Year Ending September 30, 2025, as Adopted by the Board of Supervisors on July 15, 2024.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the ChampionsGate Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **15th day of July, 2024.**

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

Exhibit A

ChampionsGate ***Community Development District***

Proposed Budget
FY2025



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8	<u>Capital Reserve Fund</u>

ChampionsGate
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 729,046	\$ 733,427	\$ -	\$ 733,427	\$ 729,046
Interest	\$ 6,750	\$ 24,899	\$ 7,500	\$ 32,399	\$ 6,000
Miscellaneous Income	\$ -	\$ 7,310	\$ -	\$ 7,310	\$ -
Carry Forward Surplus*	\$ -	\$ -	\$ -	\$ -	\$ 385,086
Total Revenues	\$ 735,796	\$ 765,636	\$ 7,500	\$ 773,136	\$ 1,120,132
Expenditures:					
Administrative:					
Supervisor Fees	\$ 6,000	\$ 3,600	\$ 2,000	\$ 5,600	\$ 6,000
FICA Expense	\$ 459	\$ 275	\$ 153	\$ 428	\$ 459
Engineering Fees	\$ 10,000	\$ 1,828	\$ 1,172	\$ 3,000	\$ 10,000
Attorney	\$ 22,500	\$ 14,593	\$ 5,000	\$ 19,593	\$ 22,500
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Management Fees	\$ 40,355	\$ 30,266	\$ 10,089	\$ 40,355	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,400	\$ 1,050	\$ 350	\$ 1,400	\$ 1,470
Telephone	\$ 100	\$ -	\$ 25	\$ 25	\$ 100
Postage	\$ 500	\$ 273	\$ 122	\$ 395	\$ 500
Printing & Binding	\$ 500	\$ 39	\$ 21	\$ 60	\$ 500
Insurance	\$ 13,600	\$ 12,784	\$ -	\$ 12,784	\$ 14,063
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,000	\$ 1,375	\$ 450	\$ 1,825	\$ 2,000
Office Supplies	\$ 125	\$ 18	\$ 12	\$ 30	\$ 125
Property Appraiser Fee	\$ 550	\$ 465	\$ -	\$ 465	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 110,064	\$ 76,591	\$ 22,344	\$ 98,935	\$ 114,182
Operations & Maintenance					
Onsite Management	\$ 147,600	\$ 110,699	\$ 36,900	\$ 147,598	\$ 147,600
Property Insurance	\$ 44,450	\$ 42,606	\$ -	\$ 42,606	\$ 48,145
Electric	\$ 35,000	\$ 21,652	\$ 8,234	\$ 29,886	\$ 35,000
Water & Sewer	\$ 300	\$ 231	\$ 79	\$ 310	\$ 500
Trash Removal	\$ 4,881	\$ 2,186	\$ 535	\$ 2,721	\$ 2,370
Landscape Maintenance	\$ 145,514	\$ 109,135	\$ 36,378	\$ 145,514	\$ 162,975
Landscape Contingency	\$ 25,000	\$ 51,120	\$ -	\$ 51,120	\$ 20,000
Lake Maintenance	\$ 6,120	\$ 4,455	\$ 1,485	\$ 5,940	\$ 6,120
Fountain Maintenance	\$ 7,880	\$ 7,257	\$ 1,050	\$ 8,307	\$ 7,860
Irrigation Repairs	\$ 25,000	\$ 7,345	\$ 4,655	\$ 12,000	\$ 20,000
Repairs & Maintenance	\$ 6,000	\$ 1,248	\$ 752	\$ 2,000	\$ 6,000
Lighting	\$ 8,000	\$ 9,687	\$ -	\$ 9,687	\$ 10,000
Painting Public Areas	\$ 1,500	\$ 2,591	\$ -	\$ 2,591	\$ 2,500
Traffic Signals	\$ 8,000	\$ 8,666	\$ 1,341	\$ 10,007	\$ 10,000
Sidewalks	\$ 35,000	\$ 28,950	\$ -	\$ 28,950	\$ 30,000
Signage	\$ 6,500	\$ 5,032	\$ -	\$ 5,032	\$ 3,500
Security	\$ 70,000	\$ 48,380	\$ 21,620	\$ 70,000	\$ 70,000
Mosquito Control	\$ 6,741	\$ 3,852	\$ 2,889	\$ 6,741	\$ 6,741
Total Operations & Maintenance:	\$ 583,486	\$ 465,092	\$ 115,918	\$ 581,009	\$ 589,311
Reserves					
Capital Reserve Transfer	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 416,639
Total Reserves	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 416,639
Total Expenditures	\$ 735,796	\$ 583,929	\$ 138,261	\$ 722,191	\$ 1,120,132
Excess Revenues (Expenditures)	\$ -	\$ 181,707	\$ (130,761)	\$ 50,946	\$ -

*Less 1st Quarter Operating

Net Assessment	\$729,046
Collection Cost (6%)	\$46,535
Gross Assessment	<u>\$775,581</u>

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

REVENUES:

SPECIAL ASSESSMENTS

The District will levy a Non-Ad Valorem assessment on all of the assessable property within the District to fund all general operating and maintenance expenditures for the fiscal year.

INTEREST

The District generates funds from invested funds.

EXPENDITURES:

ADMINISTRATION

SUPERVISORS FEES

Chapter 190, Florida Statutes, allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 6 Board meetings during the fiscal year.

FICA EXPENSE

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

ENGINEERING FEES

The District's Engineer, Hanson, Water & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

ATTORNEY

The District's Attorney, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager

ANNUAL AUDIT

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

ASSESSMENT ADMINISTRATION

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

MANAGEMENT FEES

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

INFORMATION TECHNOLOGY

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

WEBSITE MAINTENANCE

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

TELEPHONE

Telephone and fax machine.

POSTAGE

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors and other required correspondence.

PRINTING & BINDING

The District incurs charges for printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

INSURANCE

The District's general liability and public officials' liability coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LEGAL ADVERTISING

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

OTHER CURRENT CHARGES

Represents bank charges and any other miscellaneous charges that the District may incur during the fiscal year.

OFFICE SUPPLIES

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

PROPERTY APPRAISER FEES

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

DUES, LICENSES & SUBSCRIPTIONS

The District is required to pay an annual fee to the Department of Commerce for \$175.

OPERATIONS & MAINTENANCE:

ONSITE MANAGEMENT

Personnel used to maintain the District property. The District has contracted with Rida Associates Limited Partnership.

Description	Monthly	Annual
Onsite Management Services	\$12,300	\$147,600
Total		\$147,600

PROPERTY INSURANCE

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

ELECTRIC

To record cost of electric for projects, such as street lighting, electric for irrigation wells and fountains. The District has the following utility accounts with Duke Energy.

Account#	Address	Monthly	Annual
9100 8848 0869	8301 ChampionsGate Blvd Spkl D	\$350	\$4,200
9100 8848 0132	8399 ChampionsGate Blvd Spkl E	\$800	\$9,600
9100 8848 0637	8390 ChampionsGate Blvd TFLT	\$50	\$600
9100 8848 1141	8397 ChampionsGate Blvd Spkl F	\$175	\$2,100
9100 8848 1381	0 Championsgate Blvd Spkl G	\$200	\$2,400
9100 8848 1589	1500 Berwick Dr Spkl	\$55	\$660
9100 8848 1852	8380 ChampionsGate Blvd Spkl C	\$550	\$6,600
9100 8848 2308	8300 ChampionsGate Blvd TFLT	\$45	\$540
9101 5958 9866	81801 ChampionsGate Blvd Unit B (Fntn)	\$275	\$3,300
	Contingency		\$5,000
Total			\$35,000

WATER/SEWER

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

Account#	Address	Monthly	Annual
2587190-690100	100 ChampionsGate Blvd	\$35	\$420
	Contingency		\$80
Total			\$500

TRASH REMOVAL

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management.

Account#	Address	Monthly	Annual
4-70186-52000	8390 ChampionsGate Blvd. Ste.104	\$178	\$2,139
	Contingency		\$231
Total			\$2,370

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LANDSCAPE MAINTENANCE CONTRACT

The District has contracted with Weber Environmental Services, Inc. to provide the monthly landscaping services which include turf care, shrubs/ground cover care, annuals, tree care, irrigation system, pressuring washing and litter removal.

Description	Monthly	Annual
Landscape Maintenance Contract	\$12,126	\$145,514
Contingency		\$17,462
Total		\$162,975

LANDSCAPE CONTINGENCY

This category will be used for the annual palm tree trimming as well as any miscellaneous landscape items not included under the landscape contract.

LAKE MAINTENANCE

To record expenses for the monthly maintenance and contract services for the lakes. The District has contracted The Lake Doctors, Inc.

Description	Monthly	Annual
Lake Services	\$495	\$5,940
Contingency		\$180
Total		\$6,120

FOUNTAIN MAINTENANCE

To record expenses for equipment, supplies, maintenance and contract services for fountains the district maintains. The District has contracted with Fountain Design Group, Inc.

Description	Monthly	Annual
Fountain Services	\$350	\$4,200
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$2,660
Total		\$7,860

IRRIGATION REPAIRS

Monthly inspection and repairs of irrigation system.

REPAIRS & MAINTENANCE

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

LIGHTING

Repair and replacement of lighting fixtures throughout the property.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

PAINTING PUBLIC AREAS

To record the cost of painting supplies and contact services for outside areas.

TRAFFIC SIGNALS

To record the cost to maintain all traffic signals per the Traffic Signal Contract.

SIDEWALKS

To record cost to maintain all sidewalks.

SIGNAGE

To record cost to maintain all signs within the District boundaries.

SECURITY

To record the expenses for security. District has contracted with Florida Highway Patrol trooper to provide off-duty police security at a rate of \$55.00 per hour.

MOSQUITO CONTROL

Scheduled maintenance consists of mosquito spraying and larviciding along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps. The District has contracted with Clarke Environmental Mosquito Management, Inc.

TRANSFER OUT - CAPITAL RESERVE

Funds transferred out to Capital Reserve for capital outlay expenses.

ChampionsGate

Community Development District

Proposed Budget

FY2025

Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 416,639
Interest	\$ 18,000	\$ 22,282	\$ 7,500	\$ 29,782	\$ 25,000
Total Revenues	\$ 60,246	\$ 64,528	\$ 7,500	\$ 72,028	\$ 441,639
Expenditures:					
Contingency	\$ 500	\$ 353	\$ 120	\$ 473	\$ 500
Capital Outlay	\$ 100,000	\$ 96,187	\$ 50,000	\$ 146,187	\$ 200,000
Total Expenditures	\$ 100,500	\$ 96,540	\$ 50,120	\$ 146,660	\$ 200,500
Excess Revenues (Expenditures)	\$ (40,254)	\$ (32,011)	\$ (42,620)	\$ (74,631)	\$ 241,139
Fund Balance - Beginning	\$ 631,286	\$ 684,621	\$ -	\$ 684,621	\$ 609,990
Fund Balance - Ending	\$ 591,032	\$ 652,610	\$ (42,620)	\$ 609,990	\$ 851,129

FY2024 Updated Expenses	
Description	Amount
ABC Sealcoating and Paving	
Parking Lot Line Striping & Pavement Markings (Thermo Plastic)	\$ 25,072
Fountain Design Group	
Installation of Libra Floating Fountain	\$ 26,630
Installation of Cascade Lake Fountain	\$ 17,210
L.C. Electric, Inc.	
Electrical Wiring Services for Fountain	\$ 27,275
Roadway Repairs (Estimated)	\$ 50,000
Total	\$ 146,187

FY2025 Proposed Expenses	
Description	Amount
Roadway Milling & Paving - 1st Year Portion	\$ 200,000
Total	\$ 200,000

SECTION B

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the ChampionsGate Community Development District (the "District") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners in Osceola County, Florida, for the purpose of providing operating and maintaining infrastructure improvements, facilities and services to the lands within the District and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (Board) of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2025, attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied assessments for debt service, which the District desires to continue to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments are placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District Manager has caused notice of the public hearing on special assessments to be given by publication pursuant to Section 197.3632 (4)(b), Florida Statute; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of Osceola County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the **ChampionsGate** Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Osceola County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the Osceola County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Osceola County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands are shown in Exhibit "A."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapters 190 and 197, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A".

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments for the platted lots shall be at the same time and in the same manner as **Osceola County** taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessments on platted lots pursuant

to the Uniform Method, as indicated on Exhibit "A" Assessments levied on undeveloped, un-platted lands shall be collected in accordance with Florida law.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Osceola County Tax Collector and shall be collected by Osceola County Tax Collector in the same manner and time as Osceola County taxes. The proceeds therefrom shall be paid to the ChampionsGate Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Osceola County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Osceola County** property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the ChampionsGate Community Development District.

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PASSED AND ADOPTED this 15th day of July, 2024.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

ChampionsGate CDD
Fiscal Year 2025 Roll

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Parcel ID	Legal Description Line1	O&M	Total
33-25-27-4714-0002-0443	PROMENADES AT BELLA TRAE A CONDO PH 19 BLDG 43	\$305.21	\$305.21
33-25-27-4714-0002-0543	PROMENADES AT BELLA TRAE A CONDO PH 19 BLDG 43	\$305.21	\$305.21
33-25-27-4715-0001-0146	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0001-0246	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46 PB	\$305.21	\$305.21
33-25-27-4715-0001-0346	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0001-0446	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0001-0546	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0002-0146	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0002-0246	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0002-0346	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0002-0446	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4715-0002-0546	PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46	\$305.21	\$305.21
33-25-27-4716-0001-0144	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0001-0244	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0001-0344	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0001-0444	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0001-0544	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0002-0144	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0002-0244	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0002-0344	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0002-0444	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4716-0002-0544	PROMENADES TWO AT BELLATRAE CONDO	\$305.21	\$305.21
33-25-27-4717-0001-0145	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0001-0245	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0001-0345	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0001-0445	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0001-0545	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0002-0145	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0002-0245	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0002-0345	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0002-0445	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4717-0002-0545	PROMENADES TWO AT BELLATRAE CONDO PH 3	\$305.21	\$305.21
33-25-27-4718-0001-0142	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0001-0242	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0001-0342	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0001-0442	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0002-0142	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0002-0242	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0002-0342	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-4718-0002-0442	PROMENADES TWO AT BELLATRAE CONDO PH 4	\$305.21	\$305.21
33-25-27-2769-0001-03A0	CHAMPIONSGATE GOLF COURSE SOUTH PB 12 PGS 48-53	\$164,544.50	\$164,544.50
33-25-27-2779-0001-0010	CHAMPIONSGATE VILLAGE PHASE 1 PB 12 PGS 80-81	\$20,818.00	\$20,818.00
33-25-27-2749-0001-0020	CHAMPIONSGATE VILLAGE PHASE 10 PB 18 PG 37 LOT 2	\$5,477.00	\$5,477.00
33-25-27-2755-0001-0010	CHAMPIONSGATE VILLAGE PHASE 2 PB 13 PG 127-128	\$2,029.00	\$2,029.00
33-25-27-2756-0001-0010	CHAMPIONSGATE VILLAGE PHASE 3 PB 14 PGS 3-4 LOT 1	\$15,891.00	\$15,891.00
33-25-27-2756-0001-0020	CHAMPIONSGATE VILLAGE PHASE 3 PB 14 PGS 3-4 LOT 2	\$1,330.00	\$1,330.00
33-25-27-2757-0001-0010	CHAMPIONSGATE VILLAGE PHASE 4 PB 13 PGS 194-195	\$3,016.00	\$3,016.00
33-25-27-2759-0001-0010	CHAMPIONSGATE VILLAGE PHASE 6 PB 14 PGS 8-9	\$2,682.00	\$2,682.00
33-25-27-2751-0001-0010	CHAMPIONSGATE VILLAGE PHASE 7 PB 14 PGS 10-11	\$3,020.00	\$3,020.00
33-25-27-2752-0001-0010	CHAMPIONSGATE VILLAGE PHASE 8 PB 14 PGS 29-30	\$4,035.00	\$4,035.00
33-25-27-2752-0001-0020	CHAMPIONSGATE VILLAGE PHASE 8 PB 14 PGS 29-30	\$2,096.00	\$2,096.00
33-25-27-2753-0001-0010	CHAMPIONSGATE VILLAGE PHASE 9 PB 17 PG 92 LOT 1	\$2,367.00	\$2,367.00
33-25-27-2753-0001-0020	CHAMPIONSGATE VILLAGE PHASE 9 PB 17 PG 92 LOT 2	\$1,645.00	\$1,645.00
33-25-27-3236-0001-0020	CHAMPIONSGATE VLG PH 11 PB 22 PG 73	\$7,876.92	\$7,876.92
33-25-27-4602-0001-0010	OSCEOLA COUNTY CONFERENCE CENTER PB 22 PG 1 LOT 1	\$43,243.96	\$43,243.96
32-25-27-5361-0001-0010	VILLAS AT CHAMPIONSGATE PH 2 PB 24 PG 169	\$14,007.46	\$14,007.46
32-25-27-5361-0001-0020	VILLAS AT CHAMPIONSGATE PH 2 PB 24 PG 169	\$53,831.00	\$53,831.00
33-25-27-2749-0001-0010	CHAMPIONSGATE VILLAGE PHASE 10 PB 18 PG 37 LOT 1	\$7,736.68	\$7,736.68
33-25-27-2756-0001-0030	CHAMPIONSGATE VILLAGE PHASE 3 PB 14 PGS 3-4 LOT 3	\$3,839.84	\$3,839.84
33-25-27-3237-0001-0010	CHAMPIONSGATE VLG PH 10-A PB 22 PG 103	\$6,067.18	\$6,067.18
33-25-27-3392-0001-0010	CHAMPIONSGATE VILLAGE PH 10-B PB 25 PG 150	\$2,972.51	\$2,972.51
33-25-27-3392-0001-0020	CHAMPIONSGATE VILLAGE PH 10-B PB 25 PG 150	\$8,103.15	\$8,103.15
33-25-27-3249-0001-LS10	CHAMPIONSGATE VLG PH 12 PB 23 PG 43-44	\$855.11	\$855.11

Parcel ID	Legal Description Line1	O&M	Total
33-25-27-3391-0001-0050	CHAMPIONSGATE VLG PH 13 PB 24 PGS 149-150	\$3,990.50	\$3,990.50
33-25-27-2758-0001-0010	CHAMPIONSGATE VILLAGE PHASE 5 PB 14 PGS 1-2	\$3,827.62	\$3,827.62
33-25-27-3249-0001-0010	CHAMPIONSGATE VLG PH 12 PB 23 PG 43-44	\$4,153.37	\$4,153.37
33-25-27-3391-0001-0010	CHAMPIONSGATE VLG PH 13 PB 24 PGS 149-150	\$6,963.01	\$6,963.01
33-25-27-3391-0001-0020	CHAMPIONSGATE VLG PH 13 PB 24 PGS 149-150	\$6,881.57	\$6,881.57
33-25-27-3391-0001-0030	CHAMPIONSGATE VLG PH 13 PB 24 PGS 149-150	\$8,062.43	\$8,062.43
33-25-27-3391-0001-0040	CHAMPIONSGATE VLG PH 13 PB 24 PGS 149-150	\$43,651.16	\$43,651.16
33-25-27-2778-0001-00N0	CHAMPIONSGATE VILLAGE PB 12 PG 39-42 TRACT N	\$3,224.97	\$3,224.97
Total Gross Assessments		\$775,580.79	\$775,580.79
Total Net Assessments		\$729,045.94	\$729,045.94

SECTION V

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

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**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, 2023, 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, 2023, 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.

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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 **Xxxxxxx, 202x**, 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.

Xxxxxxx, 202x

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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, 2023. 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 \$4,444,288.
- The change in the District's total net position in comparison with the prior fiscal year was (\$318,230), 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, 2023, the District's governmental funds reported combined ending fund balances of \$1,194,649, an increase of \$87,540 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,			
	2023	2022	
Current and other assets	\$ 1,204,969	\$ 1,120,342	
Capital assets, net of depreciation	3,249,639	3,655,409	
Total assets	4,454,608	4,775,751	
Current liabilities	10,320	13,233	
Total liabilities	10,320	13,233	
Net position			
Investment in capital assets	3,249,639	3,655,409	
Unrestricted	1,194,649	1,107,109	
Total net position	\$ 4,444,288	\$ 4,762,518	

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:	2023	2022
Program revenues		
Charges for services	\$ 738,288	\$ 746,892
Unrestricted investment earnings	35,024	4,708
Total revenues	773,312	751,600
Expenses:		
General government	127,064	125,317
Physical environment	964,478	850,652
Total expenses	1,091,542	975,969
Change in net position	(318,230)	(224,369)
Net position - beginning	4,762,518	4,986,887
Net position - ending	\$ 4,444,288	\$ 4,762,518

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$1,091,542. 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 security 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, 2023.

CAPITAL ASSETS

At September 30, 2023, the District had \$15,026,119 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$11,776,480 has been taken, which resulted in a net book value of \$3,249,639. 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, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 369,138
Investments	774,487
Assessments receivable	5,954
Prepays	55,390
Capital assets:	
Nondepreciable	1,771,447
Depreciable, net	<u>1,478,192</u>
Total assets	<u>4,454,608</u>
 LIABILITIES	
Accounts payable	<u>10,320</u>
Total liabilities	<u>10,320</u>
 NET POSITION	
Investment in capital assets	3,249,639
Unrestricted	<u>1,194,649</u>
Total net position	<u><u>\$ 4,444,288</u></u>

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues	Charges for Services	Governmental Activities	Net (Expense) Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 127,064	\$ 127,064		\$ -	
Physical environment	964,478	611,224		(353,254)	
Total governmental activities	<u>1,091,542</u>	<u>738,288</u>		<u>(353,254)</u>	
General revenues:					
Unrestricted investment earnings				35,024	
Total general revenues				<u>35,024</u>	
Change in net position				(318,230)	
Net position - beginning				4,762,518	
Net position - ending				<u>\$ 4,444,288</u>	

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
ASSETS			
Cash	\$ 179,685	\$ 189,453	\$ 369,138
Investments	279,318	495,169	774,487
Assessments receivable	5,954	-	5,954
Prepays	55,390	-	55,390
Total assets	<u>\$ 520,347</u>	<u>\$ 684,622</u>	<u>\$ 1,204,969</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 10,320	\$ -	\$ 10,320
Total liabilities	<u>10,320</u>	<u>-</u>	<u>10,320</u>
Fund balances:			
Nonspendable:			
Prepaid items	55,390	-	55,390
Assigned to:			
Capital reserves	-	684,622	684,622
Unassigned	454,637	-	454,637
Total fund balances	<u>510,027</u>	<u>684,622</u>	<u>1,194,649</u>
Total liabilities and fund balances	<u>\$ 520,347</u>	<u>\$ 684,622</u>	<u>\$ 1,204,969</u>

See notes to the financial statements

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**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds		\$ 1,194,649
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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	(11,776,480)	3,249,639
Net position of governmental activities		\$ 4,444,288

See notes to the financial statements

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**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, 2023**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
REVENUES			
Assessments	\$ 738,288	\$ -	\$ 738,288
Interest	9,820	25,204	35,024
Total revenues	748,108	25,204	773,312
EXPENDITURES			
Current:			
General government	127,064	-	127,064
Physical environment	462,737	95,971	558,708
Total expenditures	589,801	95,971	685,772
Excess (deficiency) of revenues over (under) expenditures	158,307	(70,767)	87,540
OTHER FINANCING SOURCES (USES)			
Transfer in/out	(73,734)	73,734	-
Total other financing sources (uses)	(73,734)	73,734	-
Net change in fund balances	84,573	2,967	87,540
Fund balances - beginning	425,454	681,655	1,107,109
Fund balances - ending	\$ 510,027	\$ 684,622	\$ 1,194,649

See notes to the financial statements

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**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, 2023**

Net change in fund balances - total governmental funds	\$ 87,540
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Amounts reported for governmental activities in the statement of activities
are different because:

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>\$ (318,230)</u></u>
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See notes to the financial statements

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**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, 2023:

	Amortized Cost	Credit Risk	Maturities
Florida Prime	\$ 774,487	S&P AAAM	Weighted average of the fund portfolio: 35 days
	<u>\$ 774,487</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, 2023, 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, 2023 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 73,734
Capital projects	73,734	-
Total	<u>\$ 73,734</u>	<u>\$ 73,734</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, 2023 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	2,566,107	-	-	2,566,107
Machinery and equipment	49,325	-	-	49,325
Total capital assets, being depreciated	13,254,672	-	-	13,254,672
Less accumulated depreciation for:				
Infrastructure	8,961,014	377,495	-	9,338,509
Improvements other than buildings	2,360,371	28,275	-	2,388,646
Machinery and equipment	49,325	-	-	49,325
Total accumulated depreciation	11,370,710	405,770	-	11,776,480
Total capital assets, being depreciated, net	1,883,962	(405,770)	-	1,478,192
Governmental activities capital assets, net	\$ 3,655,409	\$ (405,770)	\$ -	\$ 3,249,639

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, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 729,046	\$ 738,288	\$ 9,242
Interest	-	9,820	9,820
Total revenues	<u>729,046</u>	<u>748,108</u>	<u>19,062</u>
EXPENDITURES			
Current:			
General government	110,192	127,064	(16,872)
Physical environment	618,854	462,737	156,117
Total expenditures	<u>729,046</u>	<u>589,801</u>	<u>139,245</u>
Excess (deficiency) of revenues over (under) expenditures	-	158,307	158,307
OTHER FINANCING SOURCES (USES)			
Transfer out	-	(73,734)	(73,734)
Total other financing sources (uses)	<u>-</u>	<u>(73,734)</u>	<u>(73,734)</u>
Net change in fund balance	<u>\$ -</u>	84,573	<u>\$ 84,573</u>
Fund balance - beginning		<u>425,454</u>	
Fund balance - ending		<u>\$ 510,027</u>	

See notes to required supplementary information

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**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, 2023.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	14
Employee compensation	\$4,802.20
Independent contractor compensation	\$1,413,080.21
Construction projects to begin on or after October 1; (>\$65K)	0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	\$278.50 - \$305.21
Special assessments collected	\$738,288.00

**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, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated **Xxxxxxx, 202x**.

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 or significant deficiencies may exist that were not 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.

Xxxxxxx, 202x

**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, 2023. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

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.

Xxxxxxx, 202x

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, 2023 and have issued our report thereon dated **Xxxxxxx, 202x**.

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 **Xxxxxxx, 202x**, 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.

Xxxxxxx, 202x

DRAFT

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, 2022.

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, 2023.

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, 2023.

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, 2023. 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

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT #2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the ChampionsGate Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on Tuesday, November 5, 2024, one (1) member of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period two (2) Qualified Electors qualified to run for two of the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the remaining seat (Seat #2) vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring one seat available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 19, 2024:

Seat #2 (currently held by Darin Tennyson)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**CHAMPIONSGATE
DEVELOPMENT DISTRICT**

COMMUNITY

Print Name: _____

Chairperson/Vice Chairperson

SECTION VII



Memorandum

To: Board of Supervisors

From: District Management

Date: July 15, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

ChampionsGate Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

ChampionsGate Community Development District

District Manager:_____

Date:_____

Print Name:_____

ChampionsGate Community Development District

SECTION VIII

SECTION C

SECTION 1

ChampionsGate

Community Development District

Summary of Invoices

May 1, 2024 - June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/9/24	5281-5287	\$ 9,814.92
	5/15/24	5288-5293	29,043.83
	5/21/24	524-5295	1,226.64
	5/22/24	5296	2,625.00
	5/28/24	5297	350.00
	6/5/24	5298-5302	17,342.42
	6/12/24	5303-5307	15,144.88
	6/20/24	5308-5311	15,188.29
	6/26/24	5312-5313	453.46
			<hr/> \$ 91,189.44
Payroll			
	<u>May 2024</u>		
	Lee Dawson	50442*	\$184.70
	Darin Tennyson	50443	\$184.70
	Darlene Clevenger	50444	\$162.70
	Douglas Cady	50445	\$184.70
	Elizabeth Allen	50446	\$184.70
			<hr/> \$901.50
TOTAL			\$ 92,090.94

*Replace check #50441

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/09/24	00042	4/30/24 799489	202404 320-53800-47300	SVC CALL-TRNSFMR/SOD.LAMP	*	1,150.50	
				ALL STATES LIGHTING, INC			1,150.50 005281
5/09/24	00030	5/01/24 18731	202404 310-51300-31500	INTRCHNGE IMPRV/UTIL.AGRM	*	1,235.00	
		5/01/24 18732	202404 310-51300-31500	TOHO AGR EDIT/REV.REDLINE	*	520.00	
				CLARK & ALBAUGH, LLP			1,755.00 005282
5/09/24	00153	4/30/24 25630408	202404 320-53800-34500	SCRTY 04/08/24 - 04/19/24	*	2,080.00	
				EZRA JACKSON			2,080.00 005283
5/09/24	00022	4/25/24 33061A	202404 320-53800-46800	2ARCH.FOUNTAIN CLN APR24	*	350.00	
				FOUNTAIN DESIGN GROUP, INC.			350.00 005284
5/09/24	00026	5/03/24 1883585	202404 320-53800-46800	MTHLY WATER MGMT APR24	*	495.00	
				THE LAKE DOCTORS, INC.			495.00 005285
5/09/24	00139	4/30/24 27370401	202404 320-53800-34500	SCRTY 04/01/24 - 04/30/24	*	3,120.00	
		4/30/24 27370401	202404 320-53800-34500	MTHLY SCHEDULER FEE APR24	*	750.00	
				MAURICE NORMAN VILSAINT DBA			3,870.00 005286
5/09/24	00157	4/29/24 91776	202404 320-53800-35100	REPLACE BROKEN HEADS	*	114.42	
				WEBER ENVIRONMENTAL SERVICES LLC			114.42 005287
5/15/24	00049	5/01/24 254	202405 310-51300-34000	MANAGEMENT FEES MAY24	*	3,362.92	
		5/01/24 254	202405 310-51300-35200	WEBSITE ADMIN MAY24	*	116.67	
		5/01/24 254	202405 310-51300-35100	INFORMATION TECH MAY24	*	150.00	
		5/01/24 254	202405 310-51300-51000	OFFICE SUPPLIES	*	.48	
		5/01/24 254	202405 310-51300-42000	POSTAGE	*	33.99	
		5/01/24 254	202405 310-51300-42500	COPIES	*	21.45	
				GOVERNMENTAL MANAGEMENT SERVICES			3,685.51 005288
				CHMP CHAMP GATE TVISCARRA			

*** CHECK DATES 05/01/2024 - 06/30/2024 ***
 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 #
5/15/24	00095	5/14/24 5290760	202404 310-51300-31100	PREP/ATTEND MTG/ANN.INSPC	*	375.00	
				HANSON, WALTER & ASSOCIATES, INC.			375.00 005289
5/15/24	00105	5/01/24 45420	202405 320-53800-12000	ONSITE SERVICES MAY24	*	12,299.84	
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005290
5/15/24	00149	5/13/24 CDD-0519	202404 320-53800-49100	HOME DEPOT-W&GK/BAGS/GRSE	*	110.34	
				RIDA REALITY INVESTMENTS CORP			110.34 005291
5/15/24	00048	5/01/24 2405-008	202405 320-53800-47200	TRAFFIC SIGNAL MNT MAY24	*	447.00	
				TRAFFIC ENGINEERING & MANAGEMENT			447.00 005292
5/15/24	00157	5/01/24 92164	202405 320-53800-46200	LAWN MAINTENANCE MAY24	*	12,126.14	
				WEBER ENVIRONMENTAL SERVICES LLC			12,126.14 005293
5/21/24	00047	5/15/24 1032480	202405 320-53800-46900	MOSQUITO MGMT SERV MAY24	*	963.05	
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			963.05 005294
5/21/24	00111	5/02/24 8754-0	202405 320-53800-47400	5GAL PARK YLLW/SAND/WOVEN	*	263.59	
				THE SHERWIN WILLIAMS CO			263.59 005295
5/22/24	00052	5/07/24 25642	202404 310-51300-32200	FY23 AUDIT FINAL PAYMENT	*	2,625.00	
				GRAU & ASSOCIATES			2,625.00 005296
5/28/24	00022	5/24/24 33314A	202405 320-53800-46800	2ARCH.FOUNTAIN CLN MAY24	*	350.00	
				FOUNTAIN DESIGN GROUP, INC.			350.00 005297
6/05/24	00030	6/01/24 18769	202405 310-51300-31500	MTG/AUDIT REQ.LTR/RPT/AGD	*	1,820.00	
		6/01/24 18770	202405 310-51300-31500	TOHO/ROW AGR MOD/FINALIZE	*	227.50	
				CLARK & ALBAUGH, LLP			2,047.50 005298
6/05/24	00052	5/07/24 25642	202404 310-51300-32200	FY23 AUDIT FINAL PAYMENT	*	875.00	
				GRAU & ASSOCIATES			875.00 005299

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/05/24	00111	5/21/24 1357-6	202405 320-53800-47400	225GAL RED PAINT/2GAL YLW	*	1,846.78	
				THE SHERWIN WILLIAMS CO			1,846.78 005300
6/05/24	00048	6/03/24 2406-011	202406 320-53800-47200	TRAFFIC SIGNAL MNT JUN24	*	447.00	
				TRAFFIC ENGINEERING & MANAGEMENT			447.00 005301
6/05/24	00157	6/02/24 93200	202406 320-53800-46200	LAWN MAINTENANCE JUN24	*	12,126.14	
				WEBER ENVIRONMENTAL SERVICES LLC			12,126.14 005302
6/12/24	00153	5/29/24 25630502	202405 320-53800-34500	SCRTY 05/02/24 - 05/24/24	*	2,600.00	
				EZRA JACKSON			2,600.00 005303
6/12/24	00049	6/01/24 255	202406 310-51300-34000	MANAGEMENT FEES JUN24	*	3,362.92	
		6/01/24 255	202406 310-51300-35200	WEBSITE ADMIN JUN24	*	116.67	
		6/01/24 255	202406 310-51300-35100	INFORMATION TECH JUN24	*	150.00	
		6/01/24 255	202406 310-51300-51000	OFFICE SUPPLIES	*	.54	
		6/01/24 255	202406 310-51300-42000	POSTAGE	*	21.32	
		6/01/24 255	202406 310-51300-42500	COPIES	*	.60	
				GOVERNMENTAL MANAGEMENT SERVICES			3,652.05 005304
6/12/24	00139	5/29/24 27370501	202405 320-53800-34500	SCRTY 05/01/24 - 05/23/24	*	2,080.00	
		5/29/24 27370501	202405 320-53800-34500	MTHLY SCHEDULER FEE MAY24	*	750.00	
				MAURICE NORMAN VILSAINT DBA			2,830.00 005305
6/12/24	00048	5/31/24 2405-029	202405 320-53800-47200	KNOCK BEE NEST/RESET FLSH	*	964.60	
				TRAFFIC ENGINEERING & MANAGEMENT			964.60 005306
6/12/24	00157	3/29/24 91138	202403 320-53800-35100	REPAIR 2" BROKEN VALVE	*	629.43	
		3/29/24 91139	202403 320-53800-35100	RPR MAIN LINE 2"BRK-SDWLK	*	596.14	
		3/29/24 91140	202403 320-53800-35100	REPAIR HOLE CUT IN CONCR	*	128.67	

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/29/24 91141	202403 320-53800-35100		*	1,125.20	
			RPR MAINLINE LK/RPLC 2VLV				
		5/28/24 92724	202405 320-53800-35100		*	189.11	
			RPLC BRKN HD/LOCATE LEAK				
		5/31/24 93539	202405 320-53800-35100		*	2,429.68	
			REPAIR LEAK MAY24				
				WEBER ENVIRONMENTAL SERVICES LLC			5,098.23 005307
6/20/24 00047		6/17/24 1033258	202406 320-53800-46900		*	963.05	
			MOSQUITO MGMT SERV JUN24				
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			963.05 005308
6/20/24 00026		6/17/24 1884516	202405 320-53800-46800		*	495.00	
			MTHLY WATER MGMT MAY24				
		6/17/24 1884517	202406 320-53800-46800		*	495.00	
			MTHLY WATER MGMT JUN24				
				THE LAKE DOCTORS, INC.			990.00 005309
6/20/24 00105		6/01/24 45461	202406 320-53800-12000		*	12,299.84	
			ONSITE SERVICE JUN24				
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005310
6/20/24 00157		5/31/24 93532	202405 320-53800-35100		*	259.34	
			IRRIGATION REPAIRS MAY24				
		5/31/24 93533	202405 320-53800-35100		*	417.82	
			IRRIGATION REPAIRS MAY24				
		5/31/24 93544	202405 320-53800-35100		*	258.24	
			IRRIGATION REPAIRS MAY24				
				WEBER ENVIRONMENTAL SERVICES LLC			935.40 005311
6/26/24 00022		6/25/24 33547A	202406 320-53800-46800		*	350.00	
			2ARCH.FOUNTAIN CLN JUN24				
				FOUNTAIN DESIGN GROUP, INC.			350.00 005312
6/26/24 00149		6/20/24 CDD-5241	202405 320-53800-49100		*	103.46	
			BLACKTOP PATCH/PAINT THIN				
				RIDA REALITY INVESTMENTS CORP			103.46 005313
				TOTAL FOR BANK A		91,189.44	
				TOTAL FOR REGISTER		91,189.44	

SECTION 2

ChampionsGate
Community Development District

Unaudited Financial Reporting
June 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
June 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 99,230	\$ 92,922	\$ 192,152
State Board of Administration	\$ 594,217	\$ 559,688	\$ 1,153,905
Total Assets	\$ 693,447	\$ 652,610	\$ 1,346,057
Liabilities:			
Accounts Payable	\$ 1,713	\$ -	\$ 1,713
Total Liabilities	\$ 1,713	\$ -	\$ 1,713
Fund Balances:			
Assigned For Capital Reserves	\$ -	\$ 652,610	\$ 652,610
Unassigned	\$ 691,734	\$ -	\$ 691,734
Total Fund Balances	\$ 691,734	\$ 652,610	\$ 1,344,344
Total Liabilities & Fund Equity	\$ 693,447	\$ 652,610	\$ 1,346,057

ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 729,046	\$ 729,046	\$ 733,427	\$ 4,381
Interest	\$ 6,750	\$ 5,063	\$ 24,899	\$ 19,836
Miscellaneous Revenues	\$ -	\$ -	\$ 7,310	\$ 7,310
Total Revenues	\$ 735,796	\$ 734,109	\$ 765,636	\$ 31,528
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 4,500	\$ 3,600	\$ 900
FICA Expense	\$ 459	\$ 344	\$ 275	\$ 69
Engineering Fees	\$ 10,000	\$ 7,500	\$ 1,828	\$ 5,673
Attorney	\$ 22,500	\$ 16,875	\$ 14,593	\$ 2,283
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,355	\$ 30,266	\$ 30,266	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,400	\$ 1,050	\$ 1,050	\$ (0)
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 500	\$ 375	\$ 273	\$ 102
Insurance	\$ 13,600	\$ 13,600	\$ 12,784	\$ 816
Printing & Binding	\$ 500	\$ 375	\$ 39	\$ 336
Legal Advertising	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Other Current Charges	\$ 1,000	\$ 750	\$ 1,375	\$ (625)
Property Appraiser Fees	\$ 550	\$ 550	\$ 465	\$ 85
Office Supplies	\$ 125	\$ 94	\$ 18	\$ 75
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 110,064	\$ 88,254	\$ 76,591	\$ 11,663
Operations & Maintenance				
Property Insurance	\$ 44,450	\$ 44,450	\$ 42,606	\$ 1,844
Landscape Maintenance	\$ 145,514	\$ 109,136	\$ 109,135	\$ 0
Landscape Contingency	\$ 25,000	\$ 18,750	\$ 51,120	\$ (32,370)
Irrigation System/Maintenance	\$ 25,000	\$ 18,750	\$ 7,345	\$ 11,405
Lake Maintenance	\$ 5,940	\$ 4,455	\$ 4,455	\$ -
Fountain Maintenance	\$ 8,060	\$ 6,045	\$ 7,257	\$ (1,212)
Lighting	\$ 8,000	\$ 6,000	\$ 9,687	\$ (3,687)
Miscellaneous	\$ 6,000	\$ 4,500	\$ 1,248	\$ 3,252
Painting Public Areas	\$ 1,500	\$ 1,125	\$ 2,591	\$ (1,466)
Traffic Signals	\$ 8,000	\$ 6,000	\$ 8,666	\$ (2,666)
Sidewalks	\$ 35,000	\$ 26,250	\$ 28,950	\$ (2,700)
Signage	\$ 6,500	\$ 4,875	\$ 5,032	\$ (157)
Trash Removal	\$ 4,881	\$ 3,661	\$ 2,186	\$ 1,475
Electric	\$ 35,000	\$ 26,250	\$ 21,652	\$ 4,598
Water/Sewer	\$ 300	\$ 225	\$ 231	\$ (6)
Security	\$ 70,000	\$ 52,500	\$ 48,380	\$ 4,120
Onsite Management	\$ 147,600	\$ 110,700	\$ 110,699	\$ 1
Mosquito Control	\$ 6,741	\$ 5,056	\$ 3,852	\$ 1,204
Total Field Operations:	\$ 583,486	\$ 448,727	\$ 465,092	\$ (16,365)

ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Total Reserves	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Total Expenditures	\$ 735,796	\$ 579,227	\$ 583,929	\$ (4,702)
Excess Revenues (Expenditures)	\$ -		\$ 181,707	
Fund Balance - Beginning	\$ -		\$ 510,027	
Fund Balance - Ending	\$ -		\$ 691,734	

ChampionsGate

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Transfer In	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Interest	\$ 18,000	\$ 13,500	\$ 22,282	\$ 8,782
Total Revenues	\$ 60,246	\$ 55,746	\$ 64,528	\$ 8,782
Expenditures:				
Contingency	\$ 500	\$ 375	\$ 353	\$ 22
Capital Outlay	\$ 100,000	\$ 75,000	\$ 96,187	\$ (21,187)
Total Expenditures	\$ 100,500	\$ 75,375	\$ 96,540	\$ (21,187)
Excess Revenues (Expenditures)	\$ (40,254)	\$ (19,629)	\$ (32,011)	
Fund Balance - Beginning	\$ 631,286		\$ 684,621	
Fund Balance - Ending	\$ 591,032		\$ 652,610	

ChampionsGate
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 67,323	\$ 588,359	\$ 13,765	\$ 10,512	\$ 13,927	\$ 18,303	\$ 3,433	\$ 17,806	\$ -	\$ -	\$ -	\$ 733,427
Interest	\$ 1,330	\$ 1,301	\$ 2,185	\$ 3,946	\$ 3,643	\$ 3,432	\$ 3,336	\$ 3,056	\$ 2,671	\$ -	\$ -	\$ -	\$ 24,899
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,310
												\$ -	
Total Revenues	\$ 1,330	\$ 68,624	\$ 590,544	\$ 17,710	\$ 14,155	\$ 24,668	\$ 21,639	\$ 6,488	\$ 20,477	\$ -	\$ -	\$ -	\$ 765,636
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering Fees	\$ 1,028	\$ -	\$ 288	\$ -	\$ 138	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,828
Attorney	\$ 98	\$ 1,755	\$ 5,135	\$ 910	\$ 2,698	\$ -	\$ 1,755	\$ 2,048	\$ 195	\$ -	\$ -	\$ -	\$ 14,593
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ -	\$ -	\$ -	\$ 30,266
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ 1,050
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ 13	\$ 5	\$ 14	\$ 92	\$ 36	\$ 46	\$ 34	\$ 21	\$ -	\$ -	\$ -	\$ 273
Insurance	\$ 12,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,784
Printing & Binding	\$ 10	\$ -	\$ -	\$ 4	\$ -	\$ 3	\$ -	\$ 21	\$ 1	\$ -	\$ -	\$ -	\$ 39
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 107	\$ 157	\$ 121	\$ 98	\$ 178	\$ 174	\$ 223	\$ 147	\$ 170	\$ -	\$ -	\$ -	\$ 1,375
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 22,843	\$ 5,555	\$ 10,040	\$ 4,669	\$ 8,278	\$ 3,843	\$ 10,391	\$ 6,957	\$ 4,017	\$ -	\$ -	\$ -	\$ 76,591
Operations & Maintenance													
Property Insurance	\$ 42,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,606
Landscape Maintenance	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ -	\$ -	\$ -	\$ 109,135
Landscape Contingency	\$ -	\$ 28,000	\$ -	\$ 1,695	\$ 21,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,120
Irrigation System/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ 2,826	\$ 114	\$ 3,554	\$ 679	\$ -	\$ -	\$ -	\$ 7,345
Lake Maintenance	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ 495	\$ -	\$ -	\$ -	\$ 4,455
Fountain Maintenance	\$ 3,500	\$ 350	\$ 350	\$ 350	\$ 1,307	\$ 350	\$ 350	\$ 350	\$ 350	\$ -	\$ -	\$ -	\$ 7,257
Lighting	\$ -	\$ 140	\$ -	\$ 7,890	\$ 506	\$ -	\$ 1,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,687
Miscellaneous	\$ 208	\$ 275	\$ 164	\$ -	\$ 388	\$ -	\$ 110	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ 1,248
Painting Public Areas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480	\$ 2,110	\$ -	\$ -	\$ -	\$ -	\$ 2,591
Traffic Signals	\$ 1,401	\$ 1,368	\$ 447	\$ 447	\$ 447	\$ 1,412	\$ 447	\$ 1,412	\$ 1,286	\$ -	\$ -	\$ -	\$ 8,666
Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,475	\$ 14,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,950
Signage	\$ -	\$ -	\$ 792	\$ 3,040	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,032
Trash Removal	\$ 469	\$ 469	\$ 469	\$ -	\$ 66	\$ 178	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ 2,186
Electric	\$ 2,593	\$ 2,371	\$ 2,569	\$ 1,897	\$ 2,802	\$ 2,357	\$ 2,848	\$ 3,029	\$ 1,184	\$ -	\$ -	\$ -	\$ 21,652
Water/Sewer	\$ 21	\$ 27	\$ 31	\$ 37	\$ 33	\$ 31	\$ 13	\$ 22	\$ 17	\$ -	\$ -	\$ -	\$ 231
Security	\$ 6,730	\$ 5,430	\$ 5,950	\$ 6,990	\$ 5,690	\$ 6,210	\$ 5,950	\$ 5,430	\$ -	\$ -	\$ -	\$ -	\$ 48,380
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ 110,699
Mosquito Control	\$ 963	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963	\$ 963	\$ -	\$ -	\$ -	\$ 3,852
Total Operations & Maintenance:	\$ 83,411	\$ 64,313	\$ 35,693	\$ 47,268	\$ 57,757	\$ 52,760	\$ 52,238	\$ 42,073	\$ 29,579	\$ -	\$ -	\$ -	\$ 465,092
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 42,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,246
Total Reserves	\$ -	\$ -	\$ 42,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,246
Total Expenditures	\$ 106,254	\$ 69,868	\$ 87,978	\$ 51,937	\$ 66,035	\$ 56,603	\$ 62,629	\$ 49,029	\$ 33,596	\$ -	\$ -	\$ -	\$ 583,929
Excess Revenues (Expenditures)	\$ (104,925)	\$ (1,244)	\$ 502,566	\$ (34,227)	\$ (51,879)	\$ (31,934)	\$ (40,989)	\$ (42,541)	\$ (13,119)	\$ -	\$ -	\$ -	\$ 181,707

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

							100.00%	100.00%
<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&M Portion</i>	<i>Total</i>
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
05/08/24	ACH	\$3,421.39	\$68.43	\$0.00	\$0.00	\$3,352.96	\$3,352.96	\$3,352.96
05/08/24	ACH	\$81.36	\$1.63	\$0.00	\$0.00	\$79.73	\$79.73	\$79.73
06/10/24	ACH	\$10,942.56	\$218.85	\$0.00	\$0.00	\$10,723.71	\$10,723.71	\$10,723.71
06/18/24	ACH	\$7,226.39	\$0.00	\$144.53	\$0.00	\$7,081.86	\$7,081.86	\$7,081.86
TOTAL		\$ 776,206.25	\$ 14,807.16	\$ 28,766.40	\$ 794.58	\$ 733,427.27	\$ 733,427.27	\$ 733,427.27

100.60%	Net Percent Collected
\$ (4,381.33)	Balance Remaining to Collect

SECTION 3

**NOTICE OF MEETING DATES
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025**

The Board of Supervisors of the *ChampionsGate Community Development District* will hold their regularly scheduled public meetings for the Fiscal Year 2025 at **2:00 PM at the Offices of Rida Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896** on the second Monday of the month as follows (Exceptions noted below):

December 9, 2024

February 10, 2024

April 14, 2025

May 12, 2025

July 14, 2025

September 8, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meetings may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at <https://championsgatecdd.com>.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe
Governmental Management Services – Central Florida, LLC
District Manager