

*ChampionsGate Community
Development District*

Agenda

May 12, 2025

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

UPDATED AGENDA

May 9, 2025

Board of Supervisors
ChampionsGate Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, May 12, 2025, at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 14, 2025 Meeting
4. **Consideration of FDOT Property Acquisition Documents for Parcel 808 – ADDED**
 - A. Subordination Agreement**
 - B. Subordination of Utility Interests Agreement**
 - C. Resolution 2025-03 Approving the Subordination of Utility Interests**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 1,529
 - D. On-Site Manager's Report
 - i. On-Site Management Agreement Renewal with Rida Associates Limited Partners
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,



Jason M. Showe

District Manager

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

Enclosures

SECTION III

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **April 14, 2025** at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

| | |
|---------------------------------|---------------------|
| Lee Dawson | Chairman |
| Darin Tennyson | Vice Chairman |
| Elizabeth Allen <i>by phone</i> | Assistant Secretary |
| Darlene Clevenger | Assistant Secretary |
| Douglas Cady | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| Jason Showe | District Manager |
| Scott Clark | District Counsel |
| Pete Glasscock | Hanson Walter |
| 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

A resident stated the looks of this boulevard and the whole community helped me decide to buy a house here and I came to learn about the CDD.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of February 10,
2025 Meeting**

On MOTION by Mr. Dawson seconded by Mr. Cady with all in favor the minutes of the February 10, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-02
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. Showe stated next is Resolution 2025-02 approving the proposed fiscal year 2026 budget and setting the public hearing for July 14, 2025. Any changes the board makes today will be included in the proposed budget. Our staff worked with Evan and were able to keep the assessments level for the upcoming fiscal year. We have done a \$23,000 transfer into capital reserves which balances the budget and there is a detailed description of each line item. In the capital projects fund we have allocated \$200,000 for the milling and resurfacing project.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

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

Mr. Clark stated after the last meeting we prepared the Patterson Well Drilling contract, and I think that work has been done. We prepared an amendment to the landscape contract to lower the scope to cut out the interchange work.

B. Engineer**i. Consideration of Proposal for Professional Service Rate for District Engineer**

Mr. Glasscock stated we haven't raised our rates on any of our districts for the last 20 years and we are asking that you approve this proposed rate increase. Probably 75% of your fees are for me and with the road project you may see a project manager, CADD tech and some site control services, but most all your expenses come through me.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the request for hourly rate increase was approved.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Dawson 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.

D. Onsite Manager's Report

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

i. Ratification of First Amendment to Landscape Maintenance Services Agreement with Weber Environmental Services LLC

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the first amendment to the landscape maintenance services agreement with Weber Environmental Services, LLC was ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Fracaso stated we would like to repaint the metal of the ChampionsGate arch. We are going to wait until Toho is out, do we wait until DOT is done with their bridge work for the dirt, dust and debris that's coming over?

Mr. Richer stated wait until DOT is done.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

| |
|--|
| On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:27 p.m. |
|--|

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

36-SUB02-09/01
January 18, 2024
This instrument prepared by
Tammy Mackey
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 808.07
SECTION 92130
F.P. NO. 431456-1
STATE ROAD 400
COUNTY OSCEOLA

SUBORDINATION AGREEMENT

THIS AGREEMENT, Made this 12th day of May, 2025, by CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, hereinafter called the "party of the first part", and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the "Department".

WHEREAS, the party of the first part is the holder of an interest under certain Declarations of Covenants, Conditions and Restrictions for ChampionsGate recorded in Official Records Book 1851, Page 1611 and any amendments thereto, of the Public Records of Osceola County, Florida, hereinafter called the "Interest", and,

WHEREAS, a portion of the land encumbered by said Interest is required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the party of the first part, hereby agrees, covenants, and consents with the Department that the aforesaid Interest is and shall continue to be subject and subordinate to the property rights of the Department insofar as said Interest affects the following described property, viz:

**PARCEL 808
PERPETUAL EASEMENT**

**SECTION 92130
F.P. NO. 431456-1**

THAT PART OF:

"Lot 2, CHAMPIONSGATE VILLAGE PHASE 10-B, according to the plat thereof as recorded in Plat Book 25, Page 150, Public Records of Osceola County, Florida."

PARCEL NO. 808.07
SECTION 92130
F.P. NO. 431456-1
PAGE 2

(BEING the lands described in Official Records Book 5150, Page 415, of the Public Records of Osceola County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 4"x4" concrete monument with a disk stamped "PRM LB 2648", marking the Southwest corner of Section 33, Township 25 South, Range 27 East, Osceola County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 92130, Financial Project Number 431456-1; thence South 89°57'47" East, along the South line of the Southwest 1/4 of said Section 33, a distance of 2657.68 feet to a 5"x5" concrete monument with a 2.5 inch brass disk stamped "OSCEOLA COUNTY FLORIDA T25S R27E 33/4 T26S 1967", marking the Southwest corner of the Southeast 1/4 of said Section 33, as shown on said map; thence departing said South line, run North 00°10'14" East, along the West line of the Southeast 1/4 of said Section 33, a distance of 778.55 feet to a point on the existing North Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said West line, run South 78°51'23" East, along said North Limited Access Right of Way Line, a distance of 189.53 feet to the intersection with the existing Northwesterly Limited Access Right of Way Line of State Road 400 as shown on said map, said point being on a non-tangent curve concave Southeasterly and having a radius of 475.97 feet; thence the following three courses along said Northwesterly Limited Access Right of Way Line; thence from a tangent bearing of North 31°39'30" East, run Northeasterly 327.95 feet along the arc of said curve, through a central angle of 39°28'40" to a point of tangency; thence North 71°08'10" East, a distance of 120.50 feet to a point of curvature; thence Northeasterly along the arc of a curve, concave Northwesterly, having a radius of 1179.24 feet, through a central angle of 05°38'33", an arc distance of 116.13 feet to the Southerly corner of Lot 2, Championsgate Village Phase 10-B, Plat Book 25, Page 150, Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence departing said Northwesterly Limited Access Right of Way Line, run North 32°09'50" West along the Southwesterly line of said Lot 2, a distance of 17.56 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 1161.80 feet; thence departing said Southwesterly line, from a tangent bearing of North 65°36'35" East, run Northeasterly 480.85 feet along said curve, through a central angle of 23°42'49" to the intersection with the North line of said Lot 2; thence South 89°47'49" East along said North line, a distance of 23.36 feet to the intersection with the aforesaid Northwesterly Limited Access Right of Way Line; thence departing said North line, run the following three courses along said Northwesterly Limited Access Right of Way Line; run South 40°08'34" West, a distance of 21.25 feet; thence South 44°09'14" West, a distance of 40.78 feet to the point of curvature; thence Southwesterly along the arc of a curve, concave

PARCEL NO. 808.07
SECTION 92130
F.P. NO. 431456-1
PAGE 3

Northwesterly, having a radius of 1179.24 feet, through a central angle of $21^{\circ}20'24''$, an arc distance of 439.21 feet to the POINT OF BEGINNING.

CONTAINING 8,561 square feet, more or less.

This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

PARCEL NO. 808.07
SECTION 92130
F.P. NO. 431456-1
PAGE 4

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

ATTEST: _____

By: _____

Its _____ Secretary

Signed, sealed and delivered in
the presence of two witnesses
or Corporate Seal required by
Florida Law

SIGNATURE LINE

PRINT/TYPE NAME: _____
ADDRESS: _____

SIGNATURE LINE

PRINT/TYPE NAME: _____
ADDRESS: _____

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, _____, by _____ as Chairman of the Board of Supervisors of the CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally known to me or who has produced _____ as identification.

CHAMPIONSGATE COMMUNITY DEVELOPMENT
DISTRICT, a unit of special purpose government
created pursuant to Chapter 190, Florida Statutes

By: _____
Its Chairman of the Board of Supervisors

ADDRESS OF GRANTOR:

219 E. Livingston Street
Orlando, FL 32801

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

SECTION B

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
PAGE 2

Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
STATE ROAD 400
COUNTY OSCEOLA

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this 12th day of May, 2025, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the F.D.O.T., and CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government created pursuant to and governed by Chapter 190, Florida Statutes, organized under the laws of the State of Florida, hereinafter called Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the F.D.O.T.; and

WHEREAS, the F.D.O.T. is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and F.D.O.T. agree as follows:

Utility hereby subordinates to the interest of F.D.O.T., its successors, or assigns, any and all of its interest in the lands as follows, viz:

**PARCEL 808
PERPETUAL EASEMENT**

**SECTION 92130
F.P. NO. 431456-1**

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
PAGE 3

THAT PART OF:

“Lot 2, CHAMPIONSGATE VILLAGE PHASE 10-B, according to the plat thereof as recorded in Plat Book 25, Page 150, Public Records of Osceola County, Florida.”

(BEING the lands described in Official Records Book 5150, Page 415, of the Public Records of Osceola County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 4"x4" concrete monument with a disk stamped "PRM LB 2648", marking the Southwest corner of Section 33, Township 25 South, Range 27 East, Osceola County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 92130, Financial Project Number 431456-1; thence South 89°57'47" East, along the South line of the Southwest 1/4 of said Section 33, a distance of 2657.68 feet to a 5"x5" concrete monument with a 2.5 inch brass disk stamped "OSCEOLA COUNTY FLORIDA T25S R27E 33/4 T26S 1967", marking the Southwest corner of the Southeast 1/4 of said Section 33, as shown on said map; thence departing said South line, run North 00°10'14" East, along the West line of the Southeast 1/4 of said Section 33, a distance of 778.55 feet to a point on the existing North Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said West line, run South 78°51'23" East, along said North Limited Access Right of Way Line, a distance of 189.53 feet to the intersection with the existing Northwesterly Limited Access Right of Way Line of State Road 400 as shown on said map, said point being on a non-tangent curve concave Southeasterly and having a radius of 475.97 feet; thence the following three courses along said Northwesterly Limited Access Right of Way Line; thence from a tangent bearing of North 31°39'30" East, run Northeasterly 327.95 feet along the arc of said curve, through a central angle of 39°28'40" to a point of tangency; thence North 71°08'10" East, a distance of 120.50 feet to a point of curvature; thence Northeasterly along the arc of a curve, concave Northwesterly, having a radius of 1179.24 feet, through a central angle of 05°38'33", an arc distance of 116.13 feet to the Southerly corner of Lot 2, Championsgate Village Phase 10-B, Plat Book 25, Page 150, Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence departing said Northwesterly Limited Access Right of Way Line, run North 32°09'50" West along the Southwesterly line of said Lot 2, a distance of 17.56 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 1161.80 feet; thence departing said Southwesterly line, from a tangent bearing of North 65°36'35" East, run Northeasterly 480.85 feet along said curve, through a central angle of 23°42'49" to the intersection with the North line of said Lot 2; thence South 89°47'49" East along said North line, a distance of 23.36 feet to the intersection with the aforesaid Northwesterly Limited Access Right of Way Line; thence departing said North line, run the following three courses along said Northwesterly Limited Access Right of Way Line; run South 40°08'34" West, a distance of

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
PAGE 4

21.25 feet; thence South 44°09'14" West, a distance of 40.78 feet to the point of curvature; thence Southwesterly along the arc of a curve, concave Northwesterly, having a radius of 1179.24 feet, through a central angle of 21°20'24", an arc distance of 439.21 feet to the POINT OF BEGINNING.

CONTAINING 8,561 square feet, more or less.

RECORDED

20 foot Drainage Easement in favor of Championsgate Community Development District per Plat Book 25, Page 150;

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.
4. The Utility agrees to repair any damage to F.D.O.T. facilities and to indemnify the F.D.O.T. against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
PAGE 5

IN WITNESS WHEREOF, the F.D.O.T. hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of witnesses:

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By: _____

SIGNATURE LINE
PRINT/TYPE NAME: _____

District Director Of
Transportation Development
for District Five
719 S. Woodland Blvd.
DeLand, Florida 32720

SIGNATURE LINE
PRINT/TYPE NAME: _____

Legal Review

By: _____
Office of the General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, _____, by _____, District Director of Transportation Development for District Five, who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

PARCEL NO. 808.04
SECTION 92130
F.P. NO. 431456 1
PAGE 6

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, by its Board of Supervisors acting by the chairman of said Board, the day and year first above written.

Championsgate Community Development District
a special-purpose unit of local government created
pursuant to and governed by Chapter 190, Florida
Statutes

Signed, sealed and delivered in
the presence of: Two witnesses
or Corporate Seal required by
Florida Law

By: _____

Print Name: _____

Its Chairman

SIGNATURE LINE
PRINT/TYPE NAME: _____

SIGNATURE LINE
PRINT/TYPE NAME: _____

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, _____, by _____, Chairman of Championsgate Community Development District, a special-purpose unit of local government created pursuant to and governed by Chapter 190, Florida Statutes, on behalf of the District, who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

SECTION C

UTL03-09/01
December 7, 2022
This instrument prepared by
Tammy Mackey
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 808.04 RES
SECTION 92130
F.P. NO. 431456-1
STATE ROAD 400
COUNTY OSCEOLA

R E S O L U T I O N 2025-03

ON MOTION of _____, seconded by
_____, the following Resolution was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 400, Section No. 92130 F.P. No. 431456-1, in Osceola County, Florida: and

WHEREAS, it is necessary that certain easement rights now owned by CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT be subordinate to the rights of the State of Florida Department of Transportation: and

WHEREAS, said use is in the best interest of Reunion East Community Development District: and

WHEREAS, the State of Florida Department of Transportation has made application to said Board of Supervisors of Championsgate Community Development District to execute and deliver to the State of Florida Department of Transportation a subordination of utility interest, or interests, in favor of the State of Florida, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Championsgate Community Development District that the application of the State of Florida Department of Transportation for a subordination of utility interest, or interests, is for transportation purposes which are in the public or community interest and for public welfare; that a subordination of utility interest, or interests, in favor of the State of Florida Department of Transportation, in Osceola County, should be drawn and executed by _____, on behalf of the Board of Supervisors of Championsgate Community Development District.

PARCEL NO. 808.04 RES
SECTION 92130
F.P. NO. 431456-1
PAGE 2

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA

COUNTY OF _____

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of Supervisors of Championsgate Community Development District at a meeting held on the _____ day of _____, _____.

BY: _____
Signature
Chairman/Vice Chairman

Print Name and Title

DATE: _____

ATTEST: _____
Secretary/Assistant Secretary

Print Name

SECTION V

SECTION C

SECTION i

ChampionsGate

Community Development District

Summary of Invoices

April 01, 2025 - April 30, 2025

| Fund | Date | Check No.'s | Amount |
|--------------|-------------------|-------------|---------------------|
| General Fund | | | |
| | 4/2/25 | 5435-5439 | \$ 27,220.34 |
| | 4/8/25 | 5440-5443 | 8,427.50 |
| | 4/15/25 | 5444-5445 | 5,959.89 |
| | 4/23/25 | 5446-5448 | 1,383.49 |
| | | | <hr/> |
| | | | \$ 42,991.22 |
| Payroll | | | |
| | <u>April 2025</u> | | |
| | Darin Tennyson | 50467 | \$ 184.70 |
| | Darlene Clevenger | 50468 | 162.70 |
| | Douglas Cady | 50469 | 184.70 |
| | Elizabeth Allen | 50470 | 184.70 |
| | Lee Dawson | 50471 | 184.70 |
| | | | <hr/> |
| | | | \$ 901.50 |
| TOTAL | | | \$ 43,892.72 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| 4/02/25 | 00030 | 4/01/25 19096 | 202503 310-51300-31500 | WEBER AGR/AMEND/PATT.WELL | * | 731.50 | |
| | | | | CLARK & ALBAUGH LLP | | | 731.50 005435 |
| 4/02/25 | 00043 | 3/24/25 29620 | 202503 320-53800-49100 | 12 CUSTOM CHAMP GATE FLAG | * | 737.71 | |
| | | | | FLAG WORLD, INC | | | 737.71 005436 |
| 4/02/25 | 00026 | 4/01/25 2024270 | 202504 320-53800-46700 | MTHLY WATER MGMT APR25 | * | 470.00 | |
| | | | | THE LAKE DOCTORS, INC. | | | 470.00 005437 |
| 4/02/25 | 00105 | 4/01/25 45747 | 202504 320-53800-12000 | ONSITE SERVICES APR25 | * | 12,299.84 | |
| | | | | RIDA ASSOCIATES LIMITED PARTNERSHIP | | | 12,299.84 005438 |
| 4/02/25 | 00157 | 4/01/25 203237 | 202504 320-53800-46200 | LANDSCAPE MAINT APR25 | * | 12,981.29 | |
| | | | | WEBER ENVIRONMENTAL SERVICES LLC | | | 12,981.29 005439 |
| 4/08/25 | 00153 | 3/31/25 25630305 | 202503 320-53800-34500 | SCRTY 03/05/25 - 03/31/25 | * | 3,120.00 | |
| | | | | EZRA JACKSON | | | 3,120.00 005440 |
| 4/08/25 | 00022 | 4/07/25 35866A | 202504 320-53800-46800 | INST.FEATURE MOTOR-FOUNT. | * | 1,510.50 | |
| | | | | FOUNTAIN DESIGN GROUP, INC. | | | 1,510.50 005441 |
| 4/08/25 | 00139 | 3/31/25 27370303 | 202503 320-53800-34500 | SCRTY 03/03/25 - 03/28/25 | * | 2,600.00 | |
| | | 3/31/25 27370303 | 202503 320-53800-34500 | MTHLY SCHEDULER FEE-MAR25 | * | 750.00 | |
| | | | | MAURICE NORMAN VILSAINT | | | 3,350.00 005442 |
| 4/08/25 | 00048 | 4/01/25 2504-003 | 202504 320-53800-47200 | TRAFFIC SIGNAL MNT APR25 | * | 447.00 | |
| | | | | TRAFFIC ENGINEERING&MANAGEMENT LLC | | | 447.00 005443 |
| 4/15/25 | 00049 | 4/01/25 267 | 202504 310-51300-34000 | MANAGEMENT FEES APR25 | * | 3,541.67 | |
| | | 4/01/25 267 | 202504 310-51300-35200 | WEBSITE ADMIN APR25 | * | 122.50 | |
| | | 4/01/25 267 | 202504 310-51300-35100 | INFORMATION TECH APR25 | * | 157.50 | |
| | | 4/01/25 267 | 202504 310-51300-51000 | OFFICE SUPPLIES | * | .30 | |

CHMP CHAMP GATE TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|---------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| | | 4/01/25 267 | 202504 310-51300-42000 | | * | 32.56 | |
| | | POSTAGE | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 3,854.53 005444 |
| 4/15/25 00157 | 3/31/25 | 203688 | 202503 320-53800-35100 | | * | 2,105.36 | |
| | | RPLC 4ADPTR/2COUPL/2VALVE | | | | | |
| | | | | WEBER ENVIRONMENTAL SERVICES LLC | | | 2,105.36 005445 |
| 4/23/25 00047 | 4/15/25 | 1035831 | 202504 320-53800-46900 | | * | 1,011.20 | |
| | | MOSQUITO MGMT SRVC APR25 | | | | | |
| | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 1,011.20 005446 |
| 4/23/25 00105 | 4/21/25 | CDD-0421 | 202503 320-53800-49100 | | * | 91.88 | |
| | | HOME DEPOT-4SAKRETE PATCH | | | | | |
| | 4/21/25 | CDD-0421 | 202503 320-53800-49100 | | * | 59.91 | |
| | | HOME DEPOT-3HDX 50G BAGS | | | | | |
| | 4/21/25 | CDD-0421 | 202503 320-53800-49100 | | * | 131.91 | |
| | | HOME DEPOT-3RNDUP DUALACT | | | | | |
| | 4/21/25 | CDD-0421 | 202503 320-53800-49100 | | * | 82.41 | |
| | | HOME DEPOT-3LATEX AIRPORT | | | | | |
| | | | | RIDA ASSOCIATES LIMITED PARTNERSHIP | | | 366.11 005447 |
| 4/23/25 00124 | 2/19/25 | 00258719 | 202503 320-53800-43200 | | * | 6.18 | |
| | | 100 CHAMPIONS GATE BLVD | | | | | |
| | | | | TOHO WATER AUTHORITY | | | 6.18 005448 |
| TOTAL FOR BANK A | | | | | | 42,991.22 | |
| TOTAL FOR REGISTER | | | | | | 42,991.22 | |

SECTION ii

ChampionsGate
Community Development District

Unaudited Financial Reporting
April 30, 2025



Table of Contents

| | |
|-----|-------------------------------|
| 1 | Balance Sheet |
| 2-3 | General Fund Income Statement |
| 4 | Capital Reserve Fund |
| 5 | Month to Month |
| 6 | Assessment Receipt Schedule |

ChampionsGate
Community Development District
Balance Sheet
April 30, 2025

| | <i>General Fund</i> | <i>Capital Reserve Fund</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|---------------------------------|--------------------------------------|
| Assets: | | | |
| Cash - Truist Bank | \$ 113,538 | \$ 70,396 | \$ 183,934 |
| Investments: | | | |
| State Board of Administration | 356,036 | 1,006,498 | 1,362,534 |
| Total Assets | \$ 469,574 | \$ 1,076,894 | \$ 1,546,468 |
| Liabilities: | | | |
| Accounts Payable | \$ 2,128 | \$ - | \$ 2,128 |
| Total Liabilities | \$ 2,128 | \$ - | \$ 2,128 |
| Fund Balances: | | | |
| Assigned For Capital Reserves | \$ - | \$ 1,076,894 | \$ 1,076,894 |
| Unassigned | 467,446 | - | 467,446 |
| Total Fund Balances | \$ 467,446 | \$ 1,076,894 | \$ 1,544,340 |
| Total Liabilities & Fund Equity | \$ 469,574 | \$ 1,076,894 | \$ 1,546,468 |

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| <u>Revenues:</u> | | | | |
| Special Assessments | \$ 729,046 | \$ 710,819 | \$ 710,819 | \$ - |
| Interest | 6,000 | 3,500 | 9,517 | 6,017 |
| Total Revenues | \$ 735,046 | \$ 714,319 | \$ 720,336 | \$ 6,017 |
| <u>Expenditures:</u> | | | | |
| <u>Administrative:</u> | | | | |
| Supervisor Fees | \$ 6,000 | \$ 3,500 | \$ 3,000 | \$ 500 |
| FICA Expense | 459 | 268 | 230 | 38 |
| Engineering Fees | 10,000 | 5,833 | 1,758 | 4,076 |
| Attorney | 22,500 | 13,125 | 7,146 | 5,980 |
| Annual Audit | 3,600 | - | - | - |
| Assessment Administration | 5,250 | 5,250 | 5,250 | - |
| Management Fees | 42,500 | 24,792 | 24,792 | (0) |
| Information Technology | 1,890 | 1,103 | 1,103 | - |
| Website Maintenance | 1,470 | 858 | 858 | - |
| Telephone | 100 | 58 | - | 58 |
| Postage | 500 | 292 | 258 | 33 |
| Printing & Binding | 500 | 292 | 16 | 275 |
| Insurance | 14,063 | 14,063 | 13,679 | 384 |
| Legal Advertising | 2,500 | 1,458 | - | 1,458 |
| Other Current Charges | 2,000 | 1,167 | 1,054 | 112 |
| Office Supplies | 125 | 73 | 15 | 58 |
| Property Appraiser Fees | 550 | 550 | 348 | 202 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total Administrative: | \$ 114,182 | \$ 72,855 | \$ 59,680 | \$ 13,176 |
| <u>Operations & Maintenance</u> | | | | |
| Onsite Management | \$ 147,600 | \$ 86,100 | \$ 86,099 | \$ 1 |
| Property Insurance | 48,145 | 48,145 | 43,484 | 4,661 |
| Electric | 35,000 | 20,417 | 18,014 | 2,403 |
| Water/Sewer | 500 | 292 | 100 | 191 |
| Trash Removal | 2,370 | 1,383 | 1,660 | (278) |
| Landscape Maintenance | 162,975 | 95,069 | 94,469 | 600 |
| Landscape Contingency | 20,000 | 11,667 | 4,088 | 7,579 |
| Lake Maintenance | 6,120 | 3,570 | 3,465 | 105 |
| Fountain Maintenance | 7,860 | 4,585 | 8,933 | (4,348) |
| Irrigation Maintenance | 20,000 | 11,667 | 14,808 | (3,141) |
| Repairs & Maintenance | 6,000 | 3,500 | 1,288 | 2,212 |
| Lighting | 10,000 | 5,833 | 5,586 | 248 |
| Painting Public Areas | 2,500 | 1,458 | - | 1,458 |
| Traffic Signals | 10,000 | 5,833 | 4,702 | 1,131 |
| Sidewalks | 30,000 | 17,500 | - | 17,500 |
| Signage | 3,500 | 2,042 | - | 2,042 |
| Security | 70,000 | 40,833 | 35,960 | 4,873 |
| Mosquito Control | 6,741 | 3,932 | 3,949 | (16) |
| Hurricane Expenses | - | - | 8,068 | (8,068) |
| Total Field Operations: | \$ 589,311 | \$ 363,825 | \$ 334,672 | \$ 29,153 |

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|---------------------|-------------------|--------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| <u>Reserves</u> | | | | |
| Capital Reserve Transfer | \$ 416,639 | \$ 416,639 | \$ 416,639 | \$ - |
| Total Reserves | \$ 416,639 | \$ 416,639 | \$ 416,639 | \$ - |
| Total Expenditures | \$ 1,120,132 | \$ 853,320 | \$ 810,991 | \$ 42,329 |
| Excess Revenues (Expenditures) | \$ (385,086) | | \$ (90,655) | |
| Fund Balance - Beginning | \$ 385,086 | | \$ 558,101 | |
| Fund Balance - Ending | \$ - | | \$ 467,446 | |

ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|-------------------|-------------------|---------------------|------------------|
| | Budget | Thru 04/30/25 | Thru 04/30/25 | Variance |
| Revenues: | | | | |
| Transfer In | \$ 416,639 | \$ 416,639 | \$ 416,639 | \$ - |
| Interest | 25,000 | 14,583 | 22,473 | 7,890 |
| Total Revenues | \$ 441,639 | \$ 431,222 | \$ 439,112 | \$ 7,890 |
| Expenditures: | | | | |
| Contingency | \$ 500 | \$ 292 | \$ 289 | \$ 3 |
| Capital Outlay | 200,000 | 116,667 | 22,125 | 94,542 |
| Total Expenditures | \$ 200,500 | \$ 116,958 | \$ 22,414 | \$ 94,542 |
| Excess Revenues (Expenditures) | \$ 241,139 | \$ 314,264 | \$ 416,698 | |
| Fund Balance - Beginning | \$ 609,990 | | \$ 660,196 | |
| Fund Balance - Ending | \$ 851,129 | | \$ 1,076,894 | |

ChampionsGate
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|--|---------------------|------------------|-------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments | \$ - | \$ 85,361 | \$ 562,582 | \$ 24,841 | \$ 21,204 | \$ 6,929 | \$ 9,902 | \$ - | \$ - | \$ - | \$ - | \$ - | 710,819 |
| Interest | 1,483 | 1,393 | 1,395 | 1,361 | 1,225 | 1,353 | 1,308 | - | - | - | - | - | 9,517 |
| Total Revenues | \$ 1,483 | \$ 86,753 | \$ 563,977 | \$ 26,202 | \$ 22,429 | \$ 8,282 | \$ 11,209 | \$ - | \$ - | \$ - | \$ - | \$ - | 720,336 |
| Expenditures: | | | | | | | | | | | | | |
| <u>Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | 3,000 |
| FICA Expense | - | - | 77 | - | 77 | - | 77 | - | - | - | - | - | 230 |
| Engineering Fees | 1,183 | 125 | 225 | - | 225 | - | - | - | - | - | - | - | 1,758 |
| Attorney | 578 | 170 | 1,326 | - | 2,572 | 732 | 1,768 | - | - | - | - | - | 7,146 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessment Administration | 5,250 | - | - | - | - | - | - | - | - | - | - | - | 5,250 |
| Management Fees | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | - | - | - | - | - | 24,792 |
| Information Technology | 158 | 158 | 158 | 158 | 158 | 158 | 158 | - | - | - | - | - | 1,103 |
| Website Maintenance | 123 | 123 | 123 | 123 | 123 | 123 | 123 | - | - | - | - | - | 858 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage | 6 | 16 | 6 | 21 | 93 | 84 | 33 | - | - | - | - | - | 258 |
| Printing & Binding | - | - | - | - | - | 16 | - | - | - | - | - | - | 16 |
| Insurance | 13,679 | - | - | - | - | - | - | - | - | - | - | - | 13,679 |
| Legal Advertising | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other Current Charges | 167 | 142 | 141 | 193 | 129 | 138 | 144 | - | - | - | - | - | 1,054 |
| Office Supplies | 0 | 0 | 0 | 13 | 1 | 1 | 0 | - | - | - | - | - | 15 |
| Property Appraiser Fees | - | - | - | 348 | - | - | - | - | - | - | - | - | 348 |
| Dues, Licenses & Subscriptions | - | 175 | - | - | - | - | - | - | - | - | - | - | 175 |
| Total Administrative: | \$ 24,685 | \$ 4,450 | \$ 6,596 | \$ 4,396 | \$ 7,917 | \$ 4,792 | \$ 6,843 | \$ - | \$ - | \$ - | \$ - | \$ - | 59,680 |
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| Onsite Management | \$ 12,300 | \$ 12,300 | \$ 12,300 | \$ 12,300 | \$ 12,300 | \$ 12,300 | \$ 12,300 | \$ - | \$ - | \$ - | \$ - | \$ - | 86,099 |
| Property Insurance | 43,484 | - | - | - | - | - | - | - | - | - | - | - | 43,484 |
| Electric | 2,853 | 2,744 | 2,777 | 2,664 | 841 | 4,264 | 1,870 | - | - | - | - | - | 18,014 |
| Water/Sewer | 13 | 15 | 23 | 23 | 20 | 6 | - | - | - | - | - | - | 100 |
| Trash Removal | 237 | 237 | 237 | 237 | 237 | 237 | 237 | - | - | - | - | - | 1,660 |
| Landscape Maintenance | 13,581 | 13,581 | 13,581 | 13,581 | 13,581 | 13,581 | 12,981 | - | - | - | - | - | 94,469 |
| Landscape Contingency | - | 2,069 | - | - | 2,019 | - | - | - | - | - | - | - | 4,088 |
| Lake Maintenance | 505 | 505 | 505 | 505 | 505 | 470 | 470 | - | - | - | - | - | 3,465 |
| Fountain Maintenance | 1,175 | 360 | 360 | 610 | 1,850 | 2,707 | 1,871 | - | - | - | - | - | 8,933 |
| Irrigation System/Maintenance | - | 2,004 | 1,436 | 5,096 | 3,173 | 3,099 | - | - | - | - | - | - | 14,808 |
| Repairs & Maintenance | 185 | - | - | - | - | 1,104 | - | - | - | - | - | - | 1,288 |
| Lighting | 3,687 | - | - | 791 | 1,108 | - | - | - | - | - | - | - | 5,586 |
| Painting Public Areas | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Traffic Signals | 867 | 1,056 | 992 | 447 | 447 | 447 | 447 | - | - | - | - | - | 4,702 |
| Sidewalks | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Signage | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Security | 6,470 | 6,210 | 5,950 | 5,690 | 5,170 | 6,470 | - | - | - | - | - | - | 35,960 |
| Mosquito Control | 963 | 963 | - | - | - | 1,011 | 1,011 | - | - | - | - | - | 3,949 |
| Hurricane Expenses | 8,068 | - | - | - | - | - | - | - | - | - | - | - | 8,068 |
| Total Operations & Maintenance: | \$ 94,386 | \$ 42,044 | \$ 38,162 | \$ 41,945 | \$ 41,252 | \$ 45,697 | \$ 31,187 | \$ - | \$ - | \$ - | \$ - | \$ - | 334,672 |
| <u>Reserves</u> | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ 416,639 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 416,639 |
| Total Reserves | \$ - | \$ - | \$ 416,639 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 416,639 |
| Total Expenditures | \$ 119,071 | \$ 46,494 | \$ 461,397 | \$ 46,341 | \$ 49,169 | \$ 50,488 | \$ 38,030 | \$ - | \$ - | \$ - | \$ - | \$ - | 810,991 |
| Excess Revenues (Expenditures) | \$ (117,588) | \$ 40,260 | \$ 102,580 | \$ (20,139) | \$ (26,740) | \$ (42,206) | \$ (26,821) | \$ - | \$ - | \$ - | \$ - | \$ - | (90,655) |

ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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> |
| 11/18/24 | ACH | \$3,183.53 | \$60.47 | \$160.25 | \$0.00 | \$2,962.81 | \$2,962.81 | \$2,962.81 |
| 11/22/24 | ACH | \$87,583.12 | \$1,681.58 | \$3,503.60 | \$0.00 | \$82,397.94 | \$82,397.94 | \$82,397.94 |
| 12/10/24 | ACH | \$74.86 | \$1.50 | \$0.00 | \$0.00 | \$73.36 | \$73.36 | \$73.36 |
| 12/11/24 | ACH | \$581,162.40 | \$11,158.30 | \$23,247.39 | \$0.00 | \$546,756.71 | \$546,756.71 | \$546,756.71 |
| 12/20/24 | ACH | \$16,679.71 | \$321.47 | \$606.53 | \$0.00 | \$15,751.71 | \$15,751.71 | \$15,751.71 |
| 01/09/25 | ACH | \$1,497.74 | \$29.04 | \$44.94 | \$0.00 | \$1,423.76 | \$1,423.76 | \$1,423.76 |
| 01/09/25 | ACH | \$23,886.10 | \$463.40 | \$716.75 | \$0.00 | \$22,705.95 | \$22,705.95 | \$22,705.95 |
| 01/28/25 | ACH | \$0.00 | \$0.00 | \$0.00 | \$711.24 | \$711.24 | \$711.24 | \$711.24 |
| 02/10/25 | ACH | \$22,081.68 | \$432.74 | \$444.67 | \$0.00 | \$21,204.27 | \$21,204.27 | \$21,204.27 |
| 03/11/25 | ACH | \$153.77 | \$3.08 | \$0.00 | \$0.00 | \$150.69 | \$150.69 | \$150.69 |
| 03/11/25 | ACH | \$6,993.12 | \$138.34 | \$75.99 | \$0.00 | \$6,778.79 | \$6,778.79 | \$6,778.79 |
| 04/09/25 | ACH | \$1,184.51 | \$23.68 | \$0.00 | \$0.00 | \$1,160.83 | \$1,160.83 | \$1,160.83 |
| 04/09/25 | ACH | \$8,851.09 | \$177.03 | \$0.00 | \$0.00 | \$8,674.06 | \$8,674.06 | \$8,674.06 |
| 04/30/25 | ACH | \$0.00 | \$0.00 | \$0.00 | \$66.69 | \$66.69 | \$66.69 | \$66.69 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 753,331.63 | \$ 14,490.63 | \$ 28,800.12 | \$ 777.93 | \$ 710,818.81 | \$ 710,818.81 | \$ 710,818.81 |

| | |
|---------------------|-------------------------------------|
| 97.50% | Net Percent Collected |
| \$ 18,227.13 | Balance Remaining to Collect |

SECTION iii



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

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

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2025.

The number of registered voters within the ChampionsGate CDD is 1,529 as of April 15, 2025.

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

Respectfully yours,

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

Mary Jane Arrington
Supervisor of Elections



SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: May 2, 2025
Re: April Onsite Managers report

Traffic: FHP continues to work in the area, commercial traffic enforcement is now able to be enforced due to reduced traffic the last half of the month. Worked with traffic light vendor to reprogram light cycle at Legends & ChampionsGate to increase flow along ChampionsGate Blvd.

Landscape: Webber has elevated landscaping at intersections to increase line of site.

Maintenance: Power to well pumps on ChampionsGate was restored. Due to TOHO's connection pit we are unable to put power to a section of streetlights. TOHO's vendor is aware that their digging did take out the underground electric service. Cost to repair will be their burden.

Electrician will be out 2nd week of May to price replacing rusted electrical control boxes at the intersection of Master & ChampionsGate.

TOHO: TOHO force main, appears to be behind by a week or two, contractor is currently working in the pit by the wetlands to make their tie in connection.

SECTION i



**Rida Associates Limited
Partnership
ChampionsGate**



April 28, 2025

ChampionsGate Community Development District
219 E Livingston St.
Orlando, FL. 32801

Dear Board Members:

This letter is to serve as our written notice that we wish to continue the Management Agreement between Rida Associates Limited Partnership and ChampionsGate Community Development District for the budget years of October 1, 2025 through September 30, 2027. The current rate for services will be maintained at \$12,299.84 per month.

Thank you for your consideration to retain our management agreement.

Sincerely,

Evan Fracasso

Evan Fracasso
Property Manager
RIDA Associates, LP